COUNCIL DECISION REQUEST

SUBJECT: **PRELIMINARY PLAT – "BONITA PINES CONDOMINIUMS" SUBDIVISION S-125-06**

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

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 Bonita Pines Condominiums Subdivision. The supporting motion would be: "I move to APPROVE the Preliminary Plat for the Bonita Pines Condominiums Subdivision as submitted subject to the nine (9) 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 Bonita Pines Condominiums 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-125-06, on a 6-0 vote.

A Citizens Participation Meeting was held on March 28, 2006, (see attached CPM report) .

MAY 2 4 2006 I.S

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
Bonita Pines Condominiums
Subdivision
S-125-06

May 9, 2006

* The applicant is requesting approval of a preliminary plat to allow a 1.58 acre property, currently zoned C-1, to be developed into 26 single-family residential units and 2 common tracts. Tract A would consist of parking, private driveway and landscaping. Tract B would be common landscaped open space.

* This property is currently addressed as 305 & 309 S. Ponderosa Street.

* A Citizens Participation Meeting was held on March 28, 2006. No citizens attended the meeting.

* On May 8, 2006, the Planning and Zoning Commission reviewed this application and recommends the Town Council **Approve** S-125-06, the **Preliminary Plat** for **Bonita Pines Condominiums** Subdivision with the nine conditions listed in the motion (see attached).

* Discussion at the Commission meeting included: relative affordability, owner occupied vs. rentals, improvements to Bonita Street, ADA accessibility issues and parking requirements. A citizen spoke to the design review requirements.

S-125-06 (Bonita Pines Condominiums)

Barbara Underwood moved, seconded by Russell Goddard, that the Planning and Zoning Commission recommend approval of S-125-06, a Preliminary Plat for Bonita Pines, a condominium subdivision consisting of 26 residential units and two tracts, with the following conditions:

1. The final plat shall be in substantial conformance with the site plan as submitted.

2. All lot dimensions must be depicted on the final plat.

3. A 'typical' unit plan shall be depicted on the final plat.

4. The development shall provide a minimum of a 16.5 foot half street from the center of the existing pavement to the back of the new curb along Ponderosa Street.

5. A 5' sidewalk shall be installed on the east side of Ponderosa Street across the frontage of this project.

6. The final plans shall include appropriate storm water conveyance and detention facilities in accordance with Town of Payson requirements. These plans shall be acceptable to the Town of Payson Engineering Department prior to approval of the final plat.

7. The proposed 8" water line shall be connected to the existing water line at the intersection of Bonita and Ponderosa.

8. The following note shall be added to the Final Plat:

   'The developer has not provided the Town with a new water supply for the 26 proposed units and therefore upon installation of a water meter, such units shall be subject to all of the Town's then existing Water Development Fees.'

9. There shall be 49 parking spaces required for this development.

Motion carried 6-0.

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

STAFF REPORT TO THE PLANNING & ZONING COMMISSION

I. INTRODUCTION

SUBJECT: Review of the proposed **Preliminary Plat** for **Bonita Pines** condominium subdivision.

MEETING DATE: **May 8, 2006**

CASE NUMBER: **S-125-06**

LOCATION: Currently the property is addressed as 305 & 309 S. Ponderosa Street.

TAX PARCEL: 304-04-212P

APPLICANT: Blackstone Homes LLC; property owner
Darlene Hechler, representative

II. EXISTING LAND USE/ZONING DESIGNATION:

EXISTING SITE: Undeveloped Commercial Property / C-1

NORTH: Developed Multifamily Property / R3-MH

SOUTH: Developed Multifamily Property / R3-MH

EAST: Developed Residential Property / R1-8-MH

WEST: Developed Commercial Property / C-2

III. PREVIOUS ZONING & BUILDING ACTIONS:

A. Zoning Actions - R3-D3 multifamily zoning for this site was inherited from Gila County when the Town of Payson incorporated in December 1973. The R3-D3 designation was changed to C-1 in May 1974 following approval by Gila County of Zone Change request Z-1-74.

B. Building Actions - No building permits have been issued for this site.

IV. APPLICABLE REQUIREMENTS:

Subdivision - Chapter 15 of the UDC Code, Section 15-2-003, "Stage II - Preliminary Plat" provides the general requirements for this submittal. Section 15-2-004, "Information Required for Preliminary Plat Submittal" and Section 15-003, "Subdivision Design Principles and Standards" provide the technical detail requirements.

V. PROJECT DESCRIPTION:

A. The applicant has submitted a proposal for the division of a residential condominium development of 26 single family residential units and two common use tracts.

B. The area of development is 68,905± square feet (1.58 ac). Units 1 - 26 would occupy 24,198.92 square feet (lot coverage). Tract "A" would be 17,397.08 square feet, Tract "B" would be 27,309 square feet. Tract "A" would consist of parking, private driveway and landscaping. Tract "B" is common landscaped open space.

C. The density of this development equals the under roof area divided by the land area.
Calculation:
24,198.92 square feet (s.f.) under roof area (Total s.f.24,198.92 of all 26 units);
24,198.92 s.f. ÷ 68,905.s.f.(land area) = 0.3512 or **35.1% lot coverage**.
This is well below the 50% allowed for multifamily properties.

D. The maximum dwelling units per acre (D/U) allowed in a C-1 (R3) zoning district is 18 (see formula below).

- R3 District Minimum required square feet for each dwelling unit (D/U) = 2,420 s.f.
- 43,560 s.f. (1 Acre) ÷ 2420 s.f. = 18 Dwelling Units per Acre (Maximum)
- Total square feet of Property ÷ Required s.f. for each D/U = Max. Units Allowed
- 68,905 s.f. ÷ 2420 s.f. = **28.47 D/U** for this project.

VI. ANALYSIS:

A. Compliance of the Preliminary Plat with C-1 (R3) District Standards

1. The Preliminary Plat for the proposed 'Bonita Pines' subdivision is a residential 'condo' plat and therefore the R3 District Standards for area, width, depth, and 3 to 1 ratio do not apply.
2. The building setbacks depicted meet or exceed district standards.
3. The C-1 (R3) District Standards; for Maximum Lot Coverage, Minimum Space between Buildings and 35' Maximum Height, will be in effect, if or when the proposed project develops.
4. Public water and public sanitary facilities are required.
Compliance can be met.

B. Compliance of the Preliminary Plat with Subdivision Standards

1. Transportation and Circulation

All roads within the project boundary are to be private.

2. Street Design

Comment from LaRon Garrett - Public Works Engineer

- This development shall provide a minimum of a 16.5 foot half street from the center of the existing pavement to the back of the new curb along Ponderosa St.
- A 5' sidewalk shall be installed on the east side of Ponderosa Street across the frontage of this project.

3. Hillside Subdivision Requirements

There are no 15% slopes over 50% of the lot area, therefore the 'Hillside Subdivision' regulations are not applicable.

4. Street Names

Not applicable.

5. Drainage

Comment from LaRon Garrett - Public Works Engineer

- The final plans shall include appropriate storm water conveyance and detention facilities in accordance with Town of Payson requirements. These plans shall be acceptable to the Town of Payson Engineering Department prior to approval of the final plat.

6. Water Infrastructure

The UDC requires utilization of public water for C-1 zoned districts.

Comment from LaRon Garrett - Public Works Engineer

- The proposed 8" water line shall be connected to the existing water line at the intersection of Bonita and Ponderosa.

7. Water Availability

The following note shall be added to the Final Plat:

"The developer has not provided the Town with a new water supply for the 26 proposed units and therefore upon installation of a water meter, such units shall be subject to all of the Town's then existing Water Development Fees."

For the purpose of calculating Equivalent Residential Units (E.R.U.'s) 1.3 condo units are equivalent to 1 E.R.U. if the units consist of three bedrooms and 2 bathrooms. Therefore, 20 E.R.U.'s X 1.3 condo units = 26 units)

8. Sanitary Facilities

a. As this is a proposed condominium subdivision, public sanitary facilities shall be required.

b. This property is within the Northern Gila County Sanitary District.

9. General Infrastructure

a. Prior to Final Plat approval, the water, sewer and paving plans as well as the grading and drainage plans must be approved.

b. A computer closure of the entire project must be submitted with the final plat.

10. Platting Concerns

a. All lot dimensions must be depicted on the final plat.

b. If all units are the same, a 'typical' detail should be depicted.

C. Citizen Participation Plan

A Citizen's Participation Meeting was held on March 28, 2006 at which time Tetra Tech staff informed those present of the proposed subdivision specifics. The Citizen's Participation Report meets UDC requirements and is enclosed for review.

D. Compatibility with Existing Land Uses

All adjacent land uses are compatible with this proposed 'condo' subdivision.

E. Compatibility with the Topography

Staff finds that this proposed subdivision could be compatible with the topography.

VII. FINDINGS OF FACT

1. This proposed 'condo' subdivision could be compatible with adjacent land uses.

2. This proposed 'condo' subdivision could be compatible with the topography.

VIII. RECOMMENDATION FOR S-125-06:

Staff recommends that the Planning & Zoning Commission recommend to the Town Council approval of **S-125-06**, a **Preliminary Plat** for **Bonita Pines,** a condominium subdivision.

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

"I move that the Planning & Zoning Commission recommend approval of S-125-06, a Preliminary Plat for Bonita Pines, a condominium subdivision consisting of 26 residential units and two tracts, with the following conditions;

1. **The final plat shall be in substantial conformance with the site plan as submitted.**

2. **All lot dimensions must be depicted on the final plat.**

3. **A 'typical' unit plan shall be depicted on the final plat.**

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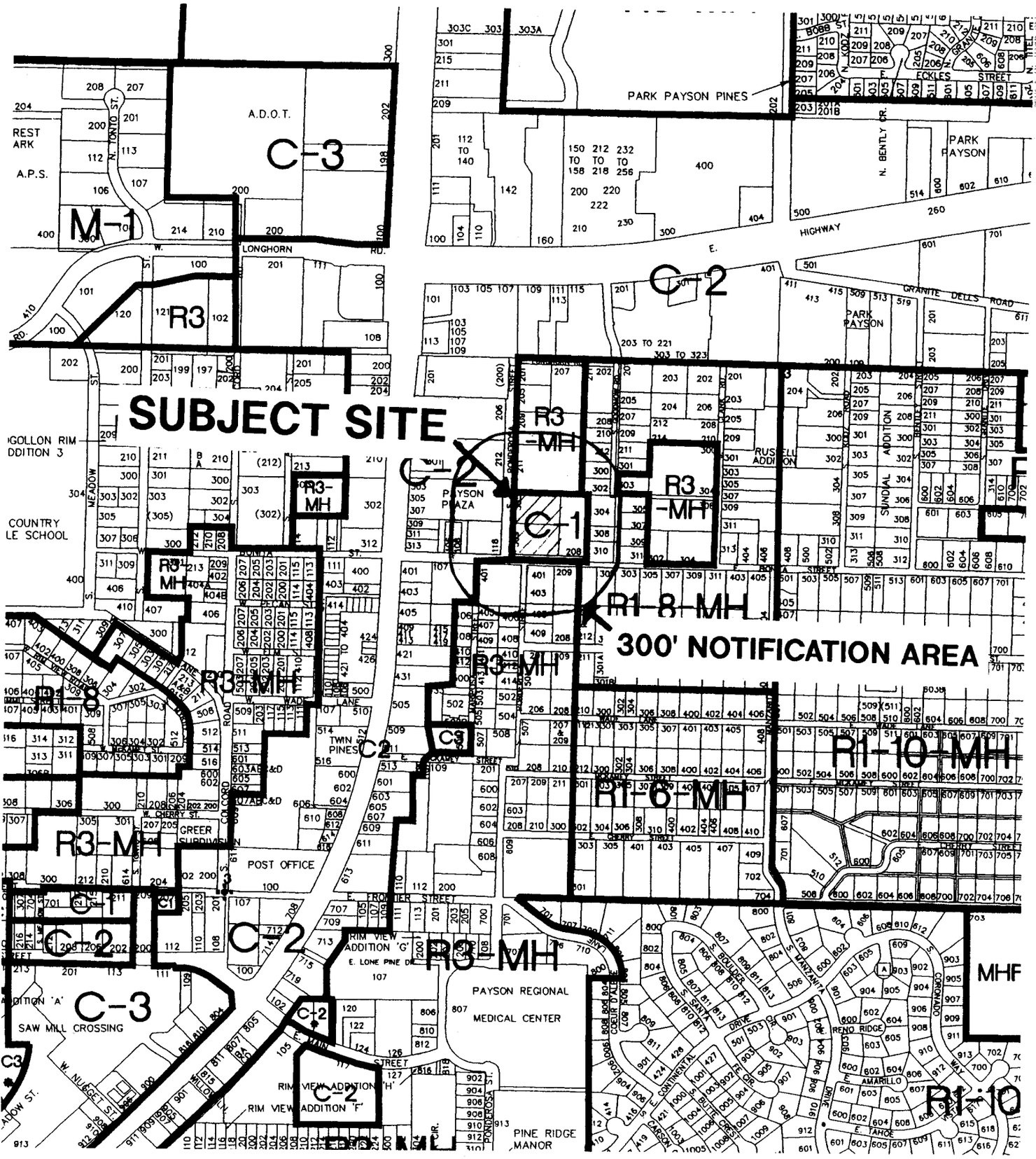
7. **The proposed 8" water line shall be connected to the existing water line at the intersection of Bonita and Ponderosa.**

8. **The following note shall be added to the Final Plat:**

   'The developer has not provided the Town with a new water supply for the 26 proposed units and therefore upon installation of a water meter, such units shall be subject to all of the Town's then existing Water Development Fees.'"

S-125-06

Map Depicting the Subject Site with 300' Limit and Additional Notification Requirements for 305 & 309 S. Ponderosa Street

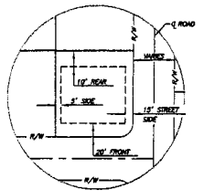


PRELIMINARY PLAT
FOR
BONITA PINES CONDOMINIUMS

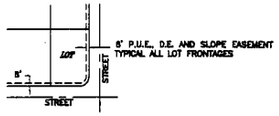
OF PARCELS "A" & "B" PER RECORD OF SURVEY/MINOR LAND DIVISION MAP 1262 GCR, BEING A PORTION OF LOT 10, RUSSELL SUBDIVISION ACCORDING TO PLAT MAP 73 GCR, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA

LEGEND

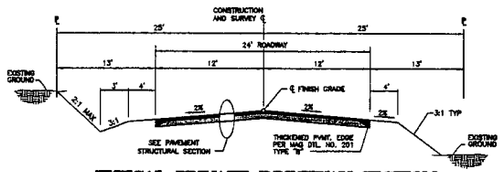
- O . . . . . FOUND SURVEY MONUMENTATION AS NOTED
- ◉ . . . . . SURVEY MONUMENT
- (R) . . . . . RECORDED INFORMATION
- (M) . . . . . MEASURED INFORMATION
- ——— . . . . . BOUNDARY LINE
- — — — . . . . . RIGHT OF WAY LINE
- ——— . . . . . CENTER LINE
- ——— . . . . . LOT LINE
- — — — . . . . . BUILDING SETBACK LINE
- ---------- . . . . . EASEMENT LINE
- 304-02-027A . . . . . ASSESSOR'S PARCEL NO.
- D.E. . . . . DRAINAGE EASEMENT
- S.E. . . . . SLOPE EASEMENT
- PUE . . . . . PUBLIC UTILITY EASEMENT
- ——— . . . . . NATURAL DRAINAGE CONVEYANCE



TYPICAL C-1 LOT SETBACKS
N.T.S.



TYPICAL PUBLIC UTILITY, DRAINAGE, AND SLOPE EASEMENT
N.T.S.



TYPICAL PRIVATE DRIVEWAY SECTION
N.T.S.

OVRLDWG

BENCH MARK

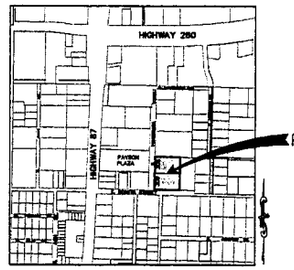
BENCHMARK =
T.B.M.
TOP OF COTTON PICKER
SECTION 2, T-10-N, R-10-E
Elevation = 4934.88

BASIS OF BEARINGS

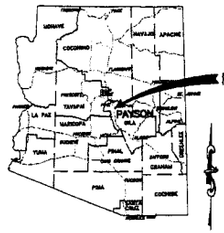
THE SOUTH LINE OF RUSSELL SUBDIVISION, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF BONITA STREET. SAID BEARING BEING S89°53'00E A DISTANCE OF 654.86 FEET

OWNER/DEVELOPER

BLACKSTONE HOMES, LLC
14107 E. TWILIGHT VIEW DRIVE
FOUNTAIN HILLS, ARIZONA 85268
PHONE (480) 837-3536



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT
1-800-782-5348
(OUTSIDE MARICOPA COUNTY)

SHEET INDEX

	DESCRIPTION
1-2	COVER SHEET
2-2	PRELIMINARY PLAT

SITE DATA

EXISTING ZONING	C-1
TOTAL NO. OF CONDOS	26
AREA UNDER FOOTPRINTS	.58 AC.
TRACT "A" PRIVATE DRIVE/PARKING	.40 AC.
TRACT "A" INTERNAL LANDSCAPING	.04 AC.
TRACT "B" LANDSCAPED OPEN SPACE	.82 AC.
TOTAL AREA	1.58 AC.
A.P.N.	304-04-212P
D/U PER ACRE	16.45
LANDSCAPED AREA WITHIN TRACT "A"	10.5%
LANDSCAPED AREA TRACT "B"	39.2%

Prepared by
TETRA TECH, INC.
INFRASTRUCTURE SOUTHWEST GROUP
431 S. Beeline Highway, Payson, AZ 85541
(928) 474-4638 FAX (928) 474-4687
Project No. 9787.0001

UTILITY SERVICES

WATER	PAYSON WATER DEPARTMENT
SEWER	N.G.C.S.D.
TELEPHONE	QWEST
POWER	ARIZONA PUBLIC SERVICE
CaTV	CABLEVISION
TRASH COLLECTION	WASTE MANAGEMENT
TRASH DISPOSAL	BUCKHEAD MESA LANDFILL, GILA COUNTY
POLICE	PAYSON POLICE DEPARTMENT
FIRE PROTECTION	PAYSON FIRE DEPARTMENT
SCHOOLS	PAYSON UNIFIED SCHOOL DISTRICT
GAS	ENERGY WEST

GENERAL NOTES

1) ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF GOVERNMENTS AND THE UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF GOVERNMENTS, 1998, INCLUDING REVISIONS THROUGH 2000 (MAG SPEC. AND MAG STD. DETAIL.). UNLESS OTHERWISE NOTED ON THE PROJECT IMPROVEMENT PLANS.

2) THE ENGINEER FOR THE PROJECT IS:
TETRA TECH INC.
431 S. BEELINE HIGHWAY
PAYSON, AZ. 85541
PHONE: (928) 474-4638
FAX: (928) 474-4687

3) ALL SUBDIVISION IMPROVEMENTS WILL BE MADE IN ACCORDANCE WITH THE PRELIMINARY PLAT, THE TOWN OF PAYSON STANDARD WATER DETAILS AND GENERAL NOTES, THE NORTHERN GILA COUNTY SANITARY DISTRICT STANDARD DETAILS FOR SEWER CONSTRUCTION AND THE M.A.G. UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE IMPROVEMENT PLANS.

4) A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS , WILL BE PROVIDED BY THE DEVELOPER.

5) ALL MAINTAINANCE AND REPAIR OF STORM WATER AND DRAINAGE FACILITIES IN THIS DEVELOPMENT, WITHIN OR WITH OUT 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 MAINTANANCE AND/OR REPAIR BY THE TOWN OF PAYSON WILL BE CHARGED TO THE INDIVIDUAL PROPERTY OWNER.

6) ALL ROADS WITHIN THE PROJECT BOUNDARY ARE TO BE PRIVATE.

7) THE OWNER/DEVELOPER WILL INSTALL STREET AND TRAFFIC CONTROL SIGNS AS REQUIRED BY THE TOWN OF PAYSON.

8) THE OWNER/DEVELOPER PROPOSES TO EXTEND WATER & SEWER SERVICES FROM EXISTING FACILITIES AS PROPOSED HEREIN.

9) FIRE PROTECTION WILL BE PROVIDED BY THE TOWN OF PAYSON FIRE DEPARTMENT UTILIZING EXISTING AND PROPOSED FIRE HYDRANTS INSTALLED AS PART OF THIS SUBDIVISION.

10) EXISTING UTILITY MODIFICATIONS AND NEW UTILITIES WILL BE DESIGNED PER CURRENT STANDARDS AND POLICIES OF THE PARTICULAR UTILITY SERVICE PROVIDER, THE TOWN OF PAYSON, AND THE STATE OF ARIZONA.

11) THE INTENT OF THIS PRELIMINARY PLAT IS TO SUBSTANTIALLY CONFORM TO TOWN OF PAYSON UNIFORM DEVELOPMENT CODE.

12) THIS PROJECT IS SUBJECT TO TOWN OF PAYSON DESIGN REVIEW ORDINANCE 670, EFFECTIVE JULY 25, 2005.

13) IN ADDITION TO THE REQUIREMENTS SET FORTH IN THE TOWN OF PAYSON DESIGN REVIEW ORDINANCE, ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED SO AS TO ENSURE THAT DIRECT LIGHT SOURCE MAY NOT BE SEEN FROM ANY PROPERTY LINE.

DISCLAIMER

These documents have been prepared for a specific project and shall neither be altered nor reused for any other purpose. Also, these documents do not represent as-built conditions. If these documents are altered intentionally or unintentionally, or reused without the design engineer's written approval, it will be at the sole risk and responsibility of the user. The act of altering or reusing is construed as indemnifying and holding the design engineering firm and its employees harmless from all claims, damages, and expenses, including attorney fees, arising out of such act.

SHEET 1 OF 2

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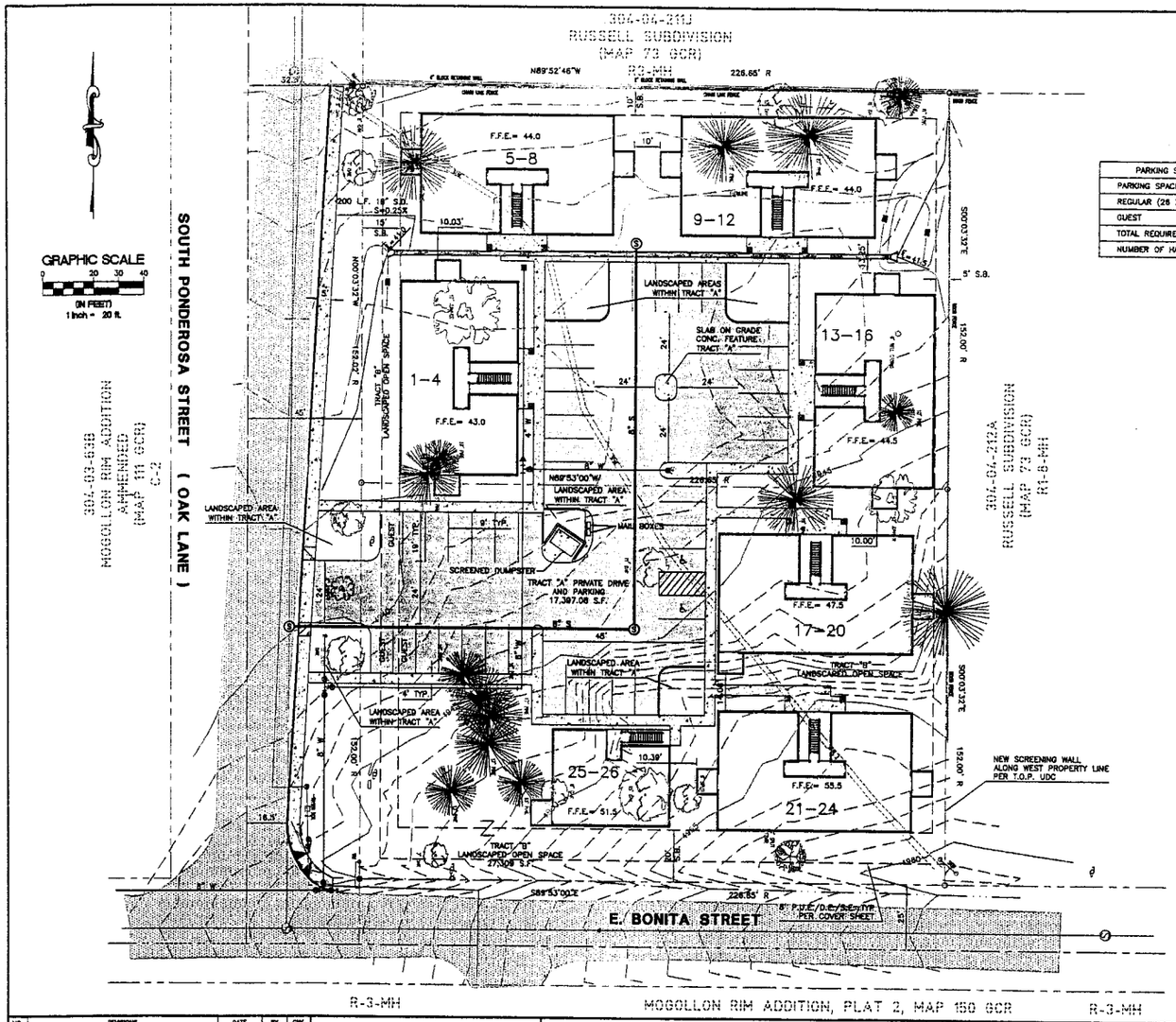

PARKING SPACE CALCULATIONS	
PARKING SPACE TYPE	#
REGULAR (26 X 1.75)	46
GUEST	3
TOTAL REQUIRED	49
NUMBER OF HANDICAP SPACES	2

NO.	REVISIONS	DATE	BY	CHK.

TETRA TECH, INC.
431 S. Beeline Highway
Payson, AZ 85541-4865
TEL:(928)474-4436 FAX:(928)474-4867

BONITA PINES CONDOMINIUMS
PAYSON, ARIZONA

JOB NO.	9787.0001
DESIGNED BY:	ROB
DRAWN BY:	JLP
CHECKED BY:	ROB
APPROVED BY:	ROB
DATE:	04/05/06

PRELIMINARY PLAT

SCALE: HORIZ: 1"= 20'
CONT. INTERVAL = 1'
DRAWING NO. PP
SHEET NO. 2 OF: 2

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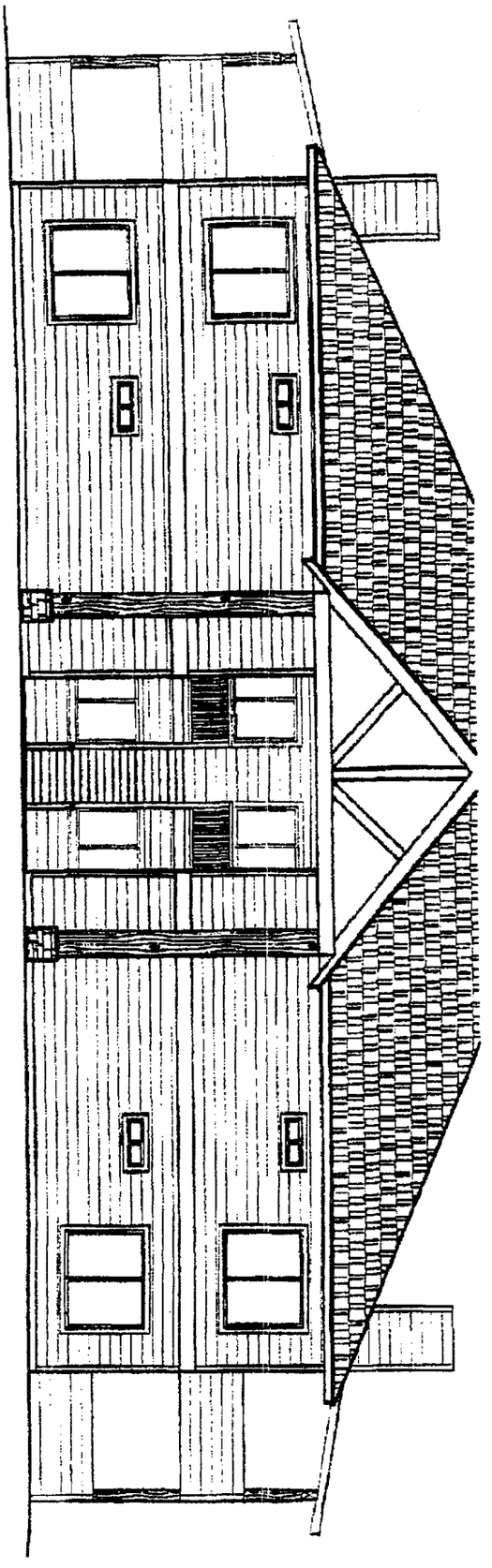
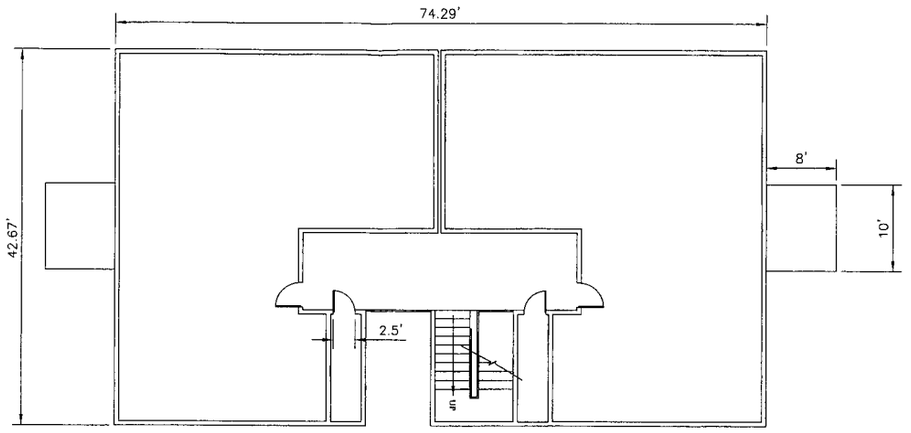




BLACKSTONE HOMES
TERRACE: 80 SF
UNIT: 1194 SF
STORAGE: 42 SF
3 BDRM - 2 BATH

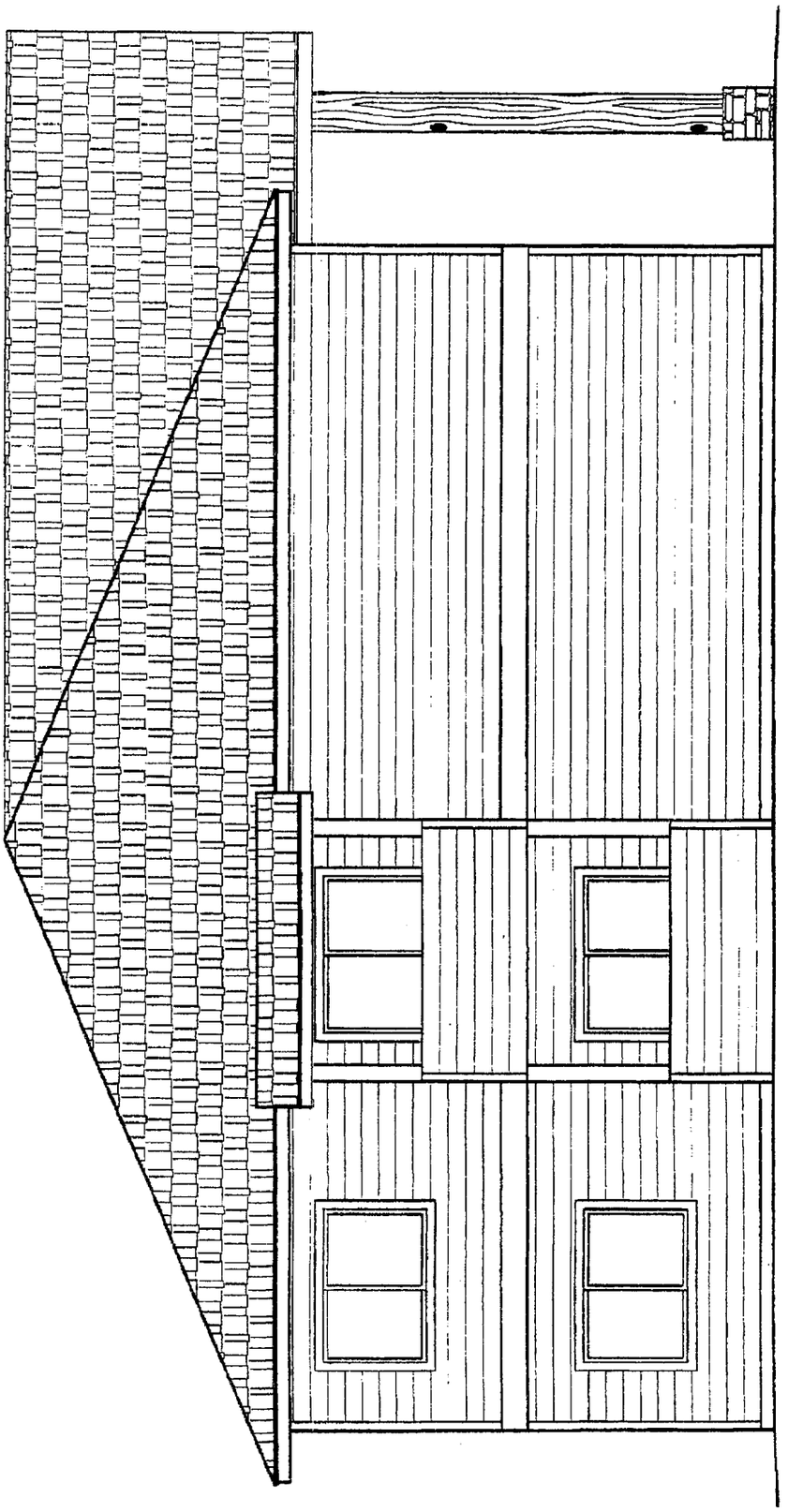
1-800-STAKE-IT
1-800-782-5348
(BUTTER SWEEPS GRAPH)

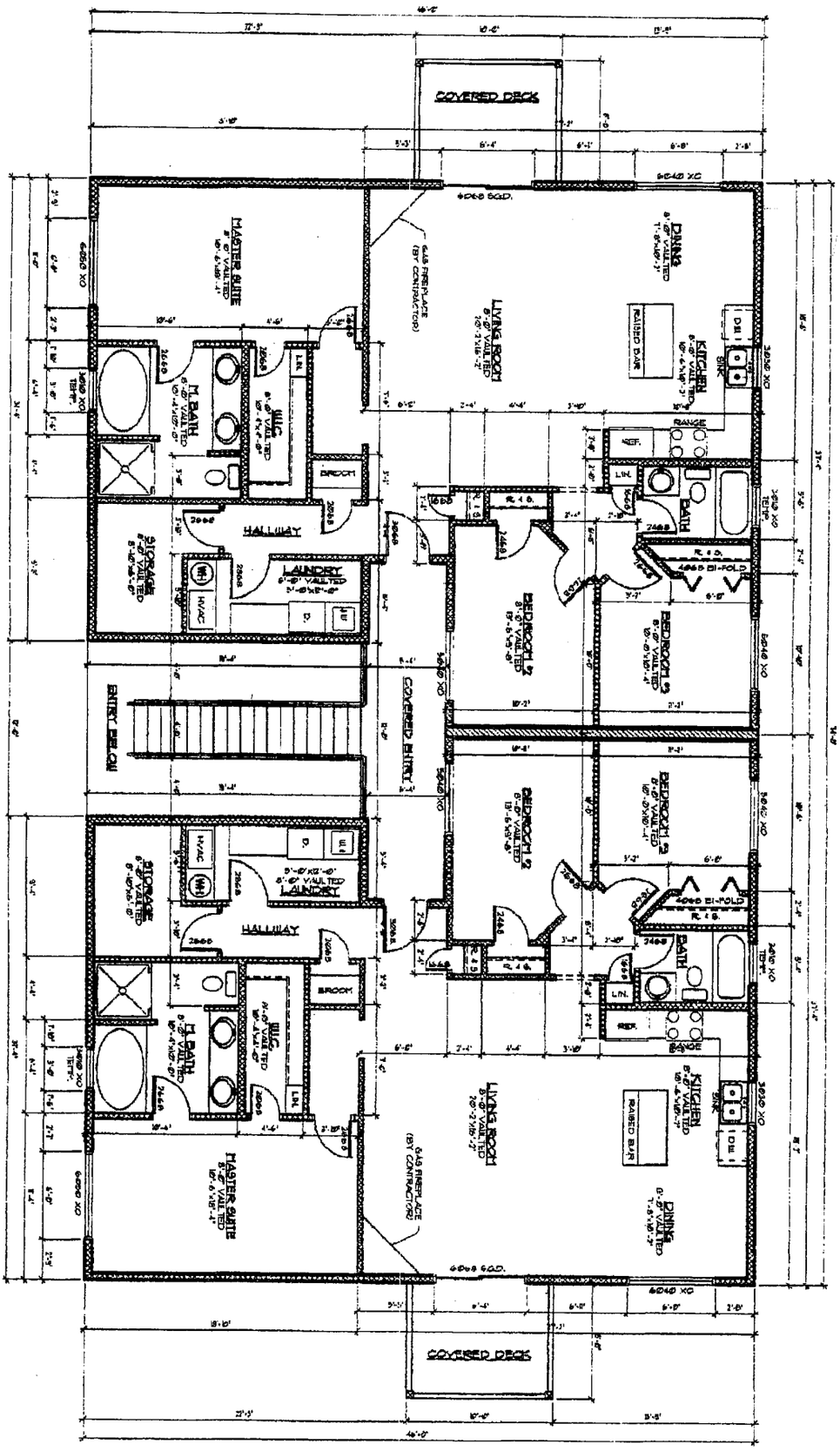
NO.	REVISIONS	DATE	BY	CHK.

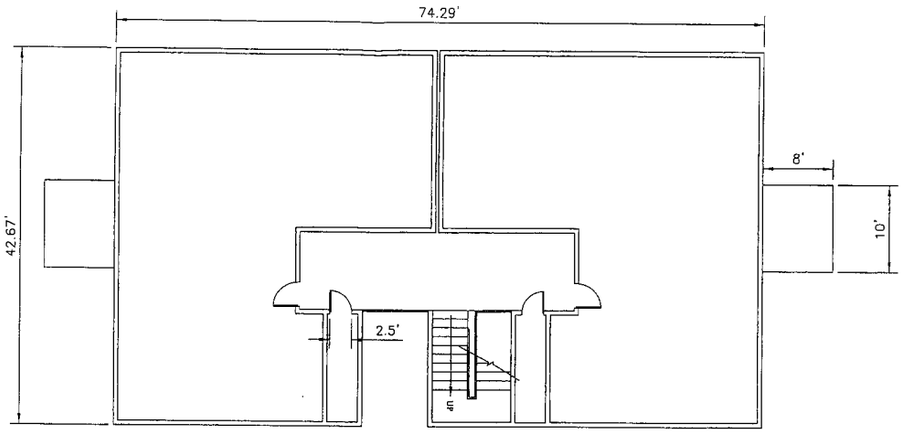
TETRA TECH, INC.
431 S. Bradley Highway
Payson, AZ 85541-1666
TEL:(928)474-4636 FAX:(928)474-4667

JOB NO.
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE:

SCALE: HORIZ: 1"= 10'
CONT. INTERVAL =
DRAWING NO.
SHEET NO. OF:




COVERED DECK
MASTER SUITE
LIVING ROOM
DINING
KITCHEN
RAISED BAR
M. BATH
W.I.C.
BROOM
HALLWAY
LAUNDRY
STORAGE
BEDROOM #2
BEDROOM #3
BATH
RANGE
REF.
LIN.
HVAC
ENTRY BELOW
COVERED ENTRY
GAS FIREPLACE (BY CONTRACTOR)
4068 BI-FOLD
6068 S.G.D.
6040 XO
COVERED DECK



BLACKSTONE HOMES
TERRACE: 80 SF
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3 BDRM - 2 BATH

H-800-STAKE-IT

NO.	REVISIONS	DATE	BY	CHK.

TETRA TECH, INC.
421 S. Stadium Highway
Payson, AZ 85541-4650
TEL(928)474-4636 FAX(928)474-4667

JOB NO.
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE:

SCALE: HORIZ: 1"= 10'
CONT. INTERVAL =
DRAWING NO.
SHEET NO. OF:

P:\97870001\dwg\Plan Michael Tribe Arch\VCAD-3 BR (cadsoft2-acad2000.dwg, 10/17/2005 5:19:14 PM, JasonPhillips, 1:1

CASE NUMBER S-125-06

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

The undersigned Applicant(s) hereby applies for:

- ☐ Abandonment Request
- ☐ Administrative Appeal
- ☐ Code Amendment
- ☐ Conditional Use Permit
- ☐ Development Master Plan
- ☐ Devel. Agreement, PAD & SPD
- ☐ Final Subdivision Plat
- ☐ General Plan or Land Use Plan Amendment
- ☐ Minor Land Division
- ☐ P & Z Commission Appeals
- ☒ Preliminary Subdivision Plat
- ☐ Temporary Use Permit
- ☐ Variance
- ☐ Zone Change

Project Address: 305 and 309 S. Ponderosa Street Tax Parcel Number: 304-04-212P&Q
Subdivision: Russell Subdivision Lot Number: N/A
Name of Applicant(s): Blackstone Homes, L.L.C. Phone #: (480) 837-3536
Mailing Address: 15107 E. Twilight View Drive Town: Fountain Hills St: AZ Zip: 85268
Name of Property Owner(s): Blackstone Homes, L.L.C.
Mailing Address: 15107 E. Twilight View Drive Town: Fountain Hills St: AZ Zip: 85268
Contact Person: Darlene Hechler Phone #: (480) 837-3536 Fax #: (480) 837-2191
Payson Business License # _____ Sales Tax # _____

Detailed Description of Request: Preliminary Plat approval for a condominium subdivision consisting of 26 condo units and 2 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.

Darlene Hechler	Darlene Hechler	4-6-06
Print Name	Signature	Date

STAFF USE ONLY - PERTINENT DATA

APPLICATION	DATE	INITIALS
DATE FILED	4-12-06	RE
COMPLETED APPLICATION	5-4-06	RE
NEWSPAPER PUBLICATION	—	—
300' NOTIFICATION MAILOUT	—	—
POSTING DATE	—	—

APPLICATION FEE: $
Prel. Subd. Plat = $250.00
+ 25.00 per Lot, Parcel, Tract
$25.00 x 28 = $700.00
$950.00 TOTAL
PD RE
CHECK NUMBER: #1442 DATE: 4-12-06

RECOMMENDATION		DECISIONS	
By:	Date:	By:	Date:

First American Title Insurance Company

SCHEDULE A

Type of Coverage: **ALTA Standard Owner's (1992)**

Amount of Insurance **$299,000.00**

Date of Policy: November 02, 2005
To and include 2005-020342

1. Name of Insured:

   Blackstone Homes, L.L.C., an Arizona corporation

2. The estate or interest in the land which is covered by this Policy is fee.

3. Title to the estate or interest in the land is vested in:

   Blackstone Homes, L.L.C., an Arizona corporation

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

SEE EXHIBIT " A" ATTACHED HEREIN

Policy No. 237-4559441

EXHIBIT "A"

PARCEL A AND B, AS SHOWN ON RECORD OF SURVEY RECORDED AS SURVEY MAP NO. 1262, BEING A PORTION OF LOT 10, RUSSELL SUBDIVISION, ACCORDING TO MAP NO. 73, RECORDS OF GILA COUNTY, ARIZONA.

SCHEDULE B

This policy does not insure against loss or damage, nor against costs, attorneys' fees or expenses, any or all of which arise by reason of the following:

PART ONE:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the aforementioned matters excepted are shown by the public records.

6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

SCHEDULE B

PART TWO:

1. Any charge upon said land by reason of its inclusion in Northern Gila County Sanitary District. (All assessments due and payable are paid.)

2. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as Map No. 73, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. An easement for ingress, egress and public utilities and incidental purposes, recorded as Docket 348, Page 764.

4. A Deed of Trust given to secure an indebtedness of $224,200.00, dated October 27, 2005, recorded November 02, 2005 as Instrument No. 2005-020342 of Official Records.

   Trustor: Blackstone Homes LLC, an Arizona corporation

   Trustee: M&I Marshall and Ilsley Bank

   Beneficiary: M&I Marshall and Ilsley Bank

End of Schedule B - Part II

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 14, 2006

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

RE: BONITA PINES CONDOMINIUMS

Dear Ray:

I have received and reviewed the Preliminary Plat for the Bonita Pines Condominiums.

The property is within the boundaries of the Northern Gila County Sanitary District. The owners have plans underway to provide public sewer to the property.

If you have any further questions, please advise.

Sincerely,

NORTHERN GILA COUNTY SANITARY DISTRICT

Joel S. Goode
General Manager

JSG/so

pc: File

RECEIVED
APR 17 2006
COMMUNITY DEVELOPMENT DEPARTMENT

F:\HOME\SHARON\WPDOCS\DEV\BonitaPinesCONDOS\PrePlat.wpd

TETRA TECH, INC.

April 12, 2006

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

Subject: **Citizen's Participation Report for Bonita Pines Condominiums**
Project No. 9787.0001

Dear Mr. Erlandsen:

The purpose of this Citizen's Participation Report is to inform you that on behalf of Blackstone Homes L.L.C., and as part of a Preliminary Condominium Plat Application, Tetra Tech, Inc. conducted a Citizen's Participation Meeting for the proposed "Bonita Pines" condominium project on Tuesday, March 28, 2006, at 3:30 P.M. in the conference room of Tiny's Restaurant in Payson.

On March 6, 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 issues related to the project. A copy of the meeting sign-in sheet and three undelivered invitations are included with this report. No citizens attended the meeting. The meeting concluded at approximately 4:00 P.M.

Please feel free to contact us with any questions or comments you may have concerning our Citizen's Participation Meeting or this Report.

Sincerely,

Jason L. Phillimore
Land Use Planner

JLP:lmw
P:\97870001\WdDocs\Letter Ray E 4-6-06.doc

Enclosures

cc: Ralph O. Bossert, PE, RLS – Tetra Tech, Inc.
Blackstone Homes, L.L.C.

431 South Beeline Highway, Payson, AZ 85541
Tel 928.474.4636 Fax 928.474.4867
www.tetratech.com

305 & 309 S. Ponderosa Street

CITIZEN PARTICIPATION MEETING

March 28, 2006

SIGN-IN SHEET

NAME	ADDRESS	PHONE #
Jason Phillmore	431 S. Beeline	4634

TETRA TECH, INC.

NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Proposed Condominium Development at 305 and 309 S. Ponderosa St.

Dear Property Owner:

You are hereby notified of a Citizen Participation Meeting to be held on Tuesday, March 28, 2006, at 3:30P.M. in the large conference room at Tiny's Family Restaurant located at 600 E. Highway 260 in Payson, AZ. The purpose of the meeting is to provide information to property owners adjacent to subject property and registered interested parties regarding our proposed development. An 8-1/2x11 copy of the Site Plan is attached. If you cannot attend the meeting and/or have questions regarding the proposed subdivision, please call Mr. Gary Smith at (480) 837-3536 or myself.

Respectfully,

Jason Phillimore
Tetra Tech, Inc.
(928) 474-4636

Enclosure

cc: Ray Erlandsen, Zoning Administrator, Town of Payson
Blackstone Homes, LLC

431 South Beeline Highway, Payson, AZ 85541
Tel 928.474.4636 Fax 928.474.4867
www.tetratech.com

S-125-06

Property Owners within the Minimum 300' Radius and Additional Notification Requirements for 305 & 309 S. Ponderosa Street

Sunscape Investments LLC
PO Box 4997
Scottsdale, AZ 85261

Alfred W & Cecile C Storer Trustee
PO Box 17855
Fountain Hills, AZ 85269

Delmer A Marquardt Jr
8178 W Tonopah Dr
Peoria, AZ 85382

John & Barbara A Huchan Trustees
16338 E Nichlaus Dr
Fountain Hills, AZ 85268

Edward J & Laverne Jablonsky
17032 Cascade Dr
Fountain Hills, AZ 85268

Gerald A & Deborah Buckland
305 S Goodnow
Payson, AZ 85541

Dan C & Patricia Ann Husted
Trustees
5627 S Jolly Roger Rd
Tempe, AZ 85283

Randy & Janine Yamamotto
511 W Iris Drive
Chandler, AZ 85248

Bob A & Liz J Willig
300 S Goodnow
Payson, AZ 85541

Roger F & Ann D Schwartz
Trustees
807 S Greenfaire Cir
Payson, AZ 85541

Earle C & Carol E Brown
212 S Goodnow
Payson, AZ 85541

Payson Apartments
1566 Terra Ave
Sheridan, WY 82801

Mount View Apartments
566 Turner Lane
Sheridan, WY 82801

Rodney & Kimberly Anderson
PO Box 1318
Payson, AZ 85547

Norman & Mercedes A Matlock
202 S Goodnow Rd
Payson, AZ 85541

Norman & Mercedes A Matlock
202 S Goodnow Rd
Payson, AZ 85541

Norman & Mercedes A Matlock
202 S Goodnow Rd
Payson, AZ 85541

Wayne C & Lee aka E Lee Parent
Trustees
208 S Goodnow Rd
Payson, AZ 85541

Karl & Patricia Myers
401 S Ponderosa St
Payson, AZ 85541

Jerry Hanewinckel
PO Box 3441
Payson, AZ 85547

Ray H Eiden
2356 S Keeling
Casa Grande, AZ 85222

Shirley Gates Trustee
57 Hallelujah Ave
Santa Rosa Beach, FL 32459

George J Bartels and Merlin V
Bartels Trustee
7104 N 27th Ave
Phoenix, AZ 85051

Kent A & Louise A Echols
PO Box 2456
Payson, AZ 85547

Capital Renovations LP
15301 Seaway Dr
Taylor, MI 48180

Raymond K & Sharon L Chase
1574 E Bowman Dr ©
Casa Grande, AZ 85222

Robert P Hammerel
208 E Juniper St
Payson, AZ 85541

S-125-06

Property Owners within the Minimum 300' Radius and Additional Notification Requirements for 305 & 309 S. Ponderosa Street

Edith Sue Owen Trust
PO Box 3441
Payson, AZ 85547

Simkat Enterprises LLC
1204 W Chatham Dr
Payson, AZ 85541

William Nelson Martin Trustee
13913 Fairford
Norwalk, CA 90650

Crackerjack Properties LLC
PO Box 2306
Pine, AZ 85544

Limes on Everything LLC
PO Box 10941
Bozeman, MT 59771

Limes on Everything LLC
PO Box 10941
Bozeman, MT 59771

Pine Valley LLC
301-A S Beeline Hwy
Payson, AZ 85541

Pine Valley LLC
301-A S Beeline Hwy
Payson, AZ 85541

Herbert Kong Jr and Lynn Trustees
PO Box 30000
Mesa, AZ 85275

Lacey LLC
10623 E Terra Dr
Scottsdale, AZ 85258

Michael Dennis & Cynthia K McCannon
17243 E Sargosa St
Gilbert, AZ 85279

Veryl L aka Veryl Lionel Kaufmann
PO Box 769
Payson, AZ 85547

Southwest Behavioral Health Services Inc
3707 N 7th St Ste 100
Phoenix, AZ 85254

Jeanie Langham
602 E. Continental Drive
Payson, AZ 85541

Robert W. Henley
1300 W Aviator Circle
Payson, AZ 85541

Jason Phillimore
431 S Beeline Highway
Payson, AZ 85541

Jeffrey A Poshka and P J Ivey
1301 W 8th St Unit 44
Mesa, AZ 85201

Joanne E Moon
300 E Juniper
Payson, AZ 85541

Northern Gila County Genealogical Society
302 E Bonita
Payson, AZ 85541