COUNCIL DECISION REQUEST

SUBJECT: Amended Final Plat for the Rim Ridge Estates Subdivision

MEETING DATE: 10-02-08

PAYSON GOAL: NEW: EXISTING:

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: LaRon Garrett, Public Wks. Dir.

AMOUNT BUDGETED: $ 0

SUBMITTAL TO AGENDA
APPROVED BY TOWN MANAGER

EXPENDITURE REQUIRED: $ 0

CONT. FUNDING REQUIRED: $ 0

EXHIBITS (If Applicable, To Be Attached): Copy of proposed Amended Plat

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POSSIBLE ACTION

I move to approve the Amended Final Plat for the Rim Ridge Estates Subdivision and authorize the Mayor to sign said document and authorize staff to record said document. If this Subdivision Plat is not recorded with the Gila County Recorders Office within six months, this approval is null and void.

SUMMARY OF THE BASIS FOR POSSIBLE ACTION:

At the Regular Town Council meeting held July 17, 2008 the Council approved the original final subdivision plat for the Rim Ridge Estates Subdivision. After the plat was recorded, an error was discovered. This subdivision is comprised of attached town homes. Two of the lots were not wide enough for the designed unit. The simple solution is to file an amended subdivision plat the corrected the 2' lot shortage. This project made a contribution to affordable housing by donating 8 residential water credits they had purchased from the Tower Well to the Payson Regional Housing Development prior to approval of the original final subdivision plat.

Staff recommends approval of Amended Final Plat for Rim Ridge Estates Subdivision.

PROS: This makes the buildings fit the final plat.

CONS: None

PUBLIC INPUT (if any): N/A

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

FUNDING:

Account Number:	Title:	Amount: $
Account Number:	Title:	Amount: $
Account Number:	Title:	Amount: $
Account Number:	Title:	Amount: $
		Total Cost: $

OCT 02 2008 I.1

COUNCIL DECISION REQUEST

CFO: _____ Date: _____

RIM RIDGE ESTATES
AMENDED FINAL PLAT

A SUBDIVISION AS SHOWN ON MAP 792 G.C.R., BEING
A RESUBDIVISION OF LOTS 17, 18 & 19 OF PARK PAYSON AS RECORDED ON
MAP 440 G.C.R. SITUATED IN A PORTION OF THE N.E. 1/4 OF THE N.E. 1/4
AND A PORTION OF THE S.E. 1/4 OF THE N.E 1/4 OF SECTION 3, TOWNSHIP
10 NORTH, RANGE 10 EAST OF THE G.&S.R.M. GILA COUNTY, ARIZONA.

for

CITY CREEK DEVELOPMENT, LLC.

808 EAST HWY. 206
PAYSON, ARIZONA 85541

GENERAL NOTES

1) THIS SITE WILL INCLUDE STORM WATER CONVEYANCES. THE PROPERTY OWNERS ARE RESPONSIBLE FOR ALL REQUIRED MAINTENANCE OF STORM DRAINAGE CONVEYANCES ON PRIVATE PROPERTY. THE TOWN OF PAYSON, OR OTHER PUBLIC AGENCIES HAVING JURISDICTION, POSESSES RIGHT OF ACCESS FOR CLEARING, CLEANING, OR CHANNELIZING IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNERS, ALL FUNDS EXPENDED FOR THIS MAINTENANCE BY THE TOWN OF PAYSON WILL BE CHARGED TO THE INDIVIDUAL PROPERTY OWNERS.

2) NO LOT IN THIS SUBDIVISION MAY BE FURTHER DIVIDED AND NOT MORE THAN ONE SINGLE FAMILY RESIDENTIAL STRUCTURE MAY BE CONSTRUCTED ON EACH LOT WITHIN THIS SUBDIVISION.

3) ALL LOTS AND TRACT CORNERS ARE MARKED WITH A 1/2" REBAR WITH BRASS TAG, STAMPED L.S.#12314.

4) THERE ARE NO HILLSIDE LOTS IN THIS SUBDIVISION AS SET FORTH IN SECTION 15-07-002H OF THE TOWN OF PAYSON'S UNIFIED DEVELOPMENT CODE.

5) A "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING AND GOVERNING RIM RIDGE ESTATES" (C.C. & R'S) HAS BEEN RECORDED IN THE OFFICE OF THE GILA COUNTY RECORDER, SETTING FORTH THE BENEFICIAL RESTRICTIONS UNDER THE A GENERAL PLAN OF IMPROVEMENT FOR THE BENEFIT OF THE OWNERS OF THE REAL PROPERTY DEFINED BY THIS PLAT INCLUDING THE VARIOUS DESIGNATED TRACTS AND ESTABLISH A FLEXIBLE AND REASONABLE PROCEDURE FOR THE OVERALL DEVELOPMENT, ADMINISTRATION, MAINTENANCE AND PRESERVATION OF SAID PROPERTY. THE SAID C.C.&R'S ALSO ESTABLISH RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR MAINTAINING THE STORM WATER DRAINAGE FACILITIES AND COMMON OPEN SPACE ON A PORTION OF THE PROPERTY.

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF GILA)

KNOW ALL MEN BY THESE PRESENTS:

CITY CREEK DEVELOPMENT, LLC., AN ARIZONA CORPORATION HAS SUBDIVIDED UNDER THE NAME OF RIM RIDGE ESTATES, BEING LOT 17, 18 & 19 OF PARK PAYSON AS RECORDED ON MAP 440 G.C.R. SITUATED IN A PORTION OF THE N.E. 1/4 OF THE N.E. 1/4 AND A PORTION OF THE S.E. 1/4 OF THE N.E 1/4 OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE G.&S.R.M. GILA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF THE LOTS, TRACTS, AND STREETS CONSTITUTING THE SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE TOWN OF PAYSON FOR USE AS SUCH THE STREETS ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES; TRACT "A" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. TRACTS "B", "C" AND "D" ARE RETAINED BY THE OWNERS FOR FUTURE DEVELOPMENT. EASEMENTS ARE HEREBY RESERVED FOR THE USES SHOWN HEREON. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.

IN WITNESS WHEREOF:

CITY CREEK DEVELOPMENT, LLC. , AN ARIZONA LIMITED LIABILITY CORPORATION HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED OF THIS DAY OF _____ 2008.

_____ MANAGER
MICHAEL SCHLOTMAN

_____ MANAGER
CHERYL SCHLOTMAN

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF GILA)) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____ 2008.
BY MICHAEL AND CHERYL SCHLOTMAN, WHO ACKNOWLEDGED THEMSELVES
TO BE THE MANAGERS OF CITY CREEK DEVELOPMENT, LLC.
AND THAT AS SUCH MANAGERS, BEING AUTHORIZED SO TO DO, SIGNED THE NAME OF THE COMPANY AS SUCH OFFICER.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

FPPLD1.DWG

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP, CONSISTING OF (2) SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2006. THAT THE SURVEY IS COMPLETE, LOT CORNERS ARE MARKED WITH 5/8" REBAR W/ L.S. TAG #12314 AND THE MONUMENTS EXIST, THEIR POSITIONS ARE CORRECTLY SHOWN, AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

SHEET INDEX

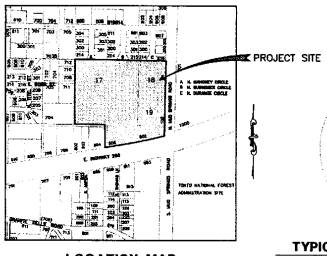
NO.	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT
3	FINAL PLAT

BASIS OF BEARINGS

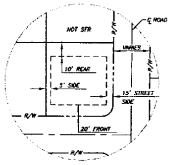
THE BEARING N 89°30'46" W SHOWN ON THE PARK PAYSON PLAT, GCR 440, BETWEEN BLM BRASS CAPS AT THE NE $\frac{1}{16}$ CORNER AND THE N $\frac{1}{16}$ CORNER OF SECTION 3 IS ROTATED TO N 88°54'17" W TO MATCH TOWN OF PAYSON GPS COORDINATES (SHOWN ON MAP)

PURPOSE OF AMENDMENT

MINOR LOT AND TRACT ADJUSTMENTS



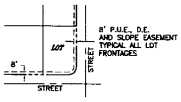
LOCATION MAP
N.T.S.



TYPICAL R3 LOT SETBACKS
N.T.S.

LEGEND

○	FOUND SURVEY MONUMENTATION AS NOTED
◉	SURVEY MONUMENT
(R)	RECORDED INFORMATION
(M)	MEASURED INFORMATION
	BOUNDARY LINE
	RIGHT OF WAY LINE
	CENTER LINE
	LOT LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
NAVE	NON VEHICULAR ACCESS ESAMENT
304-04-17E	ASSESSOR'S PARCEL NO.
D.E.	DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT



TYPICAL PUBLIC UTILITY, DRAINAGE, AND SLOPE EASEMENT
N.T.S.

LIST OF TRACTS

TRACT "A" COMMON OPEN SPACE	0.82	AC.
TRACT "B" FUTURE DEVELOPMENT	7.93	AC.
TRACT "C" FUTURE DEVELOPMENT	2.88	AC.
TRACT "D" FUTURE DEVELOPMENT	2.73	AC.

APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, THIS _____ DAY OF _____ 2008.

BY _____
MAYOR, TOWN OF PAYSON, ARIZONA

ATTEST: _____
TOWN CLERK

APPROVED BY THE TOWN ENGINEER OF THE TOWN OF PAYSON, ARIZONA, THIS _____ DAY OF _____ 2008.

SUBSTANTIALLY CONFORMS TO PRELIMINARY PLAT. ENGINEERING PLANS COMPLY WITH THE SUBDIVISION REQUIREMENTS.

BY _____
TOWN ENGINEER

Prepared by

TETRA TECH, INC.
431 S. Beeline Highway
Payson, AZ 85541-4685
TEL:(928)474-4638 FAX:(928)474-4867

Project No. 11273.0001

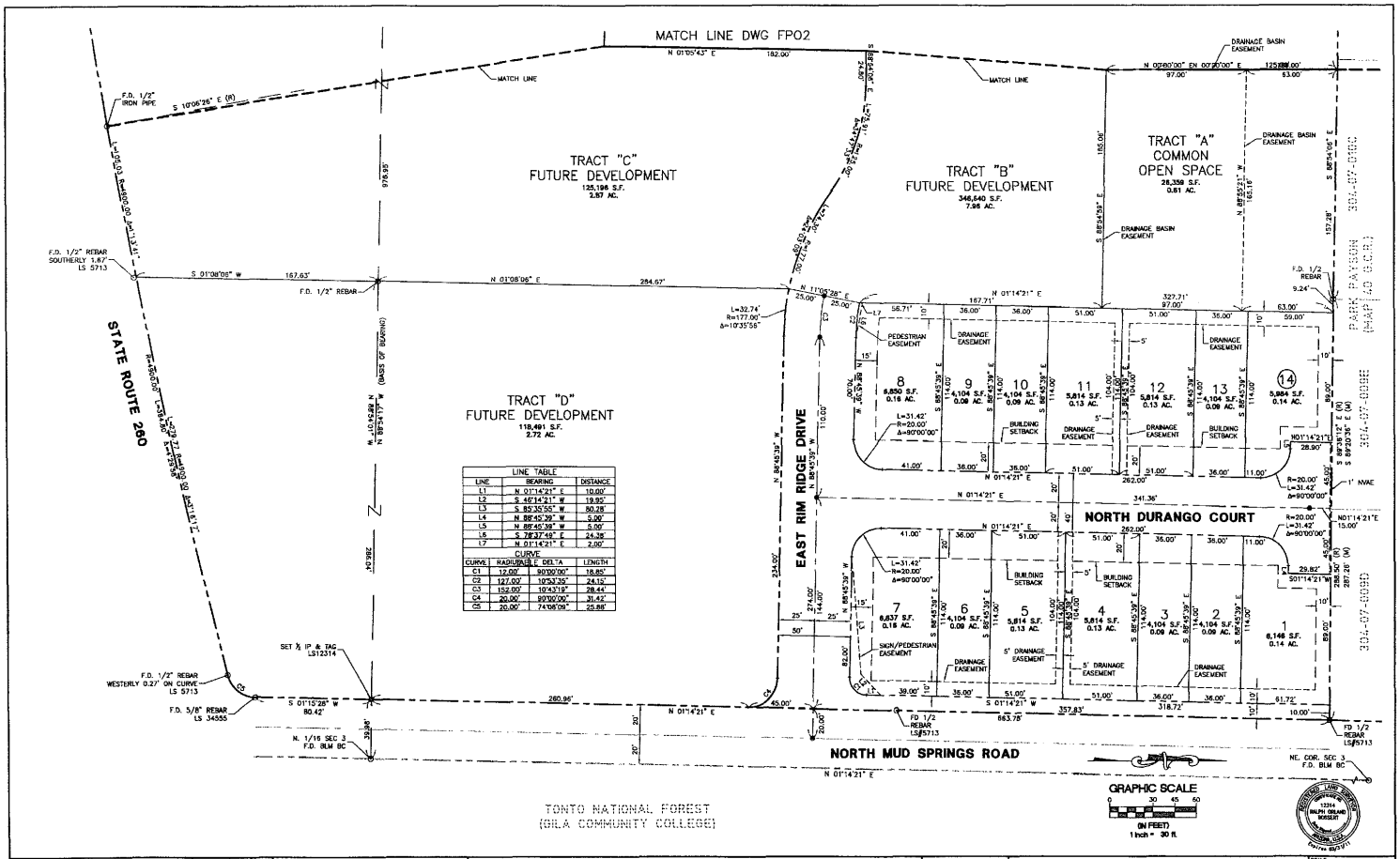
CALL TWO WORKING DAYS BEFORE YOU DIG
1-800-STAKE-IT
1-800-782-5348
(OUTSIDE MARICOPA COUNTY)

DISCLAIMER

These documents have been prepared for a specific project and shall neither be altered nor reused for any other purpose. Also, these documents do not represent as-built conditions. If these documents are altered intentionally or unintentionally, or reused without the design engineer's written approval, it will be at the sole risk and responsibility of the user. The act of altering or reusing is construed as indemnifying and holding the design engineering firm and its employees harmless from all claims, damages, and expenses, including attorney fees, arising out of such act.

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 12314
RALPH ORLANDO ROSSETT
ARIZONA U.S.A.

P:\PLETS\000\Cadd\FPT1.Dwg, 9/16/2008 7:51:50 AM, jacobsdwd, 1:2



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°14'21" E	10.00'
L2	S 46°14'21" W	19.95'
L3	S 85°35'55" W	80.28'
L4	N 88°45'39" W	5.00'
L5	N 88°45'39" W	50.00'
L6	S 78°37'49" E	24.38'
L7	N 01°14'21" E	2.00'

CURVE			
CURVE	RADIUS	DELTA	LENGTH
C1	12.00'	90°00'00"	18.85'
C2	127.00'	10°53'35"	24.15'
C3	152.00'	10°43'19"	28.44'
C4	20.00'	90°00'00"	31.42'
C5	20.00'	74°08'09"	25.88'

NO.	REVISIONS	DATE	BY	CHK.

FPP02.DWG

TETRA TECH, INC.
431 S. Beeline Highway
Payson, AZ 85541-4865
TEL:(928)474-4636 FAX:(928)474-4867

RIM RIDGE
PAYSON, AZ

JOB NO.	11273.0001
DESIGNED BY:	ROB
DRAWN BY:	JAB
CHECKED BY:	ROB
APPROVED BY:	JAB
DATE:	03/12/08

AMENDED FINAL PLAT

SCALE:	HORIZ: 1" = 30'
CONT. INTERVAL = N/A	
DRAWING NO.	FP01
SHEET NO. 2	OF 3

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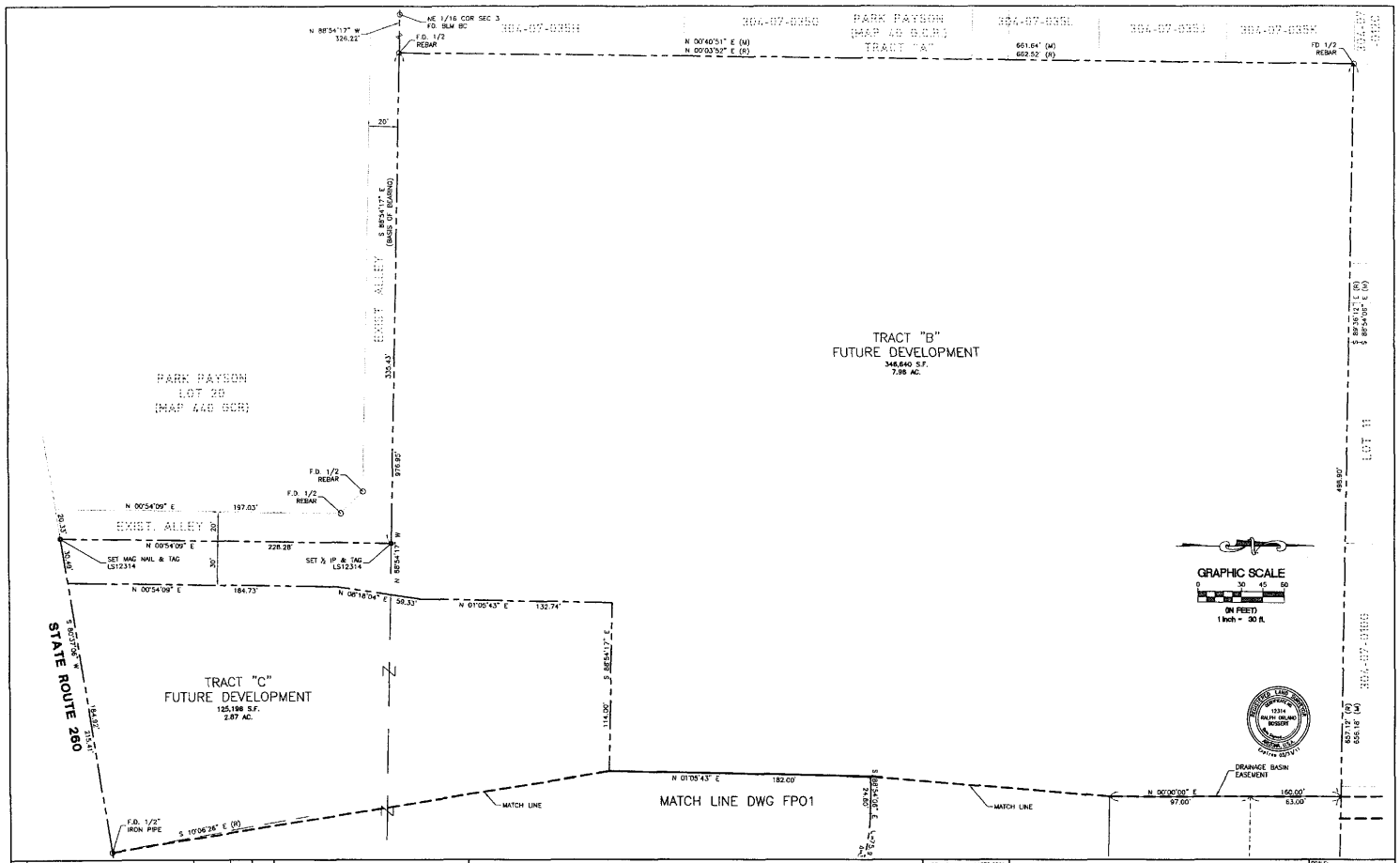

NO.	REVISIONS	DATE	BY	CHK.

FPPL02.DWG

TETRA TECH, INC.
431 S. Rosine Highway
Payson, AZ 85541-4885
TEL:(928)474-4636 FAX:(928)474-4867

RIM RIDGE ESTATES
PAYSON, AZ

JOB NO.	11273.0001
DESIGNED BY:	ROB
DRAWN BY:	JAB
CHECKED BY:	ROB
APPROVED BY:	ROB
DATE:	05/12/06

AMENDED FINAL PLAT

SCALE: HORIZ: 1"= 30'
CONT. INTERVAL = N/A
DRAWING NO. FP02
SHEET NO. 3 OF: 3

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