

# COUNCIL DECISION REQUEST

SUBJECT: Preliminary Plat – 210 W. Longhorn Road Commercial Condominiums S-139-07

MEETING DATE: 6-7-07

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

ITEM NO.:

TENTATIVE SCHEDULE: n/a

SUBMITTED BY: Jerry Owen  
Comm. 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):  
Staff reports, as well as other supporting information

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## POSSIBLE MOTION

"I move to approve the Preliminary Plat for the 210 W. Longhorn Road Commercial Condominium subdivision subject to the conditions recommended by the Planning and Zoning Commission."

## SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

**PROS:** The building permit for the project has been issued. This request is to allow the establishment of a condominium so that individual units can be owned separately.

**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 210 W. Longhorn Road Commercial Condominium subdivision at their May 21, 2007 meeting and recommended the Town Council approve the preliminary plat with 8 conditions.

JUN 07 2007 - 4.3

**Conditions for S-139-07 (210 West Longhorn Road Condominiums – Preliminary Plat)**

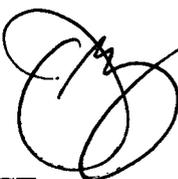
**As recommended by the Planning & Zoning Commission 5-14-07**

1. The final plat shall be in substantial conformance with the preliminary plat as submitted.
2. The subtitle shall include reference to being a "Re-Subdivision of the east 175 feet of Lot 1 of Payson Industrial Park, Gila County Recorder Map No. 627".
3. A title report shall be provided prior to Council consideration of the preliminary plat.
4. The applicant/developer shall provide adequate sanitary facilities in accordance with requirements of the Northern Gila County Sanitary District.
5. General note #5 on the preliminary plat shall be amended to read as follows, on the final plat: "The Property Owner's Association shall be responsible for maintenance and repair of all drainage detention facilities, including those within "common owned tracts" and on the individual lots. The property owners shall permit personnel to inspect the detention facilities and repair them as necessary. The Property Owner's Association shall retain a Registered Civil Engineer, or other personnel as approved by the Town of Payson Engineering Department, to provide annual inspection of all detention facilities and provide a report to the Town of Payson Engineer."
6. That the applicant/developer comply with all standard Town of Payson development requirements.
7. The final plat shall be submitted within 12 months of Council approval of the preliminary plat.
8. That minor corrections to data tables be made prior to Town Council consideration of the preliminary plat.



MEMO

**TO:** Planning and Zoning Commission Members

**FROM:**  Jerry Owen, Community Development Director

**DATE:** May 14, 2007

**SUBJECT:** Request from Hawksnest Partners, LLC for Preliminary Condominium Plat Approval of an 8 unit industrial condominium located on 0.8 acre at 210 W. Longhorn Road, Assessor Parcel Number 304-56-001A.

**Background**

This site is part of Lot 1 of Payson Industrial Park Subdivision platted in 1988 and zoned M-1 Light Industrial. South of the site, across Longhorn is undeveloped M-1 property; to the north is the Arizona Department of Transportation maintenance yard zoned C-3; east of this site is the SemStream propane storage facility also zoned C-3; and west of the site is the Pacific Pride fuel station, zoned M-1. A building permit was issued recently to construct a 13,820 square foot office/warehouse facility that would be divided by means of this plat into eight condominium units. The building plans includes landscaping and engineering improvements, including landscaping of the right of way along Longhorn and an area along the west side of the building.

**Analysis**

Approval of this plat will allow for the sale and individual ownership of the proposed office/warehouse units rather than rental/transient tenancy. Common areas, including parking facilities, will be maintained by the owner's association.

Public Sanitary Facilities are required for this development. The site is currently within the Northern Gila County Sanitary District.

**Staff Recommendation:**

Staff recommends approval of this preliminary plat subject to the following conditions:

1. The final plat shall be in substantial conformance with the preliminary plat as submitted.
2. The subtitle shall include reference to being a "Re-Subdivision of the east 175 feet of Lot 1 of Payson Industrial Park, Gila County Recorder Map No. 627".
3. A title report shall be provided prior to Council consideration of the Preliminary plat.

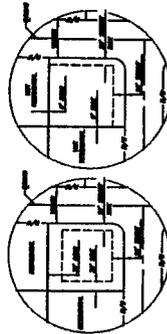
4. The applicant/developer shall provide adequate sanitary facilities in accordance with requirements of the Northern Gila County Sanitary District.
5. The following note shall be added to the final plat:  
“The Property Owners’ Association shall be responsible for maintenance and repair of all drainage detention facilities, including those within “common owned tracts” and on the individual lots. The property owners shall permit personnel to inspect the detention facilities and repair them as necessary. The Property Owner’s Association shall retain a Registered Civil Engineer, or other personnel as approved by the Town of Payson Engineering Department, to provide annual inspection of all detention facilities and provide a report to the Town of Payson Engineer.”
6. That the applicant/developer comply with all standard Town of Payson development requirements.
7. That the final plat be submitted within 12 months of Council approval of the preliminary plat.
8. That minor corrections to data tables be made prior to Town Council consideration of the preliminary plat.

Any other conditions the Commission deems necessary.

# PRELIMINARY PLAT FOR A CONDOMINIUM RE-SUBDIVISION OF THE EAST 175 FEET OF PAYSON INDUSTRIAL PARK LOT ONE, GILA COUNTY RECORDER MAP NO. 627

### LEGEND

- FOUND SURVEY CONFORMANCE AS NOTED
- SURVEY MONUMENT
- RECORDED INFORMATION
- RECORDED INFORMATION
- BOUNDARY LINE
- RIGHT OF WAY LINE
- CENTER LINE
- LOT LINE
- BUILDING SETBACK LINE
- EMBANKMENT LINE
- ADJACENT'S PARCEL NO.
- S.E. EMBANKMENT
- S.E. SLOPE EMBANKMENT
- P.E. PUBLIC UTILITY EMBANKMENT
- NATURAL DRAINAGE CONFORMANCE



TYPICAL M-1 LOT SETBACKS

### PROJECT DATA

EXISTING ZONING	M-1
NO. OF UNITS	8
TRACT "A" PARKING AND DRIVE	18 AC.
TRACT "B" COMMON AREA	20 AC.
TRACT "C" ACCESS EASEMENT	18 AC.
PROJECT AREA	0.8 AC.
A.P.N.	304-88-001A

### PARKING DATA

PROVIDED PARKING	18 SPACES
REQUIRED PARKING	18 SPACES
TOTAL PROVIDED PARKING	18 SPACES

LOCATED IN A PORTION OF THE NE 1/4 OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA

### OWNER/DEVELOPER

HAWKSWEST PARTNERS, LLC  
CLAYTON CLASSIS, LLC, MANAGING MEMBER  
P.O. BOX 790  
CAREFREE, ARIZONA 85377  
PHONE (602) 418-1000

### SHEET INDEX

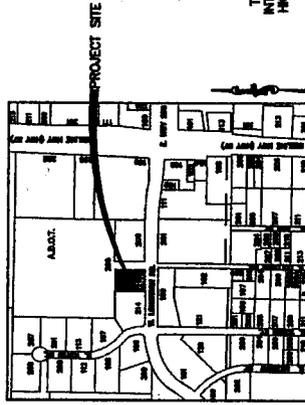
SHEET	DESCRIPTION
1-3	COVER SHEET
2-3	PRELIMINARY PLAT
3-3	CONDOMINIUM PLANS AND SECTIONS

### BASES OF BEARING

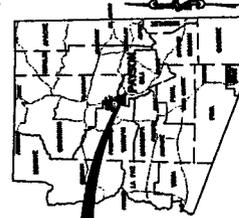
THE EAST LINE OF THE NE 1/4 OF SECTION 4, T. 10 N., R. 10 E. SAND BEARING BEING N 00° 04' 30" E

### BENCH MARK

BEING AN ALUMINUM ADOT CAP AT THE INTERSECTION OF HIGHWAY 260 AND HIGHWAY 87, SAND ELEVATION BEING 4854.22 FEET



VICINITY MAP



LOCATION MAP

PROJECT LOCATION

### UTILITY SERVICES

WATER	PERSON WATER DEPARTMENT
SEWER	N.C.C.L.E.
TELEPHONE	QUEST
POWER	ARIZONA PUBLIC SERVICE
CITY	WPG CABLE
TRASH COLLECTION	WASTE MANAGEMENT
TRASH DISPOSAL	WILKINSON WASTE LANDFILL, GILA COUNTY
POLICE	PERSON POLICE DEPARTMENT
FIRE PROTECTION	PERSON FIRE DEPARTMENT
SCHOOLS	PERSON UNITED SCHOOL DISTRICT
ONE	ENERGY WEST

### GENERAL NOTES

- ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION MANUAL, PUBLISHED BY THE COUNTY ENGINEER AND THE IMPROVEMENT DETAILS FOR PUBLIC WORKS CONSTRUCTION, PUBLISHED BY THE COUNTY ENGINEER. ALL IMPROVEMENTS SHALL BE CONFORMANT WITH THE STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PROJECT IMPROVEMENT PLANS.
- THE ENGINEER FOR THE PROJECT IS:  
J. J. BELL, ENGINEER  
1111 N. BELTLINE AVENUE  
PHOENIX, AZ 85041  
PHONE: (602) 471-1400  
FAX: (602) 471-1807
- ALL STANDARD IMPROVEMENTS WILL BE MADE IN ACCORDANCE WITH THE FINAL PLAT, THE TOWN OF PAYSON STANDARD WATER DETAILS AND GENERAL SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PROJECT IMPROVEMENT PLANS.
- THE TOWN OF PAYSON ENGINEER'S OFFICE IS:  
TOWN OF PAYSON ENGINEER'S OFFICE  
1111 N. BELTLINE AVENUE  
PHOENIX, AZ 85041  
PHONE: (602) 471-1400  
FAX: (602) 471-1807
- THE PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENT FACILITIES. THE PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENT FACILITIES. THE PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENT FACILITIES. THE PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENT FACILITIES.
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- EXISTING UTILITY LOCATIONS AND DEPTH UTILITIES WILL BE DETERMINED BY THE TOWN OF PAYSON ENGINEER'S OFFICE. THE TOWN OF PAYSON ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENT FACILITIES. THE TOWN OF PAYSON ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENT FACILITIES.

Prepared by  
**TETRA TECH, INC.**  
1000 N. CENTRAL AVENUE, SUITE 100  
PHOENIX, ARIZONA 85004

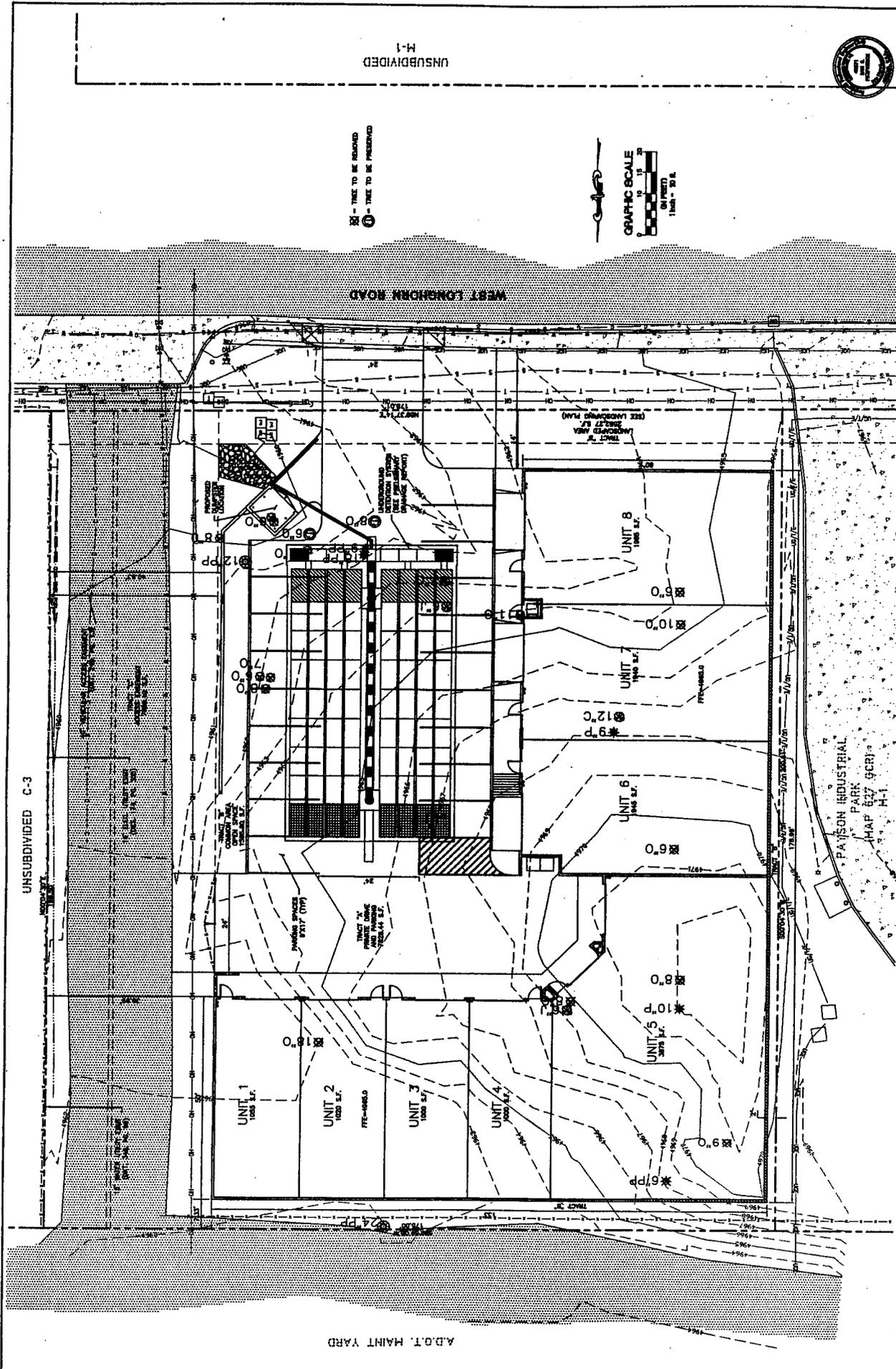


Project No. 6720.0001

### DISCLAIMER

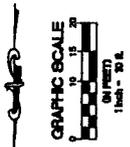
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UNSUBDIVIDED M-1

⊗ - TRUCK TO BE REMOVED  
 ⊙ - TRUCK TO BE PRESERVED



SCALE	1" = 30'
CONTRACT INFORMATION	PP
DATE	10/27/72
BY	
NO.	2
TOTAL	3

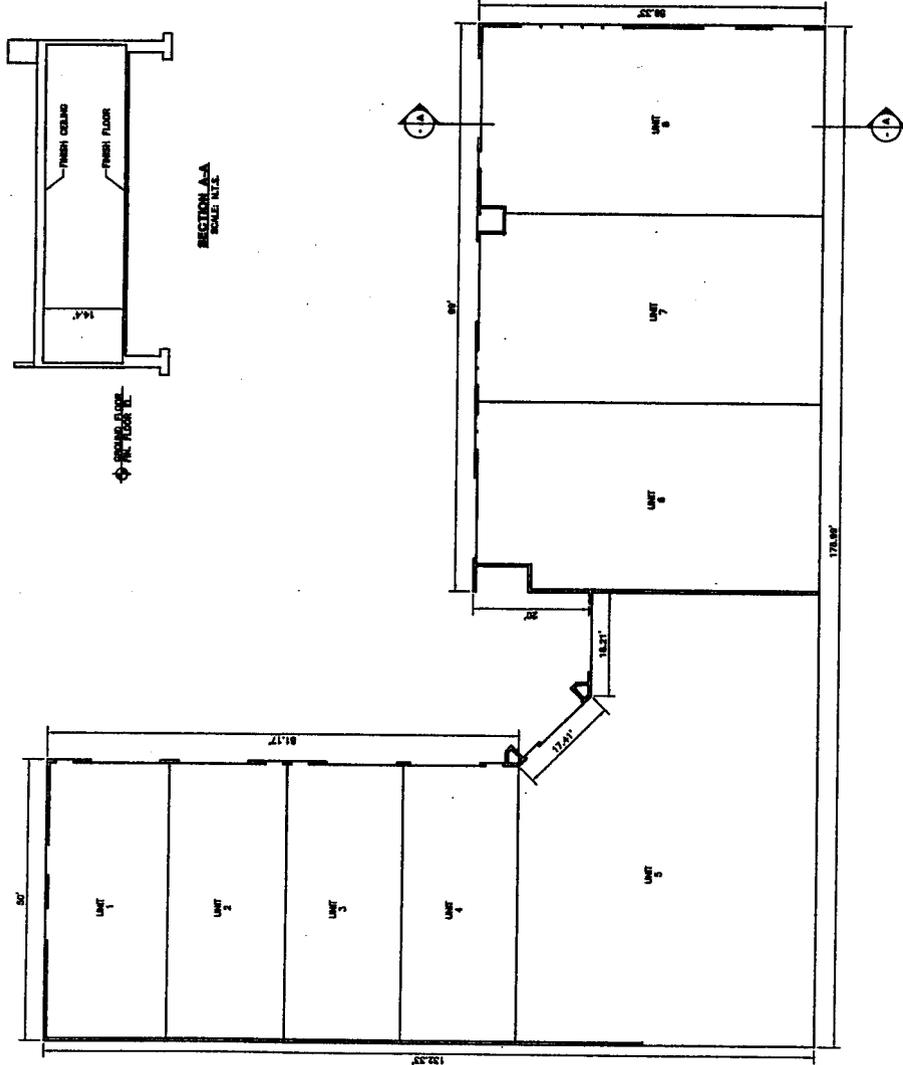
PRELIMINARY PLAT

NO.	1
DATE	10/27/72
BY	
NO.	2
DATE	
BY	
NO.	3
DATE	
BY	

LONGHORN OFFICE/  
 WAREHOUSE CONDOMINIUMS  
 PAYSON, ARIZONA



NO.	1
DATE	
BY	
NO.	2
DATE	
BY	
NO.	3
DATE	
BY	



FLOOR AND CEILING ELEVATION SCHEDULE

UNIT	FIRST FLOOR FINISH CEILING ELEVATION	FIRST FLOOR FINISH FLOOR ELEVATION
1	4662.00	4279.40
2	4662.00	4279.40
3	4662.00	4279.40
4	4662.00	4279.40
5	4662.00	4279.40
6	4662.00	4279.40
7	4662.00	4279.40
8	4662.00	4279.40

UNIT CUBIC CONTENTS

UNIT	LAND UNIT SQ. FT.	CEILING SQ. FT.
1	1865	15182
2	1520	14888
3	1520	14820
4	1520	14820
5	3575	28200
6	1545	26228
7	1540	27328
8	1585	28284

NOTE: ALL EXTERIOR WALLS ARE 204 (NOM.) UNLESS OTHERWISE NOTED.  
ALL INTERIOR WALLS ARE 204 (NOM.) UNLESS OTHERWISE NOTED.



<b>TETRA TECH, INC.</b> 100 N. CENTRAL AVENUE SUITE 100 PHOENIX, AZ 85004 TEL: 602.441.1234	<b>LONGHORN OFFICE/ WAREHOUSE CONDOMINIUMS</b> PAYSON, ARIZONA	<b>PRELIMINARY PLAT PLANS AND SECTIONS</b>	SHEET NO. <b>PP</b> OF <b>3</b> DATE <b>12/31/2024</b>
PREPARED BY: [ ] CHECKED BY: [ ] DATE: [ ]	DRAWN BY: [ ] CHECKED BY: [ ] DATE: [ ]	SCALE: [ ] DATE: [ ]	SHEET NO. <b>PP</b> OF <b>3</b> DATE <b>12/31/2024</b>

**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: 210 LONGHORN Tax Parcel Number: 304-56-001A  
 Subdivision: PAYSON INDUSTRIAL PARK Lot Number: 1  
 Name of Applicant(s): HAWKSNEST PARTNERS LLC Phone #: 602-418-1000  
 Mailing Address: P.O. BOX 3540 Town: PAYSON St: \_\_\_\_\_ Zip: 85547  
 Name of Property Owner(s): HAWKSNEST PARTNERS LLC  
 Mailing Address: SAME Town: \_\_\_\_\_ St: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Contact Person: W.J. CLAYTON Phone #: 602-418-1000 Fax #: 480-488-9282  
 Payson Business License # \_\_\_\_\_ Sales Tax # \_\_\_\_\_

Detailed Description of Request: PRELIMINARY PLAT FOR LONGHORN  
OFFICE WAREHOUSE PROJECT

(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.

W.J. CLAYTON Print Name      [Signature] Signature      4/17/07 Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE: \$ <u>525.00</u> pd <u>\$250 + (11 x \$25.00)</u>
DATE FILED	<u>4/17/07</u>	<u>Sld</u>	
COMPLETED APPLICATION	<u>4/26/07</u>	<u>Sld</u>	
NEWSPAPER PUBLICATION	<u>4/27/07</u>	<u>Sld</u>	
300' NOTIFICATION MAILOUT	<u>N/A</u>	<u>N/A</u>	
POSTING DATE	<u>N/A</u>	<u>N/A</u>	CHECK NUMBER: <u>729</u> DATE: <u>4/17/07</u>

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



### Gila County Assessor Parcel Search

[Back to Gila County Page](#)

[View Web Statistics](#)

Data updated Yesterday

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

*Don't know your Parcel Number?*



Parcel 304-56-001A

Tax Year: 2006

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

#### Parcel Information

<b>Tax Year:</b>	2007
<b>Parcel:</b> (Click for Improvement Info)	304-56-001A
<b>Site Address:</b>	210 W LONGHORN RD
<b>Owner:</b>	HAWKSNEST PARTNERS LLC
<b>Owner 2:</b>	
<b>Mailing Address:</b>	8220 EAST CALVARY DRIVE
<b>City:</b>	SCOTTSDALE
<b>State:</b>	AZ
<b>Zip:</b>	85262
<b>Full Cash Value:</b>	\$140,220
<b>Assessed Full Cash Value:</b>	\$22,435
<b>Limited Value:</b>	\$103,238
<b>Assessed Limited Value:</b>	\$16,518
<b>Value Method:</b>	Land Market Model
<b>Exempt Amount:</b>	0
<b>Exemption Type:</b>	
<b>Use Code:</b>	0021
<b>Property Use:</b>	VACANT LAND
<b>Class Code:</b>	

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

**Assessment Ratio:** 16.00%**Last Sale Information****Sale Price: (Click for sale info)** \$0**Sale Date:** 5/24/2006**Recorded Instrument Type:** WARRANTY DEED**Book:** 8970**Page:** 6**Legal Description Information****Parcel Size:** 1**Unit Type:** ACRES**Legal Description:**LOT 1 EXC THE W 50' THEREOF, OF  
PAYSON INDUSTRIAL PARK IN SEC 4  
T10N R10E; = 0.85 ACRE M/L (OUT OF  
304-56-001 & 002)[Back to Gila County Home Page](#)

**CITIZENS  
PARTICIPATION  
MATERIAL**



**TETRA TECH, INC.**

September 7, 2006

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

**Subject: Citizens' Participation Report  
210 W. Longhorn Road**

Dear Mr. Erlandsen:

This report is to inform you that as part of a condominium plat application for a parcel located at 210 W. Longhorn Road, Tetra Tech, Inc. conducted a Citizens' Participation Meeting (CPM) on Thursday, September 7, 2006 at 1:30 P.M., in the conference room of Tiny's Restaurant at 600 E. Highway 260, Payson, Arizona.

On August 16, 2006, Tetra Tech, Inc. sent by mail to all property owners within a 300' radius of the proposed project an invitation to attend the meeting for the purpose of discussing concerns and issues related to the project. Of the 26 notifications sent, two returned as undeliverable. A copy of the meeting notice, the 300' radius notification exhibit, and the 11"x17" plan exhibit are included with this report. A copy of the mailing labels and the returned invitations are also included.

No citizens attended the meeting. The meeting concluded at approximately 2:00 P.M.

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

Very truly yours,

Jason L. Phillimore  
Development Planner II

JP:lmw  
P:\67200001\WdDocs\CPR 9-07-06.doc

Enclosures

cc: Ralph O. Bossert, PE, RLS



TETRA TECH, INC.

## NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Proposed Condominium Development at 210 W. Longhorn Road

Dear Property Owner:

You are hereby notified of a Citizen Participation Meeting to be held on Thursday, September 7, 2006, at 1:30 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 the 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 contact me at (928) 474-4636.

Very truly yours,

Jason L. Phillimore  
Development Planner II  
Tetra Tech, Inc.  
(928) 474-4636

cc: Ray Erlandsen, Zoning Administrator, Town of Payson  
Bill Clayton

