

COUNCIL DECISION REQUEST

* As Delivered To
Clerk's Office
5-17-06
RE

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

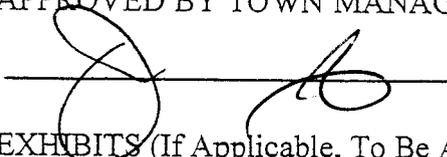
SUBMITTED BY: 
Community Development Director

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) .

JUN 08 2006 I.3



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.



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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);

$24,198.92 \text{ s.f.} \div 68,905 \text{ s.f. (land area)} = 0.3512$ 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.
 - ▶ $43,560 \text{ s.f. (1 Acre)} \div 2420 \text{ s.f.} = 18$ Dwelling Units per Acre (Maximum)
 - ▶ Total square feet of Property \div Required s.f. for each D/U = Max. Units Allowed
 - ▶ $68,905 \text{ s.f.} \div 2420 \text{ s.f.} = 28.47$ 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;

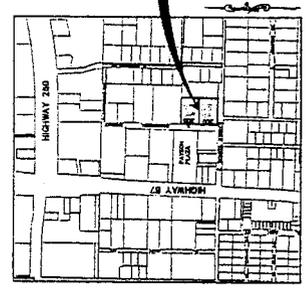
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‘The developer has not provided the Town with a new water supply for the 26 proposed units and therefore upon installation of a water meter, such units shall be subject to all of the Town’s then existing Water Development Fees.’”

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

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.

SHEET INDEX

DESCRIPTION	SHEET
COVER SHEET	1-2
PRELIMINARY PLAT	2-2

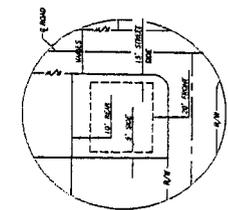
PROJECT SITE

SITE DATA

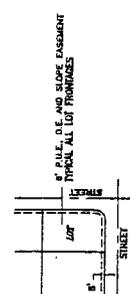
EXISTING ZONING	..... C-1
TOTAL NO. OF CONDOS	..... 28
AREA UNDER FOOTPRINTS	..... .56 AC.
TRACT "A" PRIVATE DRIVE/PARKING	..... .40 AC.
TRACT "A" INTERNAL LANDSCAPING	..... .04 AC.
TRACT "B" LANDSCAPED OPEN SPACE	..... .82 AC.
TOTAL AREA	..... 1.58 AC.
A.P.N.	..... 304-04-212P
0/0 PER ACRE	..... 16.45
LANDSCAPED AREA WITHIN TRACT "A"	..... 10.5X
LANDSCAPED AREA TRACT "B"	..... 39.2X

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

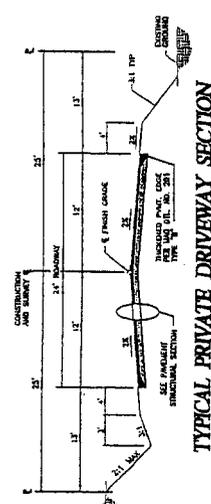
BASIS OF BEARINGS
THE SOUTH LINE OF RUSSELL SUBDIVISION, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF BONITA STREET, SAID BEARING BEING S89°53'00"E A DISTANCE OF 654.86 FEET



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.

- LEGEND**
- 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

UTILITY SERVICES

- WATER..... PAYSON WATER DEPARTMENT
- SEWER..... A.G.C.S.D.
- TELEPHONE..... QWEST
- POWER..... ARIZONA PUBLIC SERVICE
- CITY..... GARDENBURG
- TRASH COLLECTION..... WASTE MANAGEMENT
- TRASH DISPOSAL..... BOKROSIDE MEDIA LANDFILL GILA COUNTY
- FIRE PROTECTION..... PAYSON FIRE DEPARTMENT
- SCHOOLS..... PAYSON UNIFIED SCHOOL DISTRICT
- GAS..... ENERGY WEST

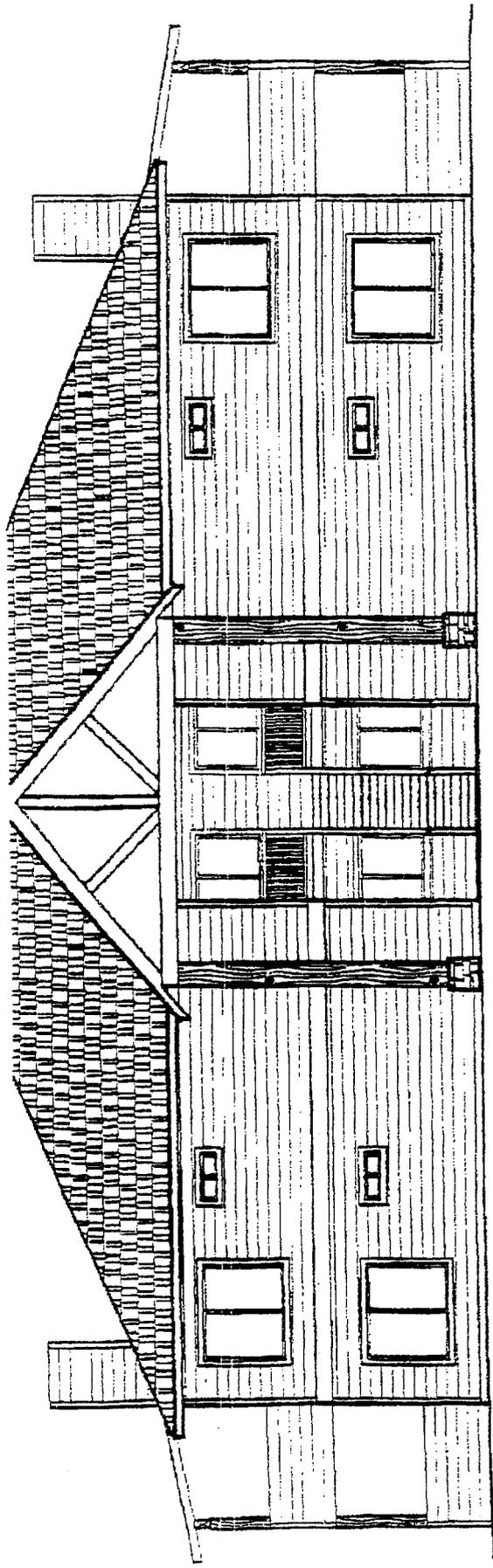
GENERAL NOTES

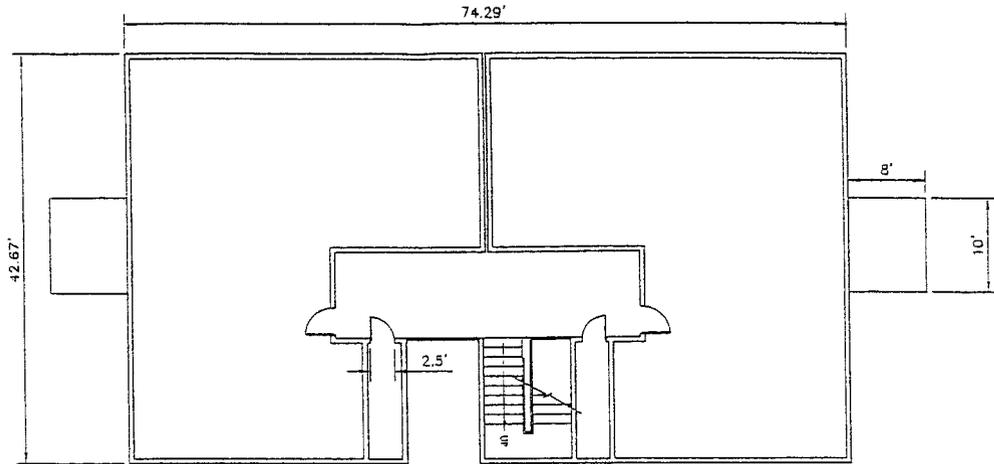
- 1) ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND THE ADOPTED STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, ARIZONA A.G.C.S.D. AND THE ADOPTED STANDARD SPECIFICATIONS AND THE ADOPTED STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, ARIZONA A.G.C.S.D. UNLESS OTHERWISE NOTED ON THE PROJECT IMPROVEMENT PLAN.
- 2) THE ENGINEER FOR THE PROJECT IS:
TETRA TECH INC.
14107 E. TWILIGHT VIEW DRIVE
FOUNTAIN HILLS, ARIZONA 85268
PHONE: (480) 837-3536
FAX: (480) 837-3537
- 3) ALL UTILITIES SHOWN ON THIS PLAT SHALL BE MAINTAINED IN ACCORDANCE WITH THE PRELIMINARY PLAT, THE TOWN OF PAYSON STANDARD WATER DETAILS AND THE GENERAL NOTES, THE ARIZONA GILA COUNTY STANDARD WATER DETAILS AND THE ARIZONA GILA COUNTY STANDARD SEWER DETAILS AND THE ARIZONA GILA COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE IMPROVEMENT PLAN.
- 4) A DECLARATION OF CONVEYANCE, CONTAINING AND RESTRICTIONS THEREON, SHALL BE PROVIDED BY THE DEVELOPER.
- 5) ALL MAINTENANCE AND REPAIRS OF STORM WATER AND DRAINAGE FACILITIES IN THIS DEVELOPMENT, WHETHER OR NOT OUT OF A DRAINAGE FACILITY, SHALL BE THE RESPONSIBILITY OF THE OWNER. HOWEVER, THE TOWN OF PAYSON, OR OTHER PUBLIC AGENCIES HAVING JURISDICTION, SHALL MAINTAIN AND REPAIR THE FACILITIES FOR PUBLIC WORKS CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE IMPROVEMENT PLAN.
- 6) ALL ROADS WITHIN THE PROJECT BOUNDARY ARE TO BE PRIVATE.
- 7) THE OWNER/DEVELOPER SHALL INSTALL STREET AND TRAFFIC CONTROL SIGNALS AS REQUIRED BY THE TOWN OF PAYSON.
- 8) THE OWNER/DEVELOPER PROPOSES TO EXTEND WATER & SEWER SERVICES FROM EXISTING FACILITIES AS SHOWN HEREON.
- 9) FIRE PROTECTION WILL BE PROVIDED BY THE TOWN OF PAYSON FIRE DEPARTMENT. THE TOWN OF PAYSON AND PROPOSED FIRE DEPARTMENTS SHALL BE CONTACTED AS PART OF THIS SUBDIVISION.
- 10) EXISTING UTILITY LOCATIONS AND DEPT UTILITIES WILL BE DELETED PER CURRENT STANDARDS AND PRACTICES OF THE PARTICULAR UTILITY SERVICE PROVIDER, THE TOWN OF PAYSON, AND THE STATE OF ARIZONA.
- 11) THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWN OF PAYSON UNIFORM DEVELOPMENT CODE.
- 12) THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWN OF PAYSON UNIFORM DEVELOPMENT CODE.
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Prepared by
TETRA TECH, INC.
INFRASTRUCTURE/SOUTHWEST GROUP
14107 E. TWILIGHT VIEW DRIVE
FOUNTAIN HILLS, ARIZONA 85268
PHONE: (480) 837-3536
FAX: (480) 837-3537
Project No. 9787.0001

DISCLAIMER
These documents have been prepared for a specific project and shall neither be used nor relied upon for any other project, nor shall they be construed as a general statement of opinion or advice. The engineer's liability shall be limited to the specific project and shall not extend to any other project or to any other party. The engineer shall not be responsible for any errors or omissions in these documents, and shall not be liable for any damages, including attorney fees, arising out of such act.





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



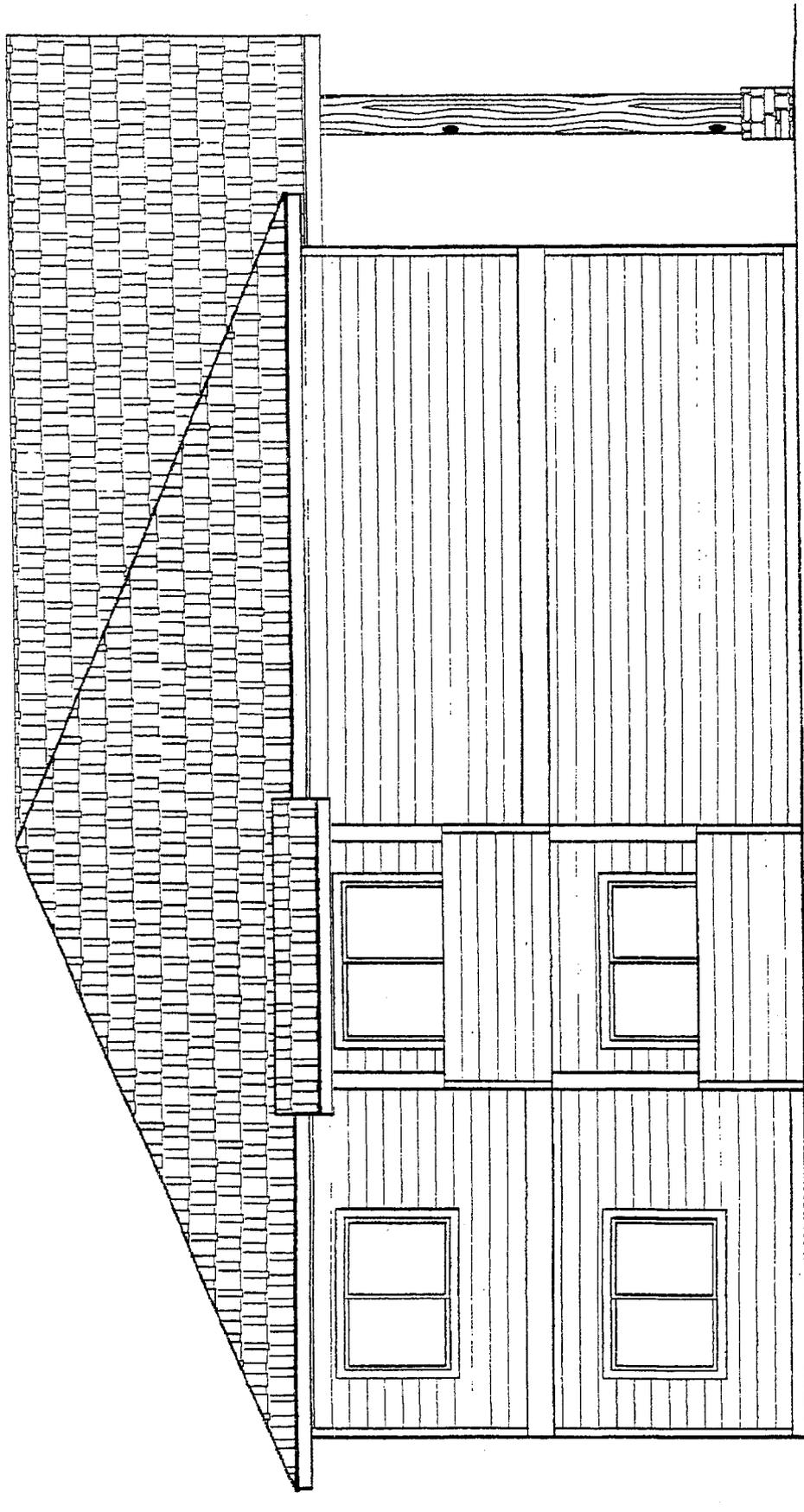
NO.	REVISION	DATE	BY	CHK.

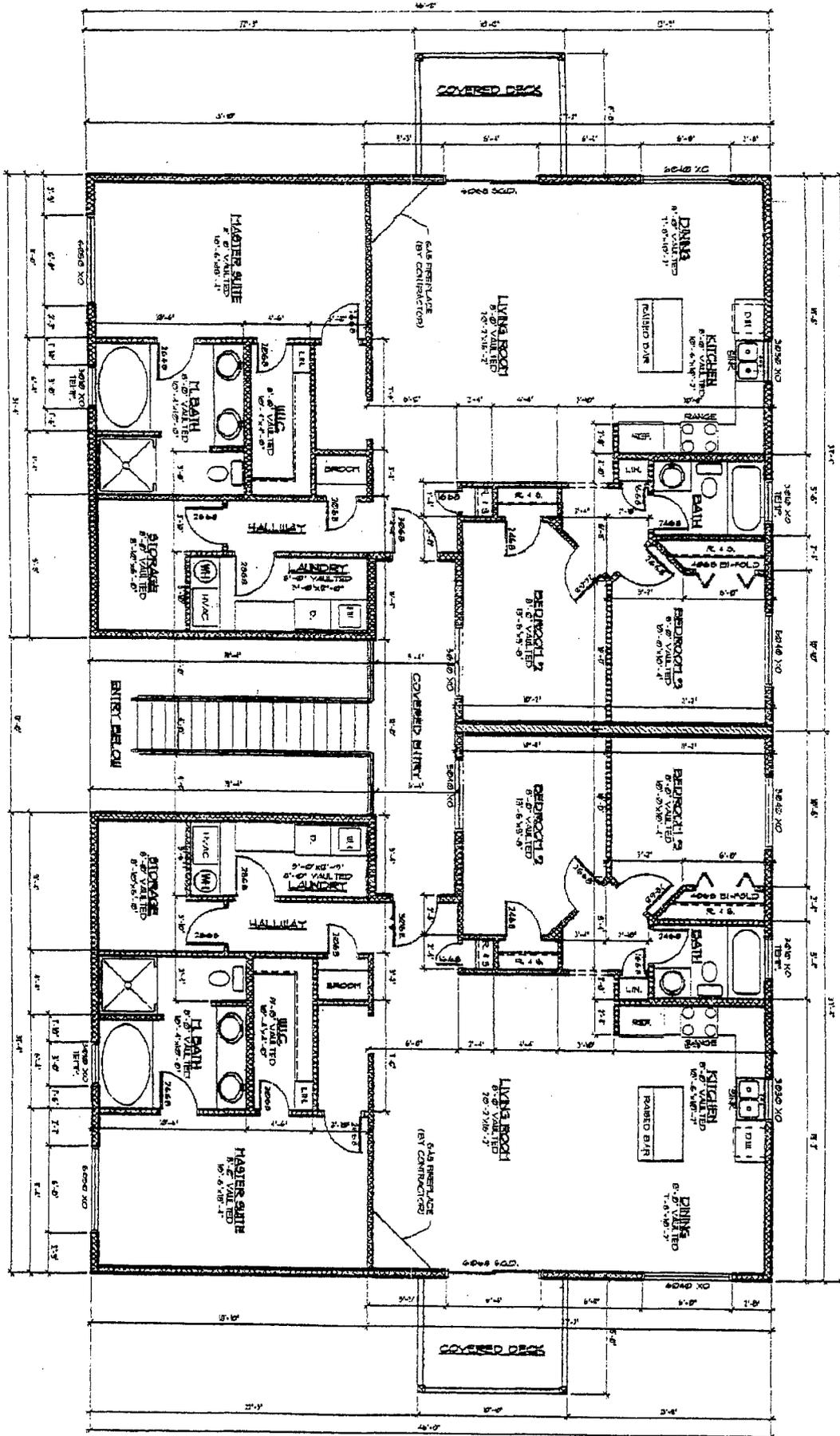
Tt TETRA TECH, INC.
 101 N. 10th Street
 Minneapolis, MN 55401

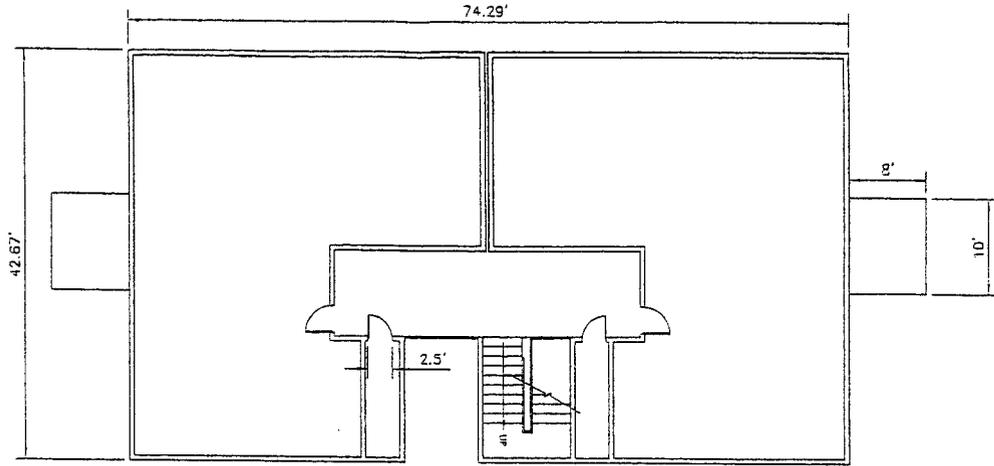
JOB NO.

DATE	HOURS	1" = 10'

10/10/2014 10:00 AM C:\Users\j...







BLACKSTONE HOMES
 TERRACE: 80 SF
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 3 BDRM - 2 BATH



NO.	DESCRIPTION	DATE	BY	CHK.

TETRA TECH, INC.
 211 S. ...
 ...

A: VSTWAC001A...

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 property at this address, or that for the purpose of obtaining this approval I am an authorized agent on the owners behalf.

Darlene Hechler
Print Name

Darlene Hechler
Signature

4-6-06
Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE: \$ Prel. Subd. Plat = \$2500 + 2500 per Lot, Parcel, Tract \$2500 x 28 = \$70000 \$72500 TOTAL #1442 CHECK NUMBER: <u>1442</u> DATE: <u>4-12-06</u>
DATE FILED	<u>4-12-06</u>	<u>RE</u>	
COMPLETED APPLICATION	<u>5-4-06</u>	<u>RE</u>	
NEWSPAPER PUBLICATION	—	—	
300' NOTIFICATION MAILOUT	—	—	
POSTING DATE	—	—	
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

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

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APR 17 2006

COMMUNITY DEVELOPMENT
DEPARTMENT



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.



TETRA TECH, INC.

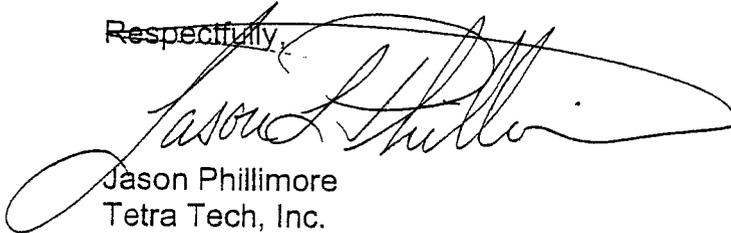
NOTICE OF CITIZEN PARTICIPATION MEETING

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 Phillipmore
Tetra Tech, Inc.
(928) 474-4636

Enclosure

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

**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 Yamamoto 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

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