

COUNCIL DECISION REQUEST

SUBJECT: Preliminary Plat of Rim Ridge Estates at 808 E. Hwy 260 (S-144-07)

MEETING DATE: October 18, 2007

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):
Plat drawing, staff report and supporting information

POSSIBLE MOTION

"I move to approve the Preliminary Plat for the Rim Ridge Estates subdivision at 808 E. Hwy 260 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 Rim Ridge Estates preliminary plat at their September 10, 2007 meeting and recommended the Town Council approve the preliminary plat with 13 conditions.

OCT 18 2007 I.3

S-144-07 – Conditions for Preliminary Plat – 808 E. Hwy 260 (Rim Ridge Estates)

The Planning and Zoning Commission recommended approval to the Town Council of the preliminary plat (S-144-07), for 808 E. Hwy 260, on September 10, 2007, subject to the following conditions:

1. The final plat shall be in substantial conformance with the preliminary plat as submitted.
2. Streets shall be named prior to submittal of the final plat.
3. That Mud Springs Road adjacent to the project shall be upgraded to meet Town Standards. This may require additional right of way dedications. Improvements shall be a minimum of 16.5 feet of pavement from the roadway center of the right of way to the back of curb with vertical curb and gutter. It shall also include a minimum 8' wide trail on the east side of Mud Springs Road in accordance with the Town of Payson Trails Plan. This 8' wide trail shall be offset from the proposed back of curb at least 4 feet.
4. The improvements to Mud Springs Road shall be included in Phase One. The existing road (used for campground access from E. Highway 260) shall be paved and extended to connect to the east-west road that extends to N. Mud Springs Rd with Phase One. The north-south loop road shall be included in the financial assurances for Phase Two, but may be constructed with Phase Three.
5. The developer will contribute their pro rata share of the cost of a traffic control device at Mud Springs and Highway 260, to be payable with Phase One.
6. The applicant shall comply with all standard Town of Payson development requirements, including fire hydrant placement.
7. The stub street planned near Tract D shall be posted "No Parking Fire Lane".
8. If a subdivision sign is planned, a sign easement shall be created on the lot or tract where the subdivision sign will be placed.
9. That the final plat be submitted within 12 months of Council approval of the preliminary plat.
10. The developer shall provide sanitary sewer facilities in accordance with Northern Gila County Sanitary District requirements and be annexed into the District prior to Council approval of the Final Plat.
11. That the applicant submit a written proposal regarding their workforce housing contribution prior to Council consideration of the final plat.
12. That a landscape plan/tree preservation plan be submitted with the final plat improvement plans.
13. That all other provisions of the Unified Development Code be met.

RECEIVED

SEP 28 2007

COMMUNITY DEVELOPMENT
DEPARTMENT

CITY CREEK DEVELOPMENT LLC

808 E. Highway 260

Payson, AZ 85541

480-215-7491

This agreement is between City Creek Development LLC and the Payson Regional Housing Development, a non-profit organization. City Creek Development LLC agrees to contribute 8 ERU's of water credit (total value \$56,000) to the Payson Regional Housing Development. Transfer shall be made within 15 business days of the Payson Town Council's approval of final plat for Rim Ridge Estates..

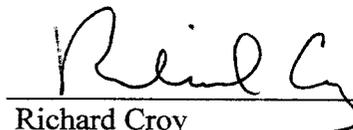
Dated this 25th day of September, 2007.

Submitted by:

Accepted by:



Cheryl Schlotman
City Creek Development LLC



Richard Croy
Payson Regional Housing Development,
501(c) or non-profit organization



MEMO

TO: Planning and Zoning Commission Members

THROUGH:  Jerry Owen, Community Development Director

FROM: Sheila DeSchaaf, Planner II

DATE: September 10, 2007

SUBJECT: Request from Michael and Cheryl Schlotman for Preliminary Plat approval of Rim Ridge Estates, a 56 lot townhouse subdivision located on 16.29± acres at 808 E. Highway 260, Assessor Parcel Numbers 304-07-017E, 304-07-018, and 304-07-019. (S-144-07)

Background

The proposed development site is currently being utilized as a campground with facilities for recreational vehicles and tents. The entire site lies within the Park Payson Subdivision and is divided into R3-MH and C-2 zoning districts. The site has frontage on N. Mud Springs Road to the east and E. Highway 260 to the south. The site is bordered by R1-6 MH zoned properties to the north, and R3-MH zoned properties to the west.

Analysis

This preliminary plat request is for approval of 56 single-family townhouse lots and 4 tracts on 11 acres. The proposal as submitted calls out development on only 11 acres, however the plat boundary does not match the existing 16.29± acre parcel boundary. Prior to final plat, the applicant shall include the parcel labeled “exception” (possibly as Tract E, designated for future commercial development) in the plat boundary and adjust the lines with the final plat. The applicant alternatively could process a lot line adjustment prior to the final plat to adjust the parcel lines to align with the plat boundary prior to final plat.

The Land Use Element of the General Plan divides the site into High Density Residential, 5.5 to 18 dwelling units per acre (DU/AC), and Commercial. This 11 acre residential portion of this preliminary plat request (5.09 dwelling units per acre) meets the definition of Medium Density Residential, which is 2.5 to 5.5 DU/AC.

Public Sanitary facilities are required. Portions of the property are currently within the Northern Gila County Sanitary District (NGCSD) boundaries, however lot 18 and the north half of Lot 17 (of the original Park Payson Subdivision) are not within the territorial boundaries of the NGCSD and will need to be formally annexed. The site is within the Sanitary District planning area.

The detail for “Typical Collector Roadway Section” shown should be amended. The reference to Collector should be removed. This street connecting N. Mud Springs Road and Highway 260 meets the minimum roadway width for both commercial and multi family residential development. All streets shall be appropriately named, indicating their use as either through or non-through streets prior to final plat consideration. The right of way for the non-through streets within this development has been reduced to a 40 foot section more typical of a private drive, with the approval of the Town Engineer. The applicant is requesting that the commission approve the construction of a 6’ sidewalk on one side of each street in lieu of 5’ sidewalks on both sides of each street. All streets within the development will be dedicated to the public.

The preliminary trails plans for the Payson Area Trails System calls for a trail along the east side of N. Mud Springs Road adjacent to this development that would connect E. Highway 260 to E. Park Drive. Ten feet along the east side of the proposed subdivision is shown on the preliminary plat as area to be dedicated to the Town as right of way for N. Mud Springs Road as part of this plat. Mud Springs Road adjacent to the project shall be upgraded to meet Town standards. This may require additional right of way dedications. Improvements shall be a minimum of 16.5 feet of pavement from the roadway center of the right of way to the back of curb with a vertical curb and gutter. It shall also include a minimum 8’ wide trail on the east side of Mud Springs Road in accordance with the Town of Payson Trail Plan. This 8’ wide trail shall be offset from the proposed back of curb by at least 4 feet.

The developer will also be required to contribute their pro rata share of the cost of a traffic control device at Mud Springs and Highway 260 at such time as a traffic control device is required.

There are no hillside lots within this development. Attached units will be graded under one permit.

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. Streets shall be named prior to submittal of the final plat.
3. That Mud Springs Road adjacent to the project shall be upgraded to meet Town Standards. This may require additional right of way dedications. Improvements shall be a minimum of 16.5 feet of pavement from the roadway center of the right of way to the back of curb with vertical curb and gutter. It shall also include a minimum 8’ wide trail on the east side of Mud Springs Road in accordance with the Town of Payson Trails Plan. This 8’ wide trail shall be offset from the proposed back of curb at least 4 feet.
4. If the development is phased, the loop road that connects Mud Springs to E. Highway 260 and the improvements to Mud Springs Road shall be included in Phase One.
5. The developer will contribute their pro rata share of the cost of a traffic control device at Mud Springs and Highway 260, to be payable with Phase One if development is phased.
6. The applicant shall comply with all standard Town of Payson development requirements, including fire hydrant placement.
7. The stub street planned near Tract D shall be posted “No Parking Fire Lane”.
8. If a subdivision sign is planned, a sign easement shall be created on the lot or tract where the subdivision sign will be placed.
9. That the final plat be submitted within 12 months of Council approval of the preliminary plat.

10. The developer shall provide sanitary sewer facilities in accordance with Northern Gila County Sanitary District requirements and be annexed into the District prior to Council approval of the Final Plat.
11. That the applicant submit a written proposal regarding their workforce housing contribution prior to Council consideration of the final plat.
12. That a landscape plan/tree preservation plan be submitted with the final plat improvement plans.
13. That all other provisions of the Unified Development Code be met.

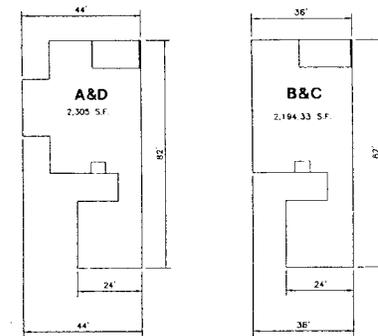
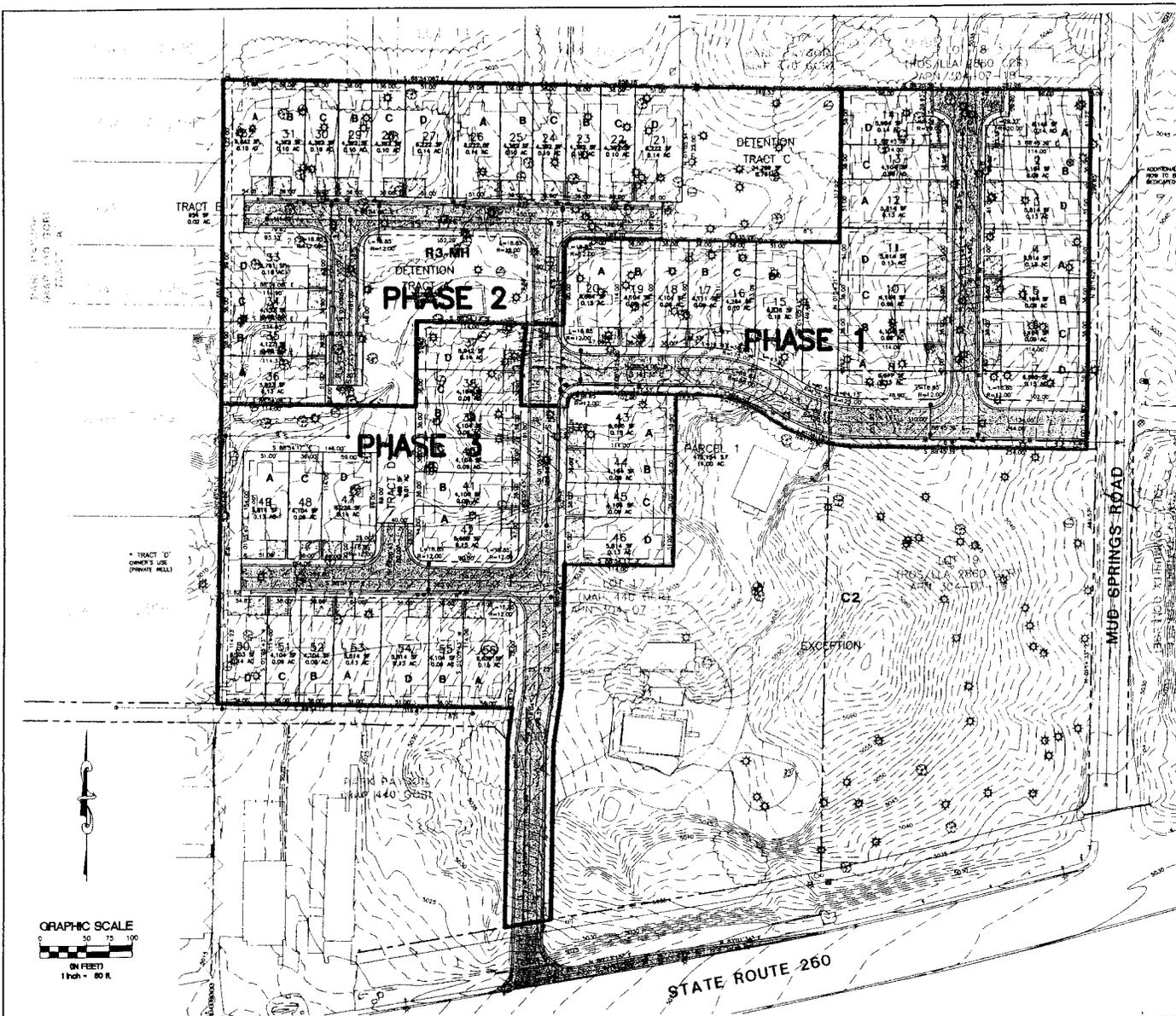
Any other conditions the Commission deems necessary.

Possible Motion to recommend Approval:

“I move the Planning & Zoning Commission recommend to the Town Council approval of S-144-07, a request for Preliminary Plat approval of Rim Ridge Estates, a 56 lot townhouse subdivision located on 16.29± acres at 808 E. Highway 260, Assessor Parcel Numbers 304-07-017E, 304-07-018, and 304-07-019 with the conditions listed in the staff report.”

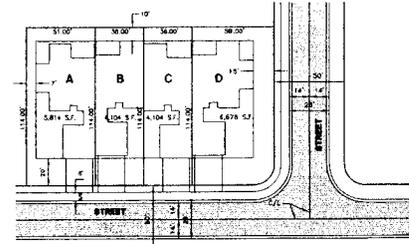
Neighborhood Involvement

A citizens participation meeting for this request was held on August 14, 2007. Information is attached for review.



EXTERIOR UNIT
GROUND FLOOR ONLY
SCALE: 1"=20'

INTERIOR UNIT
GROUND FLOOR ONLY
SCALE: 1"=20'



TYPICAL 4 UNIT LAYOUT
SCALE: 1"=40'



NO.	REVISION	DATE	BY	CHK.

Tc **TETRA TECH, INC.**
101 S. Santa Rita
Payson, AZ 85541-4885
TEL: (929) 571-4838 FAX: (929) 571-4887

RIM RIDGE ESTATES
PAYSON, ARIZONA

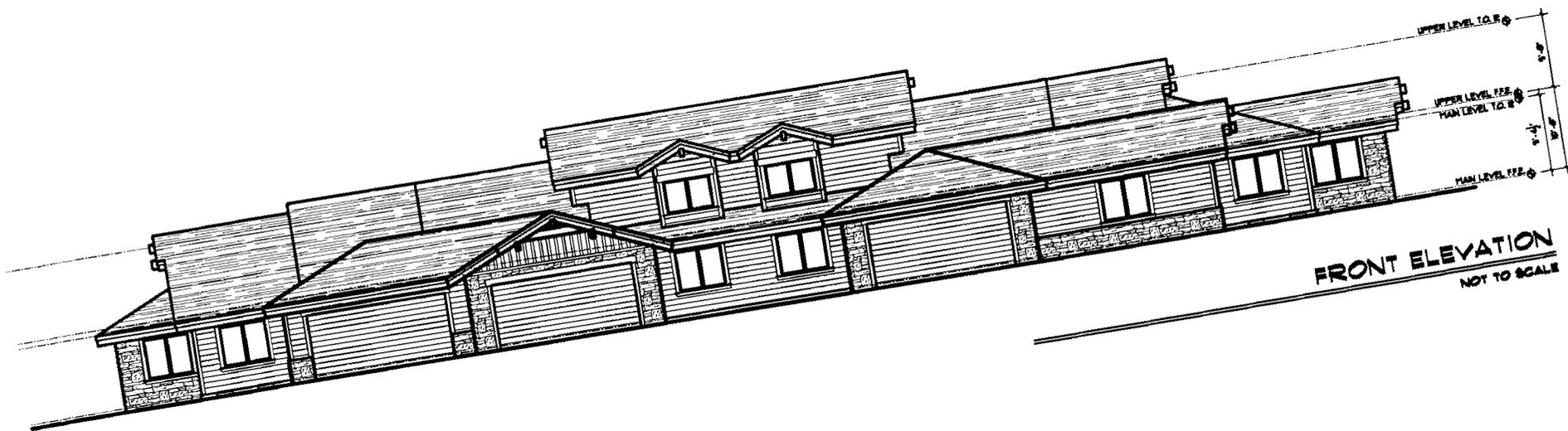
JOB NO.	112730001
DESIGNED BY:	ROM
DRAWN BY:	JLP
CHECKED BY:	ROM
APPROVED BY:	ROM
DATE:	07/31/07

PRELIMINARY PLAT

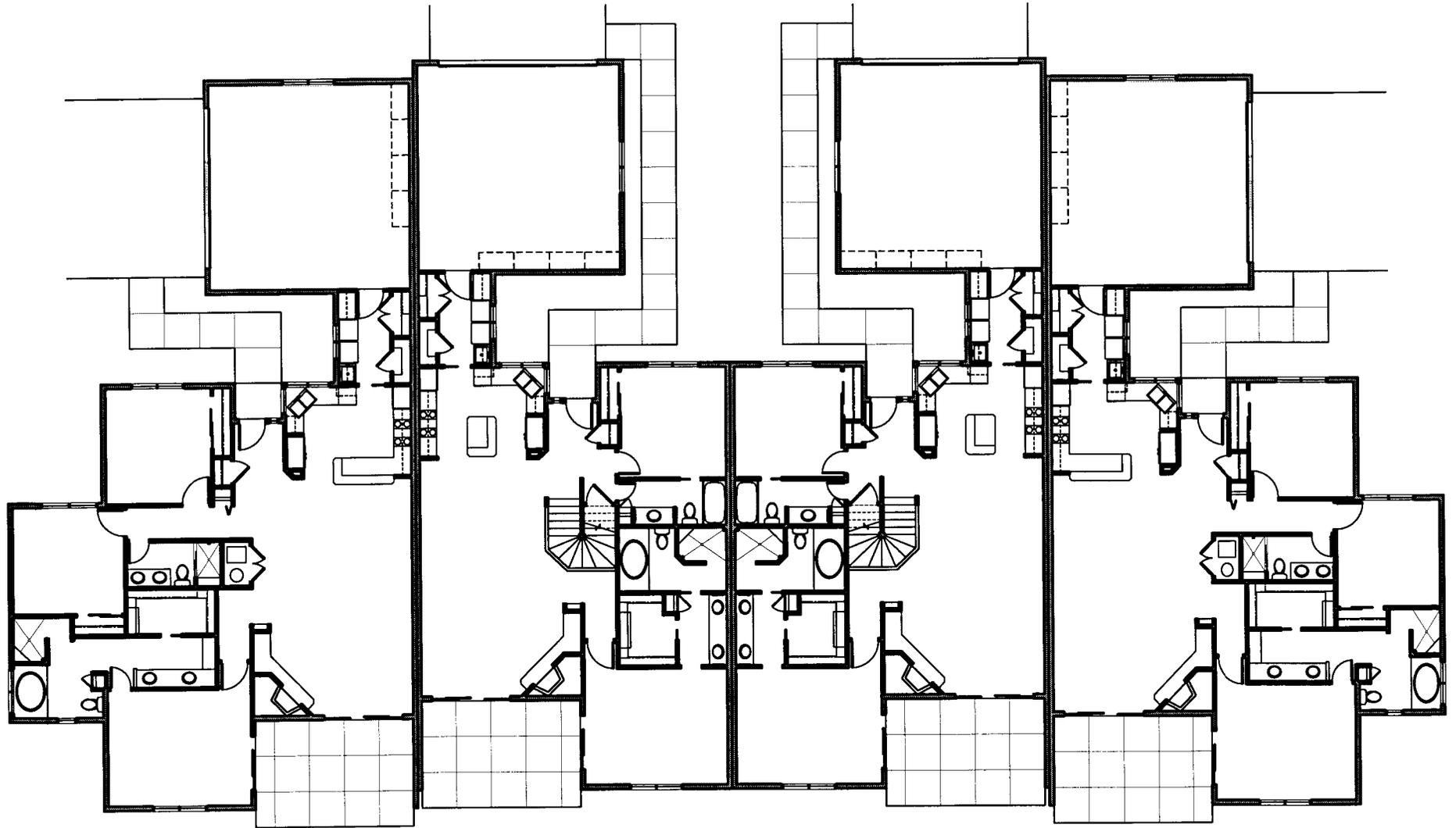
SCALE:	HORIZ: 1" = 50'
	CONT: INTERVAL = 5'
DESIGNED BY:	ROM
PP	
SHEET NO.	2
OF	2



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FRONT ELEVATION
NOT TO SCALE



RIM RIDGE CONDOMINIUMS

SLOPE ANALYSIS AND HILLSIDE LOT EXHIBIT

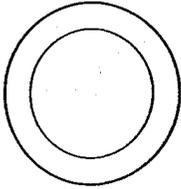
LEGEND

-  Boundary.shp
-  Major Contours
-  Minor Contours
-  Vicinity
-  Areas of >15% Slope
-  Pavement
-  Lots
-  Site

JASON T. FULLMORE 06/16/07

NOTE: NO LOTS IN THIS PROJECT ARE
HILLSIDE LOTS AS DEFINED BY THE
TOWN OF PAYSON, UNIFIED DEVELOPMENT CODE

SEE ATTACHED "EXHIBIT A" FOR
INDIVIDUAL LOT AREA CALCULATIONS

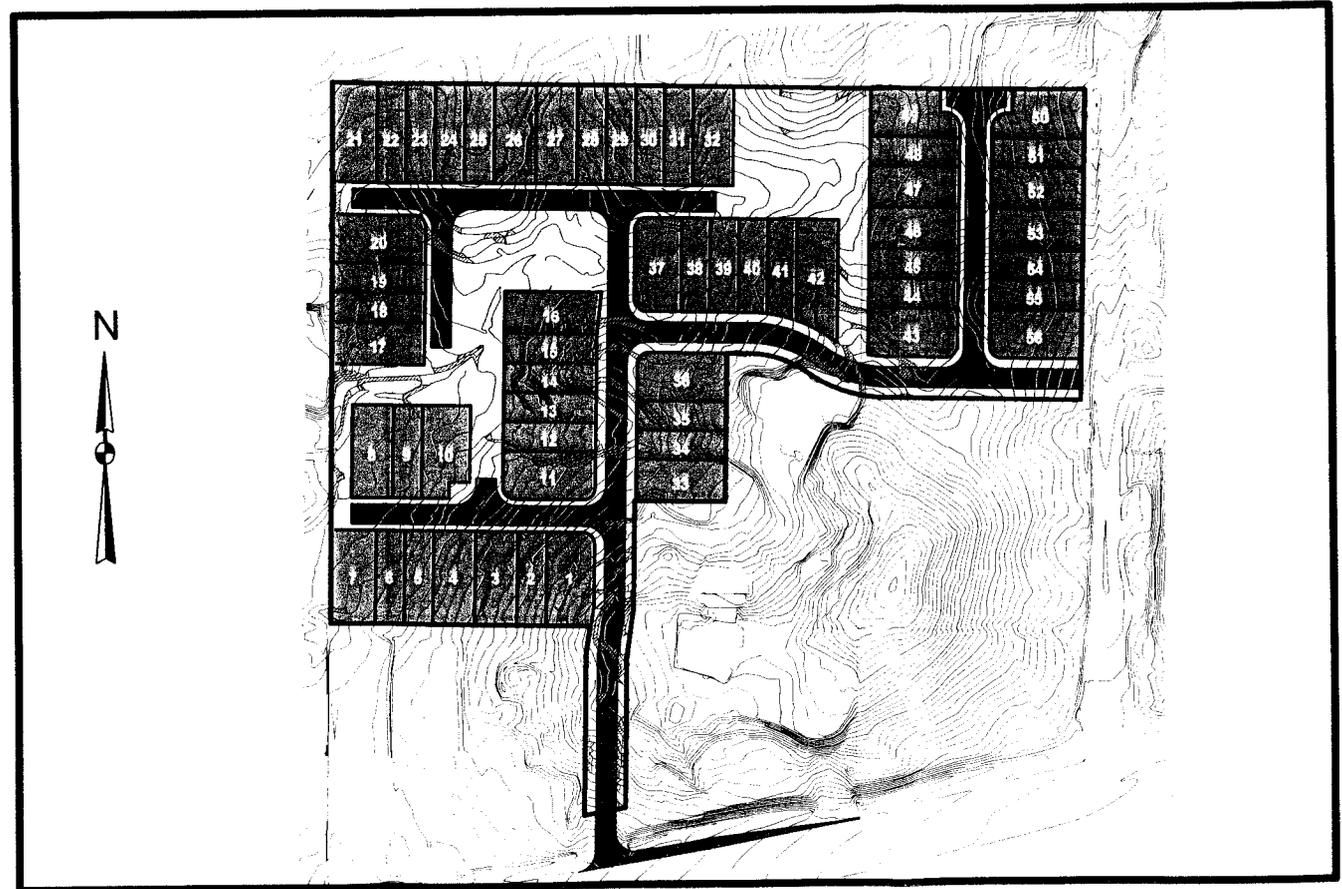


PREPARED FOR:
MIKE AND CHERYL SCHLOTMAN
6042 EAST VALLEY WAY, SUITE 1
CAVE CREEK, ARIZONA 85331



TETRA TECH, INC.

431 S. Beeline Highway
Payson, AZ 85541-4885
TEL: (928)474-4636 FAX: (928)474-4867



80 0 80 160 240 320 Feet

SCALE: 1" = 150'

"EXHIBIT A"
RIM RIDGE CONDOMINIUMS
TT# 11273.0001
08/13/07

LOT #	LOT AREA	SLOPE AREA	% SLOPE	LOT TYPE
1	6641.27	1209.47	18.21	Not Hillside
2	4104.00	427.68	10.42	Not Hillside
3	5814.00	521.25	8.97	Not Hillside
4	5814.00	186.97	3.22	Not Hillside
5	4104.00	67.29	1.64	Not Hillside
6	4104.00	0.03	0.00	Not Hillside
7	6202.99	158.03	2.55	Not Hillside
8	5814.00		0.00	Not Hillside
9	4104.00	42.87	1.04	Not Hillside
10	6226.00		0.00	Not Hillside
11	6629.36	1034.46	15.60	Not Hillside
12	4104.00	220.07	5.36	Not Hillside
13	4104.00	693.44	16.90	Not Hillside
14	4104.00	1846.40	44.99	Not Hillside
15	4104.00	1102.92	26.87	Not Hillside
16	5941.50	286.98	4.83	Not Hillside
17	5823.47	765.19	13.14	Not Hillside
18	4122.10	676.48	16.41	Not Hillside
19	4131.54	475.85	11.52	Not Hillside
20	6743.23	266.13	3.95	Not Hillside
21	6642.25	127.38	1.92	Not Hillside
22	4392.00	54.96	1.25	Not Hillside
23	4392.00	97.90	2.23	Not Hillside
24	4392.00	194.13	4.42	Not Hillside
25	4392.00		0.00	Not Hillside
26	6222.00	1138.29	18.29	Not Hillside
27	6222.00	104.09	1.67	Not Hillside
28	4392.00		0.00	Not Hillside
29	4392.00	73.08	1.66	Not Hillside
30	4392.00	101.22	2.30	Not Hillside
31	4392.00		0.00	Not Hillside
32	6222.00	34.18	0.55	Not Hillside
33	5814.00	452.41	7.78	Not Hillside
34	4104.00	525.46	12.80	Not Hillside
35	4104.00	652.19	15.89	Not Hillside
36	6678.02	435.43	6.52	Not Hillside
37	6629.36	397.81	6.00	Not Hillside
38	4104.00	46.49	1.13	Not Hillside
39	4104.00	10.61	0.26	Not Hillside
40	4111.49	324.42	7.89	Not Hillside
41	4264.32	154.03	3.61	Not Hillside
42	6876.59	246.25	3.58	Not Hillside
43	6658.88	459.50	6.90	Not Hillside
44	4104.00	138.21	3.37	Not Hillside
45	4104.00	223.38	5.44	Not Hillside
46	5814.00		0.00	Not Hillside
47	5814.00	285.76	4.92	Not Hillside
48	4104.00	132.41	3.23	Not Hillside
49	5983.65		0.00	Not Hillside
50	6145.59		0.00	Not Hillside
51	4104.00		0.00	Not Hillside
52	5814.00		0.00	Not Hillside
53	5814.00		0.00	Not Hillside
54	4104.00		0.00	Not Hillside
55	4104.00		0.00	Not Hillside
56	6677.65		0.00	Not Hillside

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

The undersigned Applicant(s) hereby applies for:

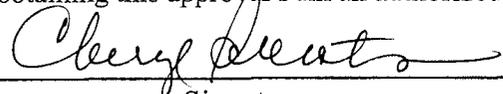
- | | |
|--|--|
| <input type="checkbox"/> Abandonment Request | <input type="checkbox"/> General Plan or Land Use Plan Amendment |
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Minor Land Division |
| <input type="checkbox"/> Code Amendment | <input type="checkbox"/> P & 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: Highway 260 / Mud Springs Road **Tax Parcel Number:** 304-07-017E/304-07-018/304-07-019
Subdivision: N/A **Lot Number:** _____
Name of Applicant(s): City Creek Dev LLC **Phone #:** 928) 472-2267
Mailing Address: 808 E Highway 260 **Town:** Payson **St:** AZ **Zip:** 85541
Name of Property Owner(s): Mike and Cheryl Schlotman / City Creek Dev LLC
Mailing Address: 808 E Highway 260 **Town:** Payson **St:** AZ **Zip:** 85541
Contact Person: Ralph O. Bossert, PE, RLS **Phone #:** (928) 474-4636 **Fax #:** (928) 474-4867
Payson Business License # _____ **Sales Tax #** _____

Detailed Description of Request: Preliminary Plat approval for a townhome subdivision, consisting of 56 townhome lots and 4 tracts.

(Note: Additional Description area can be included in an attachment)

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address, or that for the purpose of obtaining this approval I am an authorized agent on the owners behalf.

Cheryl Schlotman  8/8/07
 Print Name Signature Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE: \$
DATE FILED	8/14/07	SLD	Preliminary Plat \$250 - \$25 per lot/tract or parcel 250 + (60 x 25) = \$1750.00
COMPLETED APPLICATION	8/15/07	SLD	
NEWSPAPER PUBLICATION	8/24/07	SLD	
300' NOTIFICATION MAILOUT	N/A	N/A	
POSTING DATE	N/A	N/A	
			CHECK NUMBER: <u>6312577</u> DATE: <u>8/14/07</u>

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

CITIZENS
PARTICIPATION
MATERIAL



TETRA TECH, INC.

August 15, 2007

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

**Re: Citizens Participation Report for RIM RIDGE ESTATES.
Tetra Tech Project No. 11273.0001**

Mr. Erlandsen,

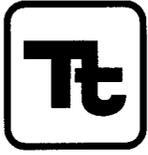
This report is to inform you that, as part of the preliminary plat application process for the Rim Ridge Estates project at 808 E. Highway 260, Tetra Tech Inc. conducted at Citizens' Participation Meeting (CPM) on Tuesday, August 14, 2007 at 4:00 P.M., in the conference room at the Tiny's Family Restaurant, in Payson.

On July 27, 2007, Mike and Cheryl Schlotman, sent by mail, a notice to all property owners within a 300' radius of the proposed project, with an invitation to attend the meeting, to discuss concerns and issues related to the project. A copy of the meeting notice, the 300' radius notification exhibit, and the 8 1/2"x11" plat exhibit are included with this report. A copy of the mailing labels is also included.

Ten citizens signed the meeting sign-in sheet. The participants each received a comment request form after signing in. A copy of the meeting sign-in sheet is included with this report. Six citizens filled out comment forms. These forms are included with this report.

Ralph Bossert of Tetra Tech Inc. presented an overview of the project and the preliminary plat application process. The project can be summarized as fifty-six townhome lots and four tracts.

After the presentation, Mr. Bossert invited the participants to ask questions and express concerns about the project. **The supplied concerns/responses are presented here as being "to the best of the facilitator's understanding", and are not intended to represent a complete inclusion of issues discussed, absolute fact, or as having the endorsement of the Town of Payson, or any other entity, including Tetra Tech, Inc.**



TETRA TECH, INC.

Ray Erlandsen, Zoning Administrator
August 15, 2007
Page 2

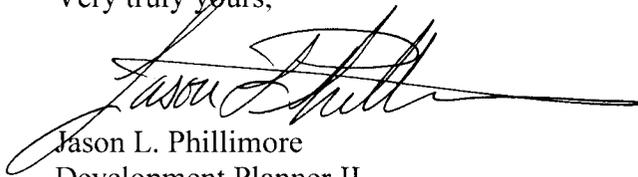
The citizen participants raised the following issues and concerns during the meeting:

1. **Several participants wanted to know what the units would look like.** All participants were shown architectural elevations and floor plans.
2. **At least one participant wanted to ensure that the project would not alter the natural drainage flow to adjacent properties.** Mr. Bossert assured the participants that post-development off-site flows would not be moved, but that flows would be reduced by at least 25 % as per established Town of Payson drainage requirements.
3. **At least one participant wanted to know what the units would cost when completed.** The developer was unable to speculate on what the units would priced as the price would be influenced by development costs as well as the housing market at the time the units went on the market.
4. **At least one participant wanted to know if any trees would be removed during construction of this project.** The developer demonstrated that the site layout was originally designed to preserve the natural drainage channels and trees as much as possible. Trees will be removed only where necessary for construction of units or improvements and will be done in accordance with Town of Payson regulations.

The meeting concluded at approximately 5:00 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. Phillipmore
Development Planner II
Tetra Tech, Inc.

cc: Mike and Cheryl Schlotman

PROPOSED LUXURY TOWN HOME DEVELOPMENT
HIGHWAY 260/MUD SPRINGS ROAD
CITIZEN'S PARTICIPATION MEETING

AUGUST 14, 2007

NAME Bill PEACH

ADDRESS 1000 N. BEE LINE HWY

PHONE NUMBER PAYSON 35541

COMMENTS:

THANKS FOR AN UNDERSTANDABLE
PRESENTATION. I LIKE THE
CONCEPT AND ARCHITECTURE
THE GENEROUS OPEN SPACE
LOW PROFILE BUILDINGS ARE
ATTRACTIVE TO ME

PROPOSED LUXURY TOWN HOME DEVELOPMENT
HIGHWAY 260/MUD SPRINGS ROAD
CITIZEN'S PARTICIPATION MEETING

AUGUST 14, 2007

NAME William J. Cox

ADDRESS 305 E. Hwy 260

PHONE NUMBER 623-202-6273

COMMENTS:

I have given the project careful
consideration & believe the development
would be beneficial in the town
of Payson without causing a weather
problem on Mud Springs Rd. I feel
it would raise the value of
surrounding properties.

PROPOSED LUXURY TOWN HOME DEVELOPMENT
HIGHWAY 260/MUD SPRINGS ROAD
CITIZEN'S PARTICIPATION MEETING

AUGUST 14, 2007

NAME Margaret Duggins

ADDRESS 613 E Fela Lane

PHONE NUMBER 602 432 9809

COMMENTS:

I think this complex will
be a great asset to Payson
I feel its time to have a
project that most people can
afford that is this nice.
Plans are great!

Thanks to
Gilda
Mr & Mrs. Subelman

Ellen + Margaret Duggins
8-14-07

1. Concerns about a block wall around property
2. No entrances to Private streets - Budweiser Cir; Mahoney
No through traffic
3. Complex to enhance and improve neighborhood -
Upscale complex \$300+

* We are in agreement with complex if they
meet above criteria.

8-13-07

Ray LeDuc &
Helda LeDuc

811 E. Park
RAY L. LEDUC

Comment Request
Form

Town of Payson

**PROPOSED LUXURY TOWN HOME DEVELOPMENT
HIGHWAY 260/MUD SPRINGS ROAD
CITIZEN'S PARTICIPATION MEETING**

*att: [unclear]
[unclear] Erlendson*

AUGUST 14, 2007

NAME LIZ ALEXANDER

ADDRESS 1001 N. MONARCH PAYSON

PHONE NUMBER 928 978 1016

COMMENTS:

LOVED THE ELEVATIONS AND
FLOOR PLANS CAREFUL ATTENTION
TO SITE PLAN AND LAYOUT
RELATIVE TO NATURAL ATTRIBUTES
OF THE SITE-LAND.
THERE IS DEMAND FOR "TOWNHOME"
CONCEPT IN PAYSON REAL ESTATE
MARKET BUT LITTLE SUPPLY. -AT PRESENT



Received

AUG 20 2007

[unclear]

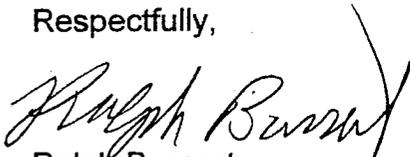
NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Proposed Town Home Development at 808 E. Highway 260

Dear Property Owner:

Your are hereby notified of a Citizen Participation Meeting to be held on August 14, 2006, Tuesday, 4:00 pm in the large conference room at Tiny's Family Restaurant located at 600 E. Highway 260 in Payson, Arizona. The purpose of the meeting is to provide information to the 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. Michael Schlotman at 480-215-7491.

Respectfully,



Ralph Bossert
Tetra Tech Inc
928-474-4536

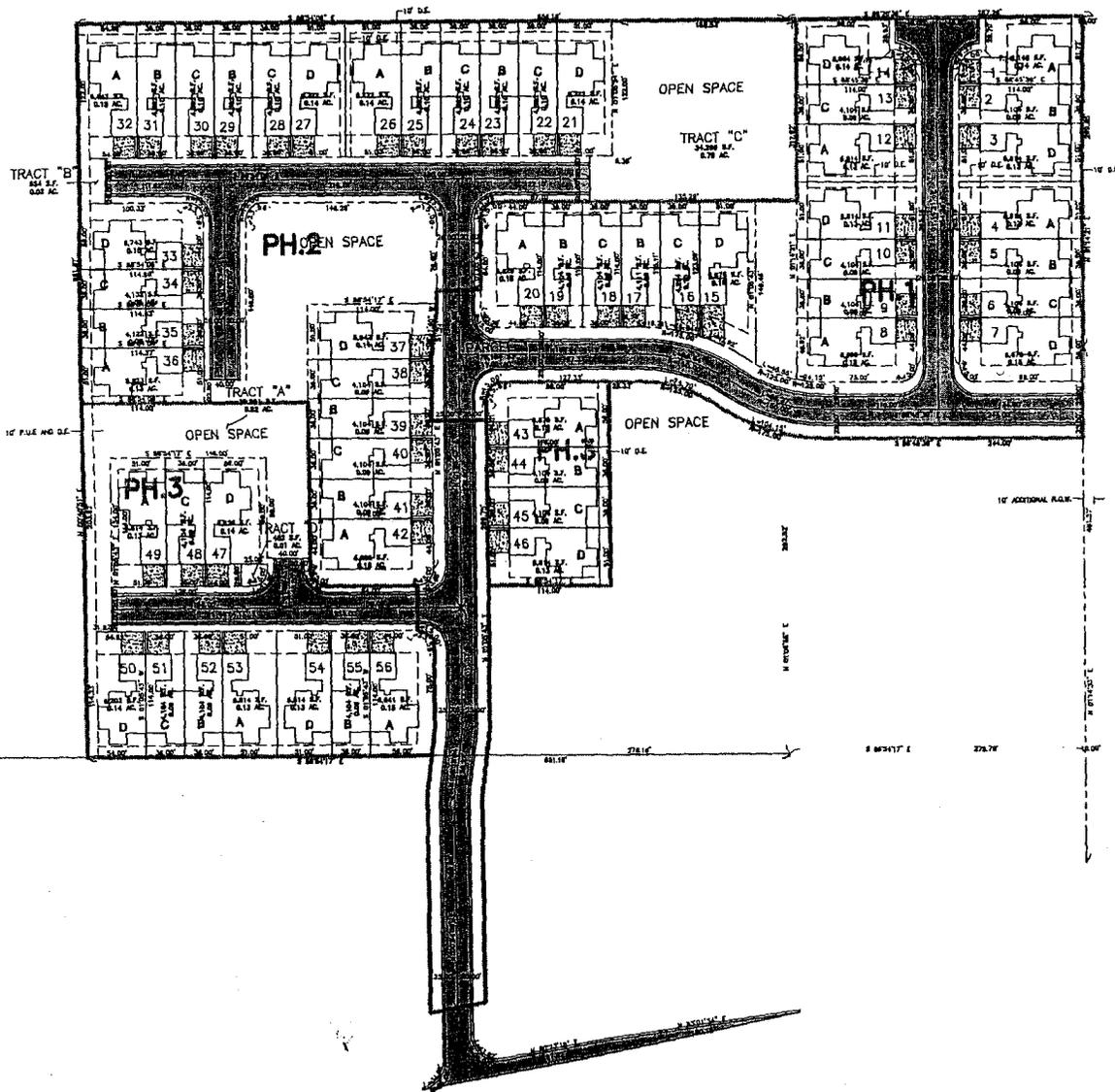
Enclosure

cc: Ray Eriandsen, Zoning Administrator, Town of Payson

RECEIVED

JUL 30 2007

COMMUNITY DEVELOPMENT
DEPARTMENT



SITE DATA
 TOTAL AREA 11.00 ACRES
 NO. OF LOTS 56
 AREA IN LOTS 6.44 ACRES
 AREA IN STREETS .67 ACRES
 AREA IN OPEN SPACE 1.74 ACRES



PRELIMINARY
 NOT FOR
 CONSTRUCTION

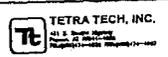
RECEIVED

JUL 30 2007

COMMUNITY DEVELOPMENT
 DEPARTMENT

P:\P1215\0001\Cadd\SIPL\LAYOUT.dwg, 7/25/2007 2:22:44 PM, jasonschwin, 1-4-2007

NO.	REVISION	DATE	BY	CHK.



RIM RIDGE ESTATES
 PAYSON, ARIZONA

DATE	11/20/06
DESIGNED BY	
DRAWN BY	
CHECKED BY	
APPROVED BY	

PRELIMINARY PLAT

SCALE	HORIZ. 1"=40'
SCALE	VERTICAL 1"=10'
PROJECT NO.	
DATE	

