

COUNCIL DECISION REQUEST

SUBJECT: **PRELIMINARY PLAT – “MAZATAL MOUNTAIN AIR PARK UNIT 4” SUBDIVISION
S-124-06**

MEETING DATE: 6-8-06

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 Mazatzal Mountain Air Park Unit 4 Subdivision. The supporting motion would be: “I move to APPROVE the Preliminary Plat for the Mazatzal Mountain Air Park Unit 4 Subdivision as submitted subject to the twelve (12) conditions listed in the Planning and Zoning Commission motion”

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 Mazatzal Mountain Air Park Unit 4 Subdivision at a Public Hearing on May 22, 2006, at 4:00 PM, in the Town Council Chambers, and recommended the Town Council approve S-124-06, on a 5-0 vote.

Citizens Participation Meetings were held on March 28, 2006, and April 4, 2006 (see attached CPM reports).

JUN 08 2006 LS



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
Mazatzal Mountain Air Park Unit 4 Subdivision
S-124-06

June 8, 2006

- * The Applicant is requesting approval of a preliminary plat to allow a 29.29 acre property to be subdivided into 41 single family dwelling lots with the option of aircraft 'garages.'
- * This property is generally located north of the Sky Park Industrial Subdivision and would be accessed by Chennault and Earhart Parkways. The proposed preliminary plat is in substantial compliance with the Development Master Plan that was approved by Council action on May 23, 1996.
- * This proposed subdivision is within a R1-12 single family residential zoning district which requires minimum lot areas of 12,000 square feet. The proposed 41 lots vary in size from 18,090 sq. ft. to 57,484 sq. ft. with an average of 23,390 sq ft.
- * On May 22, 2006, the Planning and Zoning Commission reviewed this application and recommends the Town Council **Approve** S-124-06, the Preliminary Plat for Mazatzal Mountain Air Park Unit 4 Subdivision with 12 conditions, which the applicant has agreed to fulfill.

S-124-06 (Mazatzal Mountain Air Park Unit 4)

Russell Goddard moved, seconded by Kevin Sokol, that the Planning and Zoning Commission recommend to the Town Council approval of S-124-06, the preliminary plat for Mazatzal Mountain Air Park Unit 4 Subdivision; the division of 29.29 acres into 41 lots, with the conditions as read by staff including 8.a. from page 5 as condition #12.

Motion carried 5-0.

Please Note: Conditions 1-12 are as follows:

1. The easterly end of the old breach in the drainage dike at the north end of this property shall be repaired prior to the approval of any new construction in this area.
2. The final improvement plans shall locate the 5' sidewalk detached from the curb along the taxiways. The minimum distance will be determined when more detailed plans are available.
3. Pavement pullouts shall be constructed every 200 to 300 feet to allow two aircraft to pass on taxiway/roadways.
4. North Earhart Parkway needs to be changed to North Earhart Circle west of North Chennault Parkway. The directional for North Chennault Parkway shall remain North throughout the entire subdivision. (Currently it has been changed to West Chennault on the northernmost portion.) West Davidson Parkway shall be changed to West Davidson Circle or West Davidson Point to indicate it is not a through street.
5. There shall be a 'Note' on the Final Plat which states; *"The aircraft allowed in this subdivision shall be limited to those aircraft that are normally accommodated at a Type II Basic Utility Airport."*
6. There shall be a 'Note' on the Final Plat which states; *Earhart Parkway, Earhart Circle, Pilot Circle, Davidson Circle, Beech Parkway, and the intersection of Chennault Parkway and Earhart Parkway are Town of Payson Streets with aircraft taxi privileges. Chennault Parkway is a Town of Payson Street for vehicular use only. Aircraft are not allowed on Chennault Parkway, except for crossing at Earhart Parkway."*
7. There shall be a 'Note' on the Final Plat which states; *"An avigation easement is hereby granted over all lots and streets within this subdivision that prohibits the construction of any item that may inhibit the safe operation of aircraft over the properties. All properties are subject to aircraft noise and other common hazards associated with a general purpose airport."*
8. The existing water well drilled by the Town of Payson located in the northwesterly portion of this project shall remain as a monitor well and adequate access shall be provided for sounding this well.

9. The placement of traffic control and street signs shall be designed to avoid conflict with aircraft wings. Also, Chennault Parkway shall be signed for "*Vehicular Traffic Only, No Aircraft Allowed.*"

10. The developer shall obtain the necessary and appropriate easements to connect the access and utilities between the existing improvements and this development.

11. There shall be a note added to the final plat which states: "*Portions of this subdivision are located within one quarter mile of an industrial zoning district.*"

12. This development shall construct a minimum half street (24' wide with curb, gutter, and sidewalk) to connect Chennault Parkway with the existing improvements.



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

MEETING DATE: May 22, 2006

CASE NUMBER: S-124-06

SUBJECT: Review of the proposed Preliminary Plat for Mazatzal Mountain Air Park Unit 4 Subdivision

LOCATION: The bulk of this proposed subdivision is located in the Northwest 1/4 of Section 32, T11N, R10E. Mazatzal Mountain Air Park Subdivision adjoins the Sky Park Industrial Subdivision on its southern boundary, private property on its western boundary, and US Forest Service property on its northern and eastern boundaries. Although there is no current address assignment for this portion of the property, a general location is the north end of the 1000 Block of North Aviator Parkway.

APPLICANT: Mirriah Builders and Development L.L.C., property owner
Nicholas Lees, representative
Robert DeBella/Lynn Raichert, authorized agents

II. EXISTING LAND USE/ZONING DESIGNATION:

SUBJECT SITE: Vacant undeveloped property / R1-12
(Planned development of Mazatzal Mountain Air Park)

NORTH: Vacant undeveloped property / R1-175
(United States Forest Service)

SOUTH: Developing Single Family Residential / R1-12
(Mazatzal Mountain Air Park Units 2 and 3)

EAST: Vacant undeveloped property / R1-175
(United States Forest Service)

WEST: Vacant undeveloped property / R1-175
(United States Forest Service)

III. APPLICABLE REQUIREMENTS:

Subdivision - Chapter 15 of the UDC Code, Section 15-2-3, "Stage II - Preliminary Plat" provides the general requirements for this submittal. Section 15-2-4, "Information Required for Preliminary Plat Submittal" and Section 15-3, "Subdivision Design Principles and Standards" provide the technical detail requirements.

IV. PREVIOUS ZONING & BUILDING ACTIONS:

- A. **Council Actions** - On December 28, 1978, the Town Council approved Ordinance 68, initiated by application P-16-78, which rezoned the Homestead Entry Survey (HES) 611 property, from R1-D10 (zoning accepted from Gila County) to R1L-D18 for the purpose of subdividing.
- B. **Council Actions** - On December 9, 1982, the Town Council approved Ordinance 176, initiated by application P-86-82, which rezoned portions of the Homestead Entry Survey (HES) 611 property, from R1L-D18 to R1L-D12 for Sky Park Residential Subdivision. Note: Sky Park Residential Subdivision never became a subdivision. Note: With the adoption of the Unified Development Code, the R1L-D12 zoning designation changed to R1-12.
- C. **Council Actions** - On May 23, 1996, the Town Council approved the Development Master Plan for Mazatzal Mountain Air Park for a total of 112 lots and the Preliminary Plat of Mazatzal Mountain Air Park Unit 1 for 26 Lots with the conditions recommended by the Commission.
- D. **Council Actions** - On August 8, 1996, the Town Council approved the Final Plat and Construction Improvements for the Mazatzal Mountain Air Park Unit 1 Subdivision.
- E. **Council Actions** - On April 24, 1997, the Town Council approved the Construction Improvements for the Mazatzal Mountain Air Park Unit 1 Subdivision and accepted those improvements into the Town's maintenance system.
- F. **Council Actions** - On March 26, 1998, the Town Council approved the Preliminary Plat for Mazatzal Mountain Air Park Unit 2 Phase 1.
- G. **Council Actions** - On June 6, 2002, the Town Council approved the Preliminary Plat for Mazatzal Mountain Air Park Unit 2 Phase 2.
- H. **Council Actions** - On June 17, 2003, the Town Council approved the Preliminary Plat for Mazatzal Mountain Air Park Unit 3 Phase 1.
- I. **Building Actions** - No building permits have been issued for the Mazatzal Mountain Air Park Unit 4 Subdivision property.

V. PROJECT DESCRIPTION:

- A. The applicant has submitted a proposal for the continuation of a phased development. Mazatzal Mountain Air Park Unit 4 Subdivision is the proposed development of **41 lots, for single family dwellings with the option of aircraft 'garages' on the lots.**
- B. The proposed area of development is **1,275,872 sq.ft. or 29.29 acres.** The area in lots = 22.01 acres and the area in Rights of Way dedication is 7.21 acres.
- C. **Density** - Gross is **1.40 DU** (Dwelling Units) per Acre = 41 DU / 29.29 ac.
Net is **1.86 DU** (Dwelling Units) per Acre = 41 DU / [29.29 ac. - 7.21 ac (ROW)]
= 41 / 22.01 = 1.86
- D. The proposed lots range in size from **18,090 sq.ft.** (Lot 109) to **57,484 sq.ft.** (Lot 89).
- E. The average lot size is **23,390 sq.ft.**
- F. No common areas or recreational facilities are proposed.

VI. BACKGROUND INFORMATION:

- A. The topographic slopes for this development vary from 4% to 7%.
- B. This subdivision is **not within a floodplain** designated area.
- C. **R1-12 District Standards** for this proposed subdivision are as follows:

District	Minimum Lot Size				Max Lot Cover	Minimum Yard Setbacks				Min Space Between Buildings	Public Water Sewer Required
	Area sq. ft.	Width	Depth	D/U Area sq.ft.		Front	Rear	Side	Street Side		
R1-12	12,000	90'	120'	12,000	30%	25'	25'	8'	15'	10'	YES

VII. ANALYSIS:

A. Compliance with District Standards

- a. The Preliminary Plat for the proposed Mazatzal Mountain Air Park Unit 4 Subdivision meets all applicable R1-12 District Standards for area, width, depth, and 3 to 1 ratio.
- b. The R1-12 District Standards; for Maximum Lot Coverage, Yard Setbacks, Minimum Space between Buildings and 35' Maximum Height, will be in effect, if or when the proposed lots develop.
- c. Public water and public sanitary facilities are required for all lots created in the R1-12 zoning district.

B. Compatibility with Existing Land Uses

Staff finds the proposed development could be compatible with adjacent land uses.

C. Compliance of the Preliminary Plat with Subdivision Standards

1. Transportation and Circulation

This portion of the staff report will address Pedestrian Circulation and Internal Circulation.

a. Pedestrian Circulation:

The current proposed pedestrian traffic plan is to provide a five foot (5') wide sidewalk on one side of each taxiway / roadway and roadway within the subdivision.

Because of the airplane traffic, the Public Works Engineer has the following recommendation: The final improvement plans need to show the sidewalk detached from the curb along the taxiways. The minimum distance will be determined when more detailed plans are available. 5' sidewalks are appropriate and should be continued for this phase of the subdivision development.

b. Internal Circulation:

The primary objective in reviewing the internal circulation system is to evaluate compliance with the "Town of Payson Street Design Standards" for street design, rights-of-way widths, and supplementary easements (Ex.- Slope, Construction).

The proposed Mazatzal Mountain Air Park Unit 4 Subdivision would have two points of access (ingress/egress); one access from N. Earhart Parkway and one from N. Chenault Parkway.

The Public Works Engineer has the following comments:

1. The following note shall be added to the Final Plat: *“Earhart Parkway, Earhart Circle, Pilot Circle, Davidson Circle, Beech Parkway, and the intersection of Chennault Parkway and Earhart Parkway are Town of Payson Streets with aircraft taxi privileges. Chennault Parkway is a Town of Payson Street for vehicular use only. Aircraft are not allowed on Chennault Parkway, except for crossing at Earhart Parkway.”*
2. The following note shall be added to the Final Plat: *“An aviation easement is hereby granted over all lots and streets within this subdivision that prohibits the construction of any item that may inhibit the safe operation of aircraft over the properties. All properties are subject to aircraft noise and other common hazards associated with a general purpose airport.”*

There is a note similar to this on the Preliminary Plat but it is not complete.
3. Earhart Parkway needs to be changed to Earhart Circle west of Chennault Parkway. Earhart Parkway is ok east of Chennault Parkway.
4. The developer shall obtain the necessary and appropriate easements to connect the access and utilities between the existing improvements and this development.
5. The easterly end of the old breach in the drainage dike at the north end of this property shall be repaired prior to the approval of any new construction in this area.
6. The placement of traffic control and street signs shall be designed to avoid conflict with aircraft wings. Also, Chennault Parkway shall be signed for *“Vehicular Traffic Only, No Aircraft Allowed.”*
7. All improvements shall comply with the Town of Payson specifications and all plans shall be prepared by an Arizona Registered Civil Engineer.

Staff finds that this preliminary plat can meet subdivision requirements for transportation and circulation.

2. Street Design

The roadway, taxiways, and Rights of Way will meet Town of Payson Street Design Standards as determined by the Public Works Engineer. (See above comments)

3. Street Names

Acceptable street names are required to be included on the Final Plat. In this proposed area of development, street names were accepted with the Development Master Plan. Basically, names were chosen, which were associated with aviation. Therefore, the proposed Beech Parkway, Davidson Circle and Pilot Circle are acceptable.

4. Drainage

- a. The Final Drainage Report must address offsite runoff entering this project site, peak flows leaving the site, street flows, and detention. Peak flows, exiting the site after development, must be equal or less than current flows.
- b. Drainage and slope easements must be provided on the final plat, as deemed necessary by the Public Works Engineer. This includes, but is not limited to, concentrated drainage flows directed between lots and natural drainage areas.
- c. The drainage channel on lot 102 needs to be relocated to be within the proposed drainage easement.

5. Water

The water requirements (supply, storage and distribution) for this development were determined by the Public Works Director / Town Council, when the Mazatzal Mountain Air Park Unit 1 subdivision was approved. Therefore, the applicant will provide adequate water facilities, which will be depicted in the Improvement Plans, and which will be accepted by the Public Works Department, prior to final plat approval.

Note: The Public Works Director indicates the following stipulation needs to be part of the Preliminary Plat approval: "The existing water well drilled by the Town of Payson located in the northwesterly portion of this project shall remain as a monitor well and adequate access shall be provided for sounding this well."

6. Sanitary Facilities

The applicant will provide adequate sanitary facilities, which will be depicted in the Improvement Plans, and which will be accepted by the Northern Gila County Sanitary District, prior to final plat approval.

7. Landscaping /Environmental Factors

The Community Development Department recommends incorporating landscaping (Sec. 15-3-9) into the development plans. When clearing & grubbing in the proposed rights of way for roadway, sidewalks, drainage, and utilities; leave vegetation and trees where feasible. This helps preserve the natural flora, helps restrict soil erosion, and helps reduce the amounts of re-planting.

8. General Infrastructure

- a. This development shall construct a minimum half street (24' wide with curb, gutter, and sidewalk) to connect Chennault Parkway with the existing improvements.
- b. Prior to Final Plat approval, the water, sewer, paving, and grading and drainage plans must be approved.
- c. Since no construction phasing is shown on the Preliminary Plat, it is assumed that this project will not be phased. Any phasing may trigger additional requirements.

D. General Platting Concerns

Some of the type size is too small to read, especially when this document is copied or reduced. The Gila County Recorder will not accept a document with text smaller than 12 point.

Several property lines are without dimensions. All lot lines must be dimensioned on the Final Plat.

The total area in lots has decreased from 961,910 s.f. to 958,986 s.f. since the first application for Preliminary Plat of this property. The "Site Data" section of the cover sheet shall be amended to reflect the changes.

The illustration and note on the cover sheet depicting "Typical Public Utility, Drainage, and Slope Easement" conflict with each other. The illustration needs to be amended to reflect 8' instead of 10'.

E. Citizens Participation Report

Citizens Participation Meetings were held March 28, 2006 and April 4, 2006. The Citizens Participation Report complies with UDC requirements and is enclosed for review.

VIII. FINDINGS OF FACT

1. This proposed subdivision could be compatible with adjacent land uses.
2. This proposed subdivision could be compatible with the topography.

IX. RECOMMENDATION FOR S-124-06:

Staff recommends the Planning & Zoning Commission recommend to the Town Council **approval of S-124-06**. If the Commission concurs with staff, an acceptable motion could be;

“I move that the Planning & Zoning Commission recommend to the Town Council **approval of S-124-06**, the preliminary plat for **Mazatzal Mountain Air Park Unit 4 Subdivision**; the division of 29.29 acres into 41 lots, **with the following conditions:**

1. The easterly end of the old breach in the drainage dike at the north end of this property shall be repaired prior to the approval of any new construction in this area.
2. The final improvement plans shall locate the 5' sidewalk detached from the curb along the taxiways. The minimum distance will be determined when more detailed plans are available.
3. Pavement pullouts shall be constructed every 200 to 300 feet to allow two aircraft to pass on taxiway / roadways.
4. N. Earhart Parkway needs to be changed to N. Earhart Circle west of N. Chennault Parkway. The directional for N. Chennault Pkwy shall remain North throughout the entire subdivision. (Currently it has been changed to W. Chennault on the northernmost portion.) W. Davidson Parkway shall be changed to W. Davidson Circle or W. Davidson Point to indicate it is not a through street.
5. There shall be a 'Note' on the Final Plat which states; "*The aircraft allowed in this subdivision shall be limited to those aircraft that are normally accommodated at a Type II Basic Utility Airport.*"
6. There shall be a 'Note' on the Final Plat which states; “ *Earhart Parkway, Earhart Circle, Pilot Circle, Davidson Circle, Beech Parkway, and the intersection of Chennault Parkway and Earhart Parkway are Town of Payson Streets with aircraft taxi privileges. Chennault Parkway is a Town of Payson Street for vehicular use only. Aircraft are not allowed on Chennault Parkway, except for crossing at Earhart Parkway.*”
7. There shall be a 'Note' on the Final Plat which states; “*An avigation easement is hereby granted over all lots and streets within this subdivision that prohibits the construction of any item that may inhibit the safe operation of aircraft over the properties. All properties are subject to aircraft noise and other common hazards associated with a general purpose airport.*”
8. The existing water well drilled by the Town of Payson located in the northwesterly portion of this project shall remain as a monitor well and adequate access shall be provided for sounding this well.
9. The placement of traffic control and street signs shall be designed to avoid conflict with aircraft wings. Also, Chennault Parkway shall be signed for“*Vehicular Traffic Only, No Aircraft Allowed.*”
10. The developer shall obtain the necessary and appropriate easements to connect the access and utilities between the existing improvements and this development.
11. There shall be a note added to the final plat which states: “*Portions of this subdivision are located within one quarter mile of an industrial zoning district.*”

CASE NUMBER S-124-06

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

L

Project Address: 10154 EARHART PKWY. Tax Parcel Number: 302-39-001-6-8
 Subdivision: MATATZAL MOUNTAIN AIR PARK Lot Number: VARIOUS
 Name of Applicant(s): MIRRIAH BUILDERS AND DEVELOPMENT LLC Phone #: 480-946-1657
 Mailing Address: 4209 N. 64. ST. Town: SCOTTSDALE St: AZ Zip: 85251
 Name of Property Owner(s): MIRRIAH BLDG & DEV. LLC
 Mailing Address: 4209 N. 64. ST. Town: SCOTTSDALE St: AZ Zip: 85251
 Contact Person: NICHOLAS LEES Phone #: 602-363-2999 Fax #: 480-429-1749
 Payson Business License # _____ Sales Tax # _____

Detailed Description of Request: OBTAIN PRELIMINARY SUBDIVISION PLAT
"MATATZAL MOUNTAIN AIR PARK UNIT 4"

(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.

NICHOLAS W. LEES III Nicholas W. Lees III 3-08-06
 Print Name Signature Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE: \$ PREL. SUBD. PLAT = \$250 ⁰⁰ + 25 ⁰⁰ PER LOT TRACT, PARCEL 41 LOTS X 25 ⁰⁰ = \$1025 ⁰⁰ = \$1275 ⁰⁰ (TOTAL) CHECK NUMBER: <u>1048</u> DATE: <u>4-6-06</u>
DATE FILED	<u>4-6-06</u>	<u>(N)</u>	
COMPLETED APPLICATION	<u>4-13-06</u>	<u>(N)</u>	
NEWSPAPER PUBLICATION	—	—	
300' NOTIFICATION MAILOUT	—	—	
POSTING DATE	—	—	

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

Aug 2005



Gila County Assessor Parcel Search

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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 302-39-001L

Tax Year: 2006

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

Parcel Information

Tax Year:	2006
Parcel: (Click for Improvement Info)	302-39-001L
Site Address:	
Owner:	MIRRIAH BUILDERS & DEVELOPMENT LLC
Owner 2:	
Mailing Address:	4209 N 64TH ST
City:	SCOTTSDALE
State:	AZ
Zip:	85251
Full Cash Value:	\$171,975
Assessed Full Cash Value:	\$27,516
Limited Value:	\$171,975
Assessed Limited Value:	\$27,516
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) \$698,240

Sale Date: 9/4/2003

Recorded Instrument Type: WARRANTY DEED

Book: 15618

Page: 3

Legal Description Information

Parcel Size: 29

Unit Type: ACRES

Legal Description:

POR HES 611;BEG COR 2 HES 611;TH
S81D1'W 1762.00';TH S53D7'8 E
950.03';TH S36D52'52 W 180';TH
S53D7'8 E 33.74';TH S36D52'52 E



[Back to Gila County Home Page](#)

TOWN OF PAYSON
PRINCIPAL / AGENT FOR ZONING SUBMITTALS

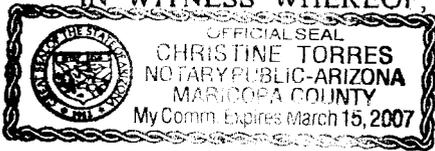
A Principal (owner) / Agent (acts for the owner) relationship has been created between
MIRZIAL BUILDERS AND DEVELOPMENT - LLC [principal(s)] and
ROBERT DEBELLA OR LYNNIE RAICHERT. (agent),

for the purpose of FILING ANY AND ALL PAPERWORK IN
REGARDS TO THE PRELIMINARY PLAT AT MATAZAL
AIR PARK

Nicholas W. Lees. Managing Partner.
Principal Principal
(Need both signatures, if husband & Wife)

The foregoing Principal / Agent Relationship Statement was signed before me this 9th day of
March, 2006, by NICHOLAS W. LEES [principal(s)], known
to me to be the person(s) who signed said statement.

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



Christine Torres
Notary Public

My commission expires: March 15, 2007

RECEIVED

MAY 09 2006



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

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

May 9, 2006

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

RE: PRELIMINARY PLAT DATED May 2, 2006 MAZATZAL MOUNTAIN AIR PARK UNIT 4

Dear Ray:

I have received and reviewed the preliminary plat dated May 2, 2006 for the Mazatzal Mountain Air Park Unit 4 subdivision. We take no exception to the preliminary plat as submitted.

The property is with the territorial boundaries of the District.

If you have any questions please feel free to contact me at your convenience.

If you have any questions, please contact me at your convenience.

Sincerely,

NORTHERN GILA COUNTY SANITARY DISTRICT

Joel S. Goode
Joel S. Goode
General Manager

pc: Mirriah Builders and Developers, L.L.C.
File

JSG/smo

SHELLA

**Mirriah Builders & Development
4209 N. 64th Street
Scottsdale, AZ 85251
480-946-1657**

Results from the Tuesday, April 4, 2006, Citizens Participation Mtg

The following list of three people were notified via phone and letter, 1 person showed up, with no negative or adverse comments or question regarding the proposed project.

Her comments are on the following sign-in sheet.

It was a very pleasant, non-confrontational gathering.

The sign-in sheets with their comments, if any, are enclosed.

Lynnie Raichert and Bob De Bella
For Mirriah Builders and Developers

JEANIE LANGHAM
602 CONTINENTAL DR.
PAYSON, AZ 85541
PHONE: 928/474-6610

ROBERT HENLEY
1300 W. AVIATOR CR.
PAYSON, AZ 85541
PHONE: 928/472-2386

JASON PHILLIMORE
431 S. BEELINE HWY
PAYSON, AZ 85541
PHONE: 928/474-4636

MIRRIAH BUILDERS & DEVELOPMENT

4209 N. 64th Street

Scottsdale, Arizona 85251

480-946-1657 fax 480-429-1749

nlees1@cox.net

March 28, 2006

**Mazatzal Mountain Air Park Unit 4
Citizen Participation Comment Sheet**

Please fill out your name, address, and feel free to make any comments regarding this development in the spaces provided.

Name: ELINE LANGHAM

Address: 6002 E. CONTINENTAL DR PAYSON

Comments:

PLEASE MAINTAIN & RETAIN THE
NATIVE VEGETATION & TRY TO REPLACE
TO MAKE WHOLE DEN. THE BEST

**Mirriah Builders & Development
4209 N. 64th Street
Scottsdale, AZ 85251
480-946-1657**

Results from the Tuesday, March 28, Citizens Participation Mtg

11 people showed up, with no negative or adverse comments or question regarding the proposed project.

There was discussion about if the National Forest Land was going to remain National Forest, and a few questions about the previous phases of this same project, that we do not have any authority over.

It was a very pleasant, non-confrontational gathering.

The sign-in sheets with their comments, if any, are enclosed.

Lynn Raichert and Bob De Bella
For Mirriah Builders and Developers

Mirriah Builders & Development, LLC
4209 N 64 th St
Scottsdale, AZ 85251

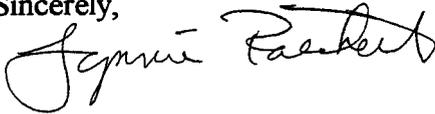
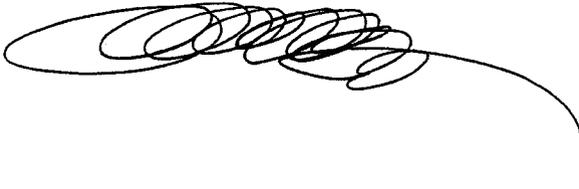
March 13, 2006

Dear Property Owner:

Your are invited to attend a meeting for question, comments or information regarding the proposed 41 lot Mazatzal Airpark, Unit IV plat in Payson, AZ. The Citizens Participation Meeting is 10AM, on Tuesday, March 28, 2006, at 1503 W. Red Baron Road in Payson, AZ. Nick Lees from Mirriah Builders and Development will be there to address any and all items of interest and concern.

If you cannot attend the meeting you may contact Nick Lees by phone at 480-946-1657.

Sincerely,

Lynn Raichert and Bob DeBella
Agents for
Mirriah Builders and Development, LLC

MIRRIAH BUILDERS & DEVELOPMENT

4209 N. 64th Street

Scottsdale, Arizona 85251

480-946-1657 fax 480-429-1749

nlees1@cox.net

March 28, 2006

Mazatzal Mountain Air Park Unit 4 Citizen Participation Comment Sheet

Please fill out your name, address, and feel free to make any comments regarding this development in the spaces provided.

Name: Ned ~ Barbara Hines

Address: 1501 W. Cloud NINE PKwy

Comments: Maintaining streets in this town is already difficult.

Since the town owns & maintains the streets
when they finished, I'm concerned
about the amount of traffic on older
streets & the fact they're not passable
now (with little traffic).

* Also the streets will be messy from
trucks & equipment, & we are concerned
about dingyng our props when taxiing
to runway & back home.

* The lots that back up to forest should not
cost more - - in case there is a trade,

Property Owners within the 300' Notification Radius
of the proposed Mazatzal Mountain Air Park, Unit 4 subject site

Leslie Karen & Thelma A. Dunn
7612 Via Dela Campana
Scottsdale, AZ 85258

Stephen J. & Janine M. Richardson
45170 Middlebury Ln
Canton, MI 48188

Brett L. Beebe
7941 E. Colver
Mesa, AZ 85207

Faith & Loyd Henson II
25429 N. Bronco Trail
Scottsdale, AZ. 85255

Ronald W. & Nancy T. Ward
1603 Piper Parkway
Payson, AZ. 85541

Richard J. & Romallie N. Wolf
18610 Mingo Rd
Apple Valley, CA. 92307

Richard W. Wilson
8210 W. Heatherbrae Ave
Scottsdale, AZ. 85251

Theodore & Patricia Schwabenbauer
1622 Silver Rain Dr
Diamond Bar, CA. 91765

Louis G. & Rebecca G. Pescevic
21884 Martinwood Dr
Council Bluff, IA, 51503

Ches A. Peaks Properties, LLC
6448 Hidden Highlands Dr
Reno, NV. 89502

Michael & Mary Wilson
6040 Woodsboro Dr
Columbus, OH. 43228

Jeff & Debra Vaughn
HC3 Box 618
Payson, AZ. 85541

Chris & Gina Perkes
HC3 Box 618
Payson, AZ. 85541

Leslie Karen & Thelma D Dunn
7612 Via Dela Campana
Scottsdale, AZ 85258

Stephen J. & Janine M. Richardson
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Scottsdale, AZ 85251

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Schwabenbauer
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6448 Hidden Highlands Dr
Reno, NV 89502

Michael & Mary Wilson
6040 Woodsboro Dr
Columbus, OH 43228

Property Owners within the 300' Notification Radius
of the proposed Mazatzal Mountain Air Park, Unit 4 subject site

Jerry E. Oakley
1700 W. Riley Rd.
Payson, AZ 85541

Terry Oakley
1001 W. Gold Nugget
Payson, AZ. 85541

Karen A. Smith
1702 W. Riley Rd.
Payson, AZ. 85541

Karen A. Smith
9728 S. Westfall Ave.
Tempe, AZ. 85284

James M. & Marilyn J. Hope
4558 Cape Cod Cr.
Carlsbad, CA. 92008

Richard D. & Pieternella Reintjes
1705 W. Riley Rd.
Payson, AZ. 85541

Maxwell D. Ryden
PO Box 3376
Payson, AZ. 85547

David & Gloria Glow
1701 W. Riley Rd.
Payson, AZ. 85541

James & Sharon K. Pritchard,
Trustees
Pritchard Trust
1007 N. Aviator Pkway
Payson, AZ.85541

James & Sharon K. Pritchard,
Trustees
Pritchard Trust
14017 W. Litchfield Knl. N
Litchfield Park, AZ. 85340

Denis O. & Barbara J. Parish,
Trustees
Parish Trust
1010 N. Earhart Pkway
Payson, AZ. 85541

Denis O. & Barbara J. Parish,
Trustees
95 S. Corral Cr.
Cottonwood, AZ. 86326

Bradley L. & Carolyn Kooiker
27131 Skylane Dr.
Sioux Falls, S.D. 57106

Gaylord W. & Elinor O. Clark
1009 N. Earhart Pkwy.
Payson, AZ. 85541

Duane M. Cossalter
PO Box 47306
Phoenix, AZ. 85068

Robert J. & Mary A. Walker,
Trustees
Walker Family Trust
1013 N. Earhart Pkway
Payson, AZ. 85541

Alois c. & Margaret Malecha
Trustees
Malecha Living Trust
1011 N. Aviator Pkway
Payson, AZ. 85541

Michael & Amanda J. Young
1013 N. Aviator Pkway
Payson, AZ. 85541

Michael D. & Amanda J. Young
3172 Alta Verde Dr.
Fallbrook, CA. 92028

David K. Duffer & Richard Blacker
2281 N. Stagecoach Lane
Fallbrook, CA. 92028

Clinton H. & Janet M. Bazzill
PO Box 218
El Granada, Ca. 94018

Jeffery B. & Carolyn J. Wittreich
74 Union Ave.
Center Moriches, N.Y. 11934

Gary Schneider
1500 W. Mooney Pkway
Payson, AZ. 85541

Gary C. Schneider
1403 Red Baron (C)
Payson, AZ. 85541

S-124-06

**Property Owners within the 300' Notification Radius
of the proposed Mazatzal Mountain Air Park, Unit 4 subject site**

David & Gloria Glow
305 Deer Trail
Payson, AZ. 85541

Rory A. & Donna I Hansen
1009 N. Aviator Pkway
Payson, AZ. 85541

Ned F. & Barbara I Hines
1501 W. Cloud Nine Parkway
Payson, AZ 85541

Richard C. & Cheryl D. Dolby
1508 W. Cloud Nine Parkway
Payson, AZ. 85541

Patrick Wercinski & Lori A.
Martinez
1506 W. Cloud Nine Parkway
Payson, AZ. 85541

Mark & Debbie K. Chamberlin
3994 Northhampton Brook
Hamburg, N.Y. 14075