

COUNCIL DECISION REQUEST

SUBJECT: PRELIMINARY PLAT – “MANZANITA HILLS PHASE SIX” SUBDIVISION S-126-06

MEETING DATE: 5-24-06

CSP ITEM: Yes No XX 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

³
EXHIBITS (If Applicable, To Be Attached):

P & Z Commission recommendation and staff report.

RECOMMENDED MOTION

The Planning and Zoning Commission recommends approval of the preliminary plat for the Manzanita Hills Phase Six Subdivision. The supporting motion would be: “I move to APPROVE the Preliminary Plat for the Manzanita Hills Phase Six Subdivision as submitted subject to the fourteen (14) conditions recommended by the Planning and Zoning Commission.”

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 Manzanita Hills Phase Six Subdivision at a Public Hearing on May 8, 2006, at 4:00 PM, in the Town Council Chambers, and recommended the Town Council approve S-126-06, on a 6-0 vote.

A Citizens Participation Meeting was not required as one was held within the past twelve months for the zone change and therefore not required for the preliminary plat per the Unified Development Code (UDC).

MAY 24 2006 I.H.



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
Manzanita Hills Phase Six
Subdivision
S-126-06

May 9, 2006

- * The applicant is requesting approval of a preliminary plat to allow a 20.60 acre property, currently zoned R1-44, to be developed into 14 single-family residential properties and 2 tracts. Tract A would consist of future right-of-way for Green Valley Parkway. Tract B would be detention with amenities provided by the HOA for the use of the property owners.
- * This property is currently addressed as 100 N. Fawn Drive.
- * A Citizens Participation Meeting was not required as one was held within the past twelve months for the zone change and therefore not required for the preliminary plat per the Unified Development Code (UDC).
- * On May 8, 2006, the Planning and Zoning Commission reviewed this application and recommends the Town Council **Approve S-126-06, the Preliminary Plat for Manzanita Hills Phase Six** Subdivision with the fourteen conditions listed in the motion (see attached).
- * Discussion at the Commission meeting included: separating the detention basin as a tract from lot fourteen and providing amenities for the property owners in the detention area, HOA status, number of lots vs. access, dedicating the future right-of-way for Green Valley Parkway and wildlife corridors.

MANZANITA HILLS PHASE SIX
600 E. Highway 260, Suite 12
Payson, AZ 85541

Community Development
Town of Payson
Mr. Ray Erlandsen
Zoning Administrator

Re: Manzanita Hills Phase Six

Dear Ray:

Manzanita Hills Phase Six came before the P & Z Commission on May 8, 2006. It was approved with the original conditions 1-12 and conditions 13 and 14 were added. Condition #13 is what I am responding to as a requirement of the developer prior to submission of the Preliminary Plat to the Council.

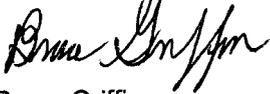
We are proposing to construct a "Walking Track (Path)" inside the current Detention Basin. The track will be constructed on the inside perimeter with benches stationed in four locations for rest and drinking of fluids. Trees and landscaping will also be placed in the area of the benches for shade and beautification of the area. The "Track" will measure about .3 miles in circumference. Measurement signs will be placed to inform walkers of the distance walked based on their particular regimen. Entry will be constructed for a uniform starting location.

It is the intention of this amenity for use of all the homeowners and therefore to be made "Tract A" on the Preliminary Plat and owned and maintained by the HOA.

If this meets with your approval, Ralph Bossert of Tetra-Tech will make the appropriate changes to the Preliminary Plat drawing and have it to you per your request.

Your consideration as to this proposal is very much appreciated.

Best Regards,



Bruce Griffin
Manzanita Hills Phase Six
Managing Member

Cc: Mr. Jerry Owens
Mr. LaRon Garrett

S-126-06 (Manzanita Hills Phase Six)

Russell Goddard moved, seconded by Kevin Sokol, the Planning and Zoning Commission recommend to the Council approval of S-126-06, a request for the Preliminary Plat of proposed Manzanita Hills Phase Six Subdivision, with the conditions as read prior and the changes that were just made by staff. *The changes included adding a line at the end of conditions 2 and 3 which states pursuant to UDC Section 15-09-016. Also adding conditions 13 and 14 which are as follows:*

13. *The developer shall separate the detention basin from lot 14 and shall submit a site plan including amenities for placement in the detention basin for the use of the property owners, prior to submission of the preliminary plat to the Council.*

14. *The following note shall be added to the preliminary and final plats:*

*The developer has provided the Town with a new water source for **thirteen** lots pursuant to agreements adopted by Resolution 2052 and Resolution 2098. If a water meter is installed upon any of these lots within five (5) years of April 18, 2005, such lot shall be subject to the Town's then existing Storage Tank Recapture Fee, but exempt from the Town's then existing Water Supply Recapture Fee and Technical Studies Recapture Fee. If a water meter is not installed upon one of these lots within five (5) years of April 18, 2005, upon installation of a water meter, such lot shall be subject to all of the Town's then existing Water Development Fees. The developer has not provided the Town with a new water supply for **one** lot (s) and therefore upon installation of a water meter, such lots shall be subject to all of the Town's then existing Water Development Fees. Note – A water meter may only be installed following the issuance of a building permit.*

Motion carried 6-0.

Please Note: Conditions 1-12 are as follows:

1. The future right of way for Green Valley Parkway shall be dedicated concurrent with the final plat.
2. The existing Green Valley Parkway right of way shall be abandoned concurrent with the final plat, *pursuant to UDC Section 15-09-016.*
3. The existing cul-de-sac bubble at the south end of Fawn Drive shall be abandoned concurrent with the final plat, *pursuant to UDC Section 15-09-016.*
4. The developer shall place funds in escrow with the Town of Payson for the construction of North Fawn Drive between the new roadway and Green Valley Parkway and Green Valley Parkway within this development, including

appropriate utilities, prior to approval of the final plat. The amount of these funds shall be based on the estimated cost of these improvements at the time of final plat approval, and shall be approved by the Public Works Engineer.

5. The improvement plans and subdivision plat 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.
6. Prior to Final Plat submittal, the street name (s) in the Manzanita Hills Phase Six subdivision shall be approved by the Public Works Engineer and the Zoning Administrator.
7. Prior to Final Plat approval, the developer shall provide an acceptable water system design report and improvement plans.
8. Prior to Final Plat approval, the developer shall provide a sanitary facilities design report and improvement plans acceptable to the Northern Gila County Sanitary District.
9. No grading will take place prior to obtaining a grading permit. Grading will be limited to areas approved by the Public Works Engineer.
10. A 1' Non-Vehicular Access Easement (NVAE) shall be designated on the final plat on the frontage of all lots and the detention basin on North Fawn Drive and the future Green Valley Parkway.
11. The "Site Data" note on the submitted preliminary plan is incorrect and shall be deleted from the final plat.
12. If any of the above conditions cannot be met or the applicant does not have an approved Final Plat within one year from the date of Council approval, then the preliminary plat expires.



COMMUNITY DEVELOPMENT DEPARTMENT
TOWN OF PAYSON
303 N. BEELINE HIGHWAY
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STAFF REPORT TO THE PLANNING & ZONING COMMISSION

I. INTRODUCTION

SUBJECT: Review of the proposed **Preliminary Plat for Manzanita Hills Phase Six** Subdivision.

MEETING DATE: **MAY 8, 2006**

CASE NUMBER: **S-126-06**

LOCATION: The property is currently addressed as 100 N. Fawn Drive. The property is located in a portion of the NW $\frac{1}{4}$ of Section 5, Township 10 North, Range 10 East, of the Gila and Salt River Base and Meridian, Gila County, Payson, Arizona.

TAX PARCELS: 304-09-112A, 304-09-112B, 304-09-113J, 304-09-114B, 304-09-114C

APPLICANTS: Bruce Griffin, Stephen J. Carder; property owners

II. EXISTING LAND USE/ZONING DESIGNATION:

EXISTING SITE: Undeveloped Single Family Residential Property / R1-44

NORTH: Developing Single Family Residential Property / R1-44
(Manzanita Hills Phase Four Subdivision)

SOUTH: Undeveloped Single Family Residential Property / R1-8-MH

EAST: Developed Single Family Residential Property / R1-6-MH-PAD
(Woodland Meadows I Subdivision)

WEST: Undeveloped Single Family Residential Property / R1-175
(U.S. Forest Service)

III. PROJECT DESCRIPTION:

- A. The applicant has submitted a proposal for the development of a 14 lot subdivision for single family residential dwellings. The proposed area of development is 20.60 acres (Gross acreage) and 17.94 acres (Net acreage). Note: Net acreage equals the gross, minus the proposed street ROW area and Tract A.
- B. **Proposed Densities** - Gross is **0.67 DU** (Dwelling Units) per Acre = 14 DU / 20.60 ac
Net is **0.78 DU** (Dwelling Units) per Acre = 14 DU / 17.94 ac
- C. The **minimum** lot size proposed is **44,024 sq.ft.** (lot 1). The **maximum** lot size proposed is **183,736 sq.ft.** (lot 14). The **average** lot proposed is **55,831 sq.ft.**
- D. Tract A is designated as the future right of way for Green Valley Parkway and shall be so dedicated on the final plat.
- E. No recreational facilities, common open space or green belts are proposed.

IV. PREVIOUS ZONING & BUILDING ACTIONS:

A. Zoning Actions

- 1. On January 3, 1972, the Gila County Board of Supervisors approved a Gila County P & Z Commission Request (Z-15-71) to "rezone to R1-170 all existing U.S. Forest Service land lying within the Payson zoned area; being portions of T 10 N, R 10 E & T 11 N, R 10 E." The R1-170 zoning designation historically transitioned to R1-D175.
- 2. On July 14, 1994, by Ordinance # 414, the Payson Town Council approved a zone change request from R1-D175 to R1L-D90 and from R1-D175 to R1L-D44 for a phase development of the 'Manzanita Hills' subdivision. With the adoption of the Unified Development Code the zoning designations have changed. Currently, Manzanita Hills Phase One is in the R1-90 district, Manzanita Hills Phase Two is in the R1-44 district, the portion of Manzanita Hills Phase Three north of W. Wagon Trail is in the R1-44 district, Manzanita Hills Phase Three south of W. Wagon Trail is in the R1-90 district. Manzanita Hills Phase Four subdivision is in the R1-44 district and Phase Five is in the R1-44 PAD district.
- 3. On October 13, 2005, by Ordinance #676, the Payson Town Council approved a zone change request from R1-90 to R1-44 for this 20 acre tract proposed as Manzanita Hills Phase Six subdivision .

B. Building Actions - Building Permits have not been issued for this property.

V. APPLICABLE REQUIREMENTS:

Section 15-09-010 of the Town of Payson Unified Development Code, explains the requirements and procedures for a subdivision preliminary plat.

VI. BACKGROUND INFORMATION:

- A. With this proposed subdivision, 14 lots and Tract A would have frontage on a dedicated and improved ROW (Right of Way).

B. This property is not within a flood plain designated area, however there are drainage concerns because of stream beds and natural drainage ways. These drainage ways accommodate intermittent high water, although they are usually dry.

C. The District Standards for the R1-44 classification is as follows:

District	Minimum Lot Size				Max Lot Cover	Minimum Yard Setbacks				Min Space Between Buildings	Public Water Sewer Required
	Area sq. ft.	Width ¹	Depth ²	D/U Area		Front	Rear	Side	Strt Side		
R1- 44	44,000	150'	190'	44,000	20%	40'	40'	20'	25'	10'	YES

D. The current R1-44 zoning would **not allow** a manufactured home to be utilized as a dwelling unit.

VII. ANALYSIS:

A. Compliance of the Site Plan with Proposed R1-44 District Standards

1. Proposed lots 1 through 14 exceed the 44,000 sq.ft. area requirement.
2. Proposed lots 1 through 14 exceed the 150 foot width requirement.
3. Proposed lots 1 through 14 exceed the 190 foot depth requirement.
4. Proposed lots 1 through 14 are well below the 'depth to width' ratio of three to one.
(See Section 15-07-002, Item E.3 of the UDC)

B. Compliance of the Site Plan with Subdivision Standards

1. Transportation, Circulation, and Street Design

LaRon Garrett, the Town Engineer, forwards the following comments.

- The future right of way for Green Valley Parkway shall be dedicated concurrent with the final plat.
- The existing Green Valley Parkway right of way shall be abandoned concurrent with final plat .
- The existing cul-de-sac bubble at the south end of Fawn Drive shall be abandoned concurrent with the final plat.
- The developer shall place funds in escrow with the Town of Payson for the construction of N. Fawn Drive between the new roadway and Green Valley Parkway and Green Valley Parkway within this development, including appropriate utilities, prior to approval of the final plat. The amount of these funds shall be based on the estimated cost of these improvements at the time of final plat approval, and shall be approved by the Public Works Engineer.
- A 1' Non-Vehicular Access Easement (NVAE) shall be designated on the final plat on the frontage of all lots and the detention basin on N. Fawn Drive and the future Green Valley Parkway .

2. Hillside Subdivision Requirements

Staff has determined that the hillside ordinance does not apply to this proposed preliminary plat.

3. Street Names

Approved street names shall be assigned prior to final plat approval.

4. Drainage

- a. The Final Drainage Report must address offsite runoff entering this project site, peak flows leaving the site, street flows, minimum finish floor elevations and detention. Peak flows, exiting the site after development, must be equal or less than current flows.
- b. Drainage easements must be provided on the final plat for all drainage flows. This includes, but is not limited to, concentrated drainage flows directed between lots and natural drainage areas.

5. Fire Safety

Although no comments were received from the Fire Department, all Fire Department requirements must be met prior to final plat approval.

6. Water

This property currently has one Equivalent Residential Unit (ERU). Thirteen additional ERU's are available per the attached agreement.

7. Sanitary Facilities

As this is a R1-44 zoning district, the Unified Development Code (UDC) requires public sanitary facilities will be utilized. The developer shall provide adequate sanitary facilities, depicted in the Improvement Plans, which are acceptable to the Northern Gila County Sanitary District, prior to Final Plat approval.

8. General Infrastructure

- a. Prior to Final Plat approval, the water, sewer, paving, and grading and drainage plans must be approved.
- b. A computer closure of the entire project must be submitted with the final plat.

F. Citizen's Participation Report

No Citizen Participation Plan is required because an approved rezoning of this property, which had a Citizen Participation Report, was completed within the past twelve months. (See UDC, Section 19-09-013, Item A.2.)

VIII. FINDINGS OF FACT

1. The proposed 14 lot subdivision can be designed to meet district and subdivision standards.
2. With the additional ERU's provided in the attached agreement, this project is in compliance with the Water Resources Element of the General Plan.
3. The proposed 14 lot subdivision could be compatible with existing zoning districts.

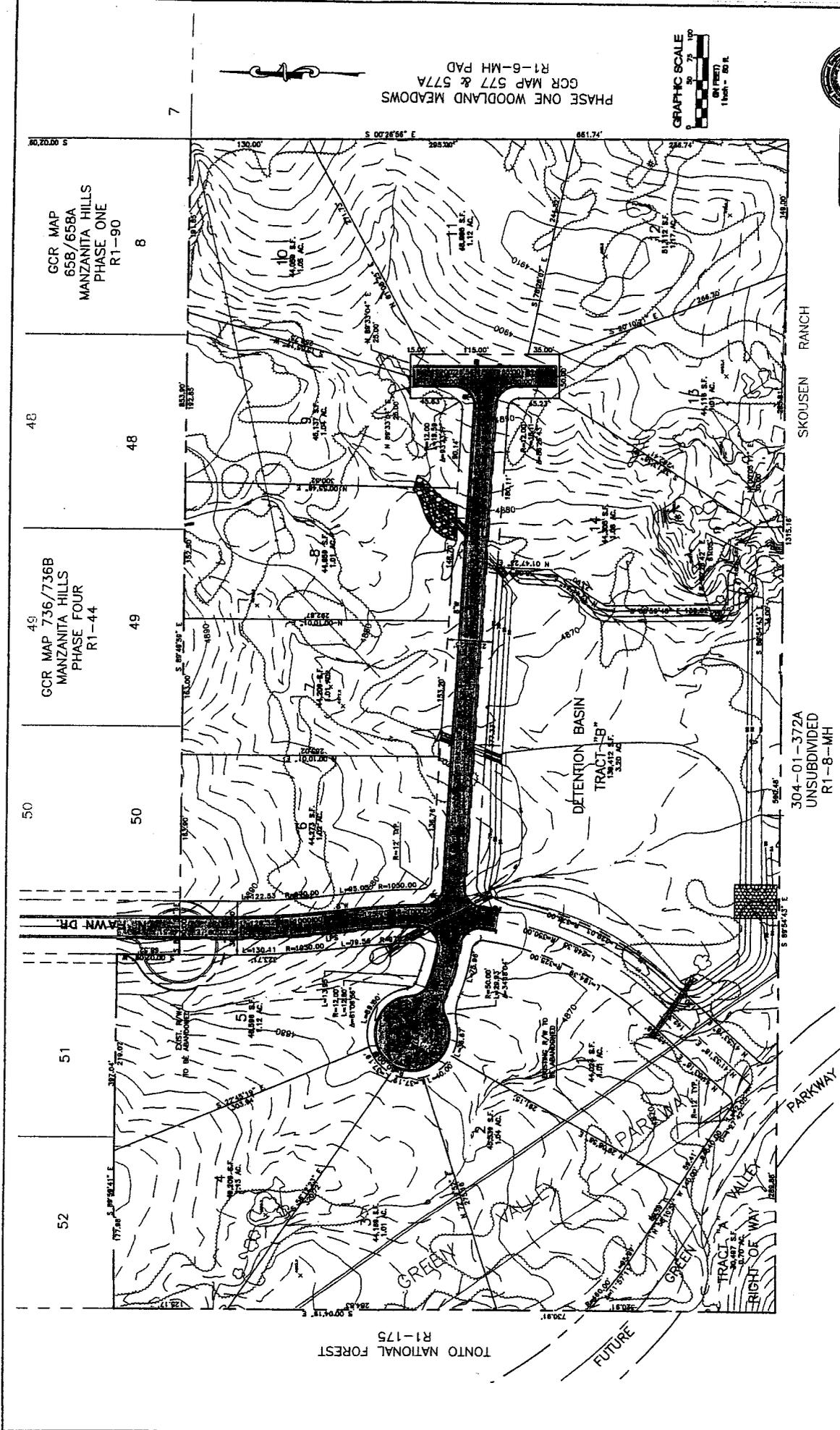
IX. RECOMMENDATION FOR S-126-06:

Staff recommends that the Planning & Zoning Commission approve S-126-06, with the conditions listed below.

If the Commission concurs with staff, a sample motion could be:

“I move the Planning & Zoning Commission recommend to the Town Council approval of S-126-06, a request for the Preliminary Plat of proposed Manzanita Hills Phase Six Subdivision, with the following conditions:

- 1. The future right of way for Green Valley Parkway shall be dedicated concurrent with the final plat.**
- 2. The existing Green Valley Parkway right of way shall be abandoned concurrent with the final plat.**
- 3. The existing cul-de-sac bubble at the south end of Fawn Drive shall be abandoned concurrent with the final plat.**
- 4. The developer shall place funds in escrow with the Town of Payson for the construction of N. Fawn Drive between the new roadway and Green Valley Parkway and Green Valley Parkway within this development, including appropriate utilities, prior to approval of the final plat. The amount of these funds shall be based on the estimated cost of these improvements at the time of final plat approval, and shall be approved by the Public Works Engineer.**
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- 6. Prior to Final Plat submittal, the street name(s) in the Manzanita Hills Phase Six subdivision shall be approved by the Public Works Engineer and the Zoning Administrator.**
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- 8. Prior to Final Plat approval, the developer shall provide a sanitary facilities design report and improvement plans acceptable to the Northern Gila County Sanitary District.**
- 9. No grading will take place prior to obtaining a grading permit. Grading will be limited to areas approved by the Public Works Engineer.**
- 10. A 1' Non-Vehicular Access Easement (NVAE) shall be designated on the final plat on the frontage of all lots and the detention basin on N. Fawn Drive and the future Green Valley Parkway.**
- 11. The “Site Data” note on the submitted preliminary plan is incorrect and shall be deleted from the final plat.**
- 12. If any of the above conditions cannot be met or the applicant does not have an approved Final Plat within one year from the date of Council approval, then the preliminary plat expires.”**



GCR MAP 658/658A
MANZANITA HILLS
PHASE ONE
R1-90

GCR MAP 736/736B
MANZANITA HILLS
PHASE FOUR
R1-44

52

51

50

49

48

MANZANITA HILLS, PHASE SIX
PAYSON, ARIZONA

TETRA TECH, INC.
1000 N. 10TH AVENUE
TUCSON, ARIZONA 85710-1000
TEL: 520-795-1100 FAX: 520-795-1101

NO.	REVISION	DATE	BY	CHK.

DATE: 07/24/04

JOB NO.	DRAWN BY	DATE

DATE: 07/24/04

SCALE	INTERVAL	UNIT

DATE: 07/24/04

PRELIMINARY PLAT

2 3

**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 |

304-09-112A, 304-09-112B

Project Address: 100 N. Fawn Drive **Tax Parcel Number:** ~~304-09-113J~~ 304-09-114B and 114C
Subdivision: N/A **Lot Number:** N/A
Name of Applicant(s): Manzanita Hills Six LLC **Phone #:** (928) 474-4651
Mailing Address: 600 E. Highway 260, Suite 12 **Town:** Payson **St:** AZ **Zip:** 85541
Name of Property Owner(s): Bruce Griffin/Stephen J. Carder
Mailing Address: 600 E. Highway 260, Suite 12 **Town:** Payson **St:** AZ **Zip:** 85541
Contact Person: Bruce Griffin **Phone #:** (928) 970-9000 **Fax #:** (928) 474-4659
Detailed Description of Request: Preliminary Plat for Manzanita Hills Phase Six, a 14 lot subdivision on 20.6 acres in accordance with R1-44 zoning.

(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 in his behalf.

Bruce Griffin
Print Name

Bruce Griffin 4-19-06
Signature Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEES
DATE FILED	4-20-06	(RG)	PREL SUBD. PLAT = \$250 ⁰⁰ + \$25 ⁰⁰ PER LOT, TRACT, AREA \$25 ⁰⁰ x 14 = \$350 ⁰⁰ \$600 ⁰⁰ TOTAL CHECK NUMBER: *1013 DATE: 4-20-06
COMPLETED APPLICATION	5-3-06	(RG)	
NEWSPAPER PUBLICATION	-	-	
300' NOTIFICATION MAILOUT	-	-	
POSTING DATE	-	-	

RECOMMENDATION		DECISIONS	
By:	Date:	By:	Date:



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Enter parcel number in the format xxx-xx-xxx and press Submit.

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Parcel 304-09-112A

Tax Year: 2006

[Submit Query](#) [Reset](#)

Parcel Information

Tax Year:	2006
Parcel: (Click for Improvement Info)	304-09-112A
Site Address:	
Owner:	CARDER STEPHEN J AND
Owner 2:	GRIFFIN BRUCE T
Mailing Address:	2404 E GOLDEN ASTER CIRCLE
City:	PAYSON
State:	AZ
Zip:	85541
Full Cash Value:	\$99,852
Assessed Full Cash Value:	\$15,976
Limited Value:	\$96,926
Assessed Limited Value:	\$15,508
Value Method:	Land Market Model
Exempt Amount:	0
Exemption Type:	
Use Code:	0012
Property Use:	VACANT LAND
Class Code:	

AG/VACANT LAND/NON-PROFIT-REAL PROPERTY /

Assessment Ratio: 16.00%

Last Sale Information

Sale Price: (Click for sale info) \$0

Sale Date: 5/25/2005

Recorded Instrument Type: WARRANTY DEED

Book: 9062

Page: 5

Legal Description Information

Parcel Size: 4

Unit Type: ACRES

Legal Description:

E2 NE4 SW4 NE4 SEC 5 T10N R10E EXC
THE W 84.31' THEREOF; APPROX
3.72 AC M/L

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Parcel 304-09-112B

Tax Year: 2006

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Parcel Information

Tax Year:	2006
Parcel: (Click for Improvement Info)	304-09-112B
Site Address:	
Owner:	CARDER STEPHEN J AND
Owner 2:	GRIFFIN BRUCE T
Mailing Address:	2404 E GOLDEN ASTER CIRCLE
City:	PAYSON
State:	AZ
Zip:	85541
Full Cash Value:	\$34,358
Assessed Full Cash Value:	\$5,497
Limited Value:	\$33,350
Assessed Limited Value:	\$5,336
Value Method:	Land Market Model
Exempt Amount:	0
Exemption Type:	
Use Code:	0012
Property Use:	VACANT LAND
Class Code:	

AG/VACANT LAND/NON-PROFIT-REAL PROPERTY /

Assessment Ratio: 16.00%

Last Sale Information

Sale Price: (Click for sale info) \$0

Sale Date: 5/25/2005

Recorded Instrument Type: WARRANTY DEED

Book: 9062

Page: 5

Legal Description Information

Parcel Size: 1

Unit Type: ACRES

Legal Description: THE W 84.31' OF E2 NE4 SW4 NE4 SEC 5
T10N R10E; APPROX 1.28 AC
M/L

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Enter parcel number in the format xxx-xx-xxx and press Submit.

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Parcel 304-09-113J

Tax Year: 2006

[Submit Query](#) [Reset](#)

Parcel Information

Tax Year:	2006
Parcel: (Click for Improvement Info)	304-09-113J
Site Address:	
Owner:	BLA RESOURCES LLC (50 INT)
Owner 2:	CARDER STEPHEN J AND GRIFFIN BRUCE T
Mailing Address:	2404 E GOLDEN ASTER CIRCLE
City:	PAYSON
State:	AZ
Zip:	85541
Full Cash Value:	\$4,938
Assessed Full Cash Value:	\$790
Limited Value:	\$4,938
Assessed Limited Value:	\$790
Value Method:	Land Market Model
Exempt Amount:	0
Exemption Type:	
Use Code:	0002
Property Use:	VACANT LAND
Class Code:	

AG/VACANT LAND/NON-PROFIT-REAL PROPERTY /

Assessment Ratio: 16.00%

Last Sale Information

Sale Price: (Click for sale info) \$0

Sale Date: 5/25/2005

Recorded Instrument Type: WARRANTY DEED

Book: 9062

Page: 5

Legal Description Information

Parcel Size: 1

Unit Type: ACRES

Legal Description:

POR NW4 NE4 SEC 5 T10N R10E;COMM N4
COR SAID SEC 5;TH S0D4'19 W
1253.91' POB;TH S89D37'31 E
397.04';TH SWLY 26.89' ALG RT CRV;TH



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Data updated Yesterday

Enter parcel number in the format xxx-xx-xxx and press Submit.

Don't know your Parcel Number?



Parcel 304-09-114B

Tax Year: 2006

[Submit Query](#) [Reset](#)

Parcel Information

Tax Year:	2006
Parcel: (Click for Improvement Info)	304-09-114B
Site Address:	
Owner:	CARDER STEPHEN J AND
Owner 2:	GRIFFIN BRUCE T
Mailing Address:	2404 E GOLDEN ASTER CIRCLE
City:	PAYSON
State:	AZ
Zip:	85541
Full Cash Value:	\$129,915
Assessed Full Cash Value:	\$20,786
Limited Value:	\$126,108
Assessed Limited Value:	\$20,177
Value Method:	Land Market Model
Exempt Amount:	0
Exemption Type:	
Use Code:	0004
Property Use:	VACANT LAND
Class Code:	

	AG/VACANT LAND/NON-PROFIT-REAL PROPERTY /
Assessment Ratio:	16.00%
	Last Sale Information
Sale Price: (Click for sale info)	\$0
Sale Date:	5/25/2005
Recorded Instrument Type:	WARRANTY DEED
Book:	9062
Page:	5
	Legal Description Information
Parcel Size:	5
Unit Type:	ACRES
Legal Description:	THE E 319.44' OF W2 NE SW NE SEC 5 T10N R10E; APPROX 4.84 AC M/L

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Enter parcel number in the format xxx-xx-xxx and press Submit.

Don't know your Parcel Number?



Parcel 304-09-114C

Tax Year: 2006

[Submit Query](#) [Reset](#)

Parcel Information

Tax Year:	2006
Parcel: (Click for Improvement Info)	304-09-114C
Site Address:	
Owner:	CARDER STEPHEN J AND
Owner 2:	GRIFFIN BRUCE T
Mailing Address:	2404 E GOLDEN ASTER CIRCLE
City:	PAYSON
State:	AZ
Zip:	85541
Full Cash Value:	\$82,947
Assessed Full Cash Value:	\$13,272
Limited Value:	\$82,947
Assessed Limited Value:	\$13,272
Value Method:	Land Market Model
Exempt Amount:	0
Exemption Type:	
Use Code:	0002
Property Use:	VACANT LAND
Class Code:	

AG/VACANT LAND/NON-PROFIT-REAL PROPERTY /

Assessment Ratio: 16.00%

Last Sale Information

Sale Price: (Click for sale info) \$0

Sale Date: 5/25/2005

Recorded Instrument Type: WARRANTY DEED

Book: 9062

Page: 5

Legal Description Information

Parcel Size: 10

Unit Type: ACRES

Legal Description:

NW4 SW4 NE4 SEC 5 T10N R10E EXC POR
COMM N4 COR SAID SEC 5;TH S0D
4'19 E 1321.41';TH S89D49'59 E
357.11' POB;TH ELY 157.51' ALG LT



[Back to Gila County Home Page](#)



2200 W. Doll Baby Ranch Road
P.O. Box 619
Payson, Arizona 85547

(928) 474-5257
(928) 474-5258 FAX
(602) 256-0047 Phoenix

April 25, 2006

Mr. Ray Erlandsen
Town of Payson
303 N. Beeline Highway
Payson, Arizona 85541

RE: MANZANITA HILLS PHASE SIX SUBDIVISION

Dear Ray:

I have received and reviewed the preliminary plat for the Manzanita Hills Phase Six Subdivision. The District takes no exception to the preliminary plat as submitted.

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.

If you have any questions, let me know.

Sincerely,

NORTHERN GILA COUNTY SANITARY DISTRICT

Joel S. Goode
General Manager

JSG/kjc

pc: File

ADMINISTRATIVE PROCEDURE
RE NEW WATER SOURCE EQUIVALENT RESIDENTIAL UNITS (ERU'S)
GRANTED PURSUANT TO AGREEMENTS APPROVED BY RESOLUTIONS 2052
AND 2098

Introduction:

On April 27, 2006, the Town Council accepted the improved RH2 well and East Payson Pipeline, therefore granting Terra-Payson 40 and Terra-Star Valley 40 ("Terra") one thousand (1000) ERU's pursuant to the agreements approved by Resolutions 2052 and 2098. Such credits are available for use within five (5) years of April 18, 2005 and may be assigned in writing if approved by the Town. Any development utilizing such credits still must pay the Town's then existing Storage Tank Recapture Fee.

The purpose of this Administrative Procedure is to set forth a formal process identifying how these ERU's may be used in accordance with Section 50.03 of the Code of the Town of Payson. Section 50.03 requires developments of 20 or fewer units to pay the Town's Water Development Fees. Developments of 21 or more units are required to provide a new water source. Additionally, section 50.03 allows the Water Superintendent the option of requiring the payment of a Water Development Fee as set forth in section 50.56 of the Town Code in lieu of the requirement of a new water supply.

Procedure:

- A. All new developments utilizing new water source ERU's assigned by Terra shall pay the Town's then existing entire Water Development Fees for the lesser of (1) the first twenty units of the development or (2) the maximum number of units that may be developed on the project property pursuant to any restrictions contained in any rezoning ordinance at the time of its initial adoption for the property on which the development is located.
- B. For each unit in excess of those paid pursuant to Section A of this procedure, the project developer shall provide the Town with new water source ERU's for such unit(s).
- C. The preliminary and final plat for all developments covered by this procedure shall contain the language below designating which lots are subject to payment of the amount of the Town's then existing entire Water Development Fees and which lots have been assigned new water source ERU's and are therefore only subject to the Storage Tank Recapture Fee if a water meter is installed within five years from April 18, 2005.

The developer has provided the Town with a new water source for thirteen lots pursuant to agreements adopted by Resolution 2052 and Resolution 2098. If a water meter is installed upon any of these lots within five (5) years of April 18, 2005, such lot shall be subject to the Town's then existing Storage Tank Recapture Fee, but exempt from the Town's then existing Water Supply Recapture Fee and Technical Studies Recapture Fee. If a water meter is not installed upon one of these lots within five (5) years of April 18, 2005, upon installation of a water meter, such lot shall be subject to all of the Town's then existing Water Development Fees.

(over)

ORDINANCE NO. 676

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, AMENDING THE OFFICIAL ZONING MAP FOR THE TOWN OF PAYSON, AMENDING ORDINANCE NO. 466 AND AMENDING THE ZONING CODE FOR THE TOWN OF PAYSON BY REZONING CERTAIN REAL PROPERTY GENERALLY LOCATED AT 100 NORTH FAWN DRIVE, BEING GILA COUNTY ASSESSOR'S PARCEL NUMBERS 304-09-112A, 304-09-112B, 304-09-113J, 304-09-114B, AND 304-09-114C, AS MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM R1-90 TO R1-44 (MANZANITA HILLS PHASE 6 SUBDIVISION).

WHEREAS, the Town of Payson from time to time amends its Official Zoning Map and Official Zoning Code for the purpose of accommodating zoning changes; and

WHEREAS, Application No. P-315-05 to amend the Official Zoning Map and Official Zoning Code has been made by Highland Development, L.L.C., property owner (Bruce Griffin and Stephen J. Carder authorized agents) to the Planning and Zoning Commission and the Town Council; and

WHEREAS, the Planning and Zoning Commission has held a public hearing on August 8, 2005, considered the issues, and made recommendation on Application No. P-315-05 to the Town Council; and

WHEREAS, the Town Council held a public hearing on August 25, 2005, in regard to said Application No. P-315-05 and has considered the issues relating thereto,

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, AS FOLLOWS:

Section 1. Ordinance No. 466 of the Town of Payson, the Official Zoning Map for the Town of Payson and the Zoning Code for the Town of Payson be and each is hereby amended to establish a zoning district of R1-44 for that portion of the certain real property located at 100 North Fawn Drive, Gila County Assessor's Parcel Numbers 304-09-112A, 304-09-112B, 304-09-113J, 304-09-114B, and 304-09-114C, more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference (the "Property").

Section 2. That the requested rezoning and the use and density of the Property as proposed by Application Number P-315-05 and made contingent upon those conditions set forth in Section 3 below, is consistent with the General Plan of the Town of Payson, as required by A.R.S. § 9-462.01(F).

Section 3. The foregoing change in zoning shall be and is hereby specifically made contingent upon and conditional upon each of the following:

1st Reading & Public Hearing SEP 15 2005 G.5
2nd Reading & Public Hearing OCT 13 2005 G.7

CE American legal
P+Z
published 2x
post 3 places

- A. Development on the Property shall be limited to one dwelling unit consuming one (1) Equivalent Residential Unit (ERU) as calculated under Chapter 50 of the Code of Payson and Ordinances 480, 528, and 537 as amended, unless the owner/developer of the property provides the Town with a new, adequate water supply for additional development.
- B. The existing Green Valley Parkway right of way shall be exchanged for the proposed Green Valley Parkway right of way (shown as Tract B) prior to any final development approval.
- C. North Fawn Drive shall be extended to intersect with Green Valley Parkway so additional access will be provided to this subdivision once Green Valley Parkway is extended to this area.
- D. If any conditions (A through C above) cannot be met or if the applicant or developer does not have approved Improvement Plans and Building Permits within three (3) years of the approval date of this Ordinance No. 676, then the R1-44 rezoning shall revert back to R1-90, after appropriate Council hearings have been held. The portion of Condition A limiting development to one dwelling unit shall survive any reversion of zoning to R1-90.

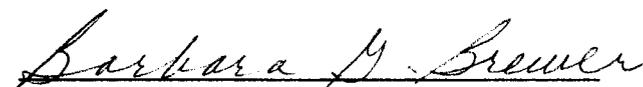
Section 4. The Mayor and Common Council find and declare that the provisions in this Ordinance Number 676 first embody and constitute the legislative act of rezoning the real property described herein and set forth on Exhibit "A" attached hereto.

Section 5. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 6. If any section, subsection, sentence, clause, phrase or portion of this Ordinance Number 676 is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

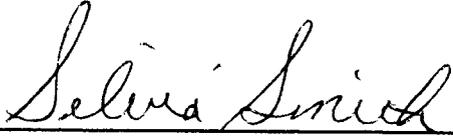
PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON this 13th day of October, 2005, by the following vote:

AYES 4 NOES 2 ABSTENTIONS 0 ABSENT 1


Barbara G. Brewer, Mayor

ATTEST:

APPROVED AS TO FORM:



Silvia Smith, Town Clerk



Samuel I. Streichman, Town Attorney

EXHIBIT "A"

to Ordinance No. 676

Legal Description

A parcel of land being a portion of the Northeast quarter of Section 5, Township 10 North, Range 10 East of the Gila and Salt River Base and Meridian, Gila County Arizona more particularly described as follows:

COMMENCING at the North quarter corner on said Section 5 and the Northwest corner of Sherwood Drive as shown on the Final Plat of Manzanita Hills Phase One Map 658 Gila County Records;

THENCE South 00 degrees 04 minutes 19 seconds East 40.00 feet along the West line of the Northeast quarter of said Section 5 to the POINT OF BEGINNING.

THENCE South 89 degrees 38 minutes 27 seconds East 374.47 feet along the South right of way of Sherwood Drive of said Manzanita Hills Phase One to the P.C. of a curve to the right concave to the Southwest having a radius of 25.00 feet and a central angle of 89 degrees 40 minutes 36 seconds;

THENCE along the arc of said curve 39.13 feet;

THENCE South 89 degrees 18 minutes 54 seconds East 60.00 feet to the P.C. of a non-tangent curve to the right concave to the Southeast having a radius of 25.00 feet a central angle of 90 degrees 19 minutes 53 seconds and a radial bearing into the P.C. of North 89 degrees 57 minutes 51 seconds West;

THENCE along the arc of said curve 39.41 feet;

THENCE South 89 degrees 37 minutes 58 seconds East 349.86 feet to a point on the West line of Manzanita Hills Phase One Map No. 658, Gila County Records also being the Northwest corner of Lot 11;

THENCE South 00 degrees 02 minutes 09 seconds West 722.31 feet along said West line;

THENCE South 89 degrees 38 minutes 05 seconds East 261.76 feet continuing along said West line;

THENCE South 00 degrees 02 minutes 09 seconds West 555.18 feet continuing along said West line to the Southwest corner of said Manzanita Hills Phase One;

THENCE South 89 degrees 49 minutes 59 seconds East 217.14 feet to the Northwest corner of Woodland Meadows Phase One Maps 577 and 577A, Gila County Records;

THENCE South 00 degrees 26 minutes 56 seconds East 661.74 feet along the West line of said Woodland Meadows Phase One;

THENCE North 89 degrees 54 minutes 43 seconds West 1,315.16 feet to a point on the West line of the Northeast quarter of said Section 5;

THENCE North 00 degrees 04 minutes 19 seconds West 1944.83 feet along said West line to the POINT OF BEGINNING.

EXCEPT any portion lying within Manzanita Hills Phase Four;