

COUNCIL DECISION REQUEST

SUBJECT: Preliminary Plat – “The Cove At Sawmill Crossing Condominium” S-134-07

MEETING DATE: 4-19-07

PAYSON GOAL: NEW: n/a EXISTING: n/a

ITEM NO.:

TENTATIVE SCHEDULE: n/a

SUBMITTED BY: Jerry Owen
Comm. Devel. 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):

Staff reports; applicant's letter outlining affordable/workforce housing proposal, Frontier St. improvements and 5 feet ROW dedication, as well as other supporting information

POSSIBLE MOTION

“I move to approve the Preliminary Plat for The Cove At Sawmill Crossing Condominium subdivision subject to the conditions recommended by the Planning and Zoning Commission.”

SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

PROS:

CONS:

PUBLIC INPUT (if any):

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

The Planning & Zoning Commission reviewed the preliminary plat for The Cove At Sawmill Crossing Condominium subdivision at their February 12, 2007, meeting and tabled it until the March 12, 2007, meeting to allow the applicant time to address issues of the front setback and Frontier Street improvements. At the 3-12-07 meeting, the Planning & Zoning Commission recommended the Town Council approve the preliminary plat with 16 conditions including adjustments made subsequent to the 2-12-07 meeting.

APR 19 2007 *E.L.*

Frontier Condo's, L.L.C.
11024 North 28th Drive, Suite 170
Phoenix, Arizona 85029
Phone 602.375.8951
Fax 602.375.0760

April 2, 2007

Re: The Cove @ Sawmill Crossing (S-134-07)

Mr. Erlandsen,

We are writing you today in response to your Notice of Action dated 3/14/07 and Memo dated 3/19/07 that both pertain to the above referenced project.

Jack Hilton, Allen Willis, and I have had conferences with both LaRon Garrett and Bethany Beck in order to address items 12, 14, and 16 on the Notice of Action. Through those discussions we feel that we have reached solutions that we are able to honor and that are also fully supported by both Mr. Garrett and Ms. Beck.

In order to satisfy requirement No. 12, pertaining to our contribution to workforce housing, we are proposing the following: The sheer nature and type of housing product that we will be constructing is "workforce housing", and by construction of such, we will be contributing a much needed product type that is currently in short supply within the Town. In addition to this, we will agree to contribute \$1,000.00 per unit which shall be paid to the Town prior to issuance of any permits for site work.

In regards to requirement No. 14, pertaining to payment of the half street improvements to Frontier Street that may be done at a later date, we are proposing that the requirement be rewritten to read as follows: 14. The Engineers Estimate of Costs for the half-street improvements shall be paid to the Town prior to issuance of any permits for site work.

The Towns request in requirement No. 16 to dedicate an additional 5 feet of right of way along Frontier St. creates a hardship for us due to the fact that our new building setbacks will be shifting and causing us to incur significantly increased costs for retaining walls, etc. While these are costs we were not anticipating, we will however, agree to this requirement as recommended by the Town.

I hope that this letter confirms and clarifies any outstanding items.

Thank you for all of your assistance.

Sincerely,



Brad Franklin

RECEIVED

APR 10 2007

COMMUNITY DEVELOPMENT
DEPARTMENT

RECEIVED

MAR 19 2007

COMMUNITY DEVELOPMENT
DEPARTMENT



LINE	BEARING	DISTANCE
L1	S. 89°53'00" W.	10.00
L2	S. 00°02'30" E.	60.71

CURVE	RADIUS	CHORD	ANGLE	TANGENT
C1	35.00	60.71	35.02	35.04
C2	35.00	60.71	35.02	35.04

LEGEND

- RECORD
- MEASURED
- CALCULATED
- FOUND MONUMENT AS NOTED
- SET 3/4" REBAR WITH TAG MARKED P.L.S. #19438 UNLESS NOTED OTHERWISE
- WATER LINE
- FIRE HYDRANT
- BLOW OFF VALVE
- WATER VALVE
- WATER METER
- WATER MAIN
- SANITARY SEWER MAN HOLE
- GAS LINE
- OVERHEAD ELECTRIC, TELEPHONE AND CABLE TELEVISION LINES
- UTILITY POLE
- DOWN GUT
- TELEPHONE PEDESTAL
- MAIL BOX
- FENCE LINE AS DESCRIBED
- TREE LOCATION AND DESCRIPTION
- COUNTY ASSESSORS PARCEL NUMBER
- EXISTING A.C. PARCELS

NOTES

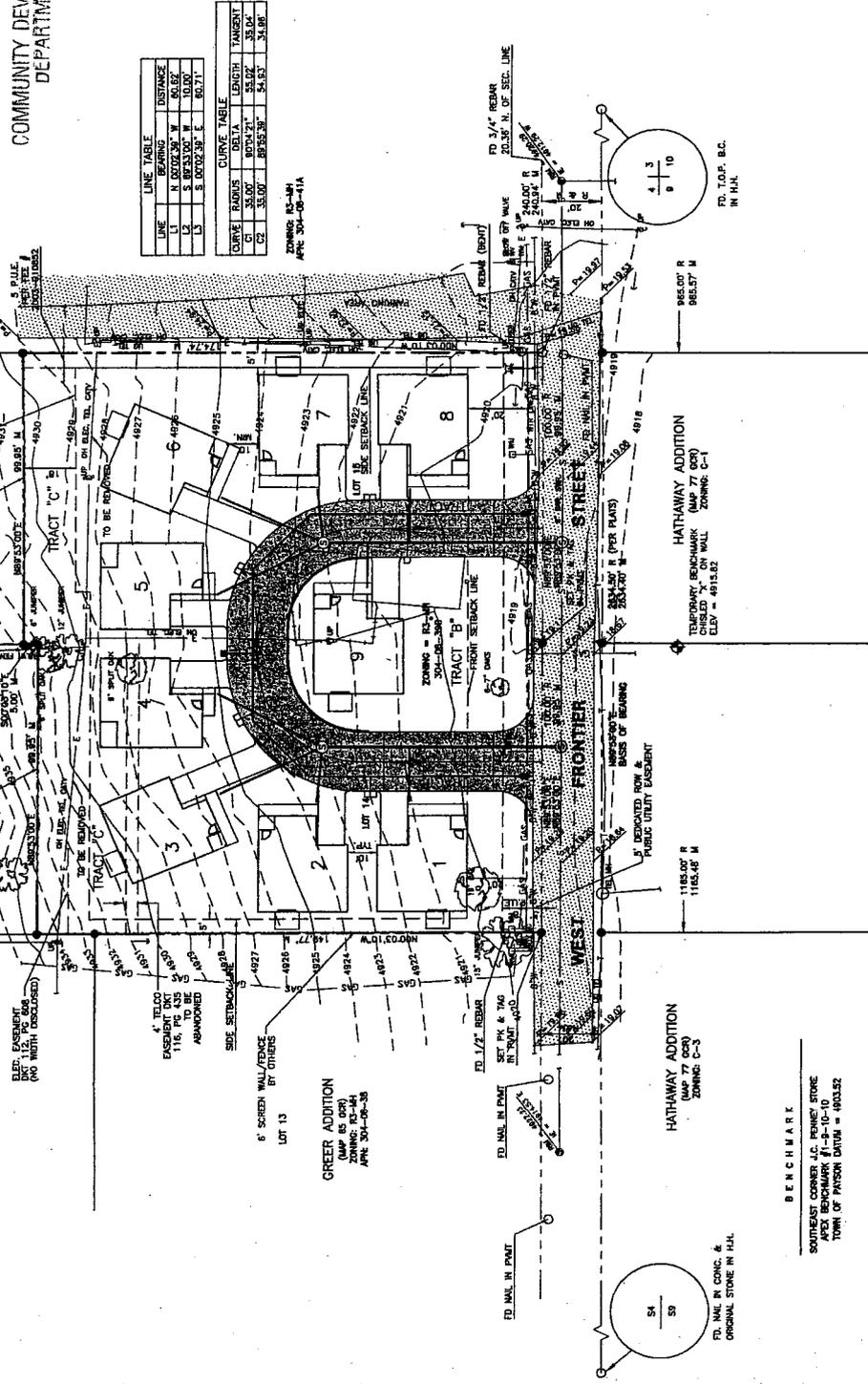
- THIS SURVEY WAS BASED UPON THOSE REPORTS PROVIDED BY PIONEER TITLE AGENCY, INC. ISSUING AGENT FOR TRANSMISSION TITLE INSURANCE COMPANY. CROSS NO. 00294047 AND 00294048, EFFECTIVE DATE BEING 12-10-07.
- A BLANKET ELECTRIC EASEMENT EXISTS ACROSS THE ENTIRE PROJECT PER BOOK 64 OF DEEDS, PAGE 123.



SCALE	1" = 20'
CONC. INTERVAL	4' 2"
FORM NO.	PP
SHEET NO.	2
OF	2

CONDOMINIUM
PRELIMINARY PLAT

TRACT SUMMARY	
TRACT	S.F. ACRES
TRACT "A"	6,483 .15
TRACT "B"	4,445 .11
TRACT "C"	13,288 .30



JOB NO.	04720001
ISSUED BY:	AK
ISSUED DATE:	01/24/07
CHECKED BY:	AK
APPROVED BY:	AK
DATE:	01/24/07

THE COVE AT SAWMILL CROSSING
PAYSON, ARIZONA



TETRA TECH, INC.
SOUTHWEST CORNER, I.L.C. BENCHMARK STORE
APEX BENCHMARK #1-9-10-10
TOWN OF PAYSON DATUM = 4003.52

NO.	REVISIONS	DATE	BY	CHK.

04720001_PP-02



MEMO

TO: Planning and Zoning Commission
FROM: Jerry Owen, Community Development Director
DATE: March 12, 2007
SUBJECT: 308/310 W. Frontier Street – Preliminary Plat S-134-07

This item was tabled at the February 12, 2007 P&Z Commission Meeting in order to address the following concerns:

- Need for improvement agreement for improvements on W. Frontier Street
- Front setback requirements

Attached is a copy of an Engineer's Estimate of Costs, prepared by Tetra Tech, Inc. The estimate includes costs for half street improvements to Frontier Street adjacent to the development site. The estimate totals \$16,199.00.

A 5 foot wide "Roadway & Public Utility Easement" has been added to the Preliminary Plat to accommodate the section of existing roadway and utilities that encroach onto this property. Platting this as an easement, ensures that the proposed structures meet the 20 foot minimum front setback requirement of the UDC. The Town Engineer has reviewed and approved the use of a roadway easement instead of a road dedication due to the varied right of way along Frontier Street.

In addition, the revised Preliminary Plat depicts a 5 foot wide easement that exists on the east property line. The existing easement was not noted on the original submittal.

Staff recommends approval subject to the following conditions:

S-134-07 – Conditions of Preliminary Plat – The Cove at Sawmill Crossing

1. The final plat shall be in substantial conformance with the preliminary plat as submitted, sealed 3-01-07.
2. The title legal description shall include "a portion of the SE 1/4 of Section 4".
3. If a subdivision sign is planned, a sign easement shall be created on the tract where the subdivision sign will be placed.
4. The final plat shall be tied to at least two sectional corners.
5. The existing utility easements in conflict with the development shall be abandoned prior to final plat approval.
6. Adequate sanitary facilities shall be designed in accordance with the Northern Gila County Sanitary District standards prior to submittal of the final plat.
7. All improvements shall be designed by an Arizona Registered Civil Engineer and constructed in accordance with Town of Payson Standards.
8. All lot dimensions must be depicted on the final plat.
9. The Final Plat shall include adequate documentation to determine the defined airspace for each unit.
10. The one-way driveway shall be posted appropriately with "Entrance", "Exit", "One-Way", and "Do Not Enter" signs.
11. The developer shall cause existing overhead power lines to be undergrounded.
12. The developer shall submit a proposal outlining their contribution to affordable/workforce housing prior to Council consideration of the preliminary plat.
13. Once the electric underground primary lines have been established, the applicant shall provide an "as built" of location and record on the final plat the exact location of electrical lines.
14. The Engineers Estimate of Costs for the half-street improvements to Frontier Street shall be paid to the Town prior to Final Plat approval.
15. Preliminary Plat approval is valid for a period of twelve months from the date of Council approval.
16. The developer will dedicate an additional 5 feet of right-of-way along Frontier Street to the Town of Payson and the front building setback will be measured from the new property line.



TETRA TECH, INC.

**COVE AT SAWMILL
HALF FRONTIER STREET IMPROVEMENTS
ENGINEER'S ESTIMATE OF COSTS
Project No. 6673.0001
February 27, 2007**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
1	8" ABC	79.0	CY	\$ 44.00	\$ 3,476.00
2	3" AC	59	TON	97.00	5,723.00
3	Verticle C&G	200	LF	15.00	3,000.00
4	4" Cone Sidewalk	1,000	SF	4.00	4,000.00
Sub-Total ...					\$ 16,199.00
TOTAL ENGINEERING COSTS					\$ 16,199.00



Planning and Zoning Commission

Project Title: The Cove At Sawmill Crossing – Preliminary Plat **S-134-07**

Commission Meeting Date: February 12, 2007

Description:

Location: 308 & 310 W. Frontier Street
Site size: 34,431 square feet (0.79 ac)
Current Zoning: R3-MH
Lot sizes: N/A.
No. of homes: 9
Estimated cost of homes: Unknown at this time.

Action Requested: Preliminary Subdivision Plat Recommendation to Council

Neighborhood Involvement

A Citizen's Participation Meeting was held on December 27, 2006, at which time Tetra Tech staff informed the five citizens present of the proposed subdivision specifics. The Citizen's Participation Report is enclosed for review.

General comments included the following:

1. Increased storm water run-off.
2. Project density compared with typical R3 standards.
3. Establish CC&R's to require units be "Owner Occupied" only.
4. Request for screening fence on north and west property lines.
5. Appearance of drainage detention basins north of Frontier Street.
6. Relocation of an existing water meter.

Community Benefits

Affordable Housing - The applicant should formalize their contribution to affordable/workforce housing in the form of a letter to Town Council prior to Council consideration of the preliminary plat.

Recreation – Current Parks & Recreation impact fees will be paid at the time a building permit is issued.

Streets –Current Streets impact fees will be paid at the time a building permit is issued. Development will include one-way street improvements to Tract A that will access W. Frontier Street. The street within the development will be private.

Community Development & Engineering Assessment

Compatibility with adjacent zoning districts: Compatible.

Engineering:

From the Town Engineer:

“Following are my comments concerning the Preliminary Plat for the referenced project:

- The one-way driveway shall be posted appropriately with “Entrance”, “Exit”, “One-Way”, and “Do Not Enter” signs.
- The title legal description shall include “a portion of *the SE 1/4 of Section 4*”.
- The developers of the Sawmill Crossing subdivision have voiced concern that they do not want the “Sawmill Crossing” name used on another development.
- The Benchmark references the J. C. Penny Store which is no longer there. Please redefine the location.
- The final plat shall be tied to at least two sectional corners.
- The existing utility easements in conflict with the development shall be abandoned prior to final plat approval.
- Who is the “Others” that will construct the 6' screen wall on the north and west sides?
- Is a 6' screen wall needed on the east side?
- The actual boundary currently includes the 5' strip to be dedicated to the Town of Payson. Also, the length of the west boundary line appears in error.

Drainage: Storm water detention/retention is required in accordance with the Town Code.

General Plan Conformance:

Trail Access - This site does not provide access to the National Forest.

Fire Safety: Must meet all applicable Town of Payson Fire Department requirements prior to Final Plat approval.

Water: 1) Source - Town of Payson
2) Estimated Usage - 1 ERU per condominium.

Analysis

The applicant received preliminary plat approval in 2005, but did not receive final plat approval within twelve months as required by the Unified Development Code (UDC).

The applicant has re-submitted the preliminary plat proposal for the development of 9 single family residential units and three common use tracts. This condominium plat is submitted to allow separate ownership of each building. The current zoning for the site is R3-MH. The property to the north is zoned R1-6-MH, to the east and west R3-MH, while the land south of the site, separated by Frontier Street, is Commercial C-1 & C-3 property.

The area of development is 34,431 square feet (0.79 ac). Units 1 - 9 would occupy 7,830 square feet (lot coverage). Tract A would be 6,483 square feet, Tract B would be 4,645 square feet, Tract C would be 13,266 square feet. All three Tracts would consist of the common elements; open space, parking spaces and private driveway.

The Land Use Element of the Town of Payson General Plan identifies this site as high density residential. The current zoning allows this type of development. The dwelling units per acre allowed by R3 zoning is 18. This project would have 14.23 DU/ac.

Public sewer is required for this project. Prior to final plat submittal the developer shall design adequate sanitary facilities, depicted on the Improvement Plans, which are acceptable to the Northern Gila County Sanitary District.

Arizona Public Service (APS) requests that once the electric underground primary lines have been established, the applicant provides an "as built" of location and records on the final plat the exact location of electrical lines.

Staff Recommendation: Approval, subject to the following conditions;

(See amended conditions from Memo to Commission March 12, 2007)

Suggested Motion to Approve:

"I move the Planning & Zoning Commission recommend to the Town Council approval of S-134-07, a Preliminary Plat request for The Cove at Sawmill Crossing Condominium Subdivision subject to the conditions recommended by staff.



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

The undersigned Applicant(s) hereby applies for:

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

Project Address: 308 W. Frontier Street **Tax Parcel Number:** 304-08-039C
Subdivision: Cove at Sawmill Crossing **Lot Number:** 14 & 15 (Portion of)
Name of Applicant(s): Frontier Condo's L.L.C. (Jack Hilton) **Phone #:** (602) 375-8951
Mailing Address: 11024 N. 28th Drive #170 **Town:** Phoenix **St:** AZ **Zip:** 85029
Name of Property Owner(s): Frontier Condo's L.L.C. (Jack Hilton)
Mailing Address: 11024 N. 28th Drive #170 **Town:** Phoenix **St:** AZ **Zip:** 85029
Contact Person: Jack Hilton **Phone #:** (602) 375-8951 **Fax #:** _____
Payson Business License # _____ **Sales Tax #** _____

Detailed Description of Request: Preliminary Plat Approval for .79-Acre (R-3) condo development project at 308 W. Frontier Street in Payson.

(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.

Ralph O. Bossert, PE, RLS *Ralph Bossert* 11/15/07
 Print Name Signature Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE: \$ <u>550.00</u> <u>PREL. SUBD. PLAT = \$250.00</u> <u>+ \$250.00 per lot, TAPER or TREC</u> <u>2500 X</u> CHECK NUMBER: # <u>2327</u> ^{525-cash} ₂₅ DATE: <u>11/19/07</u>
DATE FILED	<u>1-18-07</u>	<u>(RB)</u>	
COMPLETED APPLICATION	<u>1-31-07</u>	<u>SLD</u>	
NEWSPAPER PUBLICATION	<u>1-26-07</u>	<u>SLD</u>	
300' NOTIFICATION MAILOUT	<u>N/A</u>		
POSTING DATE	<u>N/A</u>		

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

TOWN OF PAYSON PRINCIPAL / AGENT FOR ZONING SUBMITTALS

A Principal / Agent relationship has been created between

Frontier Condos, LLC

[principal(s)] and

Ralph O. Bossert, P.E., RLS

(agent),

for the purpose of Preliminary and Final Plat for a Condominium Development on 0.8 acres at 308 West Frontier, Payson, AZ

By Phoenix MGP Inc. as Manager

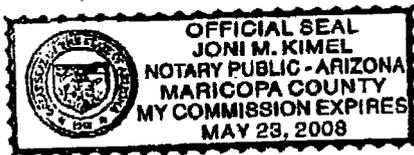
[Signature]
Principal

Principal

(Need both signatures, if husband and wife)

The foregoing Principal / Agent Relationship Statement was signed before me this 28th day of March, 2005, by Jack W. Hilton, President of Phoenix MGP, Inc. as Manager for Frontier Condos, LLC [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.



[Signature]

Notary Public

My commission expires: 5-23-08



A subsidiary of Pinnacle West Capital Corporation

400 W. Longhorn
Payson, AZ 85541
Tel 928-474-2204

22 Jan '07

To: Town of Payson
ATTN: LaRon Garrett
303 N Beeline Hwy
Payson AZ 85541

RE: THE COVE AT SAWMILL CROSSING CONDOMINIUMS – 308-310 W Frontier St

This letter is in response to your letter dated 18 Jan '07.

The final plat does not mention “public utility easements”. In a “condo” situation, that is understandable. APS is requesting that once electric underground primary line have been established, customer do an as built of location and record on final plat the exact placement of electrical lines.

If any existing electrical facilities on property need to be relocated or removed, customer to a pay non-refundable contribution for the additional work.

If you have any other questions, please feel free to call at 928-474-7644.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'A.R. Leza', is written over the typed name and title.

A.R. Leza
APS CSR
Payson Office



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

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

January 22, 2007

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

RE: THE COVE AT SAWMILL CROSSING CONDOMINIUMS SUBDIVISION

Dear Ray:

I have received and reviewed the Preliminary Plat for the Cove at Sawmill Crossing Condominiums Subdivision.

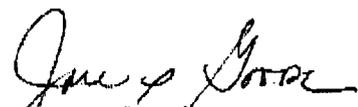
The property is within the boundaries of the Northern Gila County Sanitary District. The owners have plans underway to provide public sewer to the property.

The Preliminary Plat indicates the roadway is to be private with a gravity sewer line within the roadway. If the roadway is private the service line could also be private, with a different design and no manholes. The District will forward design comments to Tetra Tech, Inc.

If you have any further questions, please advise.

Sincerely,

NORTHERN GILA COUNTY SANITARY DISTRICT


Joel S. Goode
General Manager

JSG/so

pc: File

CITIZENS
PARTICIPATION
MATERIAL



TETRA TECH, INC.

December 29, 2006

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

**Subject: Cove at Sawmill
Citizens' Participation Report
Project No. 6673.0001**

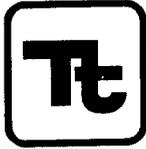
Dear Mr. Erlandsen:

The purpose of this report is to inform you that Tetra Tech, Inc., on behalf of Frontier Condos L.L.C., conducted a Citizens' Participation Meeting for a proposed condominium project at 308 and 310 W. Frontier Street. Tetra Tech, Inc. staff conducted the CPM at 3:00 P.M. on Wednesday, December 27, 2006 at Tiny's Family Restaurant in Payson.

The purpose of the meeting was to inform participants of the proposed subdivision's development details, to provide participants an opportunity to express concerns regarding the impact of the development on the surrounding community, and to help ensure effective communication between the Town, the Developer, and the public concerning the project application process. A CPM for Preliminary Plat submittal was originally held on Friday, May 6, 2005. Since the Preliminary Plat approval expired, a second meeting was required.

On December 12, 2006, Tetra Tech, Inc. sent invitations to attend the CPM to all property owners within a 300' radius of the project and other interested parties. Of the 78 invitations sent, one was returned as undeliverable. A copy of the meeting invitation, the 300' radius notification exhibit, and a copy of the mailing labels are included with this report.

Five citizens attended the meeting. After signing in, each participant received a comment request form. A copy of the meeting sign-in sheet is included with this report. The presentation included a description of the project, the application process, and map exhibits showing the proposed preliminary plat, the location of the project, building floor plans, and building elevations.



TETRA TECH, INC.

Mr. Ray Erlandsen, Zoning Administrator

December 29, 2006

Page 2

Ralph Bossert and Laura O'Brien of Tetra Tech, Inc. were on hand to present the project. The project is a condominium development consisting of nine detached, individually sited residential units design for single-family living. The property is a .79-acre parcel, zoned R3, with frontage on West Frontier Street. The project has a proposed density of 11.29 DU/acre. Access to all individual units on the development will be via a circular, one-way driveway with both ingress and egress coming from West Frontier Street.

After the presentation, staff invited attendees to ask questions and voice concerns related to the project.

Several participants questioned whether the project might increase storm water run-off in the surrounding area. The participants were assured that the creation of a comprehensive grading and drainage plan, including retention/detention facilities will be essential to the successful design of the project. He assured the assembly that the project would not intensify peak off-site drainage flows.

Several participants inquired about the project's density and how it compares with typical R3 district standards. The participants were informed that the property is currently zoned for multi-family (R3) residential development and that the proposed 11.29 DU/acre density as currently designed is significantly lower than the 18 DU/acre specified for R3 developments in the Town Development Code.

Several participants requested that the Developer establish CC&R's requiring the units to be "Owner Occupied" only. The concern expressed was that rentals would not be maintained as well as owner occupied homes. We agreed to include this request in the CPM Report and relay it to the Owner.

Property owners to the north and west requested the construction of an opaque fence, preferably a block wall, along the property line. This would increase the privacy behind the condominiums and would shield the project from the neighbors. The property to the north is zoned R1-6. The property to the west is zoned R3, but is currently used as single-family. We told the participants a wall would be required adjacent to the R1-6 property, but probably not adjacent to the R3 property. We agreed to recommend the fence or wall to the Developer.



TETRA TECH, INC.

Mr. Ray Erlandsen, Zoning Administrator
December 29, 2006
Page 3

One participant expressed some concern about the appearance of the proposed drainage detention basins north of Frontier. We told them fencing will be required around the basins for safety and they will drain within 36 hours as required by code.

The property owners to the north informed us about the presence of their water service along the west side of the property. We told them that, with water department approval, we could relocate their meter and service line to avoid conflict with proposed improvements.

After addressing all posed questions and concerns, Tetra Tech, Inc. staff collected the completed comment forms from the attendees. Three participants elected to fill out comment forms. These comment forms are included with this report. The meeting concluded at approximately 4:00 P.M.

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'Ralph Bossert', is written over a horizontal line.

Ralph O. Bossert, PE, RLS
Senior Project Manager

ROB:lmw
P:\66730001\wddocs\Ltr Ray E CPM 12-27-06.doc

Attachments

cc: Jack Hilton, Frontier Condos L.L.C.



PROPOSED CONDOMINIUM DEVELOPMENT
308 and 310 West Frontier Street
CITIZEN'S PARTICIPATION MEETING

December 27, 2006

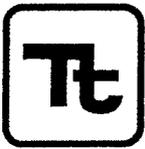
NAME Lynn Boswell & Lee Aue

ADDRESS 407 W. Cherry St. (P.O. Box 407) 85547

PHONE NUMBER 474-3697

COMMENTS:

We own the North 1/2 of Lot 14 and
have a working water line that is
located on Frontier St with a city water
meter and has been there about 23 years.
The line is on the West property line & veers
east about 10 or 20 feet from the North property
line. We are concerned about what we
can work out and also concerned about
a wall or fence being constructed on the
North property line. We would like a wall
built along the North line. We are also
concerned whether or not the Condo's are
occupied only. Thank you for considering our
comments. My phone number is
474-3697



PROPOSED CONDOMINIUM DEVELOPMENT
308 and 310 West Frontier Street
CITIZEN'S PARTICIPATION MEETING

December 27, 2006

NAME Kennedy / Smallwood

ADDRESS _____

PHONE NUMBER 928 - 474-3203

COMMENTS:

1. Make property owner
occupied only

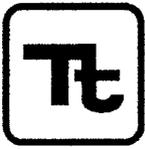
2. Request matching block fence on
west side of property

3. Water retention area wall
Keep low - (red iron) and something
children cannot jump or climb to get
into

.8 acres .4

R-3 H

R-1-G, 000 sq' M



PROPOSED CONDOMINIUM DEVELOPMENT
308 and 310 West Frontier Street
CITIZEN'S PARTICIPATION MEETING

December 27, 2006

NAME Bryant

ADDRESS 312 W. Frontier

PHONE NUMBER 978-1566

COMMENTS:

#1 - Want a Block Fence separating properties,
West & North sides

#2 - Drainage is a concern.

#3 Owner occupied property only



TETRA TECH, INC.

NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Proposed Condominium Development at 308 West Frontier
Request to develop 0.79 acres into 9 condominiums in accordance
with existing R-3 zoning

Dear Property Owner:

You are hereby notified of a Citizen Participation Meeting to be held on Wednesday, December 27, 2006, at 3:00 P.M. 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 8-1/2 x 11 copy of the Site Plan is attached. The Preliminary Plat for this project was approved by Payson Town Council on July 28, 2005. Since this approval exceeded 12 months, it is necessary to obtain new Preliminary Plat approval before the Final Plat can be submitted to Town Council.

If you cannot attend the meeting and/or have questions regarding the proposed subdivision, please call me at (928) 474-4636.

Respectfully,

Ralph O. Bossert
Tetra Tech, Inc.
(928) 474-4636

RECEIVED

DEC 13 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

cc: Ray Erlandsen, Zoning Administrator, Town of Payson
Mr. Jack Hilton