

# COUNCIL DECISION REQUEST

SUBJECT: Preliminary Plat of Residential Condominiums at 414-502 S. Ponderosa Street (S-150-08)

MEETING DATE: December 11, 2008

PAYSON GOAL: NEW:    EXISTING: X

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: Ray Erlandsen  
Acting Community Development Director

AMOUNT BUDGETED: N.A

SUBMITTAL TO AGENDA

EXPENDITURE REQUIRED: N.A.

APPROVED BY TOWN MANAGER

CONT. FUNDING REQUIRED:

  
\_\_\_\_\_

EXHIBITS: Plat map, staff report and supporting information

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## POSSIBLE ACTION:

"I move to approve the Preliminary Plat for the Residential Condominiums at 414-502 S. Ponderosa Street 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 townhomes 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 September 3, 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 residential Condominiums preliminary plat at their November 10, 2008, meeting and recommended the Town Council approve the preliminary plat with conditions as attached (The attached conditions were amended at the Commission meeting. The staff report to the P&Z Commission is also attached.

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## FUNDING:

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

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

DEC 11 2008 *I.2\**

# ***COUNCIL DECISION REQUEST***

## **S-150-08**

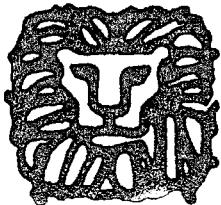
Conditions recommended by the Planning and Zoning Commission ***as amended*** at the November 10, 2008, Public Hearing

414-502 S. Ponderosa Street  
Proposed Residential Condominiums  
Preliminary Plat Request

### **Staff Recommendation:**

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

1. That the final plat shall be in substantial conformance with the preliminary plat, date stamped September 28, 2008, as submitted.
2. A 10' wide roadway easement across the front of each property is required.
3. Upgrade the west one-half of the street to be a 15' wide strip pavement, ***prior to recording the final plat.***
4. That the final plat be submitted within 12 months of Council approval of the preliminary plat.
5. That the developer provides sanitary sewer facilities in accordance with Northern Gila County Sanitary District requirements, ***prior to recording the final plat.***
6. That all other provisions of the Unified Development Code be met.



## Mogollon Development Group, L.L.C.

P.O. Box 279, Payson, AZ 85547  
928.474.2554 • Fax 928.474.2562

October 28, 2008

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

Dear Ray:

We are attempting, even in this abysmally bad market, to provide workforce housing for Payson. As you know, we have always been committed to providing workforce housing even though it is very difficult given the cost of producing housing in Payson. The anticipated sales prices of these houses are \$225,000.00 to \$240,000.00. We believe these provide a very good and much needed approach to housing in Payson.

Sincerely,

Mike Horton  
Workforce Housing Coalition, LLC

cc: Ralph Bossert

RECEIVED

OCT 28 2008

COMMUNITY DEVELOPMENT  
DEPARTMENT



MEMO

**TO:** Planning and Zoning Commission Members  
**FROM:** Ray Erlandsen, Zoning Administrator  
**DATE:** November 10, 2008  
**SUBJECT:** **S-150-08 Preliminary Plat Request**  
Request from Mogollon Development Group, LLC for preliminary plat approval of a 4 lot single family residential townhouse subdivision, at 414-502 S. Ponderosa Street. The tax parcel numbers are 304-03-078 and 304-03-079C.

**Background**

This proposed development currently exists as two lots with a duplex on each lot. The applicant wishes to split the two lots thus creating separate ownership for each of the four existing dwelling units.

**Analysis**

This request is for preliminary approval of a subdivision of 2 existing lots of 0.18 ac. each at 414 and 502 S. Ponderosa Street, a total of 16,000 ± s.f. (.36 ± ac.). to develop a 4 lot single family residential townhouse subdivision as depicted in the attached submittal. The proposed lot sizes range from 3981 to 4019 s.f. This development is consistent with Ordinance #708 which allows townhouse lot sizes to be reduced, through the plating process, to 3000 s.f. with a minimum width of 30 feet and a minimum depth of 80 feet.

The proposed subdivision is located within the Northern Gila County Sanitary District's (NGCSD) boundaries and the developer will be required to connect to public sewer. The NGCSD provides the following comment:

*"Account 323560-01 has been established for two residential units located at 502 S. Ponderosa, Lots 1 and 2. The sewer service lines have been constructed and inspected and each service line is connected to its own individual tap.*

*Account 299530-2 has been established for two residential units located at 414 S. Ponderosa, Lots 3 and 4. The preliminary plat map dated 9-27-2008 shows lot 3 and 4 each having an individual tap which is not how it is constructed. The sewer service lines have been constructed and inspected but the service lines for both Lots 3 and 4 are connected to a **common tap** which abuts lot 4. The District will allow a common sewer connection so long as both lots are under the same ownership. **Should either lot 3 or 4 be sold, the district will require each lot have its own individual tap.**"*

A Preliminary Drainage Report will not be required by the Town Engineer as this proposed preliminary plat is a change of ownership only with no new construction.

S. Ponderosa Street at this location is not part of the Payson Area Trail System (PATS) and thus no requirement for a contribution is required.

The developer has submitted a written proposal to the Town Council outlining their contribution to workforce housing.

**Staff Recommendation:**

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

1. That the final plat shall be in substantial conformance with the preliminary plat, date stamped September 28, 2008, as submitted.
2. A 10' wide roadway easement across the front of each property is required.
3. Upgrade the west one-half of the street to be a 15' wide strip pavement.
4. That the final plat be submitted within 12 months of Council approval of the preliminary plat.
5. That the developer provides sanitary sewer facilities in accordance with Northern Gila County Sanitary District requirements.
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-150-08, a request from Mogollon Development Group LLC for preliminary plat approval of a 4 lot single family residential townhouse subdivision located at 414 – 502 S. Ponderosa Street subject to the conditions listed in the staff report."

**Neighborhood Involvement**

A citizen's participation meeting for this project was held on September 3, 2008. That meeting and submitted report meet the UDC requirements. Information is attached for review.

**SITE DATA**

EXISTING ZONING .....	R3/MH
TOTAL NO. OF UNITS .....	4
AREA IN LOTS .....	16,000 S.F.
AREA IN STREETS .....	0 S.F.
PROPOSED D/U PER ACRE .....	10.89
ALLOWED D/U PER ACRE (R3) .....	18
PARKING REQUIRED .....	7
PARKING PROVIDED .....	8

# PRELIMINARY PLAT

## FOR

# PONDEROSA DUPLEXES

A PORTION OF LOTS 94 AND 95 OF MOGOLLON RIM ADDITION AMENDED AS SHOWN ON MAP 111 GCR, BEING A PORTION OF THE SW 1/4 OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA

## MOGOLLON DEVELOPMENT GROUP, LLC

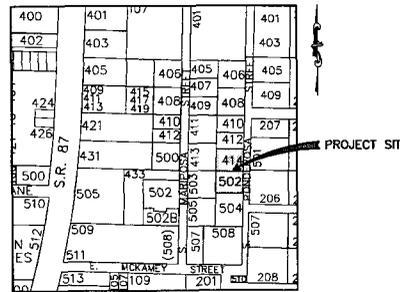
P.O. BOX 279  
PAYSON, ARIZONA 85547  
PHONE: (928) 474-2554

**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
304-02-XXA .....	ASSESSOR'S PARCEL NO.
D.E. ....	DRAINAGE EASEMENT
S.E. ....	SLOPE EASEMENT
PUE .....	PUBLIC UTILITY EASEMENT
-----	NATURAL DRAINAGE CONVEYANCE

**BENCH MARK**

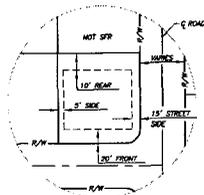
BENCHMARK =  
NAIL NEAR NE COR OF  
LOT 2 (SEE PLAN)  
ELEVATION = 4933.53



**LOCATION MAP**  
N.T.S.

**BASIS OF BEARINGS**

BASIS OF BEARING =  
THE WEST LINE OF THE EAST  
HALF OF LOT 95 AS SHOWN  
ON ROS MAP 1118 GCR SAID  
BEARING BEING N 00°07'00" E



**TYPICAL R3 LOT SETBACKS**

N.T.S.

**UTILITY SERVICES**

WATER .....	PAYSON WATER DEPARTMENT
SEWER .....	M.C.C.S.D.
TELEPHONE .....	QWEST
POWER .....	ARIZONA PUBLIC SERVICE
Cable TV .....	CABLEVISION
TRASH COLLECTION .....	WASTE MANAGEMENT
TRASH DISPOSAL .....	BUCKHEAD MESA LANDFILL, GILA COUNTY
POLICE .....	PAYSON POLICE DEPARTMENT
FIRE PROTECTION .....	PAYSON FIRE DEPARTMENT
SCHOOLS .....	PAYSON UNIFIED SCHOOL DISTRICT
GAS .....	SEASTREAM ARIZONA PROPANE

**GENERAL NOTES**

- 1) ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION MARICOPA ASSOCIATION OF GOVERNMENTS AND THE UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF GOVERNMENTS, 1998, INCLUDING REVISIONS THROUGH 2000 (H&S SPEC. AND H&S STD. DETAILS), UNLESS OTHERWISE NOTED ON THE PROJECT IMPROVEMENT PLANS.
- 2) THE ENGINEER FOR THE PROJECT IS:  
TETRA TECH, INC.  
431 S. BEEHIVE HIGHWAY  
PAYSON, AZ 85541  
PHONE: (928) 474-4836  
FAX: (928) 474-4887
- 3) ALL SUBDIVISION IMPROVEMENTS WILL BE MADE IN ACCORDANCE WITH THE PRELIMINARY PLAT, THE TOWN OF PAYSON STANDARD WATER DETAILS AND GENERAL NOTES, THE NORTHERN GILA COUNTY SANITARY DISTRICT STANDARD DETAILS FOR SEWER CONSTRUCTION AND THE M.A.C. UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE IMPROVEMENT PLANS.
- 4) A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE PROVIDED BY THE DEVELOPER TO THE TOWN PRIOR TO FINAL PLAT APPROVAL.
- 5) ALL MAINTENANCE AND REPAIR OF STORM WATER AND DRAINAGE FACILITIES IN THIS DEVELOPMENT, WITHIN OR WITHOUT A DRAINAGE EASEMENT, IS THE RESPONSIBILITY OF THE PROPERTY OWNER WHERE THE STORM WATER OR DRAINAGE FACILITY IS LOCATED. HOWEVER, THE TOWN OF PAYSON, OR OTHER PUBLIC AGENCIES HAVING JURISDICTION, POSSESS RIGHT OF ACCESS FOR CLEARING, CLEANING, OR CHANNELIZING, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER. ALL FUNDS EXPENDED FOR THIS MAINTENANCE AND/OR REPAIR BY THE TOWN OF PAYSON WILL BE CHARGED TO THE INDIVIDUAL PROPERTY OWNER.
- 6) THE OWNER/DEVELOPER PROPOSES TO EXTEND WATER & SEWER SERVICES FROM EXISTING FACILITIES AS SHOWN HEREIN.
- 7) NO LOTS ON THIS PROJECT ARE SUBJECT TO THE HILLSIDE REGULATIONS.

**SHEET INDEX**

NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT

Prepared by  
**TETRA TECH, INC.**  
431 S. Beehive Highway  
Payson, AZ 85541-4885  
TEL: (928) 474-4836 FAX: (928) 474-4887

Project No. 134-08953-08001



**DISCLAIMER**

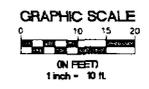
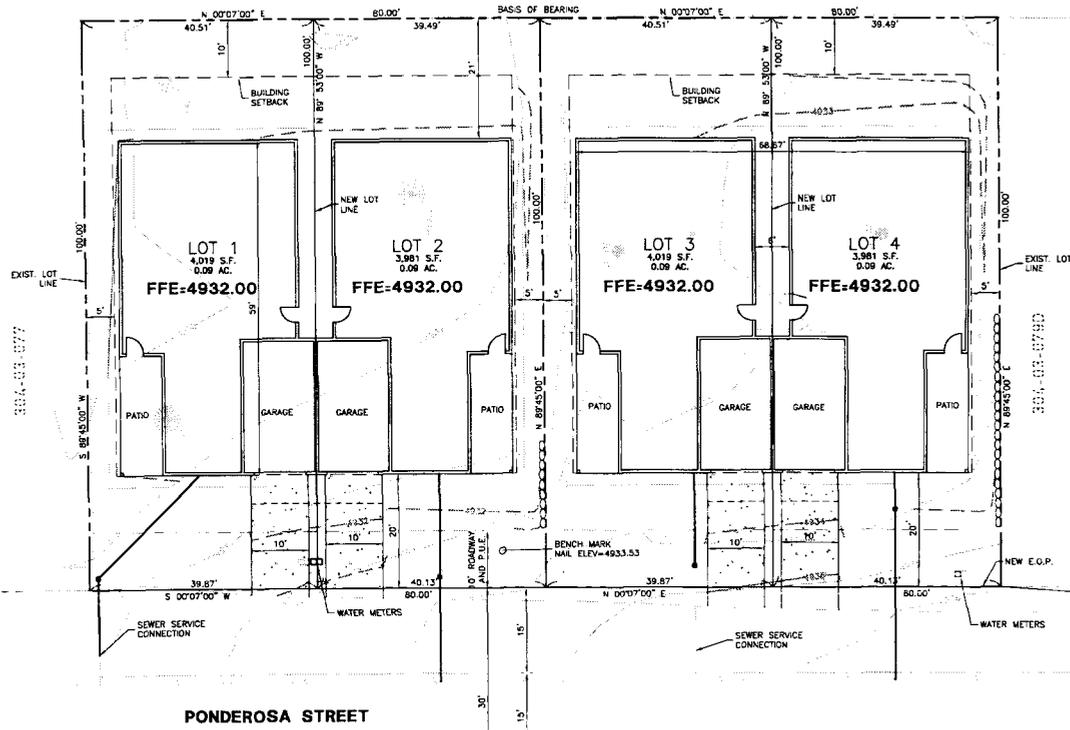
These documents have been prepared for a specific project and shall neither be offered nor reused for any other purpose. Also, these documents do not represent as-built conditions. If these documents are offered intentionally or unintentionally, or reused without the design engineer's written approval, 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.



304-03-0769

304-03-0760

304-03-076F



PONDEROSA STREET

MOBOLLON RIM ADDITION  
PLAT 5  
(GOR MAP 224)

MOBOLLON RIM ADDITION  
PLAT 2  
(GOR MAP 180)



NO	REVISIONS	DATE	BY	CHK

**TE** TETRA TECH, INC.  
 431 S. Baseline Highway  
 Payson, AZ 85541-4925  
 TEL: (928) 474-4636 FAX: (928) 474-4967

**PONDEROSA DUPLEXES**  
 414 & 502 S. PONDEROSA ST., PAYSON, AZ

JOB NO. 134-08953-00001  
 DESIGNED BY: RDB  
 DRAWN BY: JPS  
 CHECKED BY: RDB  
 APPROVED BY: PCB  
 DATE: 09/15/08

PRELIMINARY PLAT

SCALE: HORIZ: 1" = 10'  
 CONT. INTERVAL = 1'  
 DRAWING NO. **PP01**  
 SHEET NO. **2** OF **2**

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

OCT 14 2008

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                             |

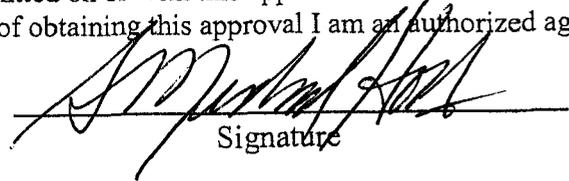
**Project Address:** 414 & 502 S. Ponderosa Street **Tax Parcel Number:** 304-03-078 & 079C  
**Subdivision:** Mogollon Rim Addition (Map 111 GCR) **Lot Number:** PT of 94 & 95  
**Name of Applicant(s):** Mogollon Development Group, LLC **Phone #:** 928-474-2554  
**Mailing Address:** PO Box 279 **Town:** Payson **St:** AZ **Zip:** 85547  
**Name of Property Owner(s):** Mogollon Development Group, LLC  
**Mailing Address:** same **Town:** \_\_\_\_\_ **St:** \_\_\_\_\_ **Zip:** \_\_\_\_\_  
**Contact Person:** G. Michael Horton **Phone #:** 928-474-2554 **Fax #:** 28-474-2562  
**Payson Business License #** \_\_\_\_\_ **Sales Tax #** \_\_\_\_\_

**Detailed Description of Request:** Preliminary Plat application for two duplexes (four units) to allow the individual units to be sold

(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.

G. Michael Horton  
Print Name

  
Signature

9/28/08  
Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE: \$
DATE FILED	10-14-08	<i>GE</i>	PREL. PLAT (SUBA.) = 250 <sup>00</sup> + 25 <sup>00</sup> PER LOT/PARCEL (4) x 25 <sup>00</sup> = 100 <sup>00</sup> Pd <i>GE</i> 350 <sup>00</sup> 10/17/08 CHECK NUMBER: 9717 DATE: 10-14-08
COMPLETED APPLICATION	10-28-08	<i>GE</i>	
NEWSPAPER PUBLICATION	—	—	
300' NOTIFICATION MAILOUT	—	—	
POSTING DATE	—	—	

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

Recording Requested By:  
PIONEER TITLE AGENCY, INC.  
And When Recorded Mail To:  
  
G. MICHAEL HORTON  
P.O. BOX 279  
PAYSON, AZ 85547

Gila County, AZ  
Linda Haught Ortega, Recorder  
12/08/2006  
01:34PM  
Doc Code: WD  
PIONEER TITLE AGENCY RECORDING  
Doc Id: 2006-020622  
Receipt #: 51062  
Rec Fee: 13.00



21179  
ESCROW NO.: 41005077-041-JSG

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Affidavit Exempt  
Pursuant to  
ARS 11-1134 B

### Warranty Deed

For the consideration of Ten Dollars and other valuable considerations, I or we, ~~MOGOLLON DEVELOPMENT GROUP, L.L.C., an Arizona limited liability company, G. MICHAEL HORTON, a married man, as his sole and separate property company,~~  
does hereby convey to

**G. MICHAEL HORTON, a married man as his sole and separate property**  
the following real property situated in GILA County, ARIZONA:

THE NORTH 75 FEET OF THE EAST HALF OF LOT 94 AND THE NORTH 5 FEET OF THE SOUTH 125 FEET OF THE EAST HALF OF LOT 94, MOGOLLON RIM ADDITION AMENDED, ACCORDING TO MAP NO. 111, RECORDS OF GILA COUNTY, ARIZONA.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated December 4, 2006 \_\_\_\_\_

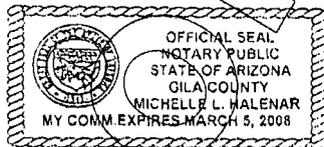
MOGOLLON DEVELOPMENT GROUP, LLC., an  
Arizona Limited liability company

By: [Signature]  
G. Michael Horton

STATE OF ARIZONA  
COUNTY OF Gila ss

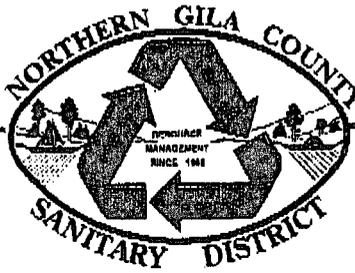
This instrument was acknowledged before me this  
December 6, 2006 By  
G. Michael Horton as Member of MOGOLLON  
DEVELOPMENT GROUP, LLC, an Arizona Limited  
liability company.

[Signature]  
Notary Public  
My commission will expire \_\_\_\_\_



Unaffiliated

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



(928) 474-5257  
(928) 474-5258 FAX  
(602) 256-0047 Phoenix  
Email: ngcsd@npgcable.com

October 21, 2008

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

**RE: Preliminary Plat: PONDEROSA DUPLEXES  
502 S Ponderosa (Lots 1 and 2)  
414 S. Ponderosa (Lots 3 and 4)**

Dear Ray,

The Northern Gila County Sanitary District has received and reviewed the preliminary plat dated 9-27-2008 for the proposed Ponderosa Duplexes. The property is located within the Sanitary District's boundaries.

Account 322560-01 has been established for two residential units located at 502 S. Ponderosa, Lots 1 and 2. The sewer service lines have been constructed and inspected and each service line is connected to its own individual tap.

Account 299530-2 has been established for two residential units located at 414 S. Ponderosa, Lots 3 and 4. The preliminary plat map dated 9-27-2008 shows lot 3 and 4 each having an individual tap which is not how it is constructed. The sewer service lines have been constructed and inspected but the service lines for both Lots 3 and 4 are connected to a **common tap** which abuts lot 4. The District will allow a common sewer connection so long as both lots are under the same ownership. **Should either lot 3 or 4 be sold, the District will require each lot have its own individual tap.**

If you have any questions, please feel free to contact me at your convenience.

Sincerely,

NORTHERN GILA COUNTY SANITARY DISTRICT

Joel S. Goode  
General Manager

JSG/so

CITIZENS  
PARTICIPATION  
MATERIAL



**TETRA TECH**

September 24, 2008

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

**Re: Citizens Participation Report for Ponderosa Duplexes  
Project No. 6378.0001**

Dear Ray:

As part of the platting process for Ponderosa Duplexes, Mogollon Development Group, LLC and Tetra Tech conducted a Citizens Participation Meeting on September 3, 2008, at 9:30 A.M. The meeting was held in Tiny's Family Restaurant located at 600 E. Hwy 260 in Payson, Arizona. The meeting lasted approximately one hour and ended at approximately 10:30 A.M.

On August 14, 2008 Tetra Tech, Inc. mailed an invitation to attend a meeting for the purpose of discussing concerns and issues related to the proposed project to all property owners within a 300' radius of the development. Forty notifications were sent and two were returned as undeliverable. A copy of the meeting notice, the 300' radius notification exhibit, the 8-1/2" x 11" plan exhibit, the mailing labels, and the undelivered notifications are included as attachments to this report.

Five citizens and two representatives from Tetra Tech attended the meeting. Four of the citizens signed the sign in sheet presented at the meeting. Participants were asked to take comment forms and submit them with their comments to either Tetra Tech or the Town of Payson. A copy of the meeting sign-in sheet and the completed comment forms returned to Tetra Tech are included as attachments to this report.

Ralph O. Bossert of Tetra Tech, Inc. presented the project and the reason for the meeting. The project was presented as an effort to plat a subdivision consisting of four (4) lots. Two (2) existing lots with existing duplexes will be split adding a lot line through the center of each duplex. This would effectively allow each duplex unit to be sold separately. It was explained that the purpose for going through the platting process was not to obtain building permits to develop the property but rather to enable the duplex units to be sold individually. The platting process is required because the developed lots do not have seven (7) foot side set-backs as would be required without a plat. Ralph explained the platting process and stated that the process will be completed according to Town of Payson policy.

During the meeting a concern was expressed about possible problems with sharing a roof. The citizens asked about parking and one person said that the garage should not be counted as a parking space. One woman stated that she is against selling the units individually but was fine with selling the units as a duplex. There was concern that a zoning change was being made. Most of the concerns and issues expressed were not related to the issue of platting but rather to the

Tetra Tech, Inc.

431 South Beeline Highway, Payson, AZ 85541  
Tel 928.474.4636 Fax 928.474.4867 [www.tetratech.com](http://www.tetratech.com)



**TETRA TECH**

Ray Erlandsen  
Town of Payson  
September 24, 2008  
Page 2 of 2

construction of the duplexes. Such issues include but are not limited to: construction worker conduct and language, construction site cleanliness, removal of trees, and encroachment of required setbacks. One of the citizens said she had been robbed of many possessions since the commencement of construction and alleged that it was the construction workers, but stated that she had not filed a report with the police. The two primary concerns expressed at the meeting, relating to the platting of the project, were the potential problem of multiple owners owning part of a structure sharing a common roof and the amount of parking being provided.

All stated comments and questions were addressed as completely as possible. The citizens were made aware that their concerns would be made known to the Town of Payson.

Nearly all of the citizens present took comment forms but none have been returned to Tetra Tech, Inc. The citizens were told that they could return the forms to Tetra Tech, Inc or to the Town of Payson. Upon submittal of this report, all comment forms received by the Town of Payson should be attached.

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

Sincerely,

Kristopher Pulsipher, E.I.T.

P:\P06378\0001\WdDocs\CPM-RPT.doc

Enclosures

Copy: Mike Horton / Mogollon Development Group



TETRA TECH, INC.

## NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Proposed Ponderosa Duplexes  
414 and 502 S. Ponderosa Street

Dear Property Owner:

You are hereby notified of a Citizen Participation Meeting to be held on Wednesday, September 3, 2008, at 9:30 A.M. at Tiny's Family Restaurant located at 600 E. Highway 260 in Payson, AZ. The purpose of the meeting is to provide information to property owners adjacent to subject property and registered interested parties regarding our proposed development. An 8-1/2 x 11 copy of the Site Plan is attached.

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

Respectfully,

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

cc: Ray Erlandsen, Zoning Administrator, Town of Payson  
Michael Horton, Payson Development Group, LLC

**SITE PLAN**  
 FOR  
 PART OF LOT 94 & 95 OF  
 MOGOLLON RIM ADDITION AMENDED (MAP 111 GCR)  
 PAYSON, GILA COUNTY, ARIZONA

304-03-076B

304-03-076C

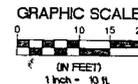
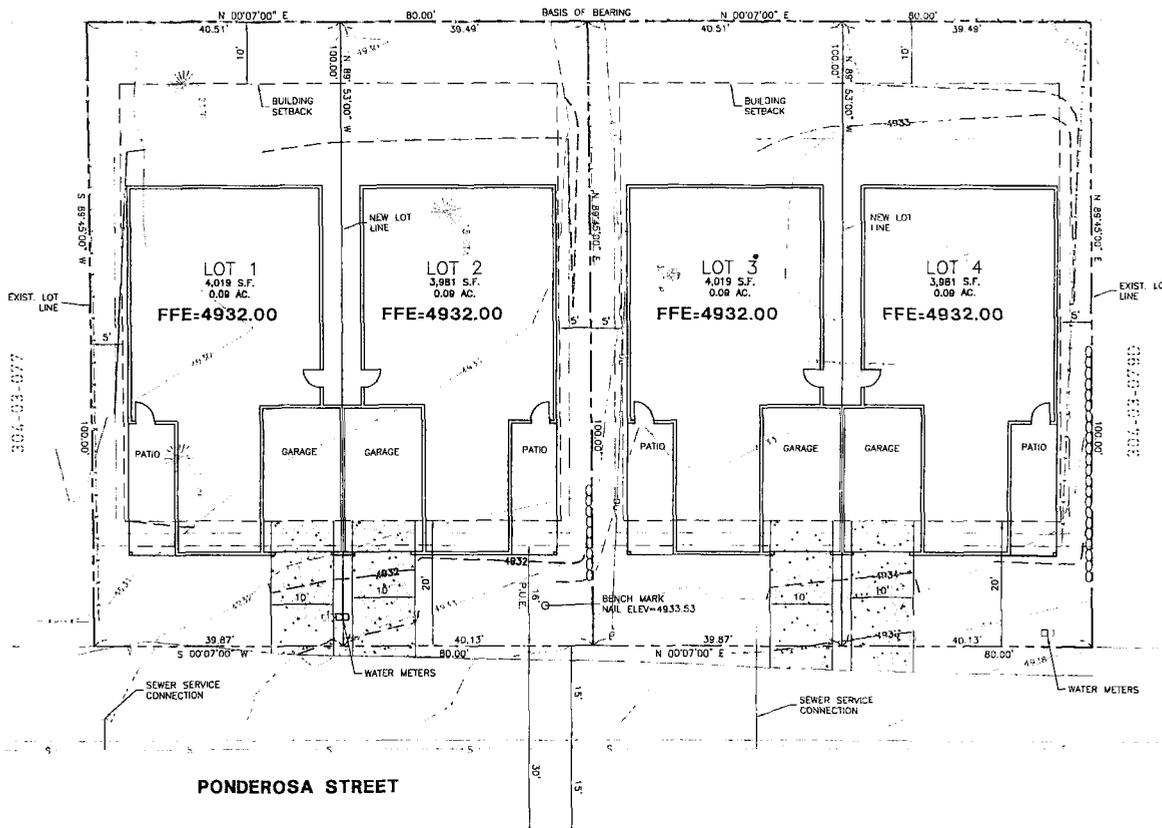
304-03-076F

**SITE DATA**

ZONING	R3-MH
AREA	16,000 S.F.
NUMBER OF LOTS	4
AVERAGE LOT SIZE	4,000 S.F.
MINIMUM LOT SIZE	3,981 S.F.

**OWNER/DEVELOPER**

MOGOLLON DEVELOPMENT GROUP, LLC  
 P.O. BOX 279  
 PAYSON, AZ 85547  
 PHONE: (928) 474-2554



MOGOLLON RIM ADDITION  
 PLAT 5  
 (GCR MAP 324)

MOGOLLON RIM ADDITION  
 PLAT 2  
 (GCR MAP 150)

NO.	REVISIONS	DATE	BY	CHK.



**PONDEROSA DUPLEXES**  
 414 & 502 S. PONDEROSA ST., PAYSON, AZ

JOB NO.	E374-001
DESIGNED BY	ROB
DRAWN BY	JAB
CHECKED BY	ROB
APPROVED BY	ROB

**SITE PLAN**

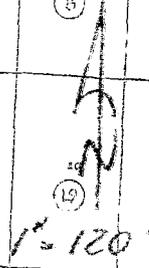


SCALE	HORIZ. 1" = 10'
VERT. INTERVAL	= 1"
<b>EXA</b>	
SHEET NO.	1 OF 1

RANGE 10 E SEE MAP 304-3 1/3

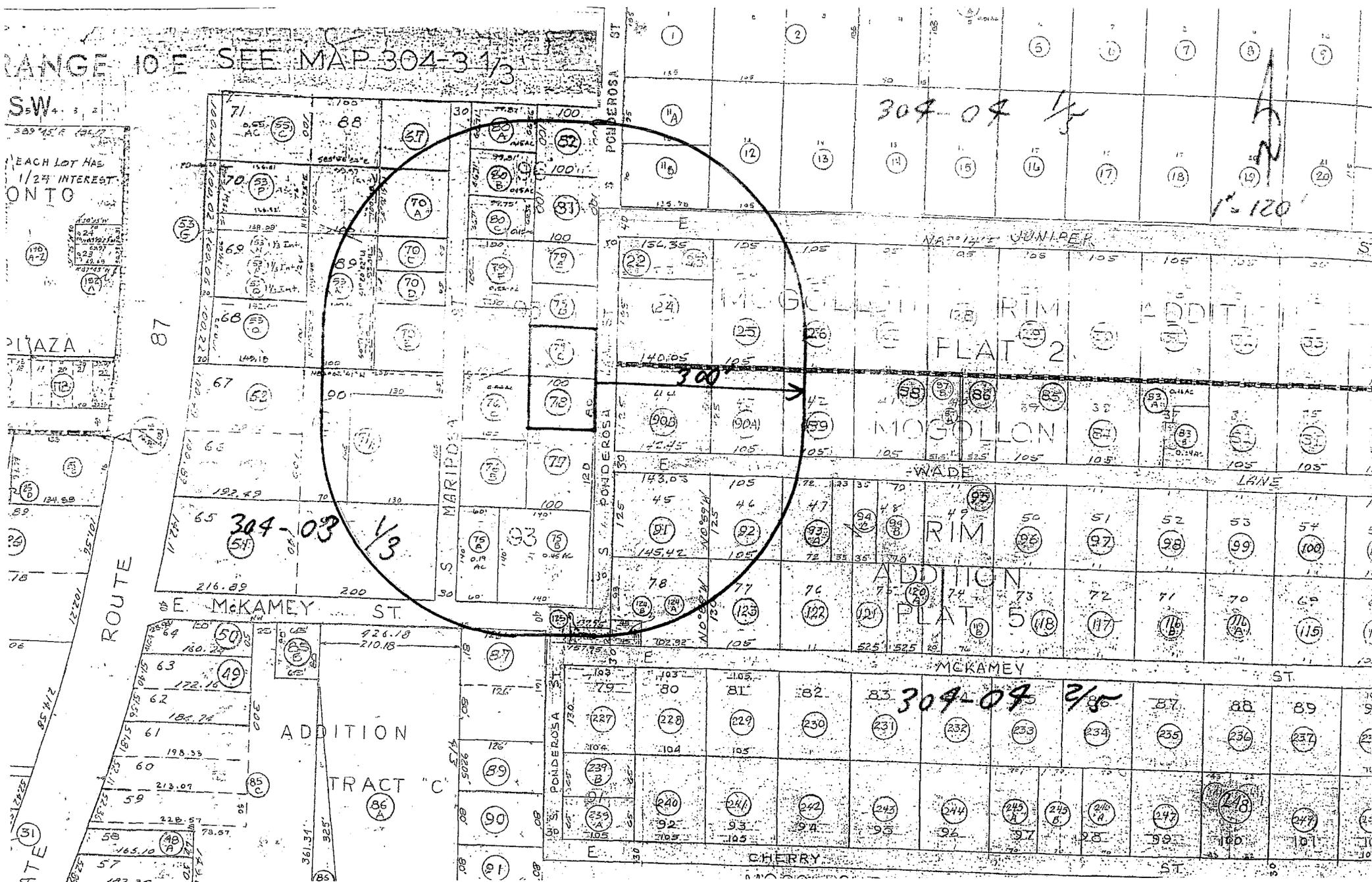
S.W. 1/4  
EACH LOT HAS  
1/24 INTEREST  
ONTO

304-07 1/5



PLAZA

ATE



304-03 1/3

304-09 2/5

ADDITION  
TRACT 'C'

CHERRY ST

MCKAMEY ST

E. MCKAMEY ST

PONDROSA ST

MARIPOSA

PONDROSA ST

87

ATE

