

# ***COUNCIL DECISION REQUEST***

**SUBJECT: PRELIMINARY PLAT – “PONDEROSA ACRES” SUBDIVISION S-123-06**

MEETING DATE: 4-13-06

CSP ITEM: Yes No  KRA#

ITEM NO.:

TENTATIVE SCHEDULE: N/A

SUBMITTED BY:  Jerry Owen  
Community Development Director

AMOUNT BUDGETED: N/A

SUBMITTAL TO AGENDA  
APPROVED BY TOWN MANAGER

EXPENDITURE REQUIRED: N/A

CONT. FUNDING REQUIRED: N/A

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EXHIBITS (If Applicable, To Be Attached):

P & Z Commission recommendation and staff report.

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## **RECOMMENDED MOTION**

The Planning and Zoning Commission recommends approval of the preliminary plat for the Ponderosa Acres Subdivision. The supporting motion would be: “I move to APPROVE the Preliminary Plat for the Ponderosa Acres Subdivision as submitted subject to the thirteen (13) conditions listed in the staff report.”

## **SUMMARY OF THE BASIS FOR RECOMMENDED MOTION:**

**PROS:** (Not Applicable)

**CONS:** (Not Applicable)

**PUBLIC INPUT (if any):** See staff report.

## **BOARD/COMMITTEE/COMMISSION ACTIONS/RECOMMENDATIONS (if any) (give dates and attach minutes):**

The Planning & Zoning Commission reviewed the Preliminary Plat for the Ponderosa Acres Subdivision at a Public Hearing on March 27, 2006, at 4:00 PM, in the Town Council Chambers, and recommended the Town Council approve S-123-06, on a 6-1 vote.

A Citizens Participation Meeting was held on February 14, 2006, (see attached CPM report) .

APR 13 2006 I.4

**S-123-06**

**MOTION BY P & Z COMMISSION**

Russell Goddard moved, seconded by James Scheidt, to recommend to the Town Council approval of S-123-06, a Preliminary Plat for Ponderosa Acres Subdivision; the division of 56.31 acres into 17 single family residential lots, 1 tract for future residential development and 2 commercial tracts, with the following 13 conditions as read by staff.

**Motion carried 6-1 with Hal Baas casting the dissenting vote.**

*The 13 conditions were as follows:*

- 1. The water system for the overall development shall be connected to the existing water lines on Tyler Parkway and Luke Drive. Pressure Reducing Valves shall be appropriately located and installed between the two pressure zones wherever the water lines cross the pressure zone interface.*
- 2. The following note shall be added to the Final Subdivision Plat: "Tracts A1, A2, and B and lots 1-17, inclusive, are each allocated one (1) Equivalent Residential Unit (as calculated under Chapter 50 of the Code of Payson and Ordinances 480, 528 and 537, as amended) in effect at the time of any future development."*
- 3. The final plat shall include an 8' Public Utility Easement along the street frontage of all lots.*
- 4. The developer shall obtain the appropriate easements from the adjacent property owner for the utility line extensions.*
- 5. The developer shall submit a hillside analysis showing which lots are Hillside Lots. A note shall be included on the final plat stating that the Hillside Lots shall be graded in accordance with the Town of Payson Hillside Requirements.*
- 6. This property must be properly annexed to the Northern Gila County Sanitary District prior to approval of the final plat.*
- 7. A 12" water line shall be extended from the existing 12" water line on the east side of Highway 87 to the first street intersection. From there the water lines may be 4", 6", or 8" as required by the Public Works Engineer.*
- 8. Developer to provide storm water detention in accordance with Town of Payson Standards.*

9. *Note 4 of the Preliminary Plat shall be revised as follows and included on the Final Subdivision Plat: "All maintenance and repair of storm water and drainage facilities in this development, within or without a drainage easement, is the responsibility of the property owner where the storm water or drainage facility is located. However, the Town of Payson, or other public agencies having jurisdiction, possess right of access for clearing, cleaning, or channelizing, if not properly maintained by the property owner. All funds expended for this maintenance and/or repair by the Town of Payson will be charged to the individual property owner."*
10. *All work required by the Arizona Department of Transportation within their Right of Way, including any additional turn lanes or traffic control, shall be reviewed, approved and permitted by ADOT.*
11. *5' sidewalks be required on both sides of that portion of E. Roundup Road that bisects the commercial tracts, and 4' sidewalks be required on both sides of that portion of E. Roundup Road that will carry traffic through to E. Tyler Parkway as the proposed subdivision develops.*
12. *Applications for grading permits on individual lots shall comply with the UDC Section 15-03-004 Removal or Cutting of Native Trees to minimize loss of vegetation outside building footprint.*
13. *Prior to approval of the Final Subdivision Plat a lot line adjustment shall be recorded such that the future road alignment connecting Tract B to Tyler Parkway, as depicted on the potential Tract B development site plan, is included in Tract B.*



COMMUNITY DEVELOPMENT DEPARTMENT  
TOWN OF PAYSON

303 N. BEELINE HIGHWAY  
PAYSON, ARIZONA 85541-4306

PHONE: (928) 474-5242 X. 263 • FAX: (928) 472-7490 • TDD: (928) 472-6449

## CDR Info Sheet

### Preliminary Plat **Ponderosa Acres** Subdivision S-123-06

March 31, 2006

- \* The applicant is requesting approval of a preliminary plat to allow a 56.7 acre property, currently zoned R1-10-MH, to be subdivided into 17 single family residential properties and 3 tracts.
- \* This property is currently addressed as 1701 N. Beeline Hwy.
- \* A Citizens Participation Meeting was held on February 14, 2006. Citizens attending the meeting asked questions regarding: whether manufactured housing would be allowed, drainage, water, adjacent property to the south having the capability of utilizing public sanitary, reduced fire hazard due to this development and other non-related zoning questions; all of which were addressed by the property owners.
- \* On March 27, 2006, the Planning and Zoning Commission reviewed this application and recommends the Town Council **Approve** S-123-06, the **Preliminary Plat** for **Ponderosa Acres** Subdivision with the thirteen conditions listed in the staff report (see attached).
- \* Discussion at the Commission meeting included: amending conditions #2 & 7 of the original staff report and adding a condition #13 by the Commission at the Public Meeting as noted in the motion, whether or not the conditions covered issues not addressed by UDC requirements (which they do), a clarification of the water issues as related to this proposed subdivision.
- \* Commissioner Baas read a prepared statement to the Commission (see attached) which outlined his position regarding water resources. He made a motion to table or postpone action on this application which died for lack of a second.

Payson's Groundwater Consumption Safe Yield Status for the Last Five Years

2000 – 93%

2001 – 90%

2002 – 99%

2003 – 92%

2004 – 88%

Note in 2005 Water Status Report: “Successful conservation programs and above normal precipitation result in an unprecedented continued decrease in water consumption for 2004”

Payson's weather report as of Friday, March 24<sup>th</sup> shows precipitation 2006 to date of 0.59 inches versus the 30-year average of 6.28 inches. Since October of 2005, we have experienced a shortfall of precipitation very much like 2002, when safe yield was at 99%.

The Town of Payson already has committed obligations to provide water service to between 1,000 and 2,000 new customers, without any further action or recommendation by the P&Z Commission.

With approximately 8,000 current water customers, an increase of 1,000 customers would be an increase of 12.5%. An increase of 2,000 customers would be 25%.

In either example of customer increase, and taking the most optimistic example of 88% safe yield from 2004 which benefited from above normal precipitation, the Town has current obligations to provide water in excess of 100% safe yield, in violation of its well established written policy not to exceed safe yield.

It is an assigned duty of the P&Z Commission to direct the growth and physical development of the Town of Payson in a sound and orderly manner for the prosperity, health, safety and welfare of its citizens. It would be irresponsible for the P&Z Commission to recommend the authorization of additional demands on the Town's already over committed water resources until such time as the Payson Town Council implements remediation measures.

Therefore I recommend that this Commission either table or postpone action on this application and instead, recommend that the Town Council identify immediate actions to remedy the impact to safe yield.

Hal Baas, P&Z Commissioner









COMMUNITY DEVELOPMENT DEPARTMENT  
TOWN OF PAYSON  
303 N. BEELINE HIGHWAY  
PAYSON, ARIZONA 85541-4306

PHONE: (928) 474-5242 X. 263 • FAX: (928) 472-7490 • TDD: (928) 472-6449

March 21, 2006

Re: Proposed Ponderosa Acres Subdivision

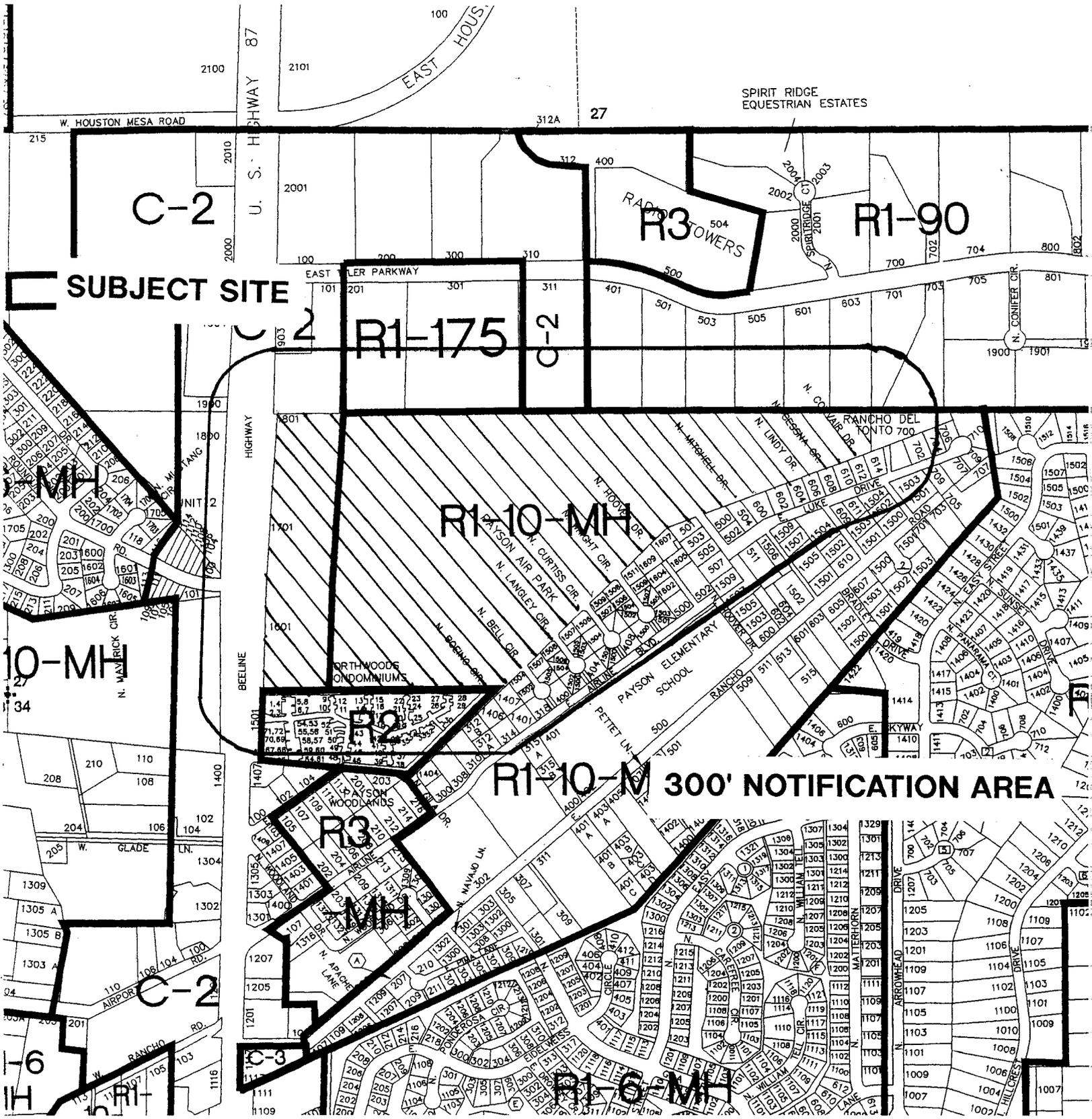
Dear Property Owner:

You are hereby notified of a Public Hearing to be held Monday, March 27, 2006 at 4:00pm at the Town of Payson Town Hall Council Chambers. The purpose of the hearing is for the Planning & Zoning Commission to consider the recommendation of a proposed 11 lot and 3 tract subdivision to the Town Council. An 8 ½ X11 copy of the site plan is attached. If you cannot attend the meeting, and/or if you have any questions please contact the Zoning Administrator, Ray Erlandsen (928) 474-5242 ext 264 or the undersigned.

Respectfully,

Sheila DeSchaaf  
Planning Specialist  
(928) 474-5242 x 354  
sdeschaaf@ci.payson.az.us

Revised  
Map Depicting the Subject Site with 300' Limit  
and Additional Notification Requirements for  
1701 N. Beeline Hwy





**TOWN OF PAYSON  
REPORT TO THE  
PLANNING & ZONING COMMISSION**



March 14, 2006

**FROM:** Ray Erlandsen  
Zoning Administrator

**SUBJECT:** Review of the proposed **Preliminary Plat for Ponderosa Acres Subdivision**

**I. INTRODUCTION**

**MEETING DATE:** MARCH <sup>21</sup>~~20~~, 2006

**CASE NUMBER:** S-123-06

**LOCATION:** This proposed subdivision property is located east of Highway 87 Right of Way and south of E. Tyler Parkway. The current address is 1701 N. Beeline Highway, with tax parcel number 302-35-004A.

**APPLICANT:** Payson 56, LLC, property owner

**REQUEST:** "Preliminary Plat approval for a R1-10-MH zoned subdivision consisting of 17 lots and 3 tracts."

**PURPOSE:** To determine how the request for a Preliminary Plat Review of the proposed Ponderosa Acres Subdivision shall be recommended to the Town Council.

**EXISTING LAND USE/ZONING DESIGNATION:**

**SUBJECT SITE:** Undeveloped Commercial property / C2 (West portion of site along Highway) and Undeveloped Residential property / R1-10-MH

**NORTH:** Developed Commercial property / C2, separated by Undeveloped Residential property / R1-175, and also Developing Residential property / R1-90 (Payson Three Unit One Subdivision)

**SOUTH:** Developed Multi Family Residential property / R2 (Northwoods Condominiums)

**EAST:** Developed Residential property / R1-10-MH (Payson Airpark Subdivision and Rancho Del Tonto Resubdivided, and Rancho Del Tonto No 2 Subdivisions)

**WEST:** Developed and Undeveloped Commercial property / C2

**II. PROJECT DESCRIPTION:**

- A. The applicant has submitted a proposal for the development of a 17 lot single-family Residential and 2 Commercial tract subdivision, plus 1 tract for future single-family Residential development.
- B. The proposed area of development is **56.7 acres**. The current area in developed lots is 188,152 square feet or **4.3 acres**. Tracts A1 and A2 combined are approximately **8.8 acres**. The area in Tract B reserved for future Residential development is **41.6 acres**. The proposed Rights of Way dedication is **2.1 acres**.
- C. **Density** - Gross is **2.7 DU** (Dwelling Units) per Acre = 17 DU ÷ **6.4 ac.**  
 Net is **4.0 DU** (Dwelling Units) per Acre = 17 DU ÷ [**6.4 ac. - 2.1 ac. (ROW)**]  
 = 17 DU ÷ **4.3 ac.**
- D. The proposed lots range in size from **10,005 sq.ft.** (Lots 2 & 9) to **16,433 sq.ft.** (Lot 17).
- E. The average size of the proposed single family residential lots is **11,067 sq.ft.**
- F. No common areas or recreational facilities are proposed.

**III. PREVIOUS ZONING & BUILDING ACTIONS:**

- A. **Zoning Actions** - The R1-D10 zoning for the majority of this property was accepted from Gila County, when the Town of Payson incorporated in December of 1973. With the implementation of the Unified Development Code in 1996 the R1-D10 designation transitioned to R1-10-MH.  
  
 On September 13, 1979, the Town Council amended the Town Map and the Zoning Code by accepting application P-31-79 and adopting Ordinance 86, which established the commercial zoning for the 300' ± of this property along the Beeline Highway.
- B. **Building Actions** - Building Permits have not been issued for this property.

**IV. APPLICABLE REQUIREMENTS:**

Sections 15-07 and 15-09-010 of the Town of Payson Unified Development Code (UDC), explains the requirements and procedures for a subdivision preliminary plat.

**V. BACKGROUND INFORMATION:**

- A. The existing site is presently vacant.
- B. This subdivision is **not within a floodplain** designated area.
- C. Residential uses in the proposed Residential portion of this Subdivision would follow R1-10-MH standards. **R1-10-MH District Standards** for this proposed subdivision are as follows:

District	Minimum Lot Size				Max Lot Cover	Minimum Yard Setbacks				Min Space Between Buildings	Public Water Sewer Required <sup>4</sup>
	Area sq. ft.	Width <sup>1</sup>	Depth <sup>2</sup>	D/U Area sq. ft.		Front	Rear (4)	Side	Strt Side		
R1-10	10,000	80'	110'	10,000	40%	20'	20'	7'	15'	10'	YES

- D. The R1-10-MH classification, by UDC standards, would allow manufactured homes.

**VI. ANALYSIS:**

**A. Compliance with District Standards**

<u>Lot #</u>	<u>Area</u> (sq. ft.)	<u>Depth</u> (ft)	<u>Width</u> (ft)	<u>3 to1 Ratio</u> (Depth cannot exceed 3 times the width)
1	10,316	114	90	1.27 (Depth / Width)
2	10,005	115	87	1.32
3	10,585	114	94	1.22
4	11,638	112	114	0.98
5	10,756	124	88	1.41
6	10,739	124	90	1.37
7	10,332	113	103	1.10
8	10,794	116	97	1.20
9	10,005	115	91	1.26
10	10,691	114	94	1.22
11	10,077	110	92	1.20
12	10,120	110	92	1.20
13	10,348	110	96	1.15
14	10,362	112	96	1.17
15	10,891	116	97	1.20
16	14,060	137	122	1.12
17	16,433	148	111	1.33
Tr A1	243,535	802	303	
Tr A2	137,821	456	302	
Tr B	1,810,073	(Irregular)		

1. The Preliminary Plat for the proposed Ponderosa Acres Subdivision meets all applicable R1-10-MH and C2 District Standards for area, width, depth, and 3 to 1 ratio.
2. The typical yard setbacks depicted meet current zoning standards.
3. Public water and public sanitary facilities are required for all lots created in the C-2 and R1-10-MH zoning districts.

**B. Compliance of the Preliminary Plat with Subdivision Standards**

**1. Transportation and Circulation**

This part of the staff report will include two issues in regards to the circulation in the proposed development. These are Pedestrian Circulation and Internal Circulation.

**a. Pedestrian Circulation:**

Developer has depicted typical roadway sections that allow for a 5' wide sidewalk on one side of the roadway.

Staff recommends that the developer adhere to the UDC typical residential street section for R1-10 density for the proposed E. Roundup Road to extend to Tyler Parkway at such time as the roadways intersect. This would ensure a 4' wide sidewalk on both sides of the roadway.

Staff recommends that the developer adhere to the UDC typical commercial street section (5' wide sidewalk on both sides of the roadway) for the section of the proposed E. Roundup Road that bisects the commercial tracts to connect to the existing sidewalks along Beeline Highway.

**b. Internal Circulation:**

The current 17 lots in the proposed Ponderosa Acres Subdivision would have 1 point of access (ingress/egress). The proposed access would be from N. Beeline Hwy. If Tract B develops at a future date, additional ingress/egress points are proposed at E. Luke Drive and E. Tyler Parkway.

**2. Street Design**

The roadway and Rights of Way shall meet Town of Payson Street Design Standards and be approved by the Public Works Engineer.

Comment from Public Works Engineer - LaRon Garrett

All work required by the Arizona Department of Transportation within their Right of Way, including any additional turn lanes or traffic control, shall be reviewed, approved and permitted by ADOT.

**3. Street Names**

Acceptable street names are required to be included on the Final Plat. The cul-de-sacs should be properly named and designated to not imply through traffic by using a court, circle, or point designation.

**4. Drainage**

- a. The Final Drainage Report must address offsite runoff entering this project site, peak flows leaving the site, street flows, and detention. Peak flows, exiting the site after development, must be equal or less than current flows. Developer to provide storm water detention in accordance with Town of Payson Standards.
- b. Drainage and slope easements must be provided on the final plat, as deemed necessary by the Public Works Engineer. This includes, but is not limited to, concentrated drainage flows directed between lots and natural drainage areas.

Comment from Public Works Engineer - LaRon Garrett

Note 4 of the Preliminary Plat shall be revised as follows and included on the Final Subdivision Plat: *“All maintenance and repair of storm water and drainage facilities in this development, within or without a drainage easement, is the responsibility of the property owner where the storm water or drainage facility is located. However, the Town of Payson, or other public agencies having jurisdiction, possess right of access for clearing, cleaning, or channelizing, if not properly maintained by the property owner. All funds expended for this maintenance and/or repair by the Town of Payson will be charged to the individual property owner.”*

## 5. Water Infrastructure

The UDC requires utilization of public water for C-2 and R1-10-MH zoned districts. Adequate public water infrastructure is available to this proposed subdivision. Under current Town policy, each lot owner will be required to pay the prevailing water development impact fee at the time the building permit is issued.

### Comments from Public Works Engineer - LaRon Garrett

A 12" water line shall be extended from the existing 12" water line on the east side of Highway 87 to the first street intersection. From there the water lines may be 4", 6", or 8" as appropriate.

The water system for the overall development shall be connected to the existing water lines on Tyler Parkway and Luke Drive. Pressure Reducing Valves shall be appropriately located and installed between the two pressure zones wherever the water lines cross the pressure zone interface.

## 6. Water Availability

### Comment from Public Works Engineer - LaRon Garrett

The following note shall be added to the Final Subdivision Plat: *"Tracts A1, A2, and B and Lots 1 - 17, inclusive, are each allocated 5% of any allowable Equivalent Residential Units (as calculated under Chapter 50 of the Code of Payson and Ordinances 480, 528 and 537, as amended) in effect at the time of any future development."*

### Comment from Public Works Director - Buzz Walker

Public water service to these lots is anticipated not to exceed 150,000 gallons of water use per peak month pursuant to existing Town of Payson policy thus this proposed project meets existing Town of Payson development limitations with respect to anticipated water use.

## 7. Sanitary Facilities

### Comment from the Northern Gila County Sanitary District

The subdivision property is currently not in the Northern Gila County Sanitary District boundaries. The owner intends to serve the subdivision by public sewer, therefore, the property will need to be properly annexed to be included in the District's boundaries.

## C. General Infrastructure

1. The improvement plans and subdivision plats shall comply with the Town of Payson Standards for roadway and intersection design, off-site improvements, easements, grading, drainage, paving, water facilities, sewer facilities and computer closure; and shall be prepared by an Arizona Registered Engineer.
2. Other standard elements of subdivision design: hydrology study, landscaping requirements, fire prevention, safety requirements, and others not specifically addressed, shall be required to meet Town standards and be reflected in the Improvement Plans.
3. Prior to Final Plat approval, the water, sewer, paving, and grading and drainage plans shall be approved.

Comments from Public Works Engineer - LaRon Garrett

The final plat shall include an 8' Public Utility Easement along the street frontage of all lots.

The developer shall obtain the appropriate easements from the adjacent property owner for the utility line extensions.

**D. Compatibility with Existing Land Uses**

All adjacent land uses to the south and east of the residential portion of the proposed subdivision are compatible with the proposed residential lots as they have existing residential uses established. Tracts 'A1' and 'A2' are zoned for future commercial development. 20' rear yard setbacks apply to the residential lots abutting these tracts. When commercial development of those tracts commences, 10' side yard setbacks and the construction of a continuously opaque wall 8' in height between commercial use and residential use will be required. Therefore, staff does not foresee any compatibility issues with the proposed subdivision.

**E. Compatibility with the Topography**

Comment from Public Works Engineer - LaRon Garrett

The developer shall submit a hillside analysis showing which lots are Hillside Lots. A note shall be included on the final plat stating that the Hillside Lots shall be graded in accordance with the Town of Payson Hillside Requirements.

**F. Tree and Plant Conservation Plan**

Applications for grading permits on individual lots shall comply with UDC Section 15-03-004 Removal or Cutting of Native Trees to minimize loss of vegetation outside the building footprint.

**G. Fire Department**

The Fire Marshal has reviewed the proposed subdivision and found that it meets all fire department requirements. The Fire Department will request the installation of two hydrants to serve this phase of development.

**H. Citizens Participation Report (CPR)**

The Citizens Participation Meeting was held on February 14, 2006. The Citizens Participation Report meets requirements and is enclosed for review.

**VII. FINDINGS OF FACT**

1. Compliance with the Town's zoning standards has been demonstrated.
2. The proposed subdivision could be compatible with the topography and adjacent property uses, if compliance with all conditions are met.

## VIII. RECOMMENDATION FOR S-123-06:

Staff recommends that the Planning & Zoning Commission recommend to the Town Council **approval of S-123-06**, a preliminary plat for **Ponderosa Acres Subdivision**; the division of 56.31 acres into 17 single family residential lots, 1 tract for future Residential development, and 2 Commercial tracts, with the following conditions:

(If the Commission agrees, an acceptable motion could be: **“I move to recommend to the Town Council approval of S-123-06, A Preliminary Plat for Ponderosa Acres Subdivision; the division of 56.31 acres into 17 single family residential lots, 1 tract for future residential development and 2 commercial tracts, with the following 10 conditions:”**)

1. The water system for the overall development shall be connected to the existing water lines on Tyler Parkway and Luke Drive. Pressure Reducing Valves shall be appropriately located and installed between the two pressure zones wherever the water lines cross the pressure zone interface.
2. The following note shall be added to the Final Subdivision Plat: *“Tracts A1, A2, and B and Lots 1 - 17, inclusive, are each allocated 5% of any allowable Equivalent Residential Units (as calculated under Chapter 50 of the Code of Payson and Ordinances 480, 528 and 537, as amended) in effect at the time of any future development.”*
3. The final plat shall include an 8' Public Utility Easement along the street frontage of all lots.
4. The developer shall obtain the appropriate easements from the adjacent property owner for the utility line extensions.
5. The developer shall submit a hillside analysis showing which lots are Hillside Lots. A note shall be included on the final plat stating that the Hillside Lots shall be graded in accordance with the Town of Payson Hillside Requirements.
6. This property must be properly annexed to the Northern Gila County Sanitary District prior to approval of the final plat.
7. A 12" water line shall be extended from the existing 12" water line on the east side of Highway 87 to the first street intersection. From there the water lines may be 4", 6", or 8" as appropriate.
8. Developer to provide storm water detention in accordance with Town of Payson Standards.
9. Note 4 of the Preliminary Plat shall be revised as follows and included on the Final Subdivision Plat: *“All maintenance and repair of storm water and drainage facilities in this development, within or without a drainage easement, is the responsibility of the property owner where the storm water or drainage facility is located. However, the Town of Payson, or other public agencies having jurisdiction, possess right of access for clearing, cleaning, or channelizing, if not properly maintained by the property owner. All funds expended for this maintenance and/or repair by the Town of Payson will be charged to the individual property owner.”*
10. All work required by the Arizona Department of Transportation within their Right of Way, including any additional turn lanes or traffic control, shall be reviewed, approved and permitted by ADOT.
11. 5' sidewalks be required on both sides of that portion of E. Roundup Road that bisects the commercial tracts, and 4' sidewalks be required on both sides of that portion of E. Roundup Road that will carry traffic through to E. Tyler Parkway as the proposed subdivision develops.
12. Applications for grading permits on individual lots shall comply with the UDC Section 15-03-004 Removal or Cutting of Native Trees to minimize loss of vegetation outside building footprint.

**TOWN OF PAYSON  
PLANNING AND ZONING COMMISSION or  
BOARD OF ADJUSTMENTS APPLICATION**

The undersigned Applicant(s) hereby applies for:

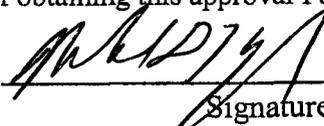
- |  |  |
|--|--|
| <input type="checkbox"/> Abandonment Request         | <input type="checkbox"/> General Plan or Land Use Plan Amendment |
| <input type="checkbox"/> Administrative Appeal       | <input type="checkbox"/> Minor Land Division                     |
| <input type="checkbox"/> Code Amendment              | <input type="checkbox"/> P & Z Commission Appeals                |
| <input type="checkbox"/> Conditional Use Permit      | <input checked="" type="checkbox"/> Preliminary Subdivision Plat |
| <input type="checkbox"/> Development Master Plan     | <input type="checkbox"/> Temporary Use Permit                    |
| <input type="checkbox"/> Devel. Agreement, PAD & SPD | <input type="checkbox"/> Variance                                |
| <input type="checkbox"/> Final Subdivision Plat      | <input type="checkbox"/> Zone Change                             |

**Project Address:** 1701 1601 N. Beeline Highway **Tax Parcel Number:** 302-35-04A  
**Subdivision:** N/A **Lot Number:** N/A  
**Name of Applicant(s):** Payson 56, L.L.C. **Phone #:** \_\_\_\_\_  
**Mailing Address:** PO Box 279 **Town:** Payson **St:** AZ **Zip:** 85547  
**Name of Property Owner(s):** Payson 56, L.L.C.  
**Mailing Address:** PO Box 279 **Town:** Payson **St:** AZ **Zip:** 85547  
**Contact Person:** Ralph O. Bossert, PE **Phone #:** (928) 474-4636 **Fax #:** (928) 474-4867  
**Payson Business License #** \_\_\_\_\_ **Sales Tax #** \_\_\_\_\_

**Detailed Description of Request:** Preliminary Plat approval for a R1-10 MH zoned subdivision consisting of 17 lots and 3 tracts.

(Note: Additional Description area can be included in an attachment)

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address, or that for the purpose of obtaining this approval I am an authorized agent on the owners behalf.

Michael Hughes  2/28/06  
 Print Name Signature Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE: \$
DATE FILED	2-28-06	RE	PREL. SUBDIVISION PLAT = \$250.00 + 2500 PER LOT, TRACT, AREA = 500.00 17 + 3 (2500) = 7500.00 TOTAL PD RE CHECK NUMBER: 2807 DATE: 2-28-06
COMPLETED APPLICATION	3-15-06	RE	
NEWSPAPER PUBLICATION	—	—	
300' NOTIFICATION MAILOUT	—	—	
POSTING DATE	—	—	

RECOMMENDATION	DECISIONS
By: _____ Date: _____	By: _____ Date: _____

# Pioneer Title Agency, Inc.

COMMITMENT FOR TITLE INSURANCE

## SCHEDULE A

Order No.: 00124572-MLH

Your No.: DB\mcs\

1. Effective Date: 10/10/2005 at 7:30 a.m.

2. Policy or Policies to be issued:

Amount

(a) **ALTA Owners Policy (10-17-92) Standard coverage**

**\$ 6,000,000.00**

Proposed Insured:

**JEFF VAUGHN and AND/OR ASSIGNEE**

(b) **None**

**\$**

Proposed Insured:

(c) **None**

**\$**

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee.

4. Title to the fee estate or interest in said land is at the effective date hereof vested in:

**PAYSON 56, L.L.C., an Arizona limited liability company**

5. The land referred to in this Commitment is situated in the County of Gila, State of Arizona, and described as follows:

**That portion of GLO Lot 2, lying East of Highway 87 right of way and GLO Lot 3 and GLO Lot 4, lying within Section 27, Township 11 North, Range 10 East of the Gila and Salt River Base and Meridian, Gila County, Arizona.**

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DB\mcs

ALTA Commitment  
Schedule A

Valid Only If Schedule B and Cover Are Attached  
Page 1

**TOWN OF PAYSON  
PRINCIPAL / AGENT FOR ZONING SUBMITTALS**

A Principal ( owner ) / Agent ( acts for the owner ) relationship has been created between  
Payson 56, LLC, an Arizona Limited Liability Company [principal(s) ] and  
Michael Hughes (agent),  
for the purpose of submitting plat for Ponderosa Acres and attending meetings - final platting and any  
changes to the property on the zoning for the property will require written approval of principal Payson 56, LLC.

By: Mary Josephine Gumz  
Principal  
( Need both signatures, if husband and wife )

\_\_\_\_\_  
Principal

The foregoing Principal / Agent Relationship Statement was signed before me this 28 day of  
February, 2006, by Mary J Gumz [principal(s)].  
known to me to be the person(s) who signed said statement.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Amy L. Loraso  
Notary Public

My commission expires: May 17, 2009





TETRA TECH, INC.

Monday, February 27, 2006

Mr. Ray Erlandsen  
Zoning Administrator  
Community Development Department  
Town of Payson  
303 N. Beeline Hwy.  
Payson, Arizona 85541

**Re: Citizens Participation Report for PONDEROSA ACRES.**

Mr. Erlandsen,

The purpose of this citizens' participation report is to inform you that as part of a preliminary plat application for a seventeen lot residential subdivision, Tetra Tech Inc. conducted a citizens' participation meeting on Tuesday, February 14, 2006 at 3:00 P.M., in the conference room at Tiny's restaurant in Payson.

On January 27, 2006, Tetra Tech, Inc. sent by mail a notice to all property owners within a 300' radius of the proposed project (as provided by the Community Development Department), with an invitation to attend, the meeting for the purpose of discussing concerns and issued related to the project. Of the 169 notifications sent, eleven returned as undeliverable. A copy of the meeting notice, the 300' radius notification exhibit, and the 8.5"X 11" plan exhibit, and the undelivered invitations, are included with this report. A copy of the mailing labels is also included.

Twenty-five citizens attended the meeting. Participants received a comment form after signing in. A copy of the meeting sign-in sheet and the completed comment forms are included with this report.

Ralph Bossert, P.E., presented an overview of the project and the preliminary plat application process. The project consists of seventeen, 10,000 S.F. minimum, single-family site-built, residential lots with two frontage tracts for future commercial development, and one tract for future residential development. The project is located at 1601 N. Beeline Highway in Payson and is currently dual zoned C-2 along the highway frontage and R1-10-MH on the remaining portion of the property. The project is bordered by existing single-family residential to the South, West and East, and unsubdivided property to the North. Access to the subdivision is from North Beeline Highway with one access point proposed for the initial 17-lot phase of the project and another when Tract "B" develops in the future. Tract "B" proposes future roadway extensions to Tyler Parkway and to Luke Drive. The Town of Payson, Land Use Plan has designated this parcel generally for commercial development. Under the provisions of the Unified Development Code, single-family residential subdivisions are permitted in a C-2 district and therefore a rezoning is not required by code.

After the presentation, staff invited the participants to ask questions and express concerns about the project. The following is a brief synopsis of the questions and concerns

mentioned by the participants, along with the developers responses. This inclusion of issues is not to be represented as a comprehensive list of all things discussed at the meeting. The supplied responses are “to the best of the facilitator’s knowledge”, and not intended to represent absolute fact or endorsement by the Town of Payson or any other entity, including Tetra Tech, Inc.

The citizen participants raised the following issues and concerns during the meeting and in the returned comment request forms:

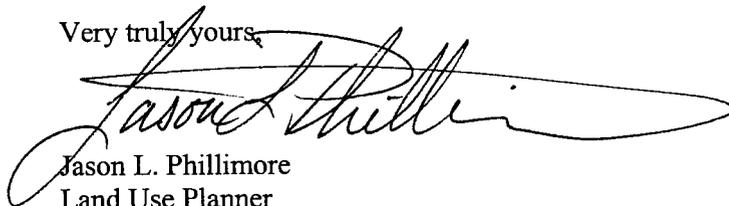
1. **At least one participant mentioned concern over increased offsite drainage. Many of the participants live along the southern border of this property and because they are all on separate septic systems, they have flooding and sanitation problems during times of heavy precipitation.** In response to this concern, the developer believes that much for the storm water currently flowing onto the properties of the folks along the south boundary could be mitigated by the construction of this subdivision. Additionally, fully engineered drainage plans will be developed for the project that will improve drainage conditions for the entire property and provide for detention/retention facilities to ensure that off-site flows, at the minimum, are not exacerbated.
2. **Several participants mentioned a desire to pursue some kind of collaboration between the developer, the Town , and the sanitary district to figure out a way to get the area south of the project, annexed into the sanitary district and the lots hooked up to public sewer facilities.** In response to this concern, the participants were told that the developer would be happy to do what he could to help make things work, but that someone would have to take a lead role in coordination of this idea.
3. **Several participants mentioned that they would not like to see a roadway connection with Luke drive due to the traffic problems already being experienced adjacent to Payson Elementary School.** In response to this concern, the developer offered to consider not connecting to Luke drive unless the Town believed it best.
4. **At least one participant mentioned a desire to see an 8’ masonry wall along the property line between the proposed lots and existing ones off-site.** The participants were told that because the proposed single-family residential use compliments and matches the adjacent single-family residential uses, screening walls are not required by the UDC. Also because of the cost, intrusive nature, and questionable benefit of such a wall, it would probably not be proposed as part of this project.
5. **At least one participant wanted to know if manufactured housing would be considered for this project.** In response, the group was told that while the majority of the project is within a “MH” district, manufactured housing could be considered. However, this project proposes only site-built homes.
6. **At least one participant mentioned the potential for fire on this undeveloped property and expressed a desire to see the property properly developed to reduce the fire danger to adjacent home sites.** The developer agrees that the property in its undeveloped state could become the starting point of a fire that could quickly spread to adjacent lots. Development of this large parcel could greatly reduce the risk of wildfire to surrounding neighborhoods as well as the whole community.

7. **Several participants wanted to know where the water for this development is to come from.** In response to this question, the citizens were told that the initial development of 17 lots and 3 tracts would be exempt from “new water” requirements but that development of the future tract “B” would be contingent upon a new water supply per the Town of Payson, Public Works Department.
8. **Several participants expressed a desire to be notified when this project went to the Planning and Zoning Commission.** In response to this the participants were told that the agenda for P&Z, and Council meetings is available at the Town Web site as well as posted at Town Hall as provided by Arizona law.

At the conclusion of the meeting, Tetra Tech staff collected comment forms from the attendees. Eleven participants elected to fill out comment forms or mailed letters. These comment forms are included with this report along with any letters received by citizens. The meeting concluded at approximately 4:30 P.M.

Please feel free to contact us with any questions or comments you may have concerning our Citizens’ Participation Meeting or this report.

Very truly yours,



Jason L. Phillimore  
Land Use Planner  
Tetra Tech, Inc.

CC: Ralph Bossert, Jeff Vaughn, Mike Hughes





TETRA TECH, INC.

Jasm Plulamore  
474-

PONDEROSA ACRES  
CITIZEN'S PARTICIPATION MEETING

February 14, 2006

NAME MARIA R. VISSER / C.E. VILRICH  
ADDRESS 1507 Bell Circle / P/O Box 3757 Carefree, AZ 85377  
PHONE NUMBER 480-488-8352

COMMENTS:

I found your meeting of 2-14-2006 very professional and well directed.

I think your projection is very interesting and an asset to the area.

1. \* My property is located on Bell Circle and backs up to the forest. I would like to see a drainage area put in so water during rain storms won't come onto my property which it does from higher locations, such as Langley Circle. Bell Circle becomes a lake. Right now the forest will hold the flow of water but when the grounds are cleared off we'll get it from there as well.
2. \* I prefer a block wall to be put up to separate my property from future owners on the other side. I will lose my privacy and it will also stop water to come onto my property.
3. \* I also hope that a 2 story housing won't be build behind my property.  
Other than these requests I have no problems with your plans as long as they don't include a mobile home park.

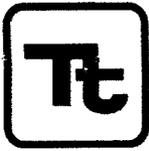












TETRA TECH, INC.

PONDEROSA ACRES  
CITIZEN'S PARTICIPATION MEETING

February 14, 2006

NAME PAUL H. BEARD

ADDRESS 600 E. LUKE DR.

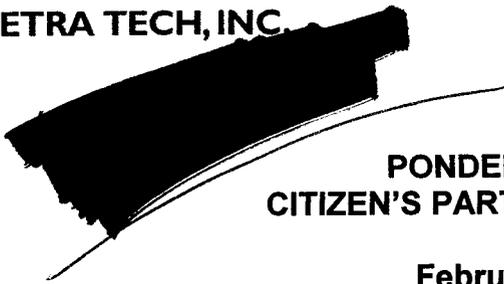
PHONE NUMBER 474-2768

COMMENTS:

*Reserve Comments to a later  
time about water shed from hill  
behind existing property.*







PONDEROSA ACRES  
CITIZEN'S PARTICIPATION MEETING

February 14, 2006

NAME Rebecca Hatfield -  
ADDRESS 1503 N. Langley Cr -  
PHONE NUMBER 928. 468. 7023 -

COMMENTS:

? water sewer -  
I don't see any problems with the development  
of Tract A2 - tw 17 - for Residential use -  
However - I hate to see the loss of  
our beautiful forest home homes put  
on it -

Right now I feel there are too many  
homes for sale in Payson - that no-one  
can afford to buy! This results in  
MORE people coming to Payson -

We are in trouble with our water  
supply now - How can you even  
think of doing this! -

I'm surely against it - & hate  
to see any more homes in my neighborhood!

So Mr - Jeff. Vaughn - Please Stop building!



Ralph Bossert  
Senior Project Manager  
Tetra Tech, Inc.

February 13, 2006

Mr. Bossert:

I believe I live within 300 yards of your proposed development (my property at 700 E. Luke, looks to me like it backs up to proposed lot site #47) I did not receive your mailed notice of citizen participation meeting. I learned about the meeting from my good neighbor, who owns the home on the corner of Luke Drive and Convair - which is further away from your development than I ! Scheduling the meeting on Tuesday 2/14, Valentines day, at 3:00pm, will result in a rather low citizen turnout. I am surprised you did not have this important meeting on a Saturday or a weekday evening, for the convenience of working folks

These are my concerns and I would like a response to each of them:

1. Shell Homes

Allow for a pre-determined number of homes to be built and sold with only the basic necessities indoors. They would be minus carpets, painting, interior doors and cabinets, etc., but would include toilets and other plumbing and electrical connections. They would sell for less than a turn-key home, allowing lower income citizens to purchase them and complete the interior at their own financial pace. The homes would look alike side-by-side, thus removing any stigma of "affordable housing".

2. Low Flow toilets and other water appliances.

Install only low-flow water facilities.

3. Use water conservation designs in all landscaping.

Self explanatory.

4. Have more than one exit/entrance to the Beeline.

The proposed tract shows only one entrance/exit to the beeline (Roundup Road). Is 60 feet wide enough? Will the beeline need turning lanes in and out of Roundup? It will require a stop light. Fees and expenses for any of these not paid by ADOT should be paid by the developer.

5. Stoplight and turning lanes on Tyler Parkway.

An entrance/exit into Tyler Parkway is proposed. This is a town owned street and, if permitted, all fees and expenses should be paid by the developer.

6. Do not allow an entrance/exit into Luke Drive.

Both ends of Luke Drive are currently dead-ends. If the access to Luke Drive is allowed one end would still be a dead-end. Luke Drive is narrow and not in good shape . It is a residential street, not a through-way. It floods and fills with debris which stays for days. The three existing entrances/exits from Luke all enter into Rancho Road, also a dead-end street to the East. A public school is on Rancho Road. Present traffic flow on Rancho Road, particularly connecting with the Beeline, is already congested during school hours and Sunday church services.

7. Reduce the number of home sites proposed.

The density of homes proposed is high (139 homes). Payson is growing into rural sprawl. Our town must not become the "San Jose California" of Arizona. We have an identity to protect. Unfortunately in this case existing zoning provisions may allow completion of the development, as proposed. We can, however, ask the developer to consider point # 8.

8. Create green space and paved bike/walking trails.

Self explanatory. In addition, future residential tract "B" seems like a good place for a park, swimming pool, tennis courts and a club house. Give the area some amenities that will enhance the quality of life for the people who live there.

9. The number of homes will directly impact all Payson services.

139 homes will probably result in 280 to 300 (or more) cars, 400 to 460 adults and children, and numerous cats and dogs. The developer pays no impact fees on the additional expenses Payson will have to provide for police, fire, school, animal control, hospital/ER, and our senior center.

10. Septic tanks in Rancho Del Tonto.

There are about 87 homes in this subdivision on septic tanks. Almost all experience problems, especially during heavy rain or melting snow conditions. Rancho Del is for the most part down hill from the proposed development. Any run-off from the construction of homes and streets, etc., will have a very bad effect on the leach lines and septic tanks of these systems. Care must be taken to ensure this does not happen.

11. Investigate sewer line hook-ups for Rancho Del Tonto.

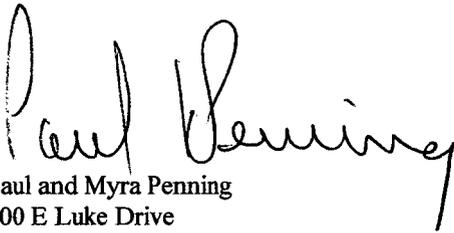
This could be a good solution to a very bad existing problem. During inclement weather and for weeks after, leach lines fill and backup into septic tanks rendering them useless. At times, raw sewerage flows down road side drainage ditches. Both the County and Town have been approached about this situation and have done nothing to solve the problem. A bond issue with mandatory septic tank owner hook-ups, payable via personal county tax bills, could be a workable idea.

12. Water availability.

If I am correct, I think a development of this size requires the developer to bring new water to the town. How many ERU's will be required and where will the water come from?

13. Planning and Zoning.

Please provide me with the date and time this proposal will be presented to the Payson Planning and Zoning Committee.



Paul and Myra Penning  
700 E Luke Drive  
Payson, AZ 85541  
(928)472-7353

Cc: Payson Town Council members

**Property Owners within the Minimum 300' Radius  
and Additional Notification Requirements for  
1701 N. Beeline Hwy**

State of Arizona  
205 S 17th Ave  
Phoenix, AZ 85007

Pivot Rock Development Inc/ADL  
Enterprises LLC  
PO Box 189  
Pine, AZ 85544

Pivot Rock Development Inc/ADL  
Enterprises LLC  
PO Box 189  
Pine, AZ 85544

Pivot Rock Development Inc/ADL  
Enterprises LLC  
PO Box 189  
Pine, AZ 85544

Raymond R & Julie B Pugel  
Trustees  
PO Box 189  
Pine, AZ 85544

Payson Development Group LLC  
PO Box 279  
Payson, AZ 85547

Arianna LLC  
520 Washington Blvd, #909  
Marina Del Rey, CA 90292

Ponderosa Baptist Church of Payson  
1800 N, Beeline Highway  
Payson, AZ 85541

C & S Land and Investments LLC  
100 W Roundup  
Payson, AZ 85541

Katherine M Vallee Trustee  
14228 N Coral Gables Drive  
Phoenix, AZ 85023

C & S Land and Investments LLC  
100 W Roundup  
Payson, AZ 85541

Ponderosa Baptist Church of Payson  
1800 N, Beeline Highway  
Payson, AZ 85541

Terry L Turner/Sobrino Irrevocable  
Trust  
837 Paseo Del Prado  
Green Valley, AZ 85614

Mary Jo F Wright  
1501 N Beeline Hwy #58  
Payson, AZ 85541

Dale W & Arleen C Bobb  
PO Box 1323  
Pine, AZ 85544

Marvin G Tovey & Tovey  
Development Inc  
1501 North Beeline Highway  
Payson, AZ 85541

Marvin G Tovey & Tovey  
Development Inc  
1501 North Beeline Highway  
Payson, AZ 85541

Marvin G Tovey & Tovey  
Development Inc  
1501 North Beeline Highway  
Payson, AZ 85541

Marvin G Tovey & Tovey  
Development Inc  
1501 North Beeline Highway  
Payson, AZ 85541

William David Moss  
1501 North Beeline Hwy- #8  
Payson, AZ 85541

Patrick R & Donna M Verda  
Trustees  
1728 East Kael St  
Mesa, AZ 85203

Patrick R & Donna M Verda  
Trustees  
1728 East Kael St  
Mesa, AZ 85203

Paula L Gustafson  
1616 N Alta Mesa #49  
Mesa, AZ 85205

Edward D Dolde  
12220 Green Haven #305  
Mokilteo, WA 98275

Wesley P & Fay S Kitchen  
1501 N, Beeline Highway  
Payson, AZ 85541

Kenneth R & Myrna R Davis  
8130 E Kiva Ave  
Mesa, AZ 85208

Bonnie F Schultz Trustee  
1501 Beeline Hwy #26  
Payson, AZ 85541

**Property Owners within the Minimum 300' Radius  
and Additional Notification Requirements for  
1701 N. Beeline Hwy**

Herbert N Edmonds & Elsa K  
Edmonds  
PO Box 309  
McLouth, KS 66054

James B & Phyllis J Serfling  
1501 N Beeline Hwy Unit 40  
Payson, AZ 85541

Bernice J May Trustee/Trust  
1501 N Beeline Hwy #39  
Payson, AZ 85541

Norma W Bowman Trustee -  
Reed/Bowman Trust  
1501 N Beeline Hwy #38  
Payson, AZ 85541

Betty M L Hulbert  
1501 North Beeline Hwy #37  
Payson, AZ 85541

Elizabeth L Fox  
1501 N Beeline Hwy Unit #36  
Payson, AZ 85541

William L Kanaga aka Lewis W aka  
Lewis Kanaga Trustee  
2661 Desert Ridge Dr  
Green Valley, AZ 85614

Edward S & Janet K Miller Trustees  
1501 N Beeline Hwy #34  
Payson, AZ 85541

Richard C Moore Trustee  
1501 N Beeline Hwy #33  
Payson, AZ 85541

E Leroy & Joy A Lawson  
2500 E Nutwood Ave  
Fullerton, CA 92831

Walt W & Judi E Holgate  
1501 N Beeline Hwy #31  
Payson, AZ 85541

Jerry W & Joyce A Brezina  
14951 N 77th Ln  
Peoria, AZ 85381

Steven H & Anna R Guthauser  
10249 Molino Rd  
Santee, CA 92071

Gregory H & Susan K Wolf  
5104 W Monterey Street  
Chandler, AZ 85226

Lyle Wood (Estate of)  
506 W Sherwood  
Payson, AZ 85541

Edward Hock  
706 W Summit Street  
Payson, AZ 85541

Evert D & Iona Faye Stewart  
314 E Airline Rd  
Payson, AZ 85541

Dorothy Bernadine Burge & Carol  
Lynn Reese  
26 Clearview Ct S  
Palm Coast, FL 32137

Sam Rainwater  
4508 S Butte  
Tempe, AZ 85282

Dan McEuen  
1116 W Driftwood Dr  
Payson, AZ 85541

Mountain Bible Evangelical Free  
Church  
302 E Rancho Rd  
Payson, AZ 85541

Payson Unified School District #10  
PO Box 919  
Payson, AZ 85547

Gary L & Joyce Brandi Ann Harper  
4105 N 21st St  
Phoenix, AZ 85016

Donald T Fox  
1502 N Bell Circle  
Payson, AZ 85541

Sam Rainwater  
4504 S Butte Ave  
Tempe, AZ 85282

Jon & Ester Cadd  
PO Box 3047  
Payson, AZ 85547

Scott Winter  
14801 N Kings Way  
Fountain Hills, AZ 85268

**Property Owners within the Minimum 300' Radius  
and Additional Notification Requirements for  
1701 N. Beeline Hwy**

Peter F & Elena M Finelli  
308 East Gail Dr  
Gilbert, AZ 85296

Robert L & Lois R Garner  
1501 N Beeline Hwy #70  
Payson, AZ 85541

David McNulty (Life Estate)  
1501 N Beeline Hwy #69  
Payson, AZ 85541

Ann M Rosedale & Corinne Barr  
Richman  
PO Box 142  
Pine, AZ 85544

James Elvan & Susan Marie Hill  
Trustees  
PO Box 2246  
Pine, AZ 85544

Norman J & Loretta P Voth  
Trustees  
4311 East Muriel Dr  
Phoenix, AZ 85032

Nancy E Auner  
1501 N Beeline Hwy Unit 65  
Payson, AZ 85541

Peggy H Porter Trustee/Trust  
1501 N Beeline Hwy #64  
Payson, AZ 85541

Jane M Collins & Petrina A  
LeClaire  
2119 S Longmore  
Mesa, AZ 85202

Frank L & Mary J Caldwell  
Trustees  
63063 New port Drive  
Montrose, CO 81401

Merlin V & Ida Jons Trustees/Trust  
1501 N Beeline Hwy #13  
Payson, AZ 85541

Roberta N Onstott & Robert O &  
Jacklyn D Elston  
1501 N Beeline Hwy #12  
Payson, AZ 85541

Vernon E & Jayne E Rolf  
1501 North Beeline Hwy #11  
Payson, AZ 85541

James Walter Wefer Trustee/Family  
Trust  
1501 N Beeline Hwy #10  
Payson, AZ 85541

Bertrand F & Kathleen K Gibbs  
1501 N Beeline Hwy #9  
Payson, AZ 85541

Jason H Cress  
HC 2 Box 4704  
Roosevelt, AZ 85545

Guido & Marilyn Plavan  
PO Box 17303  
Fountain Hills, AZ 85269

Sepulveda Investment Services Inc  
1501 N Beeline Hwy #61  
Simi Valley, CA 93065

Erick Paddie  
3370 N Hayden #123-133  
Scottsdale, AZ 85251

William J & Mary Ann Nitchmann  
PO Box 2378  
Charlottesville, VA 22902

Brian Jones  
1622 E Amber Ln  
Gilbert, AZ 85296

Lucille M Brinkman Trustee/Trust  
5401 E Covina  
Mesa, AZ 85205

Louis M & Alice J Krivitsky  
PO Box 1321  
Homer, AK 99603

Robert E Sepulveda, Jr  
1501 N Beeline Hwy #48  
Payson, AZ 85541

James L & Patricia G Lewis  
1501 N Beeline Hwy #47  
Payson, AZ 85541

Fred J & Barbara Joan Eckel (Life  
Estate)  
1501 N Beeline Hwy #46  
Payson, AZ 85541

Elaine C Eckburg  
1501 N Beeline Hwy #45  
Payson, AZ 85541

S-123-06

**Property Owners within the Minimum 300' Radius  
and Additional Notification Requirements for  
1701 N. Beeline Hwy**

David P Mignault  
1503 North Mitchell  
Payson, AZ 85541

Ernesto Gutierrez  
1840 Huxley Ave  
Monte Vista, CO 81144

Peter & Casimira M Maldonado  
4808 W Purdue Ave  
Glendale, AZ 85302

Anthony Guerrero  
920 S Drew  
Mesa, AZ 85202

Rickey A & Phyllis A Rill  
610 E Luke  
Payson, AZ 85541

Jaime O & Bertha P Escobedo  
612 E Luke Dr  
Payson, AZ 85541

William Bailey  
PO Box 3020  
Payson, AZ 85547

Town of Payson  
303 N Beeline Hwy  
Payson, AZ 85541

Town of Payson  
303 N Beeline Hwy  
Payson, AZ 85541

Colin P Walker  
704 E Luke  
Payson, AZ 85541

Norman R & Patricia M Gillan  
Trustees  
10960 Leolong Ave  
Sunland, CA 81040

Rex H & Frances Osborn  
710 E Luke Dr  
Payson, AZ 85541

Joseph V & Darlene L Hilton  
709 E Luke  
Payson, AZ 85541

Lyle D & Virginia F Wurtz  
6510 E Palm Ln  
Scottsdale, AZ 85257

Allen Quin Lyles & Marie R Caron  
705 E Rancho Rd  
Payson, AZ 85541

Monica A Nestich  
707 E Luke Dr  
Payson, AZ 85541

Sheryl A Martinez  
709 E Rancho Rd  
Payson, AZ 85541

Larry S & Rene M Paap  
PO Box 2103  
Payson, AZ 85547

Mavis R Myers & Jerry David  
Hebblethwaite  
23773 Via Barletta  
Marrietta, CA 92562

Thomas L Koble & Karen J French  
14435 S 48th St - Apt 2197  
Phoenix, AZ 85044

Thomas L & Karen J Koble  
14435 S 48th St - Apt 2197  
Phoenix, AZ 85044

Dale A & Virginia A Ridenhour  
1501 N Lindy Dr  
Payson, AZ 85541

Dale A & Virginia A Ridenhour  
1501 N Lindy Dr  
Payson, AZ 85541

Marguerite A Ware  
609 E Luke Dr  
Payson, AZ 85541

Karen J French & Thomas Koble  
14435 S 48th St - Apt 2197  
Phoenix, AZ 85044

Dennis R & Shurrie K Armistead  
310 E Airline Rd  
Payson, AZ 85541

Sharon L Sveback Trustee  
1501 North Beeline Highway #3  
Payson, AZ 85541

**Property Owners within the Minimum 300' Radius  
and Additional Notification Requirements for  
1701 N. Beeline Hwy**

Margaret A Slothower Trustee  
1501 N, Beeline Highway #22  
Payson, AZ 85541

Sara G Hernandez Trustee  
1501 N, Beeline Highway #21  
Payson, AZ 85541

William L & Kathleen J Smith  
1501 N, Beeline Highway #20  
Payson, AZ 85541

Kathy Ellithorpe  
6618 Sunnyslope Ave  
Van Nuys, CA 91401

Florence C Simon Trustee  
322 W Corral Dr  
Payson, AZ 85541

Martin T & Rita K Evans Trustees  
6740 W Topeka Dr  
Glendale, AZ 85308

Joan F Amoroso Trustees  
1501 N Beeline Highway #16  
Payson, AZ 85541

Barbara J Clark Trustee  
1501 N Beeline Hwy #15  
Payson, AZ 85541

Barbara Riggins  
500 E Airline  
Payson, AZ 85541

Marianne K Powell  
PO Box 823  
Bayfield, CO 81122

Jeffery J & Elizabeth B Smith  
808 E Frontier  
Payson, AZ 85541

Kenneth O & Phoebe J Ford  
Trustees  
501 E Luke  
Payson, AZ 85541

Kenneth O & Phoebe J Ford  
Trustees  
501 E Luke  
Payson, AZ 85541

Assumption Abbey Inc,  
PO Box A  
Richardton, ND 58652

Carol M Reichling Trustee  
15620 N 25th Ave J111  
Phoenix, AZ 85023

Clifford W & Joyce J Bucher  
1507 N Hoover Dr  
Payson, AZ 85541

Fred J & Norma N McCauley  
Trustees  
1509 N Hoover Dr  
Payson, AZ 85541

Patty Sneed  
505-507 East Luke Dr  
Payson, AZ 85541

Kenneth O & Phoebe J Ford  
Trustees  
501 E Luke  
Payson, AZ 85541

Town of Payson  
303 N, Beeline Hwy  
Payson, AZ 85541

Bruce N & Phyllis B Staples  
Trustees  
9849 N 16th Ave  
Phoenix, AZ 85021

Talbert W & Bobbie J Bernard  
Trustees  
1502 N Bradley  
Payson, AZ 85541

Kenneth O & Phoebe J Ford  
Trustees  
501 E Luke  
Payson, AZ 85541

Paul H and Donna Ruth Beard  
600 E Luke Drive  
Payson, AZ 85541

Rhea N Getling Trustee & Carol  
Sue Brown Trustee  
2523 E Contention Mine #20  
Phoenix, AZ 85032

Nancy S Edwards  
406 West Bridle Path  
Payson, AZ 85541

Eugene F & Eloise Leafly  
2046 N 18th St  
Phoenix, AZ 85006

**Property Owners within the Minimum 300' Radius  
and Additional Notification Requirements for  
1701 N. Beeline Hwy**

Loretta M Hallman  
11958 Yorba Ave  
Chino, CA 91710

Watson C Brown, III and Rebecca L  
307 East Juniper St #1  
Payson, AZ 85541

Bruce Charles & Jeanie Rebecca  
Hatfield  
1503 N Langley  
Payson, AZ 85541

Paul E & Linda J Foster  
1505 N Langley Circle  
Payson, AZ 85541

Mark A Cotter and Marlene L  
Hartwig  
3543 E Ludlow Dr  
Phoenix, AZ 85032

Amos E & Elsie E Freel  
1504 N Curtiss Circle  
Payson, AZ 85541

Kristy Armstrong  
1500 N Curtis Circle  
Payson, AZ 85541

Amos E & Elsie E Freel  
1504 N Curtiss Circle  
Payson, AZ 85541

Lawrence G & Vida M Braasch  
Trustees  
7363 E 25th Pl  
Yuma, AZ 85365

Thomas R Preaux  
PO Box 6  
Payson, AZ 85547

Eldon W & Bobbie L Schwieman  
Trustees  
1377 E Florence Blvd  
Casa Grande, AZ 85222

Ellen C Beckett Trustee/Eugene &  
Ellen Beckett Trust  
2402 W Rose Lane  
Phoenix, AZ 85015

Finley M & Carolyn L Pritchett  
5135 West El Caminito Drive  
Glendale, AZ 85302

Ronnie G & Yvonne J Lewis  
Trustees  
1242 E Vista Ave  
Phoenix, AZ 85020

Peter Louis Moore  
412 E Airline  
Payson, AZ 85541

Glenn T & Sue B Hazelrigg  
Trustees  
16221 N 34th Place  
Phoenix, AZ 85032

Robert Henley  
1300 W Aviator Circle  
Payson, AZ 85541

Jason Phillimore  
431 S Beeline Highway  
Payson, AZ 85541

Jeanie Langham  
602 E Continental Drive  
Payson, AZ 85541

Michael E & Theodora T Kolb  
21 E Marshall Ave  
Phoenix, AZ 85012

Rebecca K Dunaway  
PO Box 873  
Payson, AZ 85547

Marilyn J Blanc Trustee  
1501 N Beeline Hwy No 23  
Payson, AZ 85541

Eddie C & Joan M Trustees  
1525 E Chase Ave  
El Cajon, CA 92020

Craig R & Cheryl J Chance  
1504 N Lindy Dr  
Payson, AZ 85541

Gary W Hatter  
1502 N Lindy Dr  
Payson, AZ 85541

Property Owners within the Minimum 300' Radius  
and Additional Notification Requirements for  
1701 N. Beeline Hwy

Chester D and Mary E Jorud  
15437 N Beeline Hwy #2  
Payson, AZ 85541

Maria R aka Maria Visser and  
Gerda E Ulrich  
PO Box 3757  
Carefree, AZ 85377

Jack M & Sheryl L Cowan  
303 Oak Lane  
Aurora, TX 76078

Jack E Swank, Sr & Helen M  
1501 N Beeline Hwy Unit 1  
Payson, AZ 85541

Willis Ray & Phyllis J Hansen  
2022 N 40th St  
Phoenix, AZ 85008

Fred P & Flossie E Wohlhart  
1501 N Beeline Hwy #43  
Payson, AZ 85541

Patricia Jean Reardon  
73 Eleventh Avenue  
Brockton, MA 2302

Herbert T & Barbara A Jones  
1504 N Langley Circle  
Payson, AZ 85541

Norman Ray & Janet Keddington  
10144 Sully Dr  
Sun Valley, CA 91352