

COUNCIL DECISION REQUEST

SUBJECT: Amended Plat for the Longhorn Condominiums Subdivision

MEETING DATE: 10-22-09

PAYSON GOAL: NEW:

EXISTING:

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: LaRon G. Garrett, Pub. Wks. Dir. AMOUNT BUDGETED: \$0

SUBMITTAL TO AGENDA

EXPENDITURE REQUIRED: \$0

APPROVED BY TOWN MANAGER

CONT. FUNDING REQUIRED: \$0

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

POSSIBLE MOTION

I move to approve the Amended Plat for the Longhorn Condominiums Subdivision, to authorize the Mayor to sign said plat and authorize the staff to record said plat contingent upon the Town receiving a copy of the executed ratification form from each property owner within the Condominium.

SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

The Longhorn Condominiums Subdivision plat was approved by the Town Council on April 5, 2007 and was recorded. Four of the 14 units are currently occupied and another five are under construction. Recently it was discovered that some of the wording on the cover sheet was not consistent with a condominium subdivision and needs to be corrected. This amended plat is being recorded to make those corrections.

Typically, when a subdivision plat is recorded it only requires one signature, that of the owner. Since the original Longhorn Condominium plat was recorded four of the units have been sold. Because of those sales, the owners of each of those units must also ratify this amended plat. Pioneer Title Agency is the process of obtaining approval from the four additional owners. This approval is contingent on the Town receiving a copy of each of the executed ratification statements from Pioneer Title.

Staff recommends approval of the Amended Plat for the Longhorn Condominiums Subdivision, to authorize the Mayor to sign said plat and authorize the staff to record said plat contingent upon the Town receiving a copy of the executed ratification form from each unit owner within the Condominium.

PROS: This will correct the original error that was made on the subdivision plat.

CONS: None

PUBLIC INPUT (if any): N/A

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

OCT 22 2009 I. 2

COUNCIL DECISION REQUEST

FUNDING:

Acct:	Budget:	Available	Expense:	Remaining:
Acct:	Budget:	Available:	Expense:	Remaining:
Acct:	Budget:	Available:	Expense:	Remaining:

BA: _____ Date: _____

AMENDED FINAL PLAT FOR LONGHORN CONDOMINIUMS

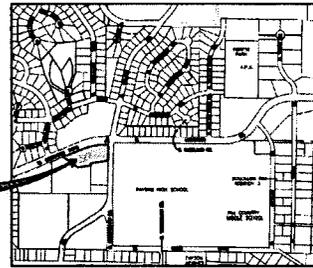
AMENDING THE LONGHORN CONDOMINIUMS FINAL PLAT,
MAP NO. 779, GILA COUNTY RECORDS ALSO BEING
PARCEL 3 AS SHOWN ON ROS-MLD 680, GILA COUNTY RECORDS, LOCATED IN THE SW
1/4 OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA

GENERAL NOTES

- LONGHORN CONDOMINIUMS IS BEING DEVELOPED AS A CONDOMINIUM SUBDIVISION USING R3 ZONING AS ESTABLISHED BY THE TOWN OF PAYSON.
- ALL BOUNDARY CORNERS OF THE LONGHORN CONDOMINIUMS WILL BE MONUMENTED. NEW OR MISSING CORNERS WILL BE MONUMENTED WITH 1/2" IRON PIPE, "DUGGED I.L.S. 12314.
- A DECLARATION OF CONDOMINIUM CONSENTS, CONDITIONS AND RESTRICTIONS ESTABLISHING AND GOVERNING LONGHORN CONDOMINIUMS (C.C.R.'s ETC) HAS BEEN RECORDED IN THE OFFICE OF THE GILA COUNTY RECORDER, FEE NO. _____ SETTING FORTH THE BENEFICIAL RESTRICTIONS UNDER 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 ESTABLISHES 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 PRIVATE WATER AND SEWER FACILITIES AND THE STORM WATER DRAINAGE FACILITIES OF A PORTION OF THE PROPERTY.
- THE USES FOR TRACTS SHOWN ON THIS FINAL PLAT ARE AS FOLLOWS:
TRACT "A" - PRIVATE ACCESS AS NOTED IN THE DEDICATION. STREET, DRIVEWAY AND STORM WATER DRAINAGE IMPROVEMENTS WITHIN TRACT "A" WILL BE MANAGED AND MAINTAINED BY LONGHORN CONDOMINIUMS HOMEOWNER'S ASSOCIATION. TRACT "A" SHALL ALSO BE A PUBLIC UTILITY AND DRAINAGE EASEMENT.
TRACT "B" - COMMON AREA - THE COMMON AREA WITHIN THE PROJECT BOUNDARY WILL BE MANAGED AND MAINTAINED BY LONGHORN CONDOMINIUMS HOMEOWNER'S ASSOCIATION AND MAY CONTAIN JOINT USE FACILITIES. TRACT "B" SHALL ALSO BE A PUBLIC UTILITY AND DRAINAGE EASEMENT.
CONSTRUCTION IN TRACTS "A" AND "B", EXCEPT BY UTILITY COMPANIES, PUBLIC AGENCIES, AND AS PROVIDED IN THE C.C.R.'S, THIS PLAT, AND ACCEPTED IMPROVEMENT PLANS, SHALL NOT BE ALLOWED.
- ALL UTILITIES WITHIN LONGHORN CONDOMINIUMS SUBDIVISION ARE TO BE UNDERGROUND.
- DWELLING UNIT EXTERIOR DIMENSIONS SHOWN HEREON ARE TO INCLUDE EACH UNIT'S EXTERIOR WALLS AND ROOF. ALL EXTERIOR DIMENSIONS ARE MEASURED TO THE EXTERIOR OF FOUNDATION STAIRWELLS. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL FRACTIONS THEREOF.
- WALLS, FENCES AND RAILINGS ENCLOSING PAVED AREAS ARE PART OF THE LIMITED COMMON ELEMENTS.
- ALL AREAS SHOWN ON THIS PLAT, OTHER THAN THE ASPHALT COVERED WITHIN THE UNITS, ARE COMMON ELEMENTS OR LIMITED COMMON ELEMENTS.
- THIS PLAT IS SUBSTANTIALLY COMPLETE. UPON CONSTRUCTION COMPLETION OF THE BUILDING UNITS THE PLAT MAY BE AMENDED AS DETERMINED FROM AS-BUILT MEASUREMENTS.
- ALL CONDOMINIUMS SHALL BE SPRAWLED PER IFC 2003 SEC. 903.2.7

PAYSON AREA HABITAT FOR HUMANITY

CONTACT: BRUCE HOPKINS
1013 SOUTH GOODFELLOW
PAYSON, ARIZONA 85541
PHONE: (928) 474-0330
FAX: (928) 468-1811



VICINITY MAP
N.T.S.

SHEET INDEX

DESCRIPTION

- COVER SHEET
- TRACT AND DWELLING UNIT LOCATIONS
- CONDOMINIUM AND GARAGE ELEVATION SCHEDULE
- CONDOMINIUM PLANS AND SECTIONS

DEDICATION

STATE OF ARIZONA)
COUNTY OF GILA) SS

KNOW ALL MEN BY THESE PRESENTS:

PAYSON AREA HABITAT FOR HUMANITY, INC. AN AZ CORPORATION, HAS SUBMITTED UNDER THE NAME OF LONGHORN CONDOMINIUMS, PARCEL 3 PER RECORD OF SURVEY/ANNOX LAND DIVISION MAP 680 GOR, GILA COUNTY RECORDS, LOCATED IN THE SW 1/4 OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THE PLAT AS AND FOR THE PLAT OF LONGHORN CONDOMINIUMS AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE DWELLING UNITS, STREETS, TRACTS, AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH DWELLING UNIT, STREET, AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER GIVEN EACH, RESPECTIVELY, ON SAID PLAT. STREETS AND DRIVEWAYS SHOWN HEREON, CONSISTING OF TRACT "A" ARE HEREBY DECLARED PRIVATE ACCESS FOR THE EXCLUSIVE USE OF THE DWELLING UNIT OWNERS WITHIN LONGHORN CONDOMINIUMS AND THEIR ASSIGNS AND ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT THAT EASEMENTS FOR PUBLIC WATER AND SEWER LINES, REFUSE COLLECTION, PUBLIC UTILITIES, CABLE, TELEVISION, AND EMERGENCY AND SERVICE TYPE VEHICLES AND BARRIAGE AND FLOOD CONTROL ARE PROVIDED AS INDICATED ON SAID PLAT. SAID EASEMENTS SHALL INCLUDE THE RIGHT FOR UTILITY COMPANIES, THE TOWN OF PAYSON, AND THE NORTHERN GILA COUNTY SANITARY DISTRICT, TO ACCESS THE EASEMENTS FOR INSPECTION, REPAIR, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, AND OPERATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, TELEPHONE, CABLE TELEVISION, ELECTRICITY, AND OTHER COMMUNICATION FACILITIES.

TRACTS "A" AND "B" ARE NOT TO BE USED FOR DWELLING PURPOSES BUT ARE MANAGED AND MAINTAINED BY THE HOA AND HEREBY DEDICATED FOR THE USES AS SHOWN ON SAID PLAT. THERE IS RECORDED A DECLARATION OF CONDOMINIUM AND DECLARATION OF CONSENTS, CONDITIONS AND RESTRICTIONS FOR LONGHORN CONDOMINIUMS, RELATING TO AN ASSOCIATION OF OWNERS WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS WITHIN THE SUBDIVISION.

PATIOS, BALCONIES, REAR YARDS AND PORCHES ATTACHED TO SPECIFIC DWELLING UNITS ARE LIMITED COMMON ELEMENTS FOR THE EXCLUSIVE USE OF THE UNIT TO WHICH THEY ARE ATTACHED.

IN WITNESS WHEREOF:
PAYSON AREA HABITAT FOR HUMANITY, INC. AN ARIZONA CORPORATION,
HAS HEREBY CAUSED ITS NAME
TO BE SIGNED OF THIS _____ DAY OF _____ 2008.

BY: _____
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF GILA) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____ 2008.
BY: _____ WHO ACKNOWLEDGED HIMSELF
TO BE THE VICE PRESIDENT OF PAYSON AREA HABITAT FOR HUMANITY, INC.
AND THAT AS PRESIDENT, BEING AUTHORIZED SO TO DO, SIGNED THE NAME OF
THE COMPANY AS SUCH OFFICER.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

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 PUBLIC WORKS DIRECTOR OF THE TOWN OF PAYSON,
ARIZONA, THIS _____ DAY OF _____ 2008.

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

BY: _____
PUBLIC WORKS DIRECTOR

BENCH MARK

FD. AXLE IN HANDHOLE
C-N COR. SEC. 4
BENCH MARK ELEVATION
4942.41 FEET
(NOT SHOWN)

BASIS OF BEARINGS

BASIS OF BEARING =
N 89°41'34" W, NORTH LINE OF THE NW ¼
SECTION 4, PER R.O.S. MAP NO. 287, G.C.R.
(NOT SHOWN)

Prepared by



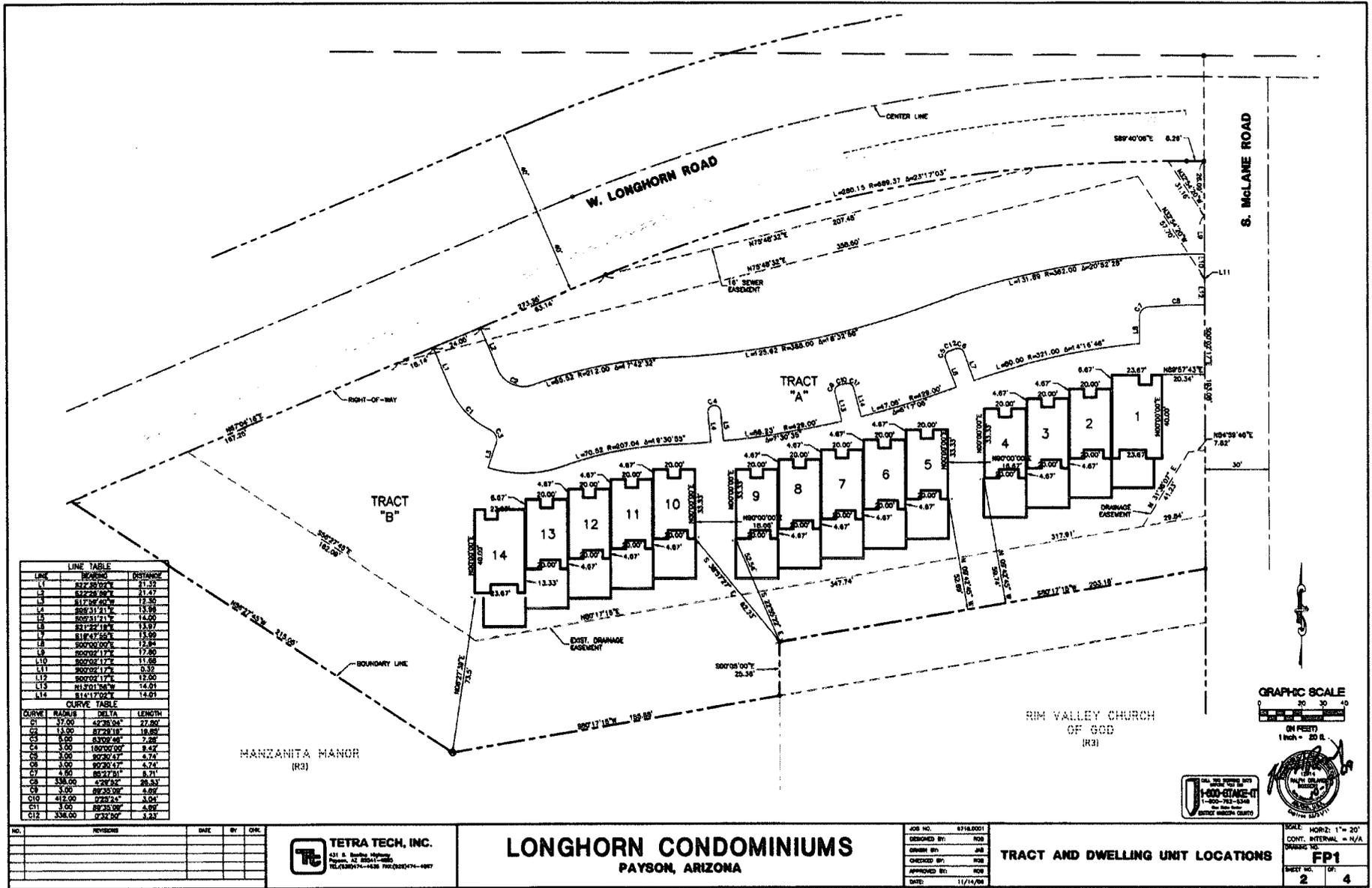
Project No. 6718.0001



DISCLAIMER

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LINE	BEARING	DISTANCE
L1	S89°40'00"E	21.32
L2	S22°28'59"W	21.47
L3	N17°02'40"W	12.36
L4	S88°11'11"E	14.40
L5	S89°21'21"W	13.07
L6	S18°42'52"E	13.89
L7	S00°00'00"W	12.84
L8	S00°02'17"E	17.80
L9	S00°02'17"E	11.88
L10	S00°02'17"E	6.39
L11	S00°02'17"E	12.00
L12	N13°01'16"W	14.01
L13	N13°01'16"W	14.01
L14	S11°12'00"E	14.81

CURVE	RADIUS	DELTA	LENGTH
C1	27.00	42°38.04"	27.90
C2	13.00	87°28.11"	18.89
C3	6.00	83°02.96"	7.68
C4	3.00	160°02'00"	8.52
C5	3.00	80°30'47"	5.74
C6	1.00	89°29'47"	4.74
C7	4.50	86°27'31"	6.31
C8	338.00	4°20'32"	26.53
C9	3.00	89°25'36"	4.82
C10	412.00	1°52'24"	3.04
C11	3.00	89°25'36"	4.82
C12	338.00	4°20'32"	3.42

MANZANITA MANOR (RS)

RIM VALLEY CHURCH OF GOD (R3)



NO.	REVISIONS	DATE	BY	CHK.

TETRA TECH, INC.
 231 E. Douglas Highway
 Payson, AZ 85541-0885
 TEL: (928) 746-1438 FAX: (928) 746-1487

LONGHORN CONDOMINIUMS

PAYSON, ARIZONA

JOB NO. 8716.0001
 DESIGNED BY: ROR
 CHECKED BY: JAC
 APPROVED BY: ROR
 DATE: 11/14/08

TRACT AND DWELLING UNIT LOCATIONS

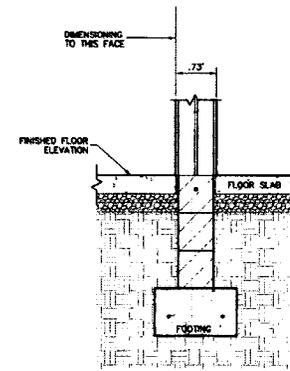
SCALE: HORZ: 1" = 20'
 CONT. INTERNAL = N/A
 DRAWING NO. **FP1**
 SHEET NO. **2** OF **4**

FLOOR AND CEILING ELEVATION SCHEDULE

UNIT	FIRST FLOOR		SECOND FLOOR	
	FINISHED FLOOR EL.	CEILING EL.	FINISHED FLOOR EL.	CEILING EL.
1	4944.40	4952.40	- - -	- - -
2-4	4944.40	4952.40	4953.40	4961.40
5-9	4944.00	4952.00	4953.00	4961.00
10-13	4943.50	4951.50	4952.50	4960.50
14	4943.50	4951.50	- - -	- - -

UNIT CUBIC CONTENTS

UNIT	LIVING UNIT	
	SQ. FT.	CU. FT.
1 & 14	873	6,984
2-13 (FIRST FLOOR)	608	4,864
2-13 (SECOND FLOOR)	619	4,952



TYPICAL PARTY WALL SECTION

N.T.S.



NO.	REVISIONS	DATE	BY	CHK.

TETRA TECH, INC.
 421 S. Spring Highway
 Payson, AZ 85941-1889
 TEL: (928) 474-4639 FAX: (928) 474-4897

LONGHORN CONDOMINIUMS
 PAYSON, ARIZONA

JOB NO.	0718-0008
DRAWN BY:	ROB
DESIGNED BY:	ROB
CHECKED BY:	ROB
APPROVED BY:	ROB
DATE:	11/14/08

CONDOMINIUM
ELEVATION SCHEDULE

SCALE:	HORIZ: 1" = 1"
CONT. INTERVAL:	N/A
DESIGNED BY:	
HR01	
SHEET NO.	3
OF	4

