

# COUNCIL DECISION REQUEST

SUBJECT: Preliminary Plat of Frontier Village Condominiums at 801 E. Frontier St. (S-148-08)

MEETING DATE: November 20, 2008

PAYSON GOAL: NEW:    EXISTING: X

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: Ray Erlandsen   
Zoning Administrator

AMOUNT BUDGETED: N.A

SUBMITTAL TO AGENDA  
APPROVED BY TOWN MANAGER

EXPENDITURE REQUIRED: N.A.

CONT. FUNDING REQUIRED:

  
EXHIBITS: Plat map, staff report and supporting information

## POSSIBLE ACTION:

"I move to approve the Preliminary Plat for the Frontier Village Condominiums at 801 E. Frontier St. subject to the conditions recommended by the Planning and Zoning Commission, as amended."

## SUMMARY OF THE BASIS FOR POSSIBLE ACTION:

This preliminary plat request is the proposed conversion of existing apartments to individually owned condominiums. An affordable/workforce housing proposal is attached.

**PROS:** May provide a source of affordable/workforce housing.

**CONS:**

## PUBLIC INPUT (if any):

A citizen's participation meeting was held March 7, 2008. The report of that meeting is attached to the staff report submitted to the P&Z Commission.

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

The Planning & Zoning Commission reviewed the Frontier Village Condominiums preliminary plat at their April 14, 2008 meeting and recommended the Town Council approve the preliminary plat with conditions as attached (The attached conditions have been amended as the applicant submitted an affordable/workforce housing proposal subsequent to the P&Z Commission hearing and recommendation to the Council). The staff report to the P&Z Commission is also attached.

## FUNDING:

Account Number:  
Account Number:  
Account Number:  
Account Number:

Title:  
Title:  
Title:  
Title:

Amount: \$  
Amount: \$  
Amount: \$  
Amount: \$  
Total Cost: \$

CFO: \_\_\_\_\_ Date: \_\_\_\_\_

NOV 20 2008 I.9

# Cornerstone

PROPERTY SERVICES

1837 S. Mesa Dr. Suite A202  
Mesa, AZ 85210  
(480) 282-5800  
(480) 282-5805 Fax

---

October 7, 2008

Bethany Beck  
Housing Programs Manager  
Town of Payson  
303 North Beeline Highway  
Payson, Arizona 85541

RECEIVED

OCT 10 2008

COMMUNITY DEVELOPMENT  
DEPARTMENT

Re: Frontier Village Condo Conversion  
The Affordable Housing Component

Dear Beth:

Please accept this letter as Cornerstone Properties Services and BT Development, LLC's commitment to provide 60 (sixty) affordable and workforce housing units through the conversion of Frontier Apartments to condominiums. Our goal is to provide housing that members of Payson's workforce can afford to buy. There is something special about owning your own home!

Pending approval from the Town council and favorable conditions with the economy, the conversion from apartments to condominiums is projected to begin sometime in the spring or summer of 2009. In reference to the renovation of the units we plan to put in place three programs:

- 1) 'As is'- meaning new paint, carpet cleaning or new carpet if needed. (Note- initially all the units will be offered "as is". We may take some of the units out of the inventory to show as models. At that point they may have upgrades put in them and would be sold as a 1<sup>st</sup> or 2<sup>nd</sup> tier)
- 2) 1<sup>st</sup> tier Renovation- New countertops and faucets in the kitchen and bath, blinds, paint, etc
- 3) 2<sup>nd</sup> tier Renovation- Same as above with new cabinets

Units in the 'As is' purchase price will start at \$145,000 and will not exceed \$169,000 within the first 12 months of the conversion date. We also agree that 50% of the 'As is' purchase price units will not exceed \$169,000 within the first 24 months of the conversion date. With market conditions fluctuating as they are we may need to make some minor adjustments in the purchase price after this. It is important to understand that the maximum we will ever be able to ask for these units is controlled by the market conditions. Because these units are not the high end luxury condos, the market will not let us make an adjustment much higher than what we are projecting for 2009. (Note-If the buyer wishes to go with the 1<sup>st</sup> or 2<sup>nd</sup> tier renovation the final purchase price will increase based on the features they add at that time

We anticipated an association fee for 2009 in the amount of \$140, which includes the water and sewer. We are basing this figure off of estimated expenses for 2009. Because we are projecting this figure so far in advance there is a possibility that there may be some minor adjustments to the HOA fee.

Based on the purchased price, the PITI and association fees we estimate that these purchase prices fall below the 125% AMI for a 4 person household. See the attached letter from Debra Isaac, mortgage advisor for Coldwell Banker Mortgage.

We do plan to offer the current residents a 60 day first right of refusal to enter into a contract to purchase a unit prior to opening sales to the general public. We will give them an additional 60 days from the time they enter into the contract to close escrow. Many of them have lived there a long time and if they want to stay we want to give them the first right to do so.

When we do open the sales to the general public we will exclude investors (non-owner occupied buyers) for a period of 90 days. After this time frame the sales will then be open to all of the general public, including investors.

We will host an initial meeting for the residents currently living on the property to inform them about the State's income-qualified homebuyer assistance programs, such as Home for Arizonans. Local lenders will attend these meetings to share other available programs. Additionally, we will coordinate with you, as the Town's Housing Program Manager, throughout this process. This meeting will be conducted at least 60 days prior to offering the current residents a first right of refusal. We will host a similar meeting within 30-60 days of the sales being open to the general public. Depending on the response, we will schedule additional meetings.

We are excited to mention that we have joined forces with Coldwell Banker Bishop Realty! This talented group will bring a local flavor to the whole process and will assist us in making this project fit the people of Payson.

We look forward to meeting with the Town Council and answering any questions that they may have. Meanwhile, if you have any questions that need attention prior to the meeting please do not hesitate to contact me at the number &/or email address listed below. You may also wish to contact Ray Pugel or Robyn Bossert at the Coldwell Banker Bishop Realty office in Payson. Their number is (928) 474-2216.

Sincerely,



John K Alston  
(480) 452-2464  
[jalston@cornerstone-mgt.com](mailto:jalston@cornerstone-mgt.com)



MEMO

**TO:** Planning and Zoning Commission Members  
**FROM:** Ray Erlandsen, Zoning Administrator  
**THROUGH:**  Jerry Owen, Community Development Director  
**DATE:** April 14, 2008  
**SUBJECT:** **S-148-08 Preliminary Plat Request – Frontier Village Condominiums**  
Request from Commercial Management Services LLC for preliminary plat approval of Frontier Village Condominiums, a conversion of a 60 unit apartment complex to condominiums, at 801 E. Frontier Street. The tax parcel number is 304-20-119A.

**Background**

This proposed development is an existing 60 unit apartment complex in a R3 zoning district.

**Analysis**

This request is for approval of a preliminary plat for the conversion of the existing 60 unit apartment complex to a 60 unit condominium subdivision on 2.77 acres. Tracts “A” (0.95 ac.) and “B” (1.14 ac.) would be created for ingress/egress, open space and public utility easement (PUE). The proposed subdivision is located within the Northern Gila County Sanitary District’s boundaries, however each unit does not have an individual connection to a public sewer. The Sanitary District will require the condominiums have a homeowner association (HOA) to bill for sewer service.

As an existing structure with existing improvements, no preliminary drainage report is required. Arizona Public Service (APS) advises that individual units are already on separate meters. This property does not adjoin the Payson Area Trails System (PATs). The Water Department is requiring the installation of backflow preventers on three existing unprotected water meters.

The developer must submit a written proposal outlining their contribution to workforce housing prior to Town Council consideration of the preliminary plat.

**Staff Recommendation:**

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

1. That the final plat be in substantial conformance with the preliminary plat, dated stamped March 27, 2008, as submitted.
2. That a homeowner association (HOA) be created to allow the Sanitary District to bill for sewer service.
3. That backflow preventers be installed on three existing unprotected water meters prior to the submittal of the final plat.

4. That the developer submit a written proposal outlining their contribution to workforce housing prior to Town Council consideration of the preliminary plat.
5. That the final plat be submitted within 12 months of Council approval of the preliminary plat.
6. That all other provisions of the Unified Development Code be met.

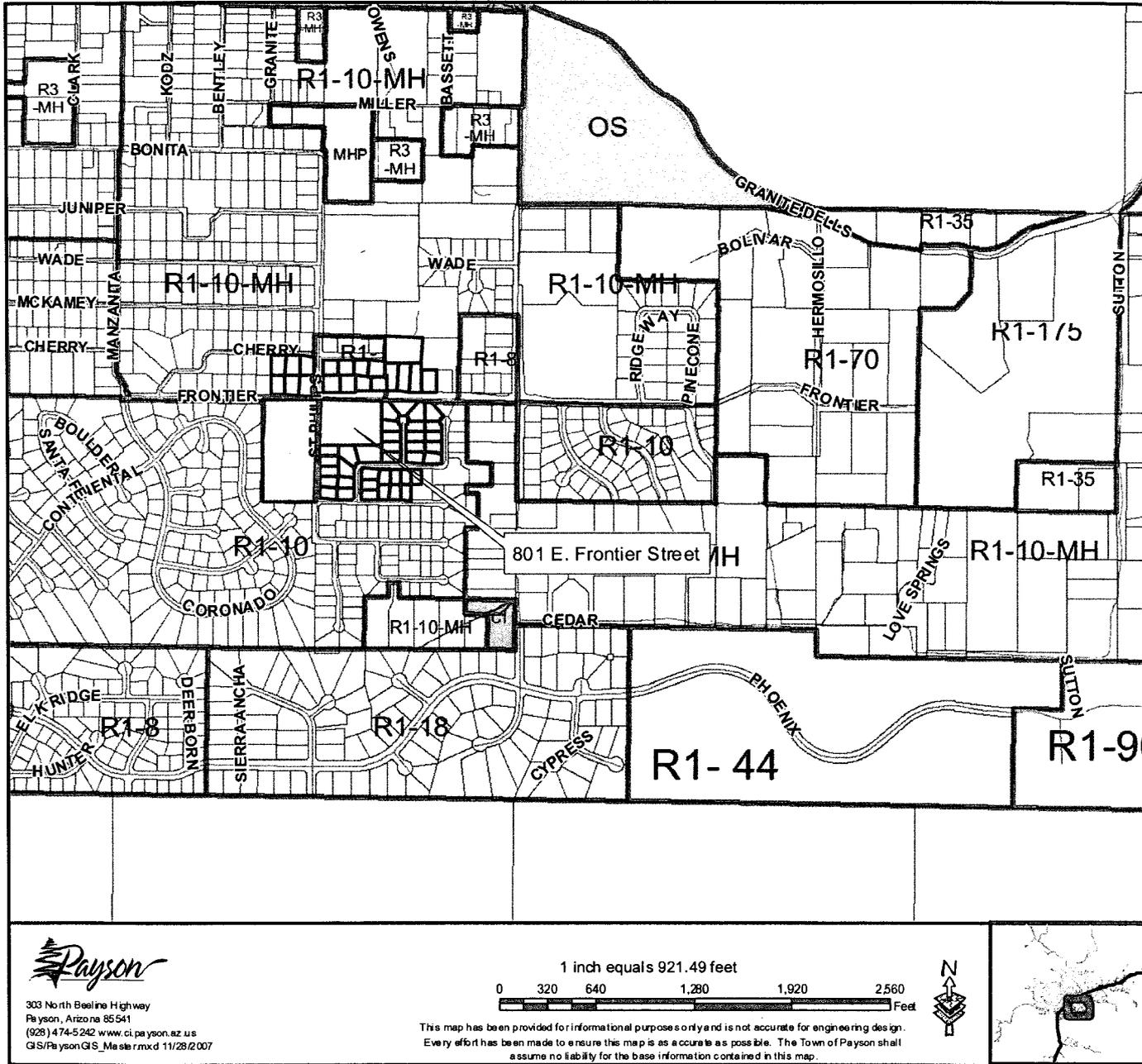
Any other conditions the Commission deems necessary.

**Possible Motion to recommend Approval:**

“I move the Planning & Zoning Commission recommend to the Town Council approval of S-148-08, request from Commercial Management Services LLC for preliminary plat approval of Frontier Village Condominiums, a conversion of a 60 unit apartment complex to condominiums, at 801 E. Frontier Street subject to conditions listed in the staff report.”

**Neighborhood Involvement**

A citizen’s participation meeting for this project was held on March 7, 2008. That meeting and submitted report meet the UDC requirements for a citizen’s participation plan. Additional information, including citizen’s comments, is attached for review.



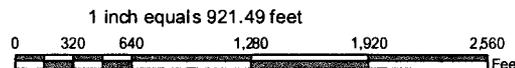
### GIS Information

#### Legend

- 801efrontier
- Town Boundary
- Green Valley Redevelopment
- Zoning Airport Overlay
- Zoning Boundaries
- Zoning Areas**
- Zoning**
- Single Family Residence Distr
- Multiple Family Residence Dis
- Commercial Districts
- Industrial/Manufacturing Distri
- Manufactured Home Park
- Open Space
- Other Residential Areas
- Parcels With Owner Address
- Street Centerline



303 North Beeline Highway  
 Payson, Arizona 85541  
 (928) 474-5242 www.ci.payson.az.us  
 GIS/PaysonGIS\_Messler.mxd 11/28/2007



This map has been provided for informational purposes only and is not accurate for engineering design. Every effort has been made to ensure the map is as accurate as possible. The Town of Payson shall assume no liability for the base information contained in this map.



# FRONTIER VILLAGE CONDOMINIUM CONVERSION PRELIMINARY PLAT

PT OF THE NE1/4 OF THE NE1/4  
OF SECTION 10, T10N, R10E, G&SRM,  
PAYSON, GILA COUNTY, ARIZONA

FOR

## CORNERSTONE MANAGEMENT

1837 S. MESA DR., SUITE A202  
MESA, AZ 85210  
(480) 452-2464

### PROJECT SITE DATA

EXISTING AND PROPOSED ZONING .....	R3
N.O. OF CONDOMINIUMS .....	60
TRACT "A" (INGRESS, EGRESS, AND PUE) .....	0.95 AC±
TRACT "B" (OPEN SPACE AND PUE) .....	1.14 AC±
TOTAL AREA .....	2.77 AC±
OPEN SPACE REQUIRED (15%) .....	0.41 AC±
OPEN SPACE PROVIDED .....	1.14 AC±
D/U PER ACRE .....	21.67

### PARKING COMPUTATIONS

PARKING REQUIRED	
60 2 BEDROOM UNITS @ 1.5 .....	90 SP
GUEST .....	6 SP
TOTAL REQUIRED .....	96 SP
PARKING SPACES PROVIDED .....	
	115 SP

### SHEET INDEX

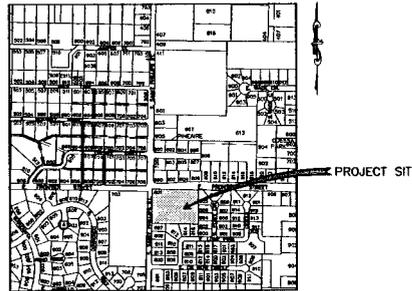
NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT
3	UNIT FLOOR PLANS

### BENCH MARK

BENCHMARK =  
INTER. E. FRONTIER ST. & MUDSPRINGS  
RD. BLM BRASS CAP IN HAND HOLE  
S3,S2,S10,S11 T-10-N, R-10-E  
ELEVATION = 4973.57

### BASIS OF BEARINGS

BASIS OF BEARING =  
NORTH LINE  
BEING N 89°09'00" E



LOCATION MAP

N.T.S.

Prepared by



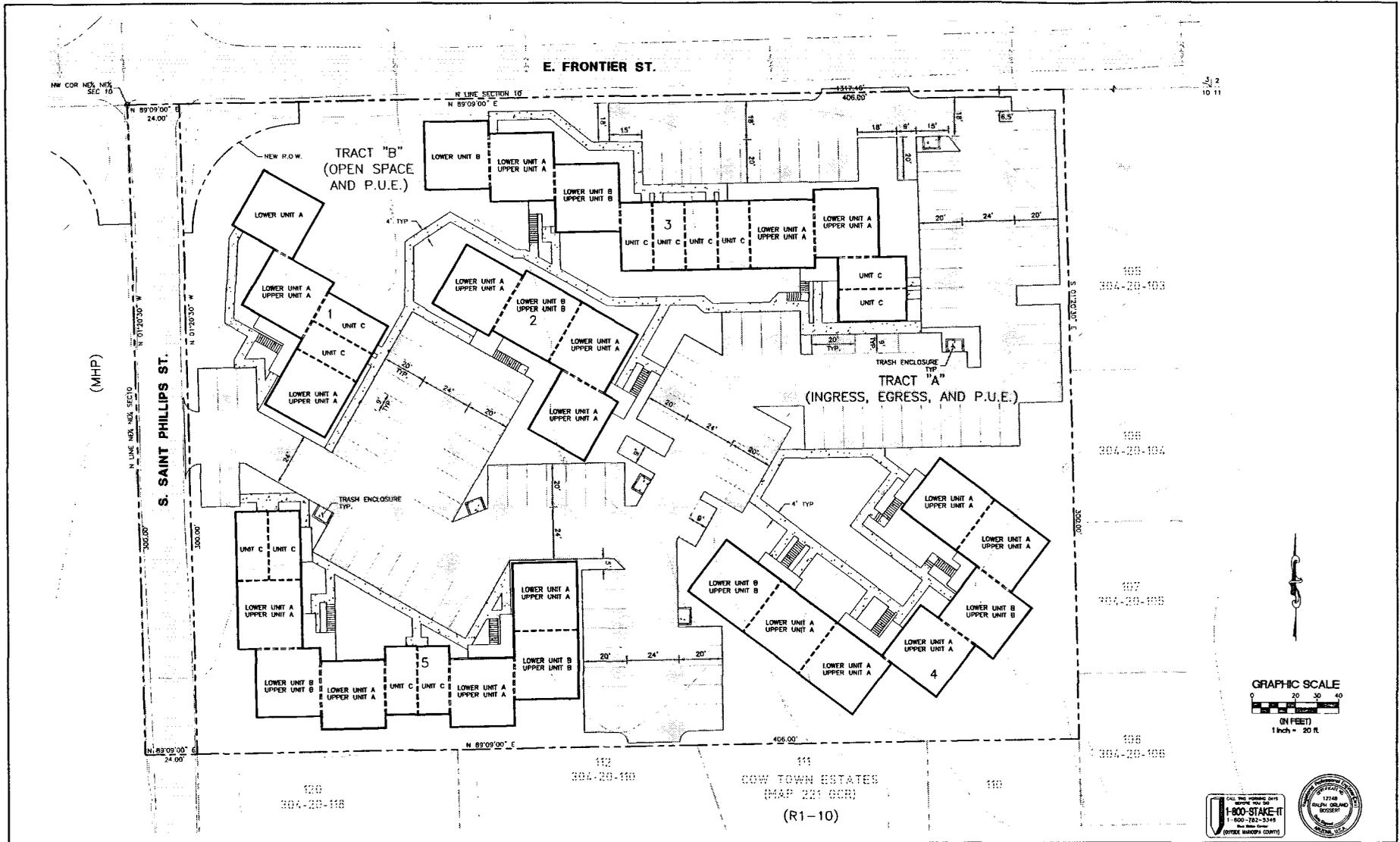
Project No. 25292.08001



### 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 offering 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.





NO.	REVISIONS	DATE	BY	CHK.

**TETRA TECH, INC.**  
 411 S. Barlow Highway  
 Payson, AZ 85941-4885  
 TEL: (928) 474-4808 FAX: (928) 474-4887

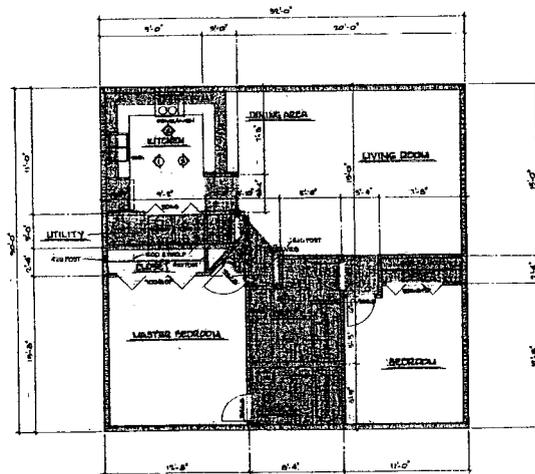
**FRONTIER VILLAGE**  
 801 E. FRONTIER ST. PAYSON, AZ

JOB NO. 25292.09001  
 DESIGNED BY: ROB  
 DRAWN BY: JAP  
 CHECKED BY: ROB  
 APPROVED BY: ROB  
 DATE: 02/13/08

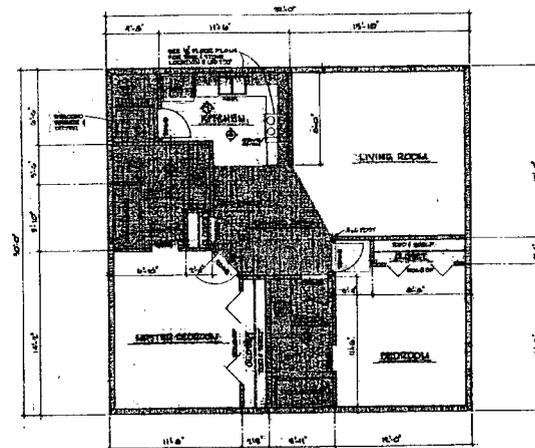
**CONDOMINIUM CONVERSION  
 PRELIMINARY PLAT**

SCALE: HORIZ. 1" = 20'  
 CONT. INTERVAL = 2'  
 DRAWING NO. **PP1**  
 SHEET NO. **2** OF **3**



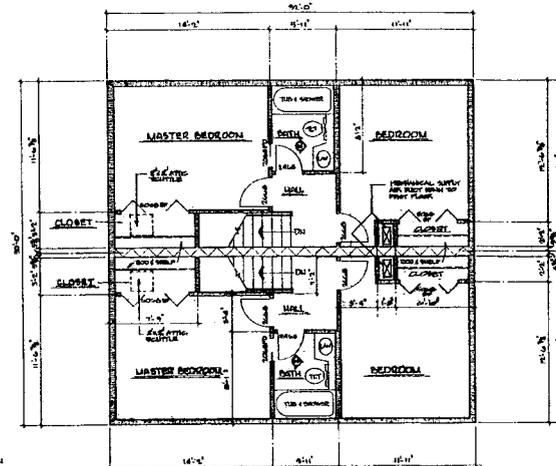


UNIT 'A'

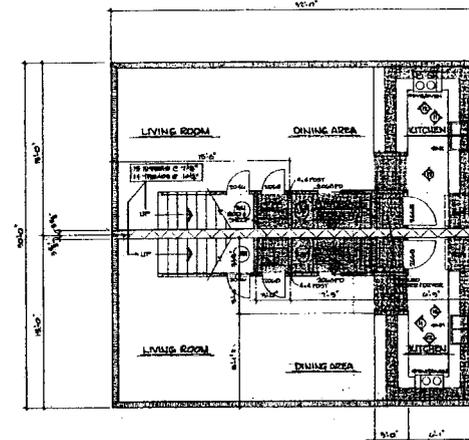


UNIT 'B'

**SYMBOL KEY**  
 DIMENSIONS 1/4" @ 1/8" STUD WALLS  
 3/4" @ 1/2" STUD WALLS  
 1" @ 1/2" STUD WALLS  
 1" @ 1/2" STUD WALLS  
 1" @ 1/2" STUD WALLS



UNIT 'C' UPPER FLOOR PLAN



UNIT 'C' GROUND FLOOR PLAN



NO.	REVISIONS	DATE	BY	CHK

**TETRA TECH, INC.**  
 431 S. Barlow Highway  
 Payson, AZ 85941-4888  
 TEL: 928/247-4638 FAX: 928/247-4887

**FRONTIER VILLAGE**  
 801 E. FRONTIER ST., PAYSON, AZ

JOB NO. 25292.00001  
 DESIGNED BY: ROB  
 DRAWN BY: JAB  
 CHECKED BY: ROB  
 APPROVED BY: ROB  
 DATE: 02/14/08

UNIT FLOOR PLANS

SCALE: HORIZ: 1" = 5'  
 CONT. INTERVAL = N/A  
 DRAWING NO. HR1  
 SHEET NO. 3 OF 3



**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:** 801 E. Frontier Street **Tax Parcel Number:** 304-20-119A  
**Subdivision:** N/A **Commercial Management Services LLC** **Lot Number:** N/A  
**Name of Applicant(s):** Cornerstone Property Services **Phone #:** (480) 282-5800  
**Mailing Address:** 1837 S. Mesa Drive Suite A-202 **Town:** Mesa **St:** AZ **Zip:** 85210  
**Name of Property Owner(s):** Frontier Village Partners, LLC  
**Mailing Address:** 1837 S. Mesa Drive Suite A-202 **Town:** Mesa **St:** AZ **Zip:** 85210  
**Contact Person:** John K. Alston **Phone #:** (480) 282-5800 **Fax #:** (480) 282-5805  
**Payson Business License #** \_\_\_\_\_ **Sales Tax #** \_\_\_\_\_

**Detailed Description of Request:** Preliminary Plat for Condominium Conversion

(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.

John K. Alston  3/7/08  
 Print Name Signature Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE: \$ Prel. Subdivision Plat = 250 <sup>00</sup> + 25 <sup>00</sup> per lot, tract, parcel TOTAL = \$1800 <sup>00</sup> CHECK NUMBER: 4560 DATE: 3-10-08
DATE FILED	3-10-08	(JE)	
COMPLETED APPLICATION	3-27-08	(JE)	
NEWSPAPER PUBLICATION	—	—	
300' NOTIFICATION MAILOUT	—	—	
POSTING DATE	—	—	

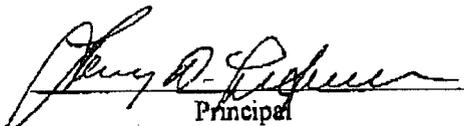
RECOMMENDATION	DECISIONS
By: _____ Date: _____	By: _____ Date: _____

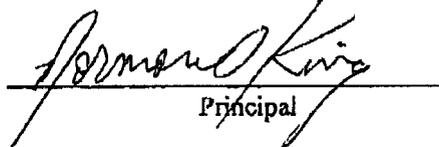
TOWN OF PAYSON  
PRINCIPAL / AGENT FOR ZONING SUBMITTALS

A Principal ( owner ) / Agent ( acts for the owner ) relationship has been created between  
Larry D. LeSueur, and Norman King, Manager Members of B.T. Development, LLC,  
as Manager of Frontier Village Partners, LLC \_\_\_\_\_ [principal(s) ] and

John K. Alston \_\_\_\_\_ (agent),

for the purpose of applying for Frontier Village Condominiums on behalf of Frontier Village Partners, LLC

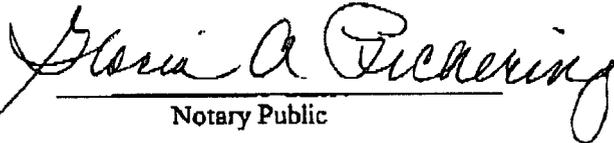
  
Principal

  
Principal

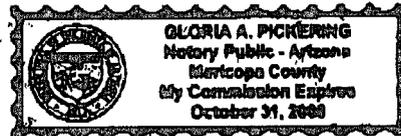
( Need both signatures, if husband and wife )

The foregoing Principal / Agent Relationship Statement was signed before me this 17<sup>th</sup> day of  
MARCH, 2008, by LARRY D. LESUEUR [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.

  
Notary Public

My commission expires: 10-31-2008



CITIZENS  
PARTICIPATION  
MATERIAL



**TETRA TECH, INC.**

March 11, 2008

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

**Re: Citizen's Participation Report  
Frontier Village Apartments Condominium Conversion  
Project No. 25292.08001**

Dear Ray:

As part of the Preliminary Plat application process for Frontier Village Apartments Condominium Conversion, Cornerstone Property Services and Tetra Tech Inc. conducted a Citizen's Participation Meeting on March 7, 2008, at 4:00 P.M., at the Town of Payson Council Chambers at 303 N. Beeline Highway in Payson.

On February 21, 2007, Tetra Tech sent by mail, a notice to all property owners within a 300' radius of the proposed project and all of the current tenants, an invitation to attend the meeting for the purpose of discussing concerns and issues related to the project. Tetra Tech also provided the property manager 60 copies of the packet sent out with a letter from Cornerstone Property Services explaining the packet, to be hand delivered to all current tenants.

Of the 120 notifications sent by mail, eight were returned as undeliverable. A copy of the meeting notice, the 300' radius notification exhibit, the 8 1/2"x11" plan exhibit, and the undelivered notifications are included with this report. A copy of the mailing labels have already been delivered to the Town of Payson.

Ten citizens, the developer, the Town of Payson Housing Program Manager, and representatives from Tetra Tech, Inc. attended the meeting. Participants received a comment form after signing in. A copy of the meeting sign-in sheet and the completed comment forms are included with this report.

Mr. John K. Alston of Cornerstone Property Services started the meeting by introducing himself, Bethany Beck, the Town of Payson Housing Program Manager, and Ralph Bossert and Laura O'Brien of Tetra Tech, Inc.



**TETRA TECH, INC.**

Mr. Ray Erlandsen

March 11, 2008

Page 2

Ralph Bossert of Tetra Tech, Inc. explained the project as an existing apartment complex that is going through the Town of Payson platting process to be able to sell the individual units as condominiums. A Power Point presentation was given to show the Preliminary Plat, existing floor plans of Units A, B and C, and elevations of the five buildings.

Ralph Bossert explained that a Development Services meeting with the Town of Payson had occurred and the Town of Payson staff was in favor of this project. The Citizen's Participation Meeting is the second step in the process. The meeting is utilized to gather information from the citizens living within the area of the project and, in this case, the tenants of the apartments, and to answer questions. The next step is to submit the Preliminary Plat to the Town of Payson for review and to go before the Planning and Zoning Commission. The P&Z hearing will occur on April 14<sup>th</sup>, and at that time, any questions that the Commission has would be answered. They will vote to recommend action by Town Council on the project. At that time they can recommend it for the Town Council's approval. The Preliminary plat would then go to the Town Council for their review and would be voted on for approval. If the Preliminary Plat is approved by Council, the Final Plat would then be prepared and submitted. The Final Plat would then be reviewed and sent to Council for approval. If the Final Plat is approved by Council, the owner would then take the recorded plat to a title agency to get the Real Estate Report. At that time, the developer will be able to sell any of the units as condominiums. We are only in the first steps of a lengthy process.

John Alston of Cornerstone Property Services addressed concerns about the project. He asked that the questions wait until after the presentation. He began by explaining that the process of turning the apartments into condominiums will be a lengthy process, and that the market will be the determining factor in the sale-ability of the units. They are still signing new leases every day for 6-, 9-, and 12-month periods. He assured the tenants that the leases would not be broken, and that the tenants would not be asked to move out immediately. He also explained that they would have the opportunity to purchase the units that they are currently renting.



Mr. Ray Erlandsen  
March 11, 2008  
Page 3

John went over the questions that were brought up in the Development Services meeting. What are the intentions of the Developer? He explained that the intentions were to have a project that would create affordable housing in Payson, with a price point beginning at \$145,000. Is the Complex up to Code? The complex is up to the code under which it was built. The way that the mortgage is set up on the property, Cornerstone Property Services can sell one unit or ten units and their mortgage will be readjusted. It allows a very flexible system for selling the individual condo units. The economy will determine how quickly or how slowly the units will sell.

Cornerstone Property Services is not under a strict timeline for this project to occur. They are already improving the roofs. As the weather allows, they will be improving the grounds, drainage and lighting. There have been some problems with the drainage in some parking spots that need to be reworked because of ponding water and ice. They plan on upgrading the units with carpeting and new appliances as needed. When a unit is sold, they will upgrade them as well, depending on the state of the unit. If the unit was just upgraded with carpet and appliances, it will not be upgraded again. This allows the units to stay affordable. The Town of Payson is looking forward to having an affordable housing project.

Bethany Beck, the Town of Payson Housing Program Manager was introduced. Beth explained that there are several state programs that can help with purchasing a home. She explained that there are income limits and maximum purchase prices to participate in the programs. Basically there are 3 programs that would be helpful in purchasing a condo. With one of the programs, you can get up to \$20,000 to help with down payments and closing costs. Another is getting a mortgage rate of 1% below market rate. She had several packets explaining the programs and applications for the programs that she handed out to interested parties. Part of the process is that the State would hold a workshop for the interested parties to explain the programs and application process and to give more information about mortgages. She said that filling out the application is only the first step in qualifying for the programs and that it is also a lengthy process. Once a citizen fills out the application and has met all of the requirements, that citizen is a step ahead of what needs to be done in purchasing a condo when they are ready for market.



**TETRA TECH, INC.**

Mr. Ray Erlandsen  
March 11, 2008  
Page 4

Bethany went on to explain that there were several apartment complexes in Payson that are for lower income tenants. She explained that the Town has a list of the apartments and the prices that they rent for. She said she would be happy to help anyone with information about the apartments, but that the Town does not own or maintain them. She handed out business cards and asked for people to call her with any questions or to set up an appointment to go over any of the information covered.

There were questions about the cost of rent going up \$100+ per month when the tenants signed new leases and questioned the ability to buy when they can barely afford to rent. The complex is still below the market value of Payson for rentals. One person asked "Have you ever been homeless?" Will the complex be brought up to code? It is up to code. Will there be a need to re-zone? No, it is currently zoned for multi-family. Can the leases be broken? No. The owner cannot break the lease. That also goes for the tenant. If the tenant chooses to move prior to the lease expiring, the fees will still apply. How many square feet? The units are approximately 960 square feet. There will not be any changes to the units structurally. There are currently 60 units and will remain 60 units. The upgrades will be of carpet and appliances. The people who are currently living in the complex will have the first opportunity to purchase units.

Of the ten participants present, we received three comment sheets the day of the meeting. There had been several phone calls to Laura O'Brien of Tetra Tech and John Alston of Cornerstone Property Services. Several of which the people did not want to leave their names. One that did is included as a telephone memo. Most wanted to know what the meeting would be about and if it would have an impact on the surrounding neighborhood. It was explained that the buildings would stay the way they are only that the units would be available for purchase as condominium units.

It seems that the majority of the people who attended the meeting were mostly concerned with how quickly they would have to move, the cost of rent and the lack of affordable, decent apartments in Payson.



TETRA TECH, INC.

Mr. Ray Erlandsen  
March 11, 2008  
Page 5

All of the comment sheets and telephone memo are included with this report. The meeting concluded at approximately 5:00 P.M.

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

Sincerely,

Laura M. O'Brien, Senior Designer

LMO:lmw

P:\63780003\wpdocs\2008-01-07\_CPM-Report.doc

Enclosures

# CITIZENS PARTICIPATION MEETING



FRONTIER VILLAGE APARTMENTS  
CONDOMINIUM CONVERSION

# FRONTIER VILLAGE APARTMENTS

801 E. Frontier Street  
Payson, Arizona 85541



JOHN K. ALSTON

LARRY D. LeSUEUR

1837 S. Mesa Dr.  
Suite A202  
Mesa, AZ 85210  
**(480) 282-5800**  
**(480) 282-5805 (Fax)**



RALPH BOSSERT

LAURA M. O'BRIEN

431 S. Beeline Hwy.  
Payson, AZ 85541  
**(928) 474-4636**  
**(928) 474-4867 (Fax)**

# FRONTIER VILLAGE CONDOMINIUM CONVERSION PRELIMINARY PLAT

PT OF THE NE1/4 OF THE NE1/4  
OF SECTION 10, T10N, R10E, G&SRM,  
PAYSON, GILA COUNTY, ARIZONA

FOR

## CORNERSTONE MANAGEMENT

1837 S. MESA DR., SUITE A202  
MESA, AZ 85210  
(480) 452-2464

### PROJECT SITE DATA

EXISTING AND PROPOSED ZONING .....	R3
N.O. OF CONDOMINIUMS .....	60
TRACT "A" (INGRESS, EGRESS, AND PUE) .....	0.95 AC±
TRACT "B" (OPEN SPACE AND PUE) .....	1.14 AC±
TOTAL AREA .....	2.77 AC±
OPEN SPACE REQUIRED (16%) .....	0.41 AC±
OPEN SPACE PROVIDED .....	1.14 AC±
D/U PER ACRE .....	21.67

### PARKING COMPUTATIONS

PARKING REQUIRED	
60 2 BEDROOM UNITS @ 1.5 .....	90 SP
GUEST .....	6 SP
TOTAL REQUIRED .....	
	96 SP
PARKING SPACES PROVIDED .....	
	115 SP

### SHEET INDEX

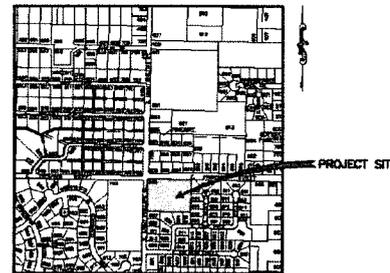
NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT
3	UNIT FLOOR PLANS

### BENCHMARK

BENCHMARK =  
INTER. E. FRONTIER ST. & MUDSPRINGS  
RD. BLM BRASS CAP IN HAND HOLE  
S3,S2,S10,S11 T-10-N, R-10-E  
ELEVATION = 4973.57

### BASIS OF BEARINGS

BASIS OF BEARING =  
NORTH LINE  
BEING N 89°09'00" E



LOCATION MAP

N.T.S.

Prepared by



Project No. 25292.08001

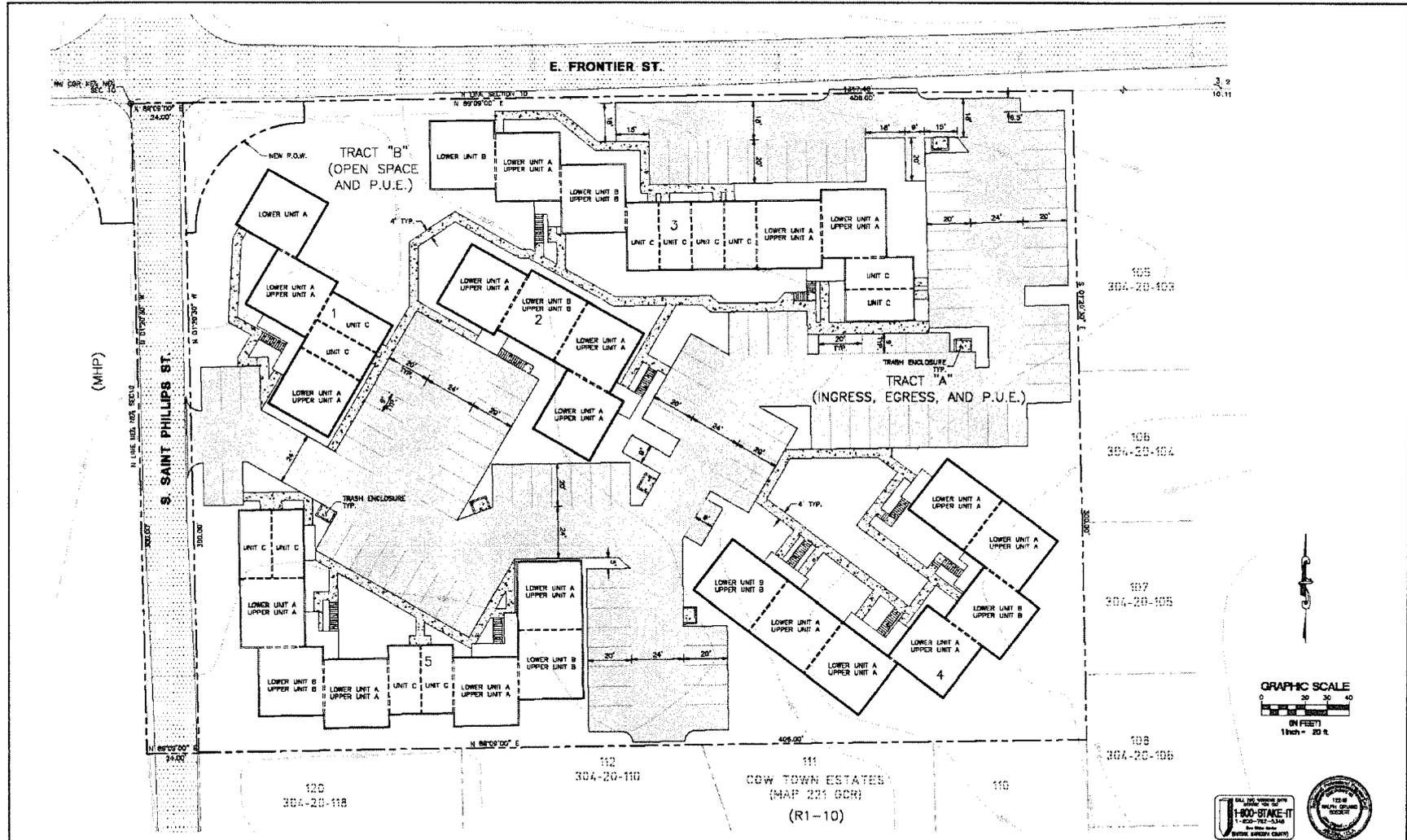


### DISCLAIMER

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SHEET 1 OF 3



NO.	REVISIONS	DATE	BY	CHK.



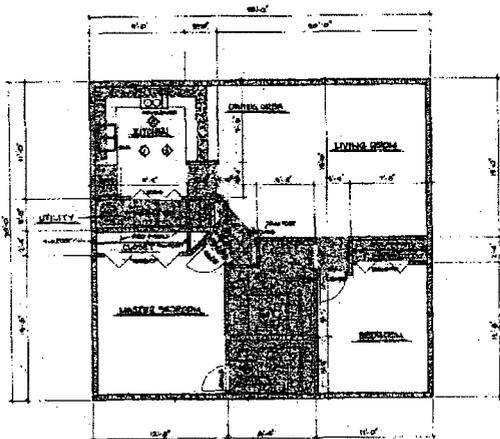
**FRONTIER VILLAGE**  
801 E. FRONTIER ST. PAYSON, AZ

DATE	02/13/08
APPROVED BY	BOB
CHECKED BY	BOB
DRAWN BY	JAY
DESIGNED BY	BOB
DATE	02/13/08

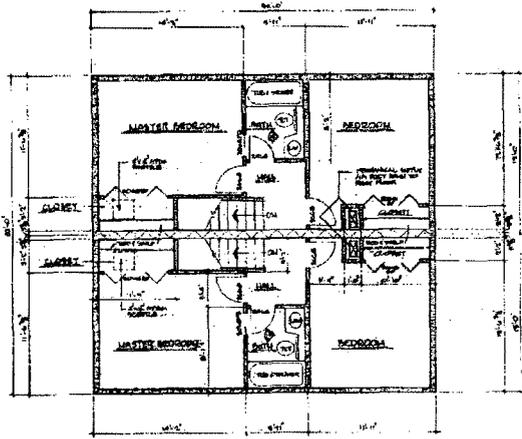
**CONDOMINIUM CONVERSION  
PRELIMINARY PLAT**



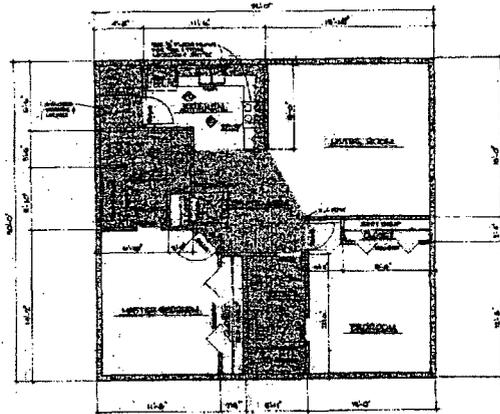
SCALE	HORIZ. 1" = 20'
SCALE	VERT. INTERNAL - 2"
DRAWER NO.	
SHEET NO.	2
TOTAL SHEETS	3



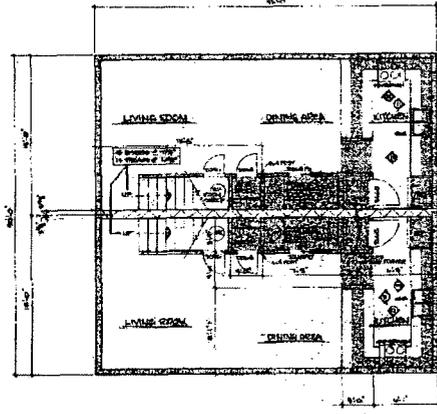
UNIT 'A'



UNIT 'C' UPPER FLOOR PLAN



UNIT 'B'



UNIT 'C' GROUND FLOOR PLAN

**SYMBOL KEY**  
 STIPPLED: 1/4" TO 1/2" THICK WALLS  
 DOTTED: 1/2" TO 3/4" THICK WALLS  
 SOLID: 3/4" TO 1" THICK WALLS



NO.	REVISIONS	DATE	BY	CHK.



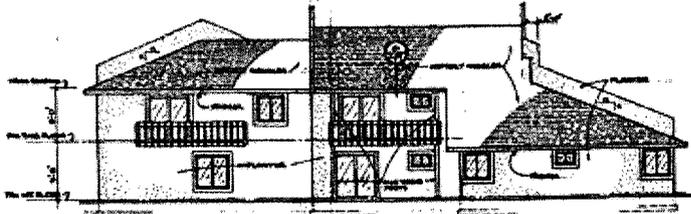
**FRONTIER VILLAGE**  
 801 E. FRONTIER ST., PAYSON, AZ

JOB NO.	2007-0001
DESIGNED BY:	RHB
DRAWN BY:	JWB
CHECKED BY:	RHB
APPROVED BY:	RHB
DATE:	02/11/08

UNIT FLOOR PLANS

SCALE: HORZ. 1" = 5'
VERT. INTERNAL - N/A
DRAWING NO. HR1
SHEET NO. 3 OF 3

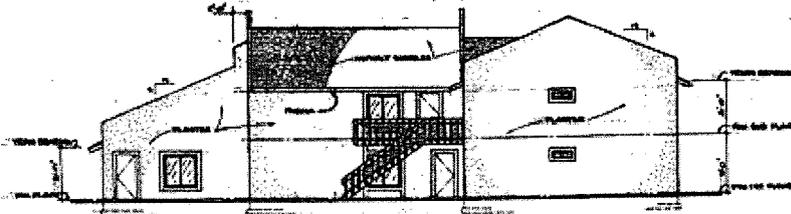




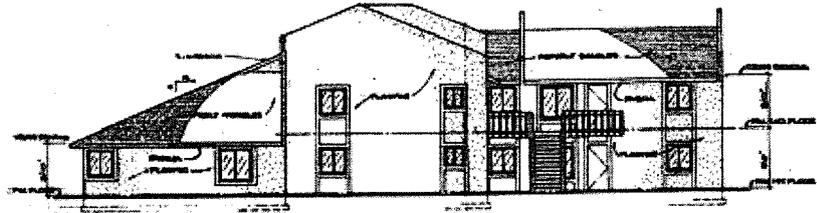
NORTHEAST ELEVATION



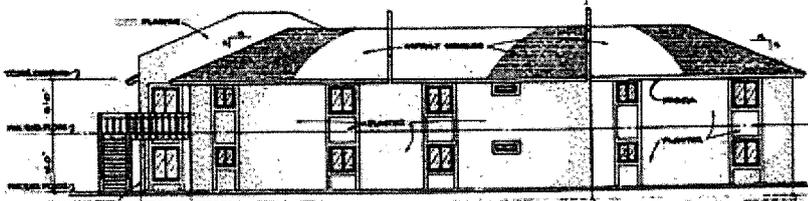
SOUTHEAST ELEVATION



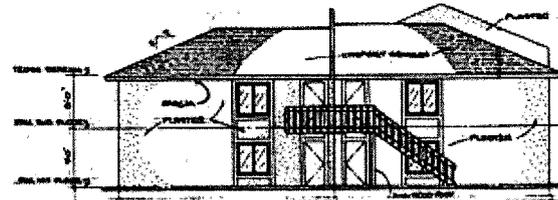
SOUTHWEST ELEVATION



NORTHWEST ELEVATION



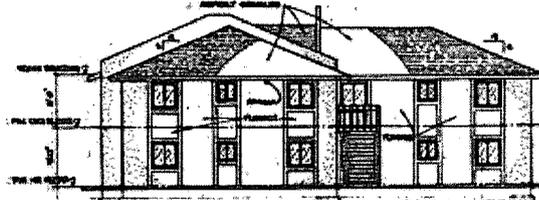
NORTHEAST ELEVATION



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTHWEST ELEVATION

**GENERAL NOTES**

1. SEE SET OF ARCHITECTURAL DRAWINGS FOR COMPLETE SPECIFICATIONS.
2. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.
4. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
5. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
6. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
7. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
8. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.



**DESIGN PROFESSIONALS**  
6000 E. UNIVERSITY, TUCSON, ARIZ.

**FRONTIER VILLAGES**  
AT ST. PHILLIPS & FRONTIER  
PAYSON, ARIZONA

**SHEET A18**  
ARCHITECTURAL DRAWINGS  
DATE: 7-1-41

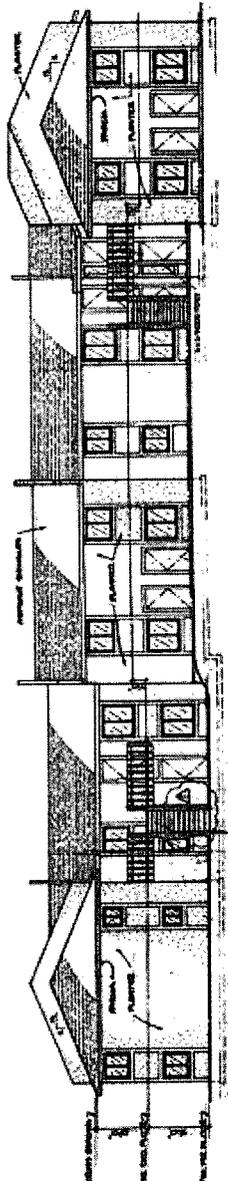


**DESIGN PROFESSIONALS**  
 AT ST. PHILLIPS & FRONTIER  
 5083 S. UNIVERSITY, TEMPE, ARIZ.

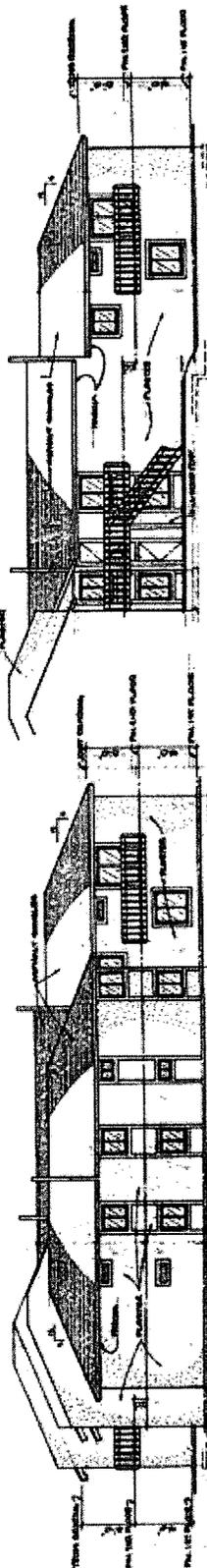
**FRONTIER VILLAGES**  
 AT ST. PHILLIPS & FRONTIER  
 AVONDA, ARIZONA

**SHEET A14**  
 EXTERIOR ELEVATIONS  
 DRAWING NO. 1-11-14

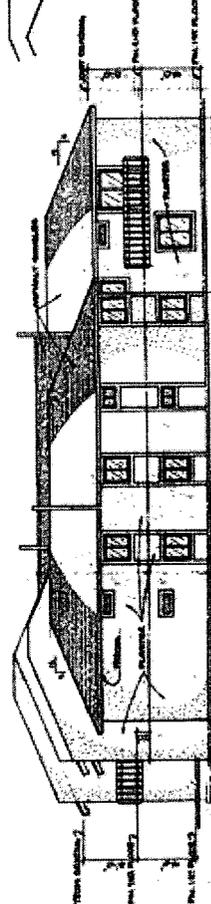
NOTE:  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. FINISHES TO BE DETERMINED BY ARCHITECT.  
 3. MATERIALS TO BE DETERMINED BY ARCHITECT.  
 4. ALL WORK TO BE IN ACCORDANCE WITH LOCAL CODES.  
 5. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUILDING CODE.  
 6. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL PLUMBING CODE.  
 7. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE.  
 8. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL FIRE AND SAFETY CODE.  
 9. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ENERGY CONSERVATION CODE.  
 10. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL SMOKE AND SMOKE-CONTROL CODE.  
 11. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL SAFETY CODE.  
 12. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL SIGNAGE CODE.  
 13. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL WIND-BURNING AND CORROSION CODE.  
 14. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT.  
 15. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL HISTORIC PRESERVATION AND REHABILITATION ACT.  
 16. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ANTI-CORRUPTION AND BRIBERY ACT.  
 17. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL TRADE AND COMMERCE LAW.  
 18. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL INVESTMENT DISPUTE PREVENTION AND SETTLEMENT TREATY.  
 19. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL ECONOMIC, SOCIAL AND CULTURAL RIGHTS TREATY.  
 20. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL CONVENTION ON THE RIGHTS OF CHILDREN.  
 21. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL CONVENTION ON THE RIGHTS OF WOMEN.  
 22. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL CONVENTION ON THE RIGHTS OF PEOPLES.  
 23. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL CONVENTION ON THE RIGHTS OF INDIGENOUS PEOPLES.  
 24. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL CONVENTION ON THE RIGHTS OF MENTALLY DISABLED PERSONS.  
 25. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL CONVENTION ON THE RIGHTS OF PERSONS WITH DISABILITIES.  
 26. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL CONVENTION ON THE RIGHTS OF THE ELDEST.  
 27. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL CONVENTION ON THE RIGHTS OF THE YOUNG.  
 28. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL CONVENTION ON THE RIGHTS OF THE FUTURE GENERATIONS.  
 29. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL CONVENTION ON THE RIGHTS OF THE HUMANITY.  
 30. ALL WORK TO BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL CONVENTION ON THE RIGHTS OF THE PLANET.



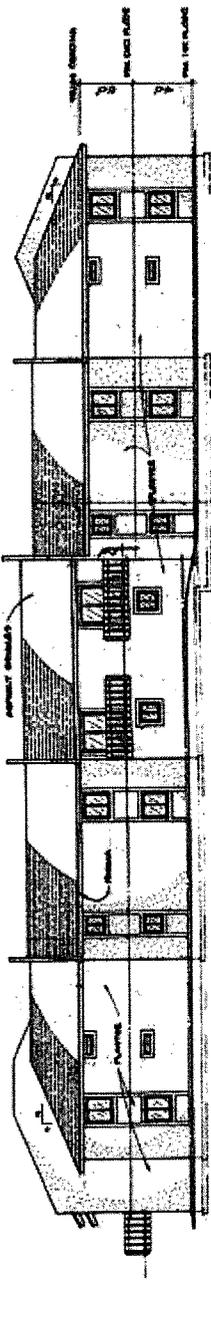
NORTH ELEVATION



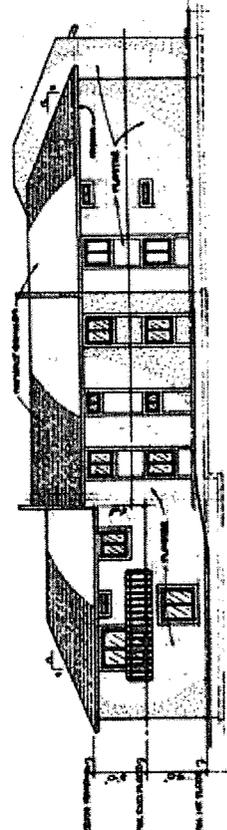
EAST ELEVATION WEST VIEW



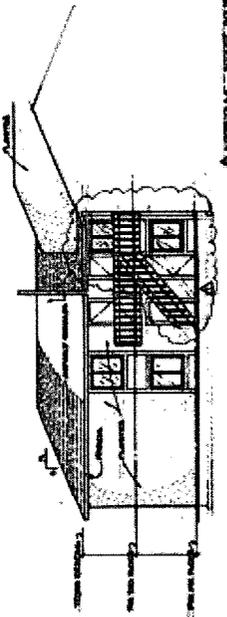
EAST ELEVATION



SOUTH ELEVATION

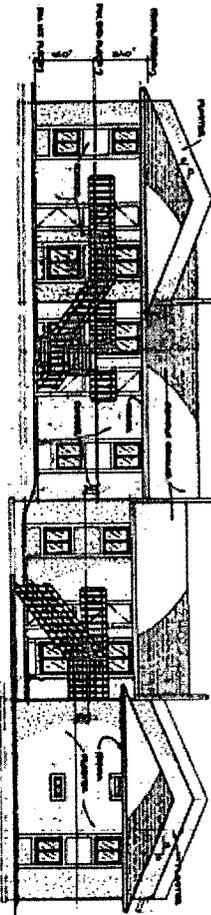


WEST ELEVATION  
 BUILDING 5

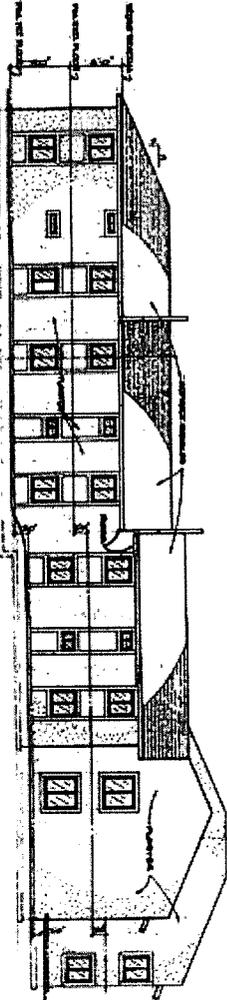


WEST ELEVATION EAST VIEW

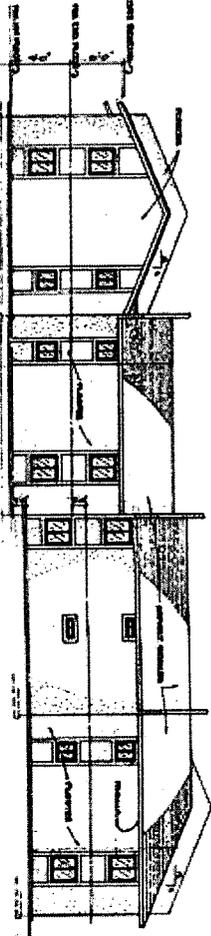
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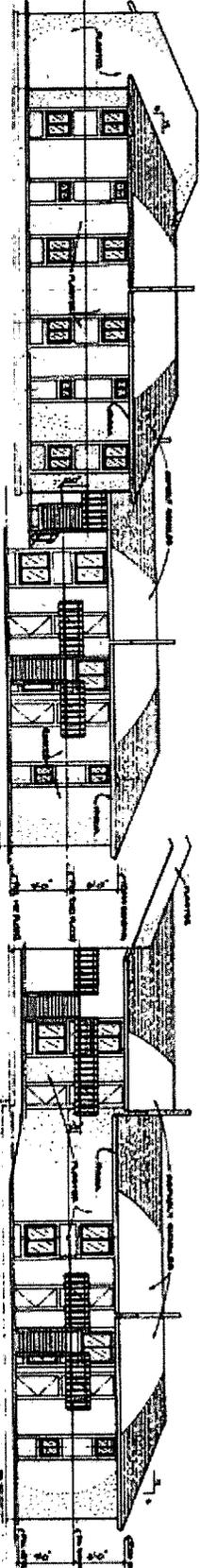
WEST ELEVATION  
BUILDING 4



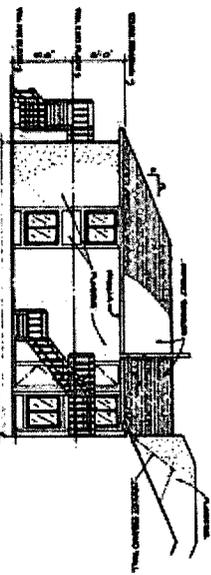
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

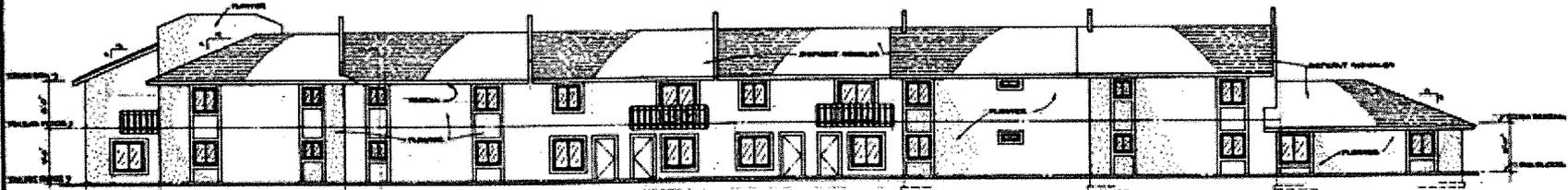
NOTES:  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. FINISHES ARE AS SHOWN ON THE FINISH SCHEDULE.  
3. REFER TO THE GENERAL NOTES FOR A COMPLETE LIST OF FINISHES.  
4. REFER TO THE GENERAL NOTES FOR A COMPLETE LIST OF MATERIALS.  
5. REFER TO THE GENERAL NOTES FOR A COMPLETE LIST OF EQUIPMENT.

**SHEET A16**  
EXTENSION ELEVATIONS  
BUILDING #4  
DATE 7-1-84 OWNED BY M.D.

**FRONTIER VILLAGE**  
AT ST PHILIPS & FRONTIER  
PAYSON, ARIZONA

**DESIGN PROFESSIONALS**  
6023 E. UNIVERSITY, TEMPE, ARIZ.





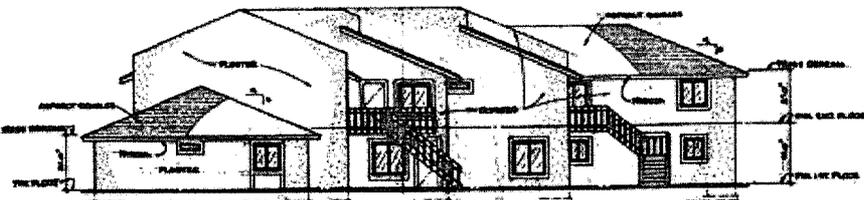
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

BUILDING "S"

**NOTES**  
 1. SEE SET FOR ALL DIMENSIONS.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. FINISHES TO BE DETERMINED BY ARCHITECT.  
 4. MATERIALS TO BE DETERMINED BY ARCHITECT.  
 5. SEE SET FOR ALL DIMENSIONS.



**DESIGN PROFESSIONALS**  
 BOBB E. UNIVERSITY, TEMPE, ARIZ.

**FRONTIER VILLAGE**  
 AT ST. PHILIPS & FRONTIER  
 PHOENIX, ARIZONA

**SHEET A1B**  
 ARCHITECTURE  
 DATE: 7-1-44 DRAWN BY: JLD



FRONTIER VILLAGE APARTMENTS  
CONDOMINIUM CONVERSION  
CITIZEN'S PARTICIPATION MEETING

March 7, 2008

NAME COLLEEN POINTER

ADDRESS 801 E. FRONTIER #7 PAYSON 85541

PHONE NUMBER 478-6416

COMMENTS:

ADA - NOT CODE - (LOWER APTS - MOVEMENT) (STAIRS)

WE HAD AFFORDABLE HOUSING UNTIL YOU TOOK OVER!

WE WERE FORCED TO SIGN A LEASE BECAUSE WE WERE GIVEN LESS THAN 30 DAY NOTICE OF A LEASE.

SOME OF US DO NOT WANT TO BUY



FRONTIER VILLAGE APARTMENTS  
CONDOMINIUM CONVERSION  
CITIZEN'S PARTICIPATION MEETING

March 7, 2008

NAME David Walker

ADDRESS 801 E. Frontier # 56 Payson, AZ

PHONE NUMBER 928-595-2201

COMMENTS:

Boo! I feel we are being pressured to move out of the apartments which equates to us being moved out of Payson. There are no affordable housing units available in the township of Payson. Where will we go? What will we do? I have only been a member of this community for 2 1/2 years, but I have made friends here. I have volunteered for work at the Payson Senior Center, then Meals on Wheels in order to benefit the elders living here. I want to remain in Payson.

Thank You,

David Walker

Frontier Village Apartments

25292.08001

2008-02-28

~10:30am

Phone call taken by Laura M. O'Brien

Mrs. Lavelly

900 E. Lone Pine Circle

Called to ask what the Citizens Participation Meeting was about and how it would concern her. I explained that it was a meeting to discuss the owners intentions of taking the existing apartments and selling the individual units as condo's. She asked about the time frame. I explained that it would be an over time process that the owners would undergo as the units became vacant and the market recovers. She asked about the units being renovated. I told her that right now the units are being re-roofed and that they are currently being upgraded as needed, but that if a unit was being sold it would be upgraded as necessary. We talked about the asking price of between \$145,000 & \$150,000 and working with the Town housing person to understand the state programs to help buyers. She asked about the current tenants and what was going to happen to them. I told her that the current tenants would have first chance to buy their unit.

She didn't think that the project would impact her. I invited her to attend the CPM anyway if she wished and she said she would check her calendar, but thank you for the information.

Phone call was approx. 10 min. long.



TETRA TECH

## NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Frontier Village Apartments  
801 E. Frontier Street  
Payson, AZ  
Condominium Conversion

Dear Property Owner:

You are hereby notified of a Citizen Participation Meeting to be held on March 7, 2008, at 4:00 P.M., at the Town Hall Council Chambers, 303 N. Beeline Highway, Payson, AZ. The purpose of the meeting is to provide information to residents and to property owners adjacent to subject property regarding the proposed project. An 8-1/2x11 copy of the Preliminary Plat is attached. If you cannot attend the meeting and/or have questions regarding the proposed project, please call John Alston of Cornerstone Property Services at cell number (480) 452-2464, or myself at the address or phone number listed below.

Very truly yours,

Laura M. O'Brien, Senior Designer  
Tetra Tech, Inc.  
431 S. Beeline Highway  
Payson, AZ 85541  
(928) 474-4636

Enclosure

cc: Ray Erlandsen, Zoning Administrator, Town of Payson  
John Alston, Cornerstone Property Services

# FRONTIER VILLAGE CONDOMINIUM CONVERSION PRELIMINARY PLAT

PT OF THE NE1/4 OF THE NE1/4  
OF SECTION 10, T10N, R10E, G&SRM,  
PAYSON, GILA COUNTY, ARIZONA

FOR

## CORNERSTONE MANAGEMENT

1837 S. MESA DR., SUITE A202  
MESA, AZ 85210  
(480) 452-2464

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### SHEET INDEX

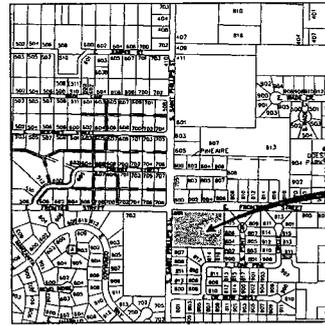
NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT
3	UNIT FLOOR PLANS

### BENCH MARK

BENCHMARK =  
INTER. E. FRONTIER ST. & MUDSPRINGS  
RD. BLM BRASS CAP IN HAND HOLE  
S3,S2,S10,S11 T-10-N, R-10-E  
ELEVATION = 4973.57

### BASIS OF BEARINGS

BASIS OF BEARING =  
NORTH LINE  
BEING N 89°09'00" E



LOCATION MAP  
N.T.S.

Prepared by



TETRA TECH, INC.  
431 S. Beeline Highway  
Payson, AZ 85641-4865  
TEL (928) 474-4635 FAX (928) 474-4867

Project No. 25292.08001

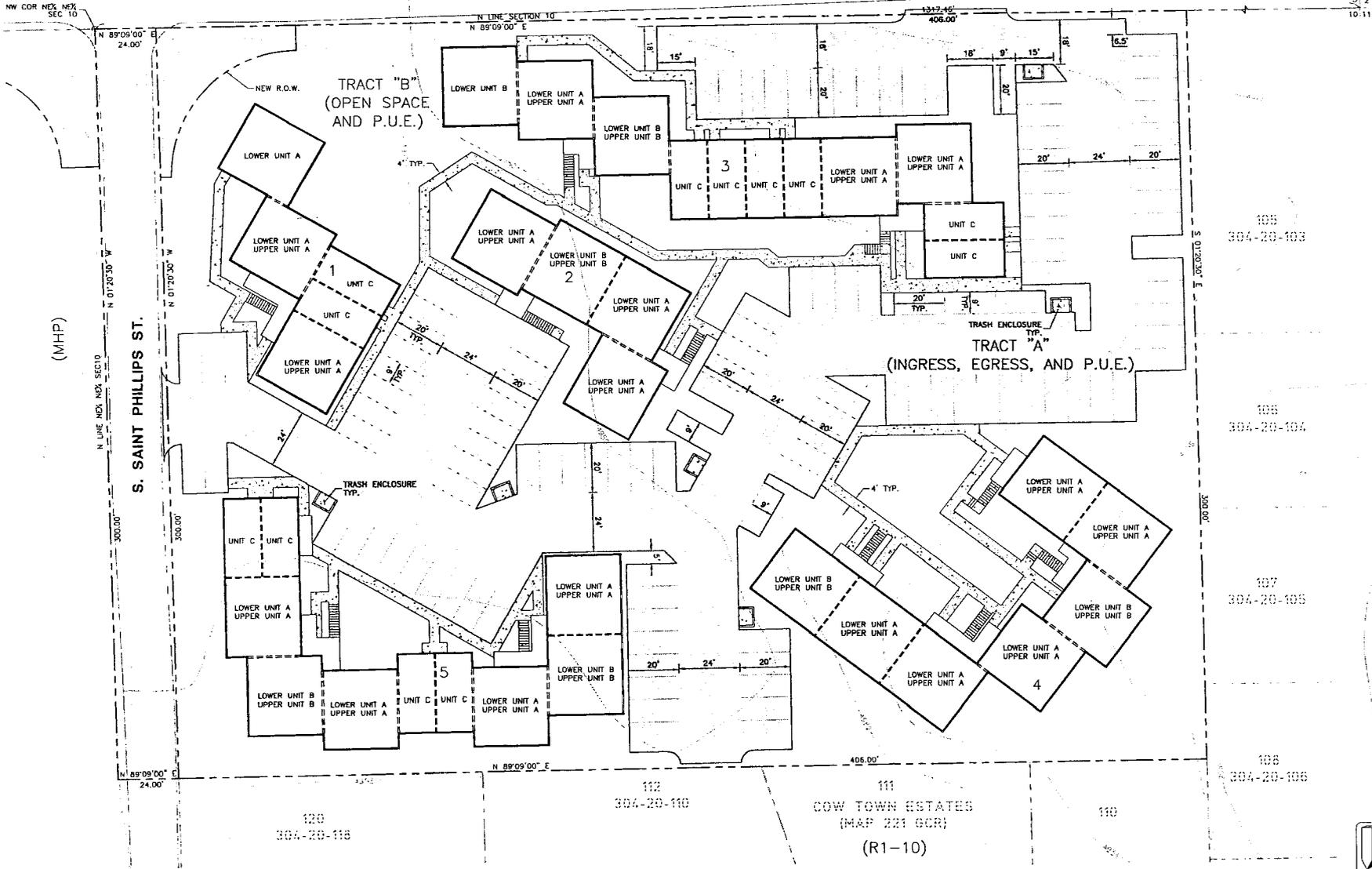


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E. FRONTIER ST.

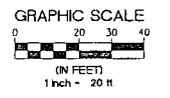


105  
304-20-103

106  
304-20-104

107  
304-20-105

108  
304-20-106



CALL TWO WORKING DAYS BEFORE THE JOB  
**1-800-STAKE-IT**  
1-800-782-5348  
For Sales Contact  
TETRA TECH, INC.



NO.	REVISIONS	DATE	BY	CHK

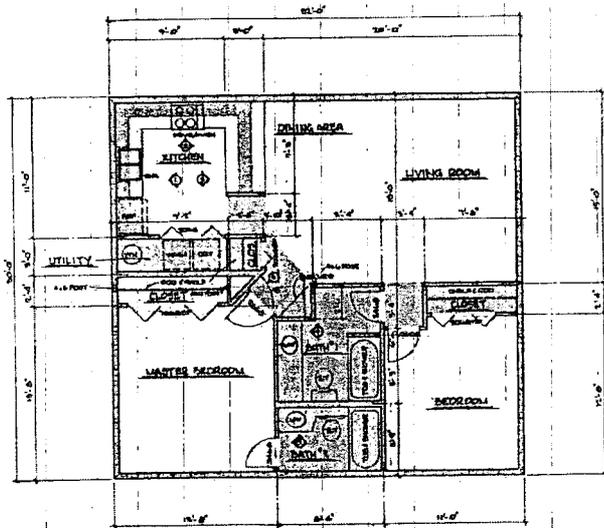
**Tt** TETRA TECH, INC.  
431 S. Beeline Highway  
Payson, AZ 85541-4865  
TEL(928)474-4836 FAX(928)474-4867

**FRONTIER VILLAGE**  
801 E. FRONTIER ST. PAYSON, AZ

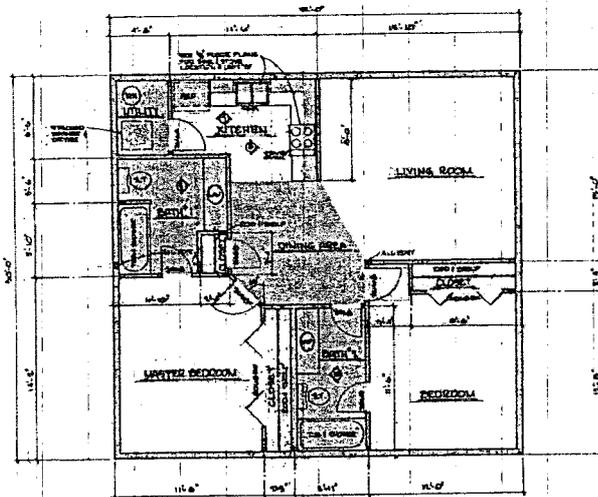
JOB NO. 22293.08001  
DESIGNED BY: ROR  
DRAWN BY: JAG  
CHECKED BY: ROR  
APPROVED BY: ROR  
DATE: 02/13/08

**CONDOMINIUM CONVERSION  
PRELIMINARY PLAT**

SCALE: HORIZ. 1" = 20'  
CONT. INTERVAL - 2'  
DRAWING NO. **PP1**  
SHEET NO. **2** OF **3**

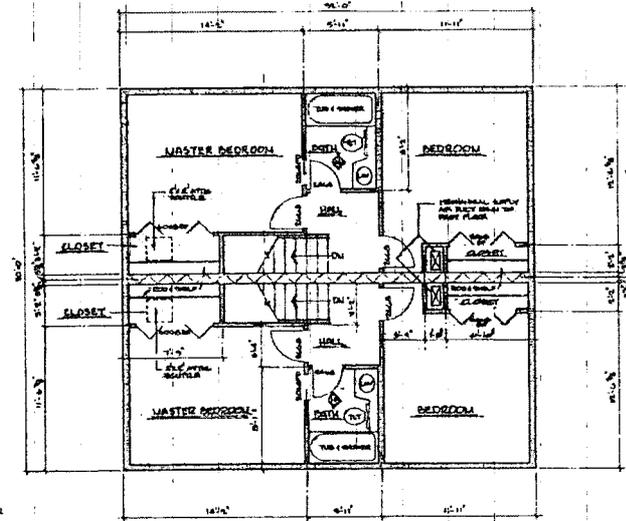


UNIT 'A'

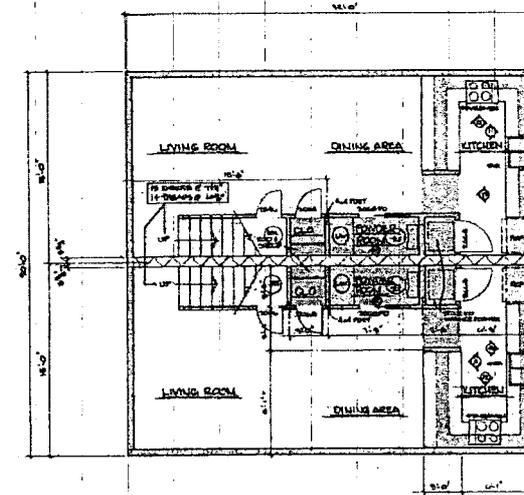


UNIT 'B'

**SYMBOL KEY**  
 DIMENSIONS: 1/4" = 1'-0" UNLESS SHOWN OTHERWISE  
 FINISHES: SEE SPECIFICATIONS



UNIT 'C' UPPER FLOOR PLAN



UNIT 'C' GROUND FLOOR PLAN

NO.	REVISIONS	DATE	BY	CHK.

**Tt** **TETRA TECH, INC.**  
 431 S. Desoria Highway  
 Payson, AZ 85641-4882  
 TEL: (928) 741-4638 FAX: (928) 741-4687

**FRONTIER VILLAGE**  
 801 E. FRONTIER ST., PAYSON, AZ

JOB NO. 25292.08001  
 DESIGNED BY: ROB  
 DRAWN BY: JAB  
 CHECKED BY: ROB  
 APPROVED BY: ROB  
 DATE: 02/14/06

**UNIT FLOOR PLANS**



CALL THE WORKING DAYS  
 BEFORE YOU BUY  
**1-800-STAKE-IT**  
 1-800-782-5348  
 THE REAL DEAL  
 (BUZZE, MARCH, COUNTY)

SCALE: HORIZ: 1" = 5'  
 CONT. INTERVAL = N/A  
 DRAWING NO. **HR1**  
 SHEET NO. **3** OF **3**





FRONTIER VILLAGE APARTMENTS  
CONDOMINIUM CONVERSION  
CITIZEN'S PARTICIPATION MEETING

March 7, 2008

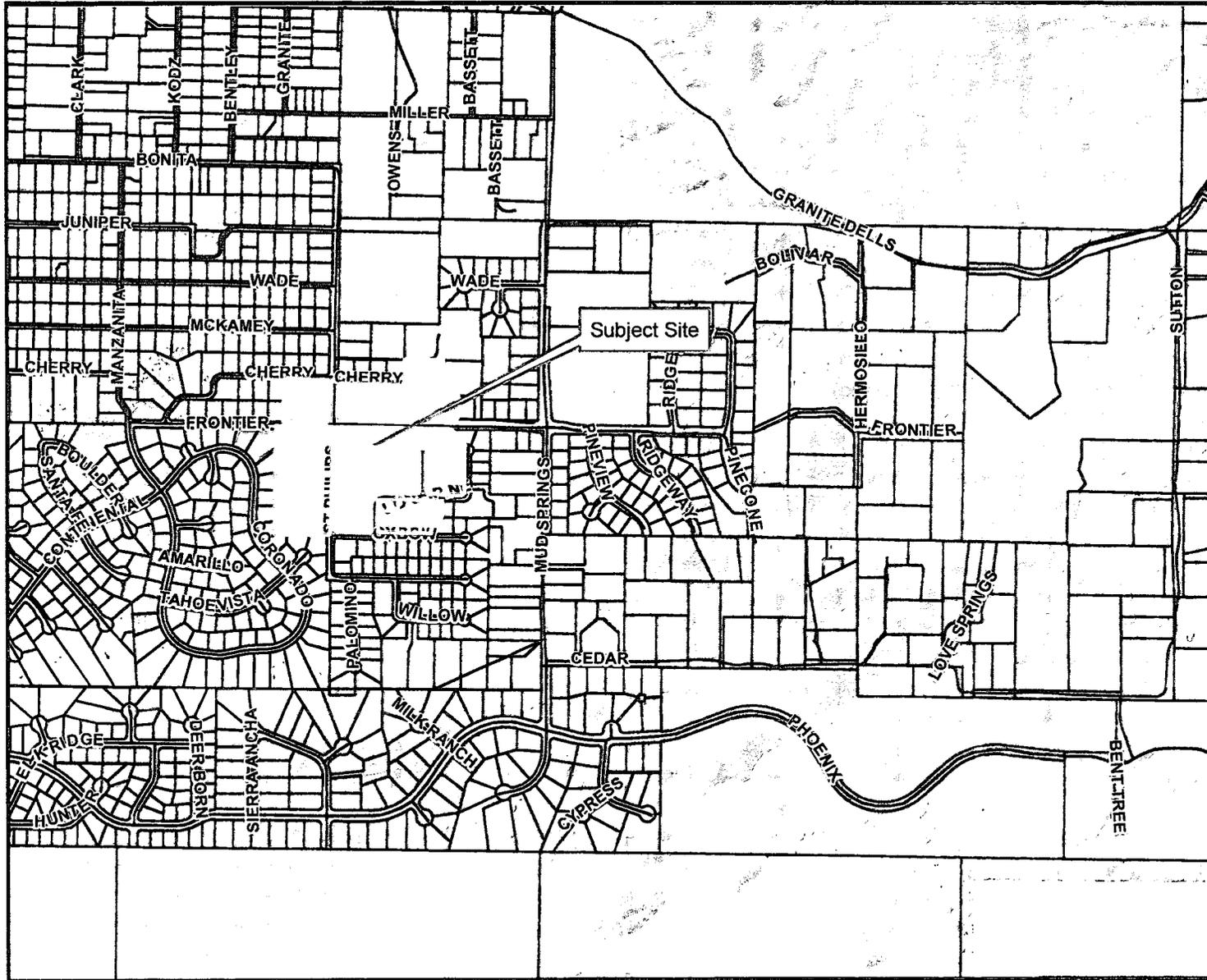
NAME Stacey & Darren Indelicato  
ADDRESS 801 E Frontier St #33 Payson, AZ 85341  
PHONE NUMBER 928-478-6504

COMMENTS:

Don't care for this situation.  
Where do they think we are all going to live or  
go? For us low income people this apartment  
complex is just right.  
my husband and I enjoy living here in Payson,  
but with this situation we will have to leave!  
Boo!

It's a joke! the complexes are old.  
theres not enough Apts in Payson  
as it is! ~~A~~ Another thing did  
Town of Payson approve this?

# 801 E. Frontier Street

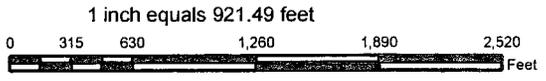


## GIS Information

- Legend**
- 801efrontier
  - Town Boundary
  - Parcels With Owner Address
  - Street Centerline
- AZ Land Ownership CATEGORY**
- BLM
  - National Forest
  - Indian Reservation
  - Military
  - National Parks
  - Other
  - Private
  - Local or State Parks
  - State Trust
  - Wildlife Refuge



303 North Beeline Highway  
 Payson, Arizona 85541  
 (928) 474-5242 www.ci.payson.az.us  
 GIS/PaysonGIS\_Master.mxd 11/28/2007



This map has been provided for informational purposes only and is not accurate for engineering design. Every effort has been made to ensure this map is as accurate as possible. The Town of Payson shall assume no liability for the base information contained in this map.

# Cornerstone

PROPERTY SERVICES

1837 S. Mesa Dr. Suite A202  
Mesa, AZ 85210  
(480) 282-5800  
(480) 282-5805 (Fax)

February 20, 2008

To the residents of Frontier Village:

I wanted to let you know of a meeting that we had today with the Town of Payson. The purpose of the meeting was to start the process to converting Frontier Village from apartments to condos. This is a process that could take six months or more to complete. I would like to share with you some of the items that we discussed.

Upon approval of the condo conversation it is not our intention to kick everyone out of the apartments and sell all the units as condos that day. We have been offering all of you, as residents, an opportunity to sign a 6 - 12 month lease to stay in your apartment. Many of you have done this. We have new residence moving in every week and they are being offered the opportunity to sign a 6, 9 or 12 month lease, too. It is our intention, when the economic conditions are right, that we will sell a few condos at a time. We have arrangements with our lender to sell one unit or ten units. We do not have to stop running this as apartments and convert over to selling condos to make this work.

It is our intention to sell the condos at an affordable price. Currently we are looking at a price range starting around \$145,000.

We are in the process of making improvements to the property. We have improved lighting; we are in the process of putting on new roofs; we are going in to the units that need it and putting in new carpet and appliances; we have been painting inside the units and plan to do some painting outside; this summer we will do some repairs to the parking lot, etc. We feel that we have a beautiful property here! We just want to add to its beauty and make a place people would be proud to live!!

It is our belief that Payson has a great need for this price range of homes in a quality community such as this and we are excited to help make this possible! We hope that many of you, as current residents, will find this as an opportunity to own your own home and not be subject to renting any more!

We know that you have questions and concerns. To help address your questions we will be having a meeting on March 7, 2008, at 4:00pm, at the Town hall Council Chambers (see attached for details). I will be there along with a local engineer to explain what we are purposing to do. We also hope to have a member of the Town of Payson community development office to share different programs that are available to first home buyers if they qualify.

I look forward to meeting you,

John K Alston