



MEMO

**TO:** Planning and Zoning Commission

**FROM:** Ray Erlandsen, Acting Community Development Director  
Sheila DeSchaaf, Planner II

**DATE:** May 10, 2010

**SUBJECT:** Proposed Rezoning – R1-175 to Planned Area Development (PAD)  
Approx. 222 acres South and West of Airport **P10-004**  
(Montezuma Castle Land Exchange)  
APN #'s 302-39-006A, 302-39-006B, 302-39-006C

**Background**

This request consists of rezoning three parcels totaling approximately 222 acres, from R1-175 to Planned Area Development (PAD) to facilitate development of 73.3 acres of employment related uses, 104.8 acres of low and medium density residential development and 15.3 acres of multi-family development.

The completion of the Montezuma Castle Land Exchange in 2008 transferred these 222 acres of land within the Town of Payson municipal boundaries from the US Forest Service into private ownership. In December 2008, the applicant received approval to amend the Land Use Element of the Town of Payson 2003 General Plan for the area of this request.

The applicant's narrative and submittal materials for this proposed rezoning are attached for review. Correspondence received from citizens and any agencies relative to this request are also attached to this report.

**Analysis**

As 1) a rezoning, and 2) a Planned Area Development the Unified Development Code (UDC) Section 15-02-007.H.4 asks that the Planning and Zoning Commission consider sound land use planning principles and the following criteria when considering a PAD application:

- a. Conformance to the General Plan;
- b. The impact of the PAD on the existing and anticipated traffic and parking conditions;
- c. The adequacy of the PAD Plan and narrative report with respect to proposed land uses and development standards;
- d. Pedestrian and vehicular ingress and egress, including handicapped accessibility;
- e. Design criteria;

- f. Conceptual landscaping proposal;
- g. Provisions for utilities;
- h. Site drainage and grading;
- i. Open space and/or public land dedications; and
- j. Non-motorized circulation.
- k. Any other items the Commission deems necessary

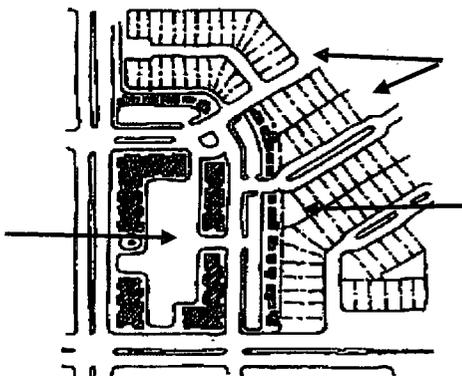
The proposed PAD project is comprised of 17 individual blocks as described in the attached narrative. Staff has reviewed each block as follows:

Block 1

This block is designated Medium Density in the land use element of the general plan. The proposed layout on the site plan is an example of a typical detached single family residential subdivision. Staff has concerns over the proximity of buildable area on these lots to the possible intensive industrial uses within Block 2. Historically, numerous issues have arisen because of the close proximity of this type of residential development to Payson’s Sky Park Industrial subdivision. The narrative limits development within this block to 4 units per acre. This is below the suggested general plan maximum development of 5.5 dwelling units per acre. Because a planned area development option was created to allow for increased flexibility over traditional hard zoning, staff feels Block 1 layout and narrative could be improved by allowing for a more creative transition from the more intense uses in Block 2 that may also reduce potential for future conflicts of use. Attached single family units such as patio homes, townhomes and multi-family type housing along the southern edge of block one, adjacent to the proposed extension of Vista Road, an arterial roadway, and nearest the industrial area could buffer the larger single family lots on the northern portion of Block 1 and abutting Cedar Ridge. Parking areas, garages, community buildings, detention or utility areas could be placed on the southern edge of Block 1 while open space or back yard areas could face detached single family lots on the northern portion. One example of this is shown in illustration B.1 below. At the very least, if development occurs in the manner proposed on the site plan a note shall be added to the subdivision plat similar to the notes on the various phases of Cedar Ridge; “All lots in this subdivision are near an industrial subdivision and may be subject to noise normally arising from industrial activities.” Such notification provides both disclosure to prospective residents that do their due diligence and also provides some resolution to complaints that may arise after industrial uses commence.

*III. B-1*

More intense  
Industrial Uses



Detached single family residential  
units on private lots

Attached single family residential  
units with common parking, and  
drives adjoining more intense use  
and common open space  
adjoining less intense use

Natural Area Open Spaces shown also have subdivision retention/detention areas proposed within them, which often means native vegetation must be removed for construction of basins and other improvements. Replacement of any significant vegetation removed within retention/detention areas should be required so that the NAOS truly remains a buffer in those areas.

## Block 2

This industrial area was proposed in the land use amendment to accommodate large industrial development, as there is a shortage of this type of property available and it is necessary for recruiting industry that provides employment. Conditions should be placed upon this block that stipulate minimum parcel or lot sizes to avoid breaking up parcels within this block. There are smaller employment parcels currently available in this area and many additional smaller parcels are proposed along Airport Road within this development. Staff would recommend that the narrative stipulate a minimum parcel size within this block to ensure these parcels will be available for larger businesses. Parcel 1 in this block could be adjusted to meet minimum size stipulations.

The narrative for this block and many other blocks within this PAD states; "All other code requirements shall apply." This statement is misleading, because with a PAD there is no underlying zoning district or requirements, the narrative combined with the site plans become the governing document for the development. Therefore the only requirements applicable upon the development are those requirements specifically stated within the PAD site plan or narrative. Cross references become difficult for neighbors and prospective buyers to interpret and also for staff to administer because one has to be familiar with both the applicant's narrative and various portions of the UDC.

In addition, with allocations of NAOS and open space areas, lot coverage restrictions of no more than 50% as well as established minimum setbacks do not take advantage of the flexibility provided for under a PAD and do not allow for maximized use of these parcels. Modifications to development standards should be allowed in exchange for careful focus on ways in which this block could minimize adverse impacts on neighboring properties and public ways. Staff suggests this area provide a cohesive landscaping treatment and limited access onto Airport Road and Vista Road. In addition, buildings should be oriented towards Airport and Vista Roads and minimal architectural guidelines related to the visible facades should be included in the narrative.

The uses permitted within this block are proposed to follow the UDC use tables for M-1 or M-2 districts and also to include outside land uses and storage. It is proposed that the use or creation of hazardous substances is subject to a conditional use permit. It should be detailed within the narrative submitted by the applicant who is granted the authority to make a determination of whether a substance is classified as hazardous (ie: Fire Marshal). Also, examples of potential uses that would trigger a conditional use permit process should be provided within the narrative. This helps staff to administer development within the project and also provides guidance for potential property purchasers and neighboring property owners. Development in this block, under the applicant's proposal as drafted could accommodate things such as correctional facilities, kennels, agricultural uses, crematoriums, adult entertainment venues, extraction of gravel and rock, as well as wrecking yards. While these uses are necessary and provide employment opportunities and other economic benefits, care needs to be taken to mitigate potential adverse impacts. For example, if extraction type

industries or exterior land uses are to be allowed, then minimum remediation measures as well as perimeter landscaping/screening or other treatment of the perimeter of the property must also be addressed in the applicant's written narrative.

While the narrative holds that many screening and buffering considerations, landscaping treatment and uses will be stipulated within deed restrictions, these restrictions can not be recognized or enforced by the Town. Therefore the applicant should put those particular stipulations into the narrative to become part of the PAD application. The current property owners will not necessarily become the developers of the property, hence it is imperative that specifics be included in the applicant's submittal.

#### Block 3 and Block 9

Similar to Block 2, lot coverage within these blocks has been limited to 50%. Given the large amount of open space and NAOS within or adjacent to these blocks flexibility from existing conventional zoning standards should be allowed. The proposed standards should be described by the applicant. The façades and placement of buildings relative to Airport Road and Green Valley Parkway should be addressed in the narrative. The number and location of entry/exits to these parcels and requirements for shared access should be addressed in the narrative or shown on the site plan. Details should be provided concerning the relationship of the development within Block 3 to proposed residential uses in Block 4. Similarly, specific screening and architectural guidelines for height of buildings or walls and cohesive standards should be described for parcels within Block 9 that share a common boundary with lots single family residential development within Block 8.

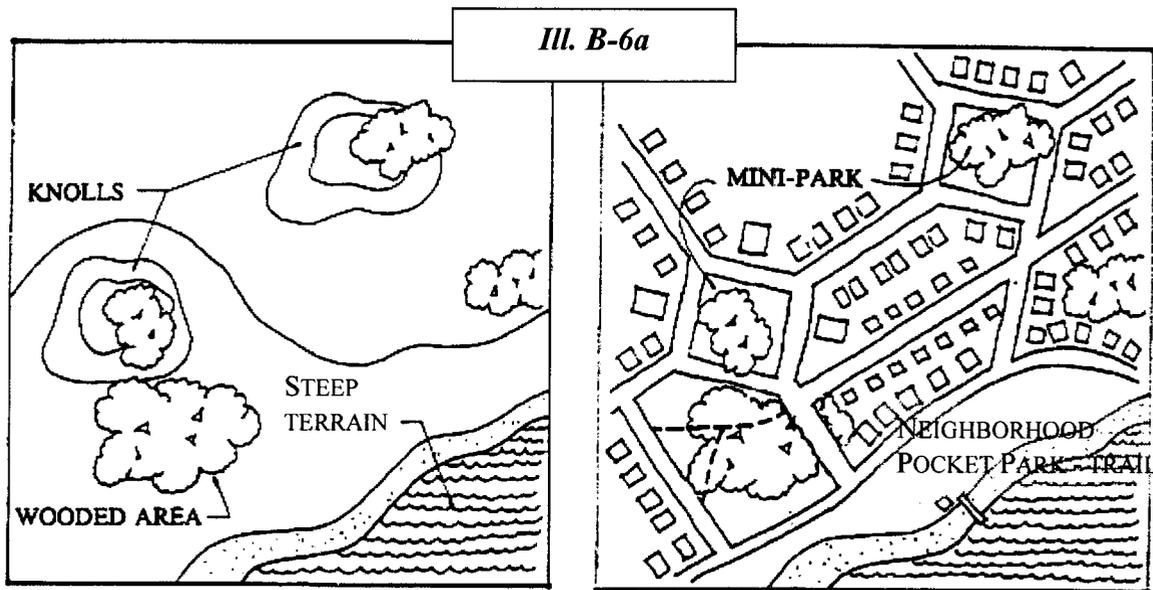
The narrative specifically allows normal commercial and retail uses that are allowed in hard-zoned commercial districts, C-1, C-2 and C-3. Normal commercial uses are permitted in C-1 and C-2 districts and could be appropriate within this block. The narrative specifically prohibits outside storage and manufacturing. However, if the applicant refers back to the UDC for use tables, many intensive uses of this nature are allowed or conditionally allowed in C-3 districts. This is confusing, because as was stated earlier in the review of Block 2, the applicant's narrative is the "code" for this development. A use table prepared by the applicant rather than a reference to the UDC could provide better understanding for neighbors, staff and prospective purchasers.

#### Block 4 and Block 5

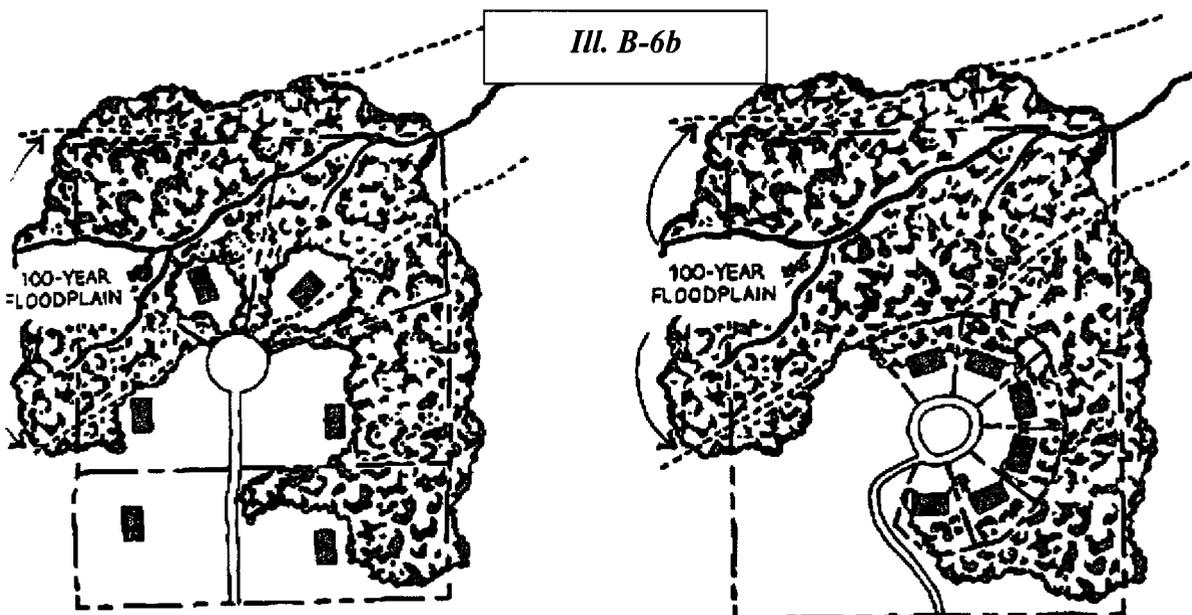
The applicant's summary of development of roughly 15 acres designated for high density residential use in these blocks lacks significant information that is specifically called out in UDC Section 15-02-007.B.2.b. At a minimum, the narrative and site plan should provide details related to access to the blocks, building style, proposed locations of improvements, minimum amenities that will be included, maximum height of structures, community facilities such as a clubhouse, pool building or common parking areas, etc. It is uncertain whether a manufactured home development implies a rental property for manufactured houses where residents may own their own units and rent spaces within a park setting or whether it implies small lot single family development in which manufactured housing would be allowed. These two blocks could accommodate the difference in the maximum allowed dwelling units and the actual number of units proposed from other blocks.

Blocks 6-8 and Block 14

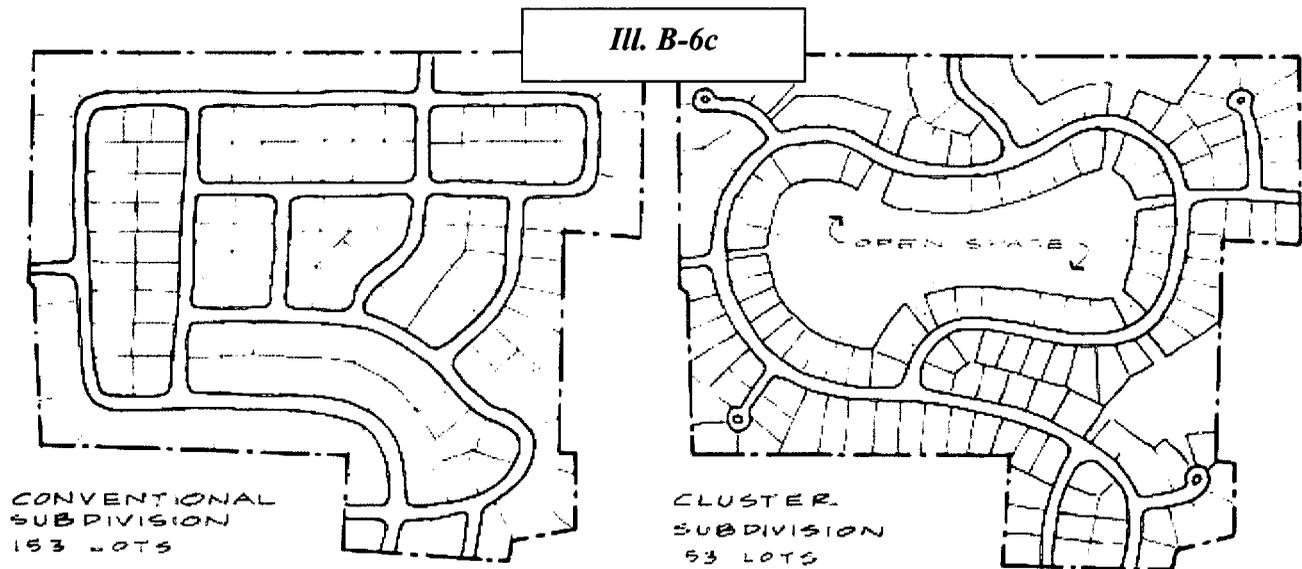
Generally, planned area developments are designed to preserve certain areas or features that result in a development that is more sensitive to the topography. Roads are planned to minimize visual impact, preserve native vegetation, etc. One example of this type of planning is shown below. Note how mini-parks are planned around hilltop and waterfront areas and roads are sighted to frame the views of these areas.



The illustration below depicts how traditional site planning (left) that meets minimum zoning standards compares to a planned area development (right), which is intended to create a more sensitive development.



Within a flexible planned area development, a site plan could accommodate necessary residential and/or commercial densities and protect significant natural features. Building sites may be closer together and lot sizes reduced in order to maintain open space amenities and environmentally sensitive land. While the gross density might be the same as in a conventional development, the net density of the built areas will be higher. Open space areas should also be arranged to provide access to common recreational areas and usable open spaces. Areas of usable open space should be located throughout the PAD.



The current layout of Blocks 6 - 8 and 14 follow the conventional subdivision layout (above left) and could meet standard zoning provisions for an R1-8, R1-10 or R1-12 zoning district. However, there is the potential to maximize the open space within these blocks to make open space areas more meaningful and interconnected. In the current site plan configuration some lots are surrounded on two or more sides with roadways. These blocks could be rearranged to minimize the area used for roadways, which would create more desirable lots, increase useable land area and likely decrease development costs. The narrative holds that individual lots are not allowed to take access onto Wagon Trail, however like Sherwood Drive this is a collector street and no Town of Payson standards would prohibit this.

Similarly, in Block 8 the residential lots could be strategically located to minimize conflicts between the employment uses in Block 9 immediately to the north and to limit construction to the areas best suited for development.

Blocks 10-13

Like with the larger industrial lots in Block 2, the primary concern for these blocks is the appearance of development on lots within these blocks with respect to Airport Road. Because these lots share common rear property lines with existing industrial lots in the Sky Park Industrial subdivision,

development on these lots should follow a cohesive pre-planned streetscape/private lot landscaping master plan for all lot frontage areas. The site plan has 18' of open space along the north side of Airport Road, yet mandates minimum 20' front setbacks on all lots. Development on these blocks should be allowed to place buildings at the front property line to encourage the placement of parking, utility areas, storage and exterior uses to be located at the rear of the lots, and out of direct view. While deed restrictions may be helpful for the individual property owners, some minimum standards relative to architectural treatment should be included in the applicant's narrative. All development within a PAD is subject to design review. Because the Town does not yet have Industrial type design guidelines, the applicant may find it more favorable to include in this PAD narrative proposed guidelines to be used to evaluate development on each site. Shared driveways should be required for lots fronting on Airport Road in accordance with sound access management principles. Locations should be depicted and reserved for joint use at the time of subdivision plat. This should serve to enhance the traffic flow and the overall streetscape for the roughly half mile of roadway within these blocks.

### Blocks 15-16

These areas incorporate significant areas that have been designated Natural Area Open Space (NAOS), but the narrative indicates that the proposed site plan could be modified extensively to allow for more than twice the number of units depicted. The concern over the current proposed layout, and the possibility of an increased number of lots, is the lots that take direct access onto Airport Road as well as the preservation of the proposed NAOS as shown. A PAD allows flexibility to vary densities across the development, not just within an individual block. While the General Plan holds that low density residential development denotes areas where single family detached home development is appropriate, the narrative or site plans could provide greater understanding if they illustrated or indicated how increased density could be achieved feasibly (ie. common open space with smaller private lot areas as shown in illustration top of page 5).

### Block 17

It is planned for this area to be acquired by the Town of Payson to accommodate airport expansion. However, in the event that this property is not sold to the Town, or the Town is unable to acquire the property the narrative should specify requirements for uses and development under any scenario.

### Comments concerning the overall proposal

The Planned Area Development zoning designation is intended to provide an alternative to the conventional zoning and development processes in order to achieve seven specific purposes outlined in the Unified Development Code Section 15-02-007A. With respect to those purposes, staff feels the application does not yet fully satisfy purpose 1, 2, 4, 5 or 7.

There is a large amount of uncertainty with respect to allowed land uses. Permitted, not permitted and conditionally permitted uses should be put into a table for each block as there is no underlying code to which to refer.

Lot coverage restrictions and minimum setbacks on parcels in employment blocks do not allow for maximum use or profitability of those parcels. Parcels in blocks designated for Employment/Commercial uses should be provided the maximum flexibility allowed within a PAD district.

Chapter 6 of the Town of Payson General Plan contains significant information concerning Parks, Trails and Open Space elements that should be considered with development proposals. Land area designated as open space or NAOS within this site meets the minimum requirements outlined in the UDC. Planned lineal open space areas along Airport Road may complement the planned multi-use pathway as well as the overall streetscape. Ongoing maintenance of these lineal open space areas is a consideration, as the applicant intends for all areas designated as open space on the site plans to become public property. Some communities obtain funding for this maintenance through a special assessment of tax bills of properties within the PAD. The alternative would be to keep those areas as private open space easements across the adjacent private properties so that maintenance would be the responsibility of the respective landowner. Natural area open space easements have been proposed over many steep slope areas within the site. Minimum standards should be specified for revegetation of those areas when detention/retention is also proposed for the same areas. Other planned open space areas and NAOS easements should be interconnected within the development and should also connect or provide access to surrounding open space areas and public lands.

The applicant should designate how the proposed density of dwelling units may be averaged across the blocks within the development, and avoid the great variation in the number of units proposed within each block. Even though blocks are described individually, they are part of the larger site. There are blocks of land where increased density is feasible and should be encouraged and there are other blocks where achieving the maximum allowed density may be less than desirable. If the site plan shows 11 lots in one area, but the narrative indicates 36 dwelling units could be constructed, then the narrative should also indicate how the greater number could be feasible (ie clusters of units sharing common open space).

The applicant has adequately addressed access from individual lots in all blocks onto Vista Road and Green Valley Parkway. Limiting access onto these routes as the applicant has proposed is recommended. Disallowing individual lots to take access onto Wagon Trail, is not necessary. Similar to the applicant's proposal for Vista and Green Valley Parkway, a more thorough access management plan should be developed that addresses those private lots that take access from Airport Road. At a minimum, staff suggests one entry/exit should serve two lots so that there is no more than one curb cut every hundred feet. In addition, a comprehensive streetscape plan should be provided. The plan should specify improvements to be installed as part of the subdivision improvements within the rights of way or open space areas as well as prescribe the conceptual treatment of private lot frontages within the employment/commercial parcels. The realignment of Airport Road and the addition of lots south of existing industrial parcels creates an opportunity to have an employment area that does not detract from the forested mountain character of the community.

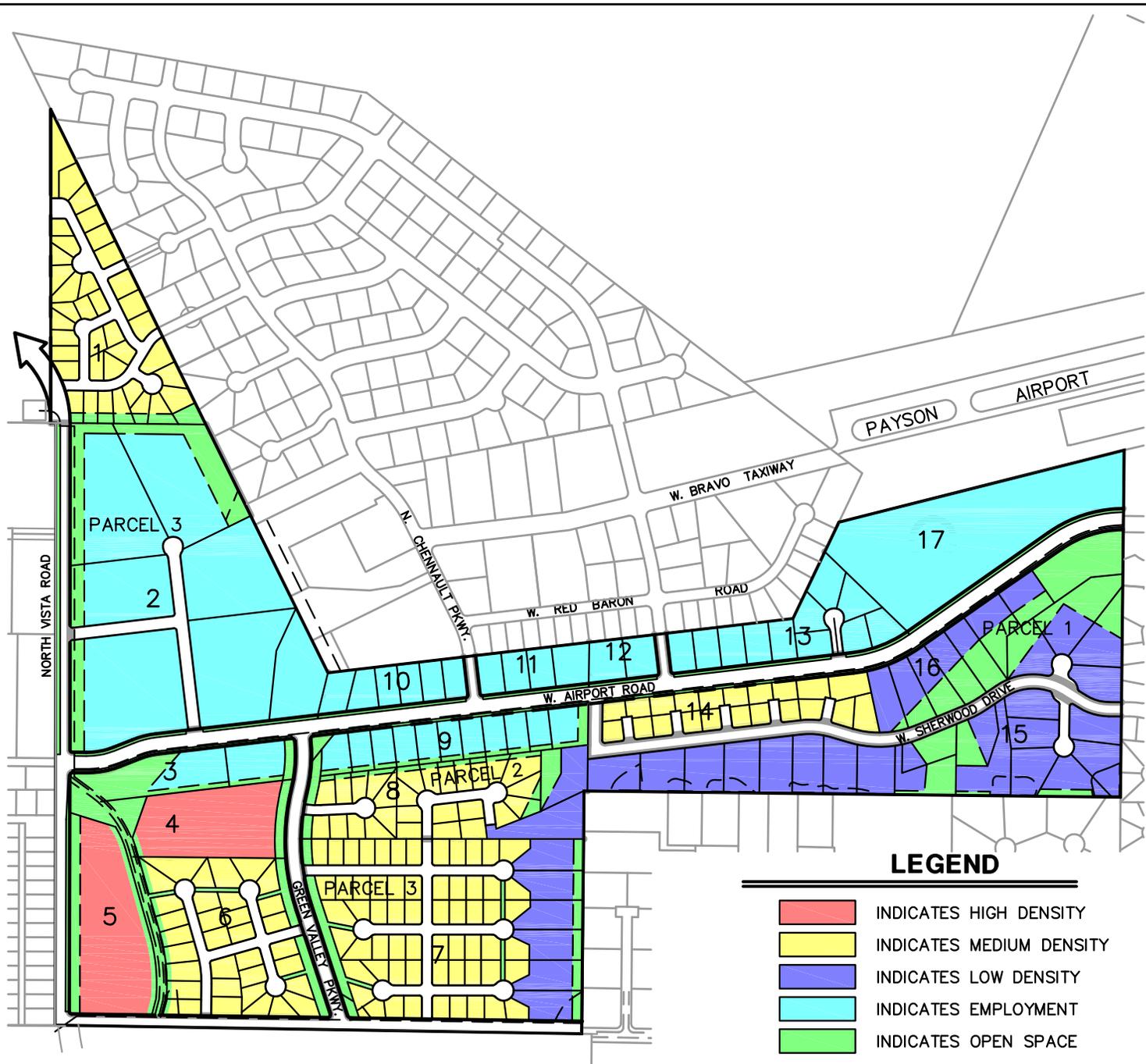
The 1997 Town of Payson Public Safety Master Plan outlines deployment options for varying

numbers and locations of Fire Stations. This plan was drafted prior to the construction of Fire Station #12 on E. Rancho Road and prior to the purchase of the property at Highway 260/S. Rim Club Parkway for Fire Station #13. However, it is important to consider the need for reservation of sites near the Airport to maintain response times to existing and future residents in the northwest portion of the community today and at buildout.

Phasing of the development is not mentioned. It is anticipated that the main roadways; Wagon Trail, Vista, the realignment of Airport Road, Sherwood Drive, and Green Valley Parkway, and also the major utilities will be constructed as part of an improvement district. Thus these improvements would likely be in place ahead of subdivision plans.

**Staff Recommendation**

Staff recommends the Commission take no action on the applicant's request at this time. Because this project has many potential benefits to the community, and incorporates some very positive features the applicant could incorporate into their submittal materials some of the concerns/suggestions noted within this report and heard at the first public hearing. Action may be taken at a future date when an amended plan and narrative has been submitted by the applicant.



# MONTEZUMA CASTLE LAND EXCHANGE ZONING NARRATIVE REPORT PLANNED AREA DEVELOPMENT (PAD) DISTRICT

SCALE: 1"=800'

March 2010



1109 North McLane Road  
Payson, Arizona 85541

Ralph Bossert:  
(928) 978-4345  
Dan Fitzpatrick  
(928) 595-2816

**MONTEZUMA CASTLE LAND EXCHANGE  
ZONING NARRATIVE REPORT  
PLANNED AREA DEVELOPMENT (PAD) DISTRICT**

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Exhibit “B” NAOS and Open Space Master Plan

## 1. INTRODUCTION

The Airport Land Exchange area is an irregularly shaped 222.1 acre site located on either side of Airport Road and east of Vista Road south and west of the Payson Airport. The site is within the corporate limits of the Town of Payson, Gila County, Arizona. This property was recently transferred from Federal ownership (United States Department of Agriculture – Forest Service) to a private investment group, the Montezuma Castle Lane Exchange Joint Venture group. Refer to the Vicinity Map Figure 1-1 and the Location Map Figure 1-2.

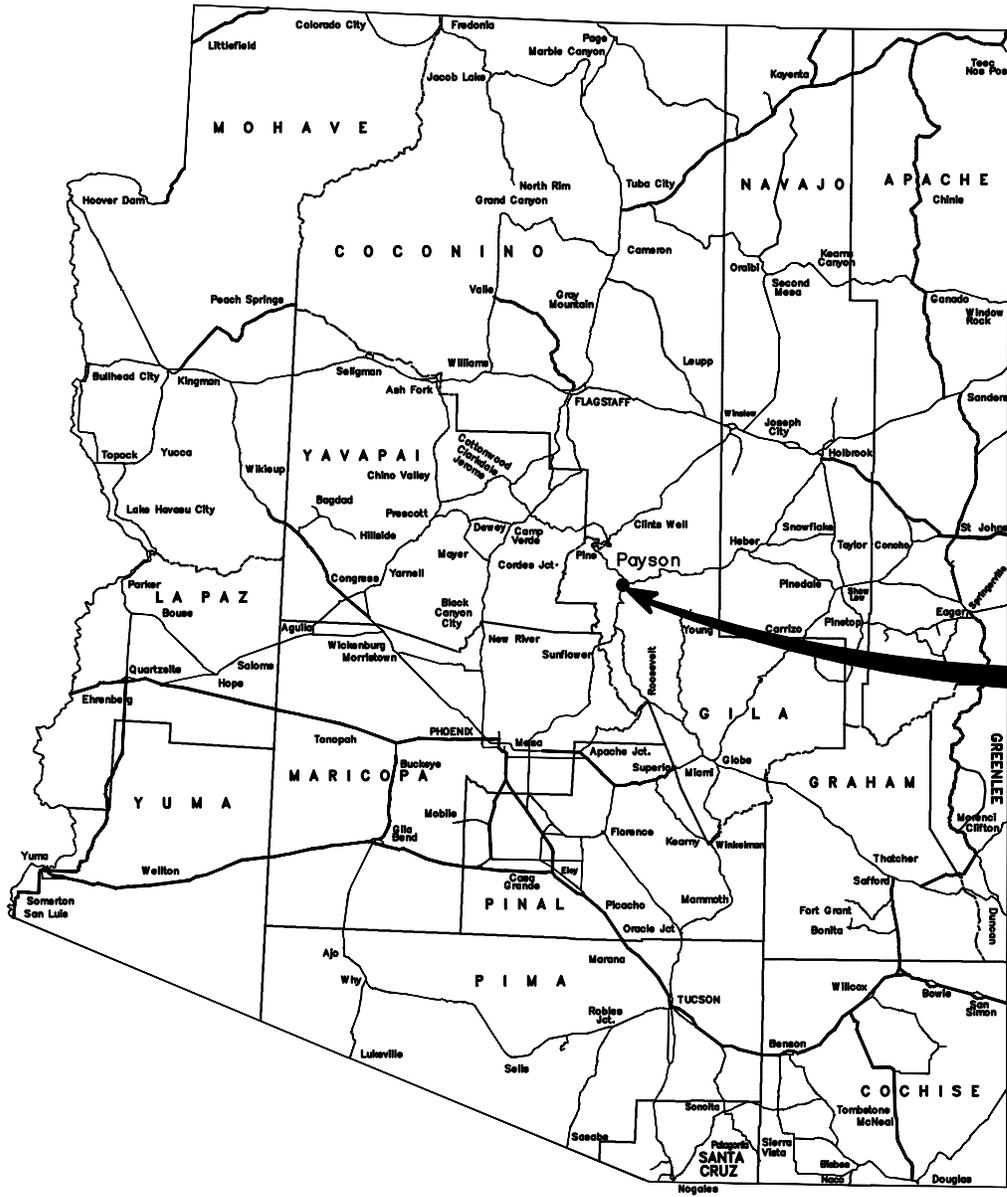
The project site is located in the northwestern quadrant of the community, south and west of the Payson Airport. Site topography generally consists of sloping terrain, being part of Burch Mesa, with some areas of steeper slopes south of Airport Road in the eastern portion of the site adjacent to the Woodhill and Falcon Lookout subdivisions. These steeper slopes in some cases are associated with exposed granite outcrops. The site generally slopes from north to south with the highest elevation of 5,120 found in three locations: north of Airport Road in Block 17; the extreme northwest portion of the site in Block 1; and a small mesa top in Block 8. A major ridgeline traverses the site from east to west. Much of the site offers dramatic views to the south and southeast, particularly from along Airport Road.

The subject site is heavily vegetated with the pinion-juniper biotic community including a variety of oaks, shrubs, and grasses. A small portion of the site is exposed granite outcroppings. Wildlife, including Rocky Mountain Elk, can be found on the site and nearby public land.

The entire site is currently zoned R1-175 under the Payson Unified Development Code which allows one residence per four acres. A substantial portion of the subject area is included in the Airport Overlay District as well, which codifies the Federal Aviation Administration height limitations near the Airport.

Residential subdivisions border the site on the east, west, southeast, and northwest. Sky Park Industrial and the Payson Airport adjoin the site to the north. National Forest lands border the site on the south and northwest.

Arizona Public Service provides electric service to their residential and commercial customers in the vicinity of the Land Exchange area. Existing overhead power lines are located in the roadway extension of West Wagon Trail along the south boundary of the site and another overhead line runs south from area of the Sky Park Industrial subdivision along the western boundary of the Manzanita Hills subdivision. Major sanitary sewer and water lines are located along and near Airport Road and Vista Road. Piped propane, cable, and Internet service are also available in the area.



**PROJECT SITE**

## VICINITY MAP



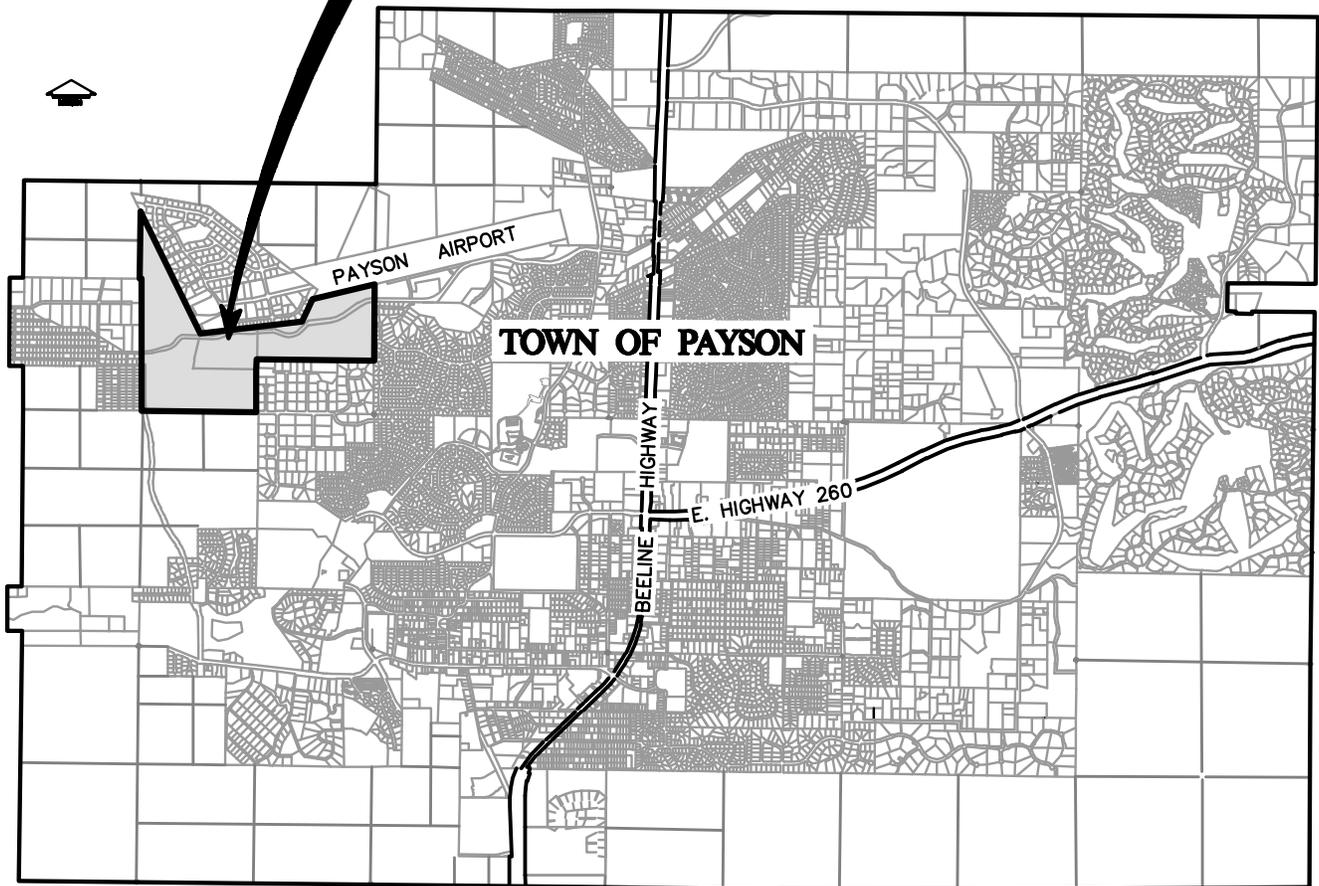
SCALE: -NONE

**Verde  
Engineering  
Group  
PLLC**

1109 North McLane Road  
Payson, Arizona 85541  
Ralph Bossert P.E. R.L.S.  
(928) 978-4345  
Dan Fitzpatrick P.E.  
(928) 595-2816

FIGURE 1-1

**PROJECT  
SITE**



**LOCATION MAP**



SCALE: -NONE



1109 North McLane Road  
Payson, Arizona 85541  
Ralph Bossert P.E. R.L.S.  
(928) 978-4345  
Dan Fitzpatrick P.E.  
(928) 595-2816

A Planned Area Development District (PAD) Zoning is proposed for the Montezuma Castle Land Exchange property. This Zoning Narrative will be used to provide for a wide variety of uses while ensuring orderly planning and review procedures.



**VIEW SOUTHWEST FROM “OVERLOOK PARK”**

## **2. PURPOSE**

The purpose of the PAD is to provide for a development that is in harmony with the surrounding land uses and topography and to provide orderly planning resulting in a design superior to conventional zoning.

Orderly planning will result in areas of proposed higher density or employment uses being located on less steep locations with lower density uses being located on the steeper sites. The higher density and employment areas are located adjacent to major access and

utility corridors and are screened from lower density areas and existing residential areas by landscape buffers.

Major access and utility corridors will be strategically located to provide access and utilities to the development.

Steeply sloping sites and rock outcroppings have been located in open space locations to protect them from utility or road construction.

The PAD will provide a broad range of uses to Payson ranging from industrial to low density residential. All proposed uses are consistent with the Payson General Plan.

A significant amount of open space will be provided, including an Overlook Park to be dedicated to the Town of Payson. The public open spaces will be interconnected by open space corridors and multi-use pathways.

The PAD zoning will provide more flexibility to the future developers, since they can “redesign” the respective blocks to their satisfaction and still work within the PAD guidelines outlined in this Narrative.

### **3. DRAINAGE**

The major drainage pattern is generally north to south as indicated on Sheet 8 of the Rezoning Site Plan. In the northwest portion of the site, a significant drainage channel carries runoff from the area of the Country Club Ranchos and Country Club Vista subdivisions to the area southeast of the Airport Road – Vista Road intersection. A man-made drainage way/dike channels water from the Mazatzal Mountain Air Park – Sky Park Industrial area to this location as well as a natural drainage channel serving the “triangle area” north of Airport Road. These three channels merge south of the Airport Road to form an ephemeral stream within a canyon flowing to the south. On the east side of the site, a smaller drainage way enters the Woodhill subdivision near the intersection of Sherwood Drive and North Thunder Ridge Circle. The central portion of the site also drains from north to south through minor drainage channels in the area of the Manzanita Hills subdivision, including the locally named “Bob’s Creek”. None of these drainage areas are officially designated as floodplain/floodway at present.

The drainage plan for the Montezuma Castle Land Exchange follows the Drainage Master Plan for the Town of Payson, Gila County, Arizona completed by Tetra Tech, Inc. in February 2001. This Drainage Master Plan was detailed to consider the developed or “build-out” conditions for all the areas within the Town Limits and identify the 2-, 10- and 100-year 24-hour peak discharges at specific points. Referring to the Drainage Master Plan shows that the Montezuma Castle Land Exchange lies within Drainage Basins 122A, 122B, 122C, 122D, 122E, 122F, 122H, and 122J. Concentration Points (CP’s) defined in the Drainage Master Plan are C420, C421, C422, C423R, and C423.

Refer to the Drainage Exhibit on Sheet 8 of Exhibit A for these locations shown graphically.

The major rainfall runoff flows naturally to CP423 located east of Vista Road and south of the newly aligned Airport Road. Northwestern Drainage Basins 122A-122D contribute flows to this location. Also draining to this point is Basin 122E. The developed Mazatzal Mountain Air Park, Cedar Ridge, and Sky Park Industrial are contained within Basin 122E where flows are diverted to an existing regional detention basin. Flows from this detention basin drain to CP423.

The portions of the post-developed Montezuma Castle Land Exchange drainage that contribute to the 2343 cfs at CP423 are Blocks 1, 2, 3, part of 4, part of 8, 9, 10, 11, 12, and part of 13. During the design phase, the possibility of a regional detention basin downstream of CP423 will be reviewed. A series of dikes across the major drainage that flows east of Block 5 could produce a riparian area and reduce the peak flows to 25% of the pre-developed peak discharges for the 2-, 10- and 100-year, 24-hour storm events.



**EXISTING DRAINAGE BETWEEN BLOCK 4 AND 5**

Drainage design for the remaining areas of Blocks 4, 5, 7, 8, 14, 15, 16 and 17 will comply with the Town of Payson Grading and Drainage Ordinance at the time development occurs. Pre and Post Development drainage studies will be conducted to determine the 2-, 10-, and 100-year, 24-hour peak discharges and the post developed rainfall runoff shall be reduced to 75% of the pre-developed peak discharges for each of the storm events. Locations of the detention basins will be determined to best fit with the future development. Regardless of the basin locations, design will consider the downstream property owners and ensure that development will not present a flooding danger. Precautions will be taken to ensure unnecessary erosion does not occur.

The drainage shall follow the historical path of the existing rainfall runoff and detention basins shall be designed to reduce peak flows before drainage leaves the site.

#### **4. SEWER**

At the present time sewer mains adjacent to the Montezuma Castle Land Exchange consist of 8" mains that serve the Mazatzal Mountain Air Park, Cedar Ridge, and Sky Park Industrial. The main trunk lines are within North Chennault Parkway, West Bravo Taxiway and West Red Baron Road. These collector mains convey sewage westward in an 8" sewer main to the intersection of Airport Road and North Vista Road where connection is made to a 10" sewer main within the North Vista Road right-of-way. Additional sewage flows contribute to the 10" main from the Country Club Vista Development. These sewage flows are conveyed southward into a 36" main that follows the American Gulch Drainage to the Northern Gila County Sanitary District Treatment Plant.

The sewage generated within the eastern 39 acres of the Montezuma Castle Land Exchange will be conveyed to the east via an 8" sewer main within the newly aligned Sherwood Drive and connecting to the existing 8" sewer main at the intersection of West Sherwood Drive and North Thunder Ridge Circle. Wastewater generated in Block 1 will be conveyed into the wastewater collection system with a connection to the 8" sewer main in Riley Road within the Cedar Ridge development.

A new 8" sewer main will be constructed within the new alignment of Airport Road that will collect all the wastewater flows from commercial and residential lots adjacent to the road. These flows will be conveyed to the intersection of W. Palmer Drive and North Vista Road and tied into the existing 10" sewer main. The wastewater generated within Blocks 4, 5, 6, and 7 will flow to the south where two lift stations will be constructed to pump the wastewater west to the existing 10" sewer main that extends along North Vista Road. These lift stations will be required because of the negative 80' grade difference at the southeast corner of Block 7. The southwest corner of Block 6 is the lowest point in the southern part of the Montezuma Castle Land Exchange where wastewater flows can be collected in a lift station and pumped westward into the existing 10" sewer main. Since Manzanita Hills is served with a Low Pressure Sewer System, connecting to their

system is the least favorable option. A gravity sewer main south through the Tonto National Forest and private property to connect to the existing sewer in Green Valley Parkway is an option that will be investigated during the design phase.

A Sewer Exhibit appears on Sheet 10 of the Rezoning site Plan.

## 5. WATER

Domestic and fire flows will be provided to the lots within the Montezuma Castle Land Exchange by the Town of Payson Water Department Distribution System, Pressure Zone 10. Storage for this pressure zone is provided by the 1.5 million gallon Airport Tank and the distribution mains consist of a 16" PVC pipe that runs along North Falcon Crest Drive to Airport Road, then extends west along the southern boundary of the Payson Airport, crosses over into the North Red Baron Road right-of-way, runs along the southern boundary of the Sky Park Industrial Park, where the main is reduced to a 12" PVC water line that continues into the Country Club Vista Development. With the storage tank elevation of 5222.0, static water pressures will vary from 40 psi at the highest elevation of 5130 to 113 psi at the lowest elevation of 4960. Pressure reducing valves may be required on water services to lots below an elevation of 4990 (100 psi).

Connection points to supply domestic and fire flows to the Montezuma Castle Land Exchange can be made by:

- Tapping the 16" water main at the North Earhart Parkway extension;
- Tapping into the 12" water main near the intersection of Airport Road and the entry street into Block No 2 (Road "C");
- Connecting to the existing 8" water main in West Sherwood Drive within the Woodhill Unit Two Subdivision;
- Connecting to the 8" water main in the West Wagon Trail right-of-way in the Manzanita Hill Unit Four Development. This connection will have to be constructed with a PRV because of the different Pressure Zones.

Refer to the Water Exhibit Sheet 9 of the Rezoning Site Plan for the location of these connection points.

All water mains within the Montezuma Castle Land Exchange will be constructed per ADEQ and the Town of Payson requirements.

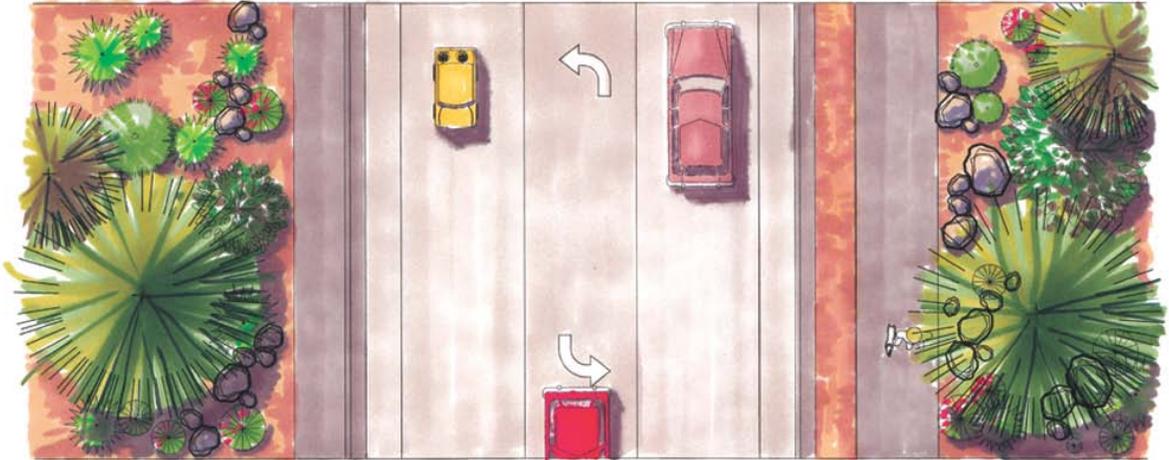
## 6. TRAFFIC AND PEDESTRIAN CIRCULATION

With the exception of Airport Road and a few utility lines, the subject site is currently vacant land. The primary access points to the site are West Airport Road and North Vista Road. West Airport Road is an arterial road that bisects the site and connects the Payson Airport and nearby subdivisions to North McLane Road and the Beeline Highway (State Highway 87) to the east. North Vista Road is a collector street along the west boundary of the site and connects the area of the Country Club Ranchos and the Country Club Vista subdivisions to West Country Club Drive and West Main Street in the southwest portion of Town.

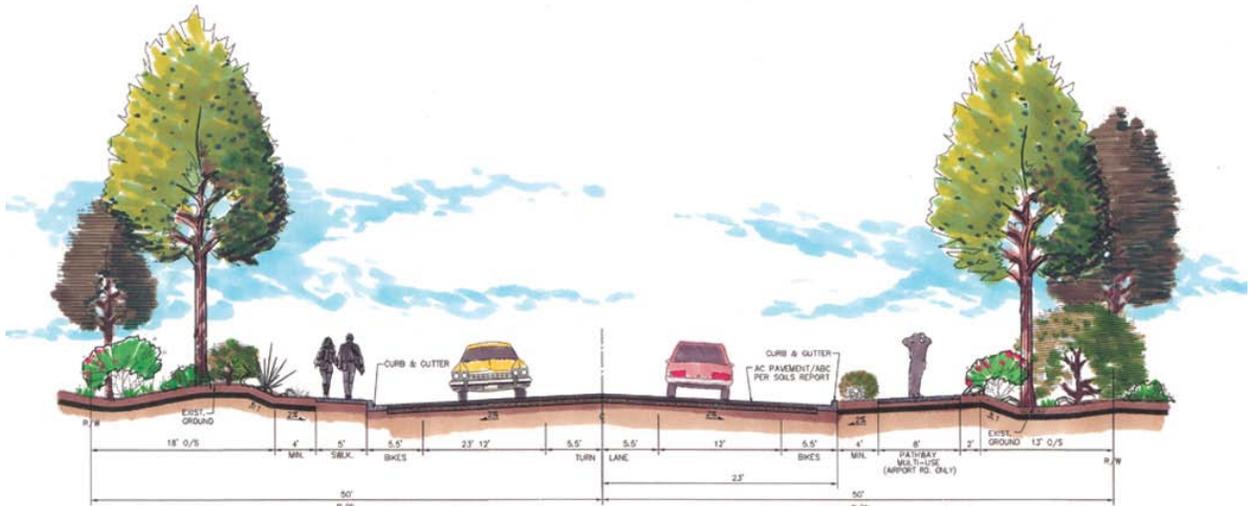


### **AIRPORT ROAD**

Airport Road, Vista Road, Wagon Trail, Sherwood Drive, and Green Valley Parkway will be constructed to provide access to the Blocks on this project as part of an Improvement District.



**ROADWAY PLAN**



**W. AIRPORT ROAD SECTION**

1/8"=1'-0"

### 6.1 Airport Road

Airport Road will be shifted approximately 200 feet south to provide direct access to future employment in Blocks 2, 3, 9, 10, 11, 12, 13, and 17 on both sides of the road. A continuous center left turn lane will be constructed to allow left turn access to the commercial lots in these blocks without obstructing through traffic. Residential Lots 17 through 22 in Block 16 will also have direct access to Airport Road in a forward motion only. Bike lanes will be constructed on both sides of Airport road. Airport Road will connect to North Vista Road and West Palmer Drive on the west end. Green Valley Parkway, Chennault Parkway, Earhart Parkway, and Sherwood Drive will be extended to access Airport Road.

## 6.2 Vista Road

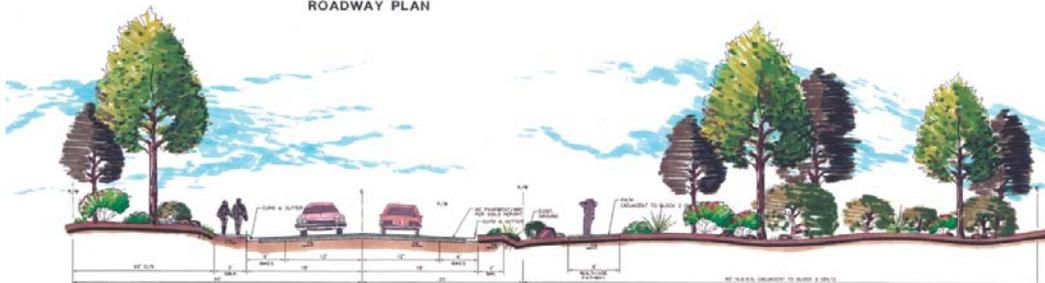
Vista Road is a Collector Street that will be re-aligned along the west side of the project from the south boundary to the northeast corner of Country Club Vista Unit 2. At that point access to the Tonto National Forest will be provided. This section of Vista Road may be part of the “Northwest Loop” around the Town of Payson that is proposed on the long range transportation plan. Direct access from developments in Blocks 1, 2, and 5 will be provided by Vista Road. Bike lanes will be provided on both sides of the road. Wagon Trail, Airport Road, West Palmer Drive, and Riley Road in Block 1 will be extended to access Vista Road. Individual lots will not be allowed direct access to Vista Road.



### VISTA ROAD



ROADWAY PLAN



VISTA ROAD SECTION

1/8"=1'-0"

### **6.3 Wagon Trail**

Wagon Trail will be extended from the west boundary of Manzanita Hills to Vista Road. Half street improvement will be constructed on the north side of Wagon Trail since the south half of the right of way is still within the Tonto National Forest. A temporary 28 foot wide transition will provide a connection to West Wagon Trail Road in Manzanita Hills Phase 4. Direct Access to developments in Blocks 5, 6, and 7 will be provided by Wagon Trail and Green Valley Parkway. Individual lots will not be allowed direct access to Wagon Trail Road.



**WEST END OF WAGON TRAIL**

## 6.4 Sherwood Drive

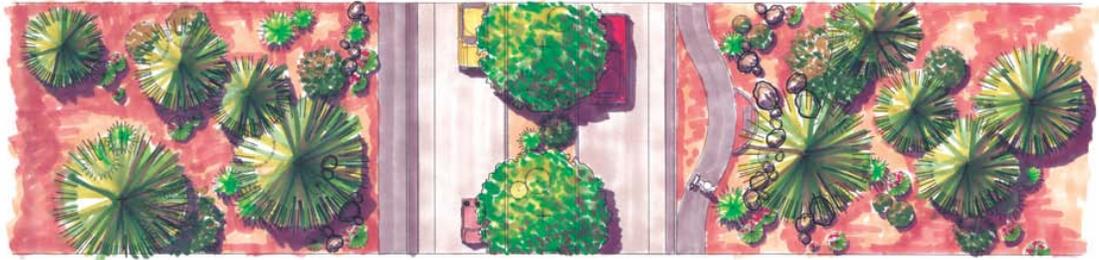
Sherwood Drive will be extended from the west boundary of Woodhill Unit 2 to Airport Road. Direct Access to developments in Blocks 14, 15, and 16 will be provided by Sherwood Drive. Individual lots will be allowed direct access to Sherwood Drive in a forward motion only. Sherwood Drive will be barricaded at the west end of Woodhill until the Improvement District Construction has been completed. Traffic circles, variable lane widths, and curves will be utilized to control speed and discourage through traffic. “No Commercial Traffic” signs will be posted at both Woodhill and at Airport Road.



**WEST END OF SHERWOOD DRIVE**

## 6.5 Green Valley Parkway

Green Valley Parkway is an Arterial Road that will be extended from Wagon Trail to Airport Road. Direct access from developments in Blocks 4, 6, 7, and 8 will be provided by Green Valley Parkway. A 12 foot wide landscaped median will separate the north and south lanes on Green Valley Parkway and bike lanes will be provided on both sides of the road. Individual lots will not be allowed direct access to Green Valley Parkway.



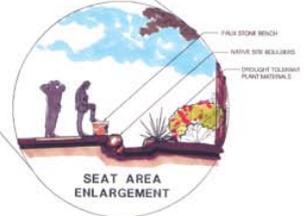
ROADWAY PLAN



ROADWAY SECTION

### **N. GREEN VALLEY PKWY. SECTION**

1/8"=1'-0"



SEATING AREA ENLARGEMENT

## 6.6 Multi-Use Paths

Multi-use paths will be constructed throughout the project to provide pedestrian access from existing developments in Payson to the public open spaces as well as the Tonto National Forest. These paths will be constructed in the following locations:

- Adjacent to Airport Road,
- Adjacent to Wagon Trail,
- Vista Road adjacent to Block 2, and
- The Open Space along the east side of Block 5.

These multi-use paths will provide access to the Tonto National Forest on both the north side of Country Club Ranchos and the south side of Country Club Vista. They will also provide access to public open space provided on the development.

The future road sections are depicted on Sheet 3 of the Rezoning Site Plan.

## 7. PRIVATE AND PUBLIC OPEN SPACE

Open Space will be provided on the project site in order to comply with PAD zoning. The minimum Open Space provided must be the total of 20% of the net residential area and 10% of the net employment or commercial area. The net area is defined as the land available for development exclusive of public or private road rights of way.

Required minimum Open Space for Montezuma Castle Land Exchange is 27.252 acres based on the following computation:

$$\begin{array}{r} 57.740 \text{ Net Employment Acres} \times 0.10 = 5.774 \text{ Acres.} \\ \underline{107.389 \text{ Net Residential Acres} \times 0.20 = 21.478 \text{ Acres.}} \\ \text{Total Required Open Space} \qquad \qquad \qquad 27.252 \text{ Acres.} \end{array}$$

This computation does not include Block 17 which is the Airport Expansion Area. The Development of Block 17 must include the appropriate Open Space.

Open Space is provided as a combination of private and public land. Private Open Space is designated Natural Area Open Space (NAOS) on the Site Plan. Natural Area Open Space is part of the private land but must remain in its natural condition and cannot be developed or cleared except for drainage control or fire protection. Lots containing Natural Area Open Space cannot use any of the NAOS for building setback requirements. Public Open space is designated as Common Open Space or merely Open Space (O/S) on the Site Plan. Public Open Space is for the use and enjoyment of the public but must remain in its natural condition and cannot be developed or cleared except for drainage control or fire protection or construction of public improvement such as trails.

The Montezuma Castle Land Exchange Site Plan contains 32.174 acres of Open Space as shown on Table 8-1. Almost half of the Open Space is public and the remainder is private (NAOS). The Public Open Space areas provided on the development are interconnected by open space corridors and the proposed multi-use paths.

The identification of the Natural Area Open Space (private) and the Open Pace (public) was carefully selected under several parameters during the design of the Montezuma Castle Land Exchange PAD. These design parameters include the following:

1. Environmentally sensitive and steep hillsides were identified to preserve to protect both aesthetic “view sheds” and steep slopes from potential erosion.

2. Adjoining land uses with different densities were identified in order to set aside open space to provide landscape buffers between opposing land uses.
3. Pedestrian, bicycle and equestrian traffic flows were evaluated in order to coordinate the interconnection of right-of-way pathways, drainage ways and open space in order to permit easy traffic flow through and around the PAD parcels.
4. The natural drainage patterns of the land parcels was evaluated in order to locate detention/retention areas that would augment the drainage design requirements and also provide linkages to the NAOS and Open Space areas.

Utilizing these design parameters the Final NAOS and Open Space Plan provides the minimum requirement for open space within the PAD while carefully linking open space provided for aesthetic preservation, drainage ways, pathways and buffers into a system of pathways and preserve areas.



**TABLE 7-1  
PRIVATE AND PUBLIC OPEN SPACE TABULATION  
MONTEZUMA CASTLE LAND EXCHANGE**

BLOCK	NAOS (ACRES)	COMMON O/S (ACRES)	TOTAL (ACRES)
1	0.843		0.843
2	4.507	0.000	4.507
3	2.093	0.031	2.124
4	0.000	1.208	1.208
5	1.238	1.096	2.334
6	0.000	1.603	1.603
7	1.028	1.289	2.317
8	1.306	0.296	1.602
9	0.961	0.286	1.247
10	0.000	0.000	0.000
11	0.000	0.000	0.000
12	0.000	0.000	0.000
13	0.000	0.000	0.000
14	0.000	0.000	0.000
15	2.088	0.000	2.088
16	5.027	2.045 <sup>(1)</sup>	7.072
17	N/A <sup>(2)</sup>	N/A	N/A
GreenValley Parkway	0.000	0.412	0.412
Airport Road	0.000	3.544	3.544
Vista Road	0.000	1.273	1.273
<b>TOTALS</b>	<b>19.091</b>	<b>13.083</b>	<b>32.174</b>

Note <sup>(1)</sup>: Overlook Park  
 Note <sup>(2)</sup>: Airport Expansion Area

## 8. DEVELOPMENT CONCEPT OBJECTIVES

### 8.1 Land Use Planning Objectives

Lot schemes are shown on the Rezoning Site Plan for both the Employment Blocks and the Residential Blocks. The lot schemes represent a development scenario that may be implemented and meet the requirements outlined in the Land Use Plan Amendment. Final lot size and configuration however, will be determined by the individual Developers that purchase the respective blocks. The final lot and street layout for each block will be determined through the subdivision process by the future Developers.

The objective of the PAD zoning is to provide a zoning district that encompasses a broad range of land uses compatible with each other and the surrounding neighborhoods. Development standards and goals consistent with the Land Use Plan are created through the zoning process that will allow flexibility in individual block development while still meeting the intent of the Land Use Plan.

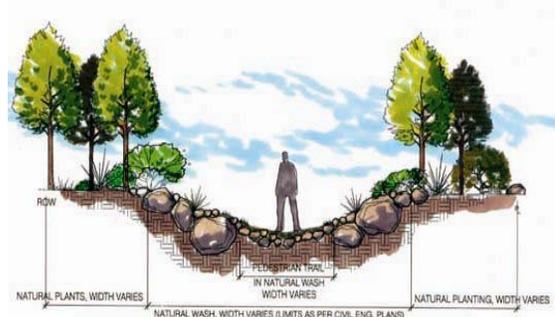
### 8.2 Site Character Design Objectives

Through the planning and design of the PAD for the Montezuma Castle Land Exchange property we are able to integrate the development structures into the land sensitively while preserving the character and aesthetic attributes of the landscape. It permits the opportunity to also interconnect much of the preserved open space on the property for use for pedestrian trails, drainage ways, landscape buffers and passive recreation use as described previously in Section #7 Private and Public Open Space.

In addition to the planning parameters that we have utilized to preserve the aesthetic and environmental attributes of the property we also recommend the employment of the following site design principles in the future development of the individual land parcels. The following site design parameters along with adherence to the Town of Payson's Design Review Manual will insure design continuity through the PAD individual parcels.

### 8.3 Drainage Way Development:

The design and implementation of the site drainage corridors and retention or detention basins will be implemented with native stone materials and plant materials to create a natural setting. To accomplish this sustainable approach, existing boulders, stone slag material and decomposed granite from the site



will be re-used, along with native plant material. Where possible, the drainage ways and retention basins have also been located to connect and become part of the pedestrian trail system throughout the property.

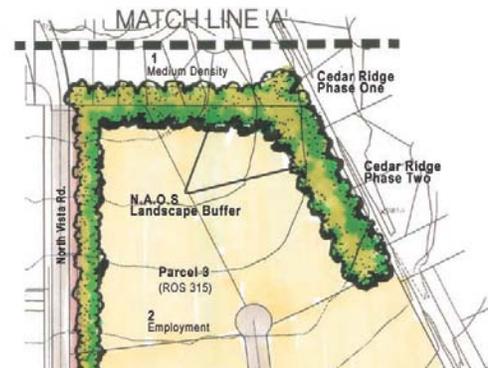
### 8.4 Landscape Preservation:

During the design process care has been taken to identify and preserve aesthetic view corridors, hillside slope areas, and native plant materials stands. An example of this is depicted in the preservation of the hillsides in parcels 16 and 15 and the Passive Open Space Park in parcel 16 as illustrated below.

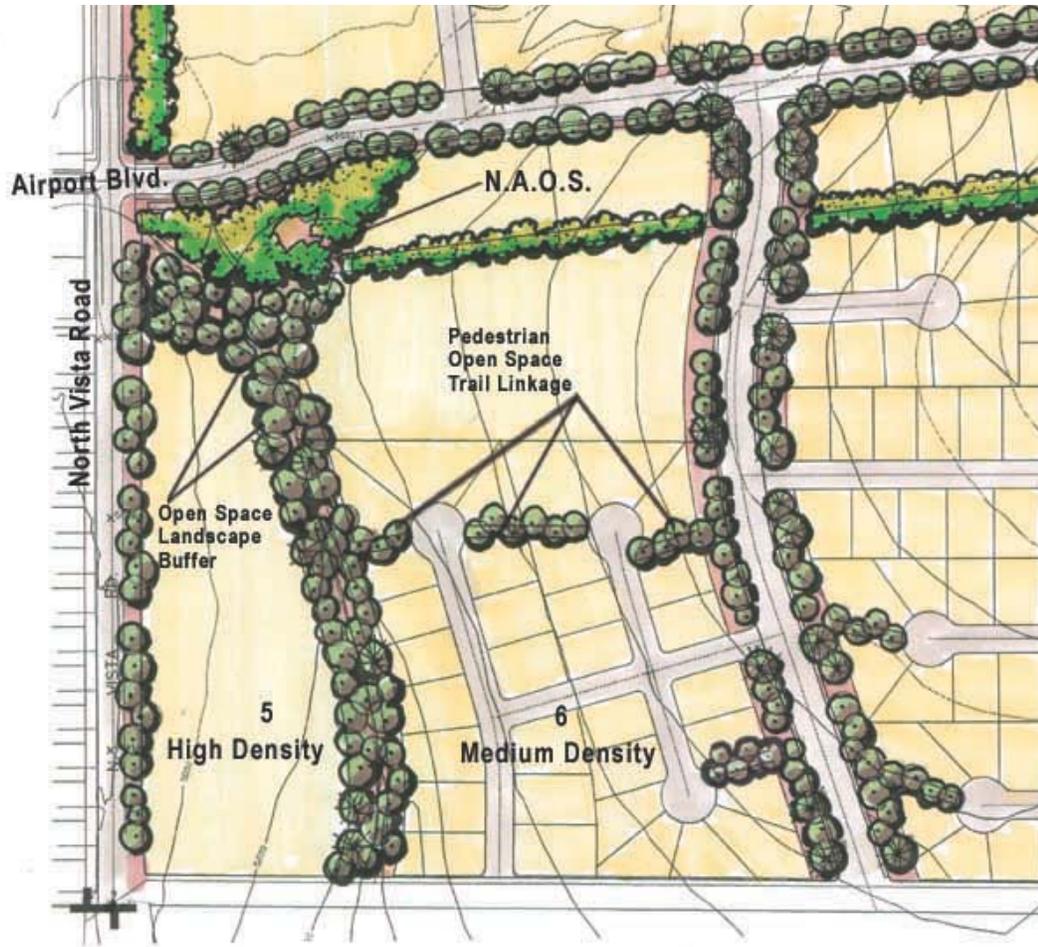


### 8.5 Landscape Buffer:

In the development of the PAD plan N.A.O.S areas were identified to be preserved that would assist in buffering higher density parcels from lower density parcels as illustrated below in the buffering of Parcel 3 - Employment Area from the Medium density parcel to the north and the Cedar Ridge development to the east as illustrated below.



In addition in Parcels 5 and 6 N.A.O.S. and Open Space were set aside to buffer and augment the views at North Vista Road and Airport Blvd. as well as to provide landscape buffers between parcels with different densities and to provide pedestrian trails through the parcels.



### 8.6 Topography & Site Development:

Development within the parcels will utilize existing boulders and materials to “step” hillsides to soften the aesthetic impact to the topography and to preserve the native forest edge. Plant material reflective of the native plant associations will be utilized to revegetate any disturbed areas and plantings will be blended into the existing plant communities.



## **8.7 Employment Concept Objectives**

The Zoning Site Plan has a total of 73.32 acres in 8 blocks designated for employment use.

The following standards will apply to the development of the Employment Blocks.

### **8.7.1 Blocks 2, 10-13, and 17**

Types of uses in these blocks will be compatible with M-1 or M-2 uses similar to Sky Park Industrial. Uses permitted in the UDC for M-1 or M-2 zoning will be allowed on these blocks.

Hazardous substances may be used or created with a Conditional Use permit.

Hazardous substances may be stored on site with a Conditional Use permit and must meet the requirements of applicable Town Codes.

Outside land uses and storage of equipment and material will be permitted with screening and buffering to prevent visibility from adjacent properties or streets.

A 100 foot Natural Area Open Space (NAOS) and will screen Block 2 from future residential lots in Block 1.

A 120 foot NAOS will screen Block 2 from existing residential lots in Cedar Ridge to the east.

West Airport Road will be landscaped to buffer adjacent uses in Block 2. NAOS and open space greenbelts will screen Blocks 2 and 4 from North Vista Road and existing residential lots to the west.

The larger lots are intended to attract industrial uses with healthy employment opportunities.

Outdoor lighting will be shielded to deflect light from residential districts.

Sign lighting sources shall not be visible.

Outdoor lighting will be the minimum necessary to serve the purpose intended.

Building heights shall be in accordance with section 15-02-003 (A) of the Unified Development Code.

**Block 2** contains an area of 35.359 acres and could be developed as one parcel with 17.68 acres of building coverage. Under any other development scenario, maximum building coverage for each lot will be restricted to 50% in accordance with Town Code. All other Code requirements shall apply. Deed restrictions will stipulate that the north and west sides of the site will be screened from adjoining residential property and that the Airport Road frontage will be attractively landscaped. Deed restrictions will allow uses similar to Sky Park and in accordance with Town Industrial zoning regulations. Any further division of this site will utilize a shared road/drive off Airport Road to minimize future curb cuts. This area will fill the need for larger industrial sites in the community with good access to roads and utilities, something that is currently lacking in Payson. The Zoning Site Plan shows 7 lots in Block 2 ranging in size from 2.33 acres to 6.75 acres.

- **Block 10** contains a net area of 3.246 acres and could be developed as one parcel with 1.623 acres of building coverage. Under any other development scenario, maximum building coverage for each lot will be restricted to 50% in accordance with Town Code. All other Code requirements shall apply. The Zoning Site Plan shows 6 lots in Block 10 approximately 0.5 acres in size.
- **Block 11** contains an area of 2.521 acres and could be developed as one parcel with 1.260 acres of building coverage. Under any other development scenario, maximum building coverage for each lot will be restricted to 50% in accordance with Town Code. All other Code requirements shall apply. The Zoning Site Plan shows 4 lots in Block 11 ranging between 0.57 and 0.8 acres in size.
- **Block 12** contains a net area of 1.542 acres and could be developed as one parcel with 0.771 acres of building coverage. Under any other development scenario, maximum building coverage for each lot will be restricted to 50% in accordance with Town Code. All other Code requirements shall apply. The Zoning Site Plan shows 2 lots in Block 12 approximately 0.75 acres in size.
- **Block 13** contains a net area of 6.676 acres and could be developed as one parcel with 3.338 acres of building coverage. Under any other development scenario, maximum building coverage for each lot will be restricted to 50% in accordance with Town Code. All other Code requirements shall apply. The Zoning Site Plan shows 11 lots in Block 13 ranging in size from 0.5 to 0.75 acres in size.

**Block 17** contains 13.163 acres and will be purchased by the Town of Payson as an Airport Expansion Area. This area will be used to assist the Payson Airport in achieving long range objectives outlined in the Payson Airport Master Plan. Any uses encouraging the growth of airport services will be encouraged.

Buffering, landscaping, and open space for Block 17 will be determined when development occurs.

### **8.7.2 Blocks 3 and 9**

Types of uses will be compatible with General Commercial Districts. Uses permitted in the UDC for C-1, C-2, or C-3 zoning will be allowed on these blocks.

No hazardous substances will be allowed.

No outside manufacturing or storage will be allowed.

No uses will be allowed that generate dust, smoke, or noise noticeable from adjacent residential properties.

Airport Road will be landscaped to buffer adjacent uses.

A 50 foot NAOS will screen Block 9 from future residential lots to the south and east.

Employment opportunities will be commensurate with normal commercial and retail activities.

Outdoor lighting will be similar to lighting provided for Blocks 1 – 3.

Shared drives will be encouraged to minimize curb cuts on Airport Road.

**Block 3** contains an area of 4.525 acres and could be developed as one parcel with 2.262 acres of building coverage. Under any other development scenario, maximum building coverage for each lot will be restricted to 50% in accordance with Town Code. All other Code requirements shall apply. Natural area open space will screen Block 3 from future residential uses to the south.

The Rezoning Site Plan shows 2 lots in Block 3 varying in size from 1.5 acres to 3.0 acres.

- **Block 9** contains an area of 6.289 acres and could be developed as one parcel with 3.144 acres of building coverage. Under any other development scenario, maximum building coverage for each lot will be restricted to 50% in accordance with Town Code. All other Code requirements shall apply. Natural area open space will screen Block 9 from future residential uses to the south and east. The Zoning Site Plan shows 11 lots in Block 9 approximately 0.5 acres in size.

**Block 17** contains 13.163 acres and will be purchased by the Town of Payson as an Airport Expansion Area. This area will be used to assist the Payson Airport in achieving long range objectives outlined in the Payson Airport Master Plan. Any uses encouraging the growth of airport services will be encouraged.

Buffering, landscaping, and open space for Block 17 will be determined when development occurs.

## **8.8 Residential Concept Objectives**

The Zoning Site Plan has a total of 120.075 acres in 9 blocks designated for residential use.

The following standards will apply to the development of the residential blocks.

### **8.8.1 Block 1**

**Block 1** contains an area of 13.473 acres. This block is planned to transition from medium density in the north to high density residential in the southwest portion adjacent to Block 2. It is expected that the area will develop at 3 to 4 units per acre to match the Cedar Ridge subdivision to the east. Care will be taken to provide appropriate buffers between different land use categories. At 4 units per acre, Block 1 could support a maximum of 53 lots. The Zoning

Site Plan shows 37 lots ranging in size from 8,100 to 26,080 square feet. All of the lots adjacent to Cedar Ridge are a minimum of 12,000 square feet. The average lot size is 12,000 square feet.

### **8.8.2 Blocks 4 and 5**

**Block 4** contains an area of 6.274 acres and

**Block 5** contains an area of 8.987 acres.

These two blocks are designated High Density on the Land Use Plan for development in a wide variety of housing styles. Development may range from attached townhomes to apartments or condominiums. A Manufactured Home Development would also be permissible and could help to provide affordable housing in Payson. At 18 units per acre, these blocks could accommodate as many as 275 units.

If the units are developed as condominiums, an Owners Association will be created to administer Deed Restrictions.

The developments will be buffered from adjacent roads with Public Open Space Common Areas and NAOS Greenbelts.

A 50 foot wide Common Area along the wash east of Block 5 will contain a walking trail for the use and enjoyment of the residents. This trail will connect to other trails leading to the Tonto National Forest.

Neighborhood amenities will be provided when development occurs.

Outdoor lighting will be the minimum necessary to serve the purpose intended.

### **8.8.3 Blocks 6, 7, 8, and 14**

These four blocks are designated Medium Density on the Land Use Plan for development in a range of 2.5 to 5.5 units per acre. Lots adjacent to Manzanita Hills will be no smaller than the adjacent zoning allows.

Streets in the development will most likely be public.

A Home Owners Association will be created to administer Deed Restrictions. Neighborhood amenities will include:

- Direct access to the Tonto National Forest from Blocks 6 and 7;
- Walking trails in Open Spaces will allow direct access from the lots to the streets and hiking trails from Blocks 6 and 7.

**Block 6** contains an area of 13.500 acres. At 5.5 units per acre, Block 6 could support a maximum of 74 lots. The Zoning Site Plan shows 33 lots ranging in size from 10,000 to 23,000 square feet. The average lot size is 15,000 square feet. A 50 foot wide Public Open Space will screen the lots from Green Valley Parkway.

**Block 7** contains an area of 26.254 acres. At 5.5 units per acre, Block 7 could support a maximum of 144 lots. The Zoning Site Plan shows 67 lots ranging in size from 9,800 to 47,100 square feet. The average lot size is 14,400 square feet. A 50 foot wide Public Open Space will screen the lots from Green Valley Parkway. All lots adjacent to Manzanita Hills are a minimum of 44,000 square feet in area.

**Block 8** contains an area of 12.064 acres. At 5.5 units per acre, Block 8 could support a maximum of 66 lots. The Zoning Site Plan shows 29 lots ranging in size from 10,000 to 67,350 square feet. The average lot size is 16,200 square feet. A 50 foot wide Public Open Space will screen the lots from Green Valley Parkway. Additionally, the lots will be screened from adjacent employment uses with a 50 foot wide NAOS. All lots adjacent to Manzanita Hills are a minimum of 44,000 square feet in area. A steep ridgeline east of Lots 20, 21, and 22 will be restricted from development by designating the area as a Natural Area Open Space (NAOS).



### **VIEW SOUTHEAST FROM BLOCK 8**

**Block 14** contains an area of 6.510 acres. At 5.5 units per acre, Block 14 could support a maximum of 36 lots. The Zoning Site Plan shows 21 lots ranging in size from 10,050 to 23,050 square feet. The average lot size is 12,120 square feet. The lots will be screened from adjacent employment uses with a 50 foot wide NAOS.

#### **8.8.4 Blocks 15 and 16**

These two blocks are designated Low Density on the Land Use Plan for development in a range of 1.0 to 2.5 units per acre. Lots adjacent to Manzanita Hills will be no smaller than the adjacent zoning allows.

Streets in the development will most likely be public.

A Home Owners Association will be created to administer Deed Restrictions.

Neighborhood amenities for these lots will include a close proximity to the proposed Overlook Park and access to adjacent multi-use paths. Fencing will be required around the Overlook Park.

**Block 15** contains an area of 18.443 acres. At 2.5 units per acre, Block 15 could support a maximum of 46 lots. The Zoning Site Plan shows 18 lots ranging in size from 34,600 to 61,600 square feet which is more suitable for the steep topography. The average lot size is 43,600 square feet. Steeper slopes will be restricted from development by designating the areas as Natural Area Open Spaces (NAOS).

**Block 16** contains an area of 14.570 acres. At 2.5 units per acre, Block 16 could support a maximum of 36 lots. The Zoning Site Plan shows 11 lots ranging in size from 38,080 to 86,000 square feet which is more suitable for the steep topography. The average lot size is 56,580 square feet. Steeper slopes will be restricted from development by designating the areas as Natural Area Open Spaces (NAOS).

## 9. PHASING

Upon approval of the PAD zoning, the intent of the owners is to subdivide the 222 acres into the 17 Blocks as shown on the Zoning Site Plan. Completing the subdivision process will allow the blocks to be sold to individual developers.

The Employment lots will be subdivided into lots as shown on the Zoning Site Plan. These lots can be combined or further divided by subsequent owners to meet their specific needs. Any change in lot lines must be approved by Town Staff.

The Residential lots will be shown on the Block Plat only if specifically requested by the Owner.

The process from rezoning to final plat can be generally described as follow:

- Obtain approval of PAD zoning for the entire project;
- Form an Improvement District to finance and construct the road and utility infrastructure providing access and utilities to the individual blocks;
- Obtain approval of a Preliminary Block Plat;
- Obtain approval of a Final Block Plat;

At this point in the process, individual blocks can be sold for development.

The entire process from zoning to final plat will take several years. It is important to allow sufficient time after zoning approval to allow development of a project of this magnitude sufficient time to develop.

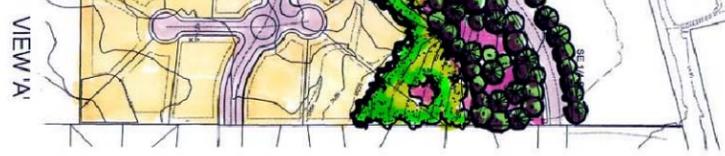
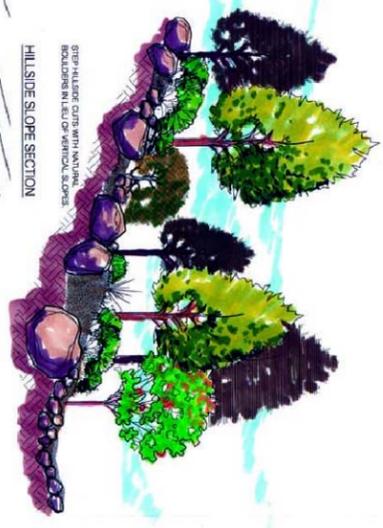
# **EXHIBIT “A”**

## **ZONING SITE PLAN**



# **EXHIBIT ‘B’**

## **NAOS AND OPEN SPACE MASTER PLAN**



- LEGEND**
- N.A.O.S. / NATURAL AREA
  - OPEN SPACE (PRIVATE)
  - O.S. / OPEN SPACE (PUBLIC)



**NAOS AND OPEN SPACE MASTER PLAN**  
**MONTEZUMA CASTLE LAND EXCHANGE**  
**PAYSON, ARIZONA**

SCALE: 1" = 200'-0"  
 0' 100' 200' 400'



NO.	REVISIONS	DATE	BY	CHK.

**Verde Engineering Group PLLC**  
 1109 North McDana Road  
 Payson, Arizona 85941  
 Ralph Bossert, P.E., R.L.S.  
 (928) 978-4345  
 Dan Fitzpatrick, P.E.  
 (928) 595-2816

**MONTEZUMA CASTLE LAND EXCHANGE**  
**PAYSON, ARIZONA**

JOB NO. 8008-9015-9016	VE
DESIGNED BY:	VE
DRAWN BY:	VE
CHECKED BY:	DCF
APPROVED BY:	DCF
DATE:	03/31/10

**EXHIBIT "B"**  
**NAOS AND OPEN SPACE**  
**MASTER PLAN**

SCALE: HORIZ. 1" = 1/4"  
 CONT. INTERVAL = NA  
 DRAWING NO. **EXB**  
 SHEET NO. **1** OF **1**

# REZONING SITE PLAN FOR Montezuma Castle Land Exchange A PLANNED AREA DEVELOPMENT (PAD) DISTRICT

PARCELS 1,2, AND 3, AS SHOWN ON  
R.O.S. MAP 3518 GILA COUNTY RECORDS  
BEING A PORTION OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 10 EAST OF  
THE GILA AND SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA

## OWNERS

PARCEL 1 (72.54 Ac.±)  
TOM COL INVESTMENTS, LLC  
305 EAST PINE  
PAYSON, AZ 85541  
Phone: (928) 474-4043  
APN 302-39-006A

PARCEL 2 (27.27 Ac.±)  
WAITZ MD, PC PENSION PLAN No. 2  
PETELIN VENTURES, LLP  
7720 NORTH 17th, AVE.  
PHOENIX, AZ 85021  
Phone: (602) 943-0381  
APN 302-39-006B

PARCEL 3 (121.67 Ac.±)  
PIONEER TITLE AGENCY,  
TRUSTEE  
TRUST No. 127691  
421 S. BEEELINE HWY.  
PAYSON, AZ. 85541  
Phone: (928) 474-3235  
APN 302-39-006C

## GENERAL NOTES

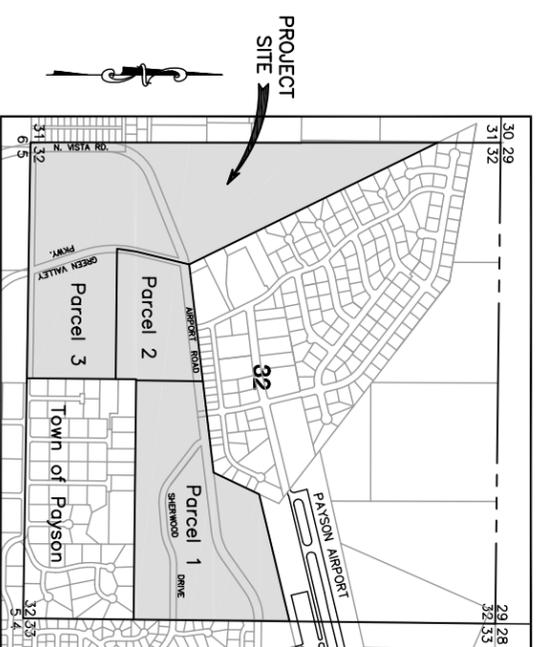
- 1) ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF GOVERNMENTS AND THE UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF GOVERNMENTS, 1998, INCLUDING REVISIONS THROUGH 2000 (MAG SPEC. AND MAG STD. DETAIL), UNLESS OTHERWISE NOTED ON THE PROJECT IMPROVEMENT PLANS.
- 2) THE ENGINEER FOR THE PROJECT IS:  
VERDE ENGINEERING GROUP PLLC  
1000 NORTH BEEBE  
PAYSON, AZ 85541  
PHONE: (928) 474-5717
- 3) ALL SUBDIVISION IMPROVEMENTS WILL BE MADE IN ACCORDANCE WITH THE TOWN OF PAYSON STANDARD WATER DETAILS AND GENERAL NOTES FOR THE CONSTRUCTION AND THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE IMPROVEMENT PLANS.
- 4) THE OWNER/DEVELOPER WILL INSTALL STREET AND TRAFFIC CONTROL SIGNS AS REQUIRED BY THE TOWN OF PAYSON.
- 5) THE OWNER/DEVELOPER PROPOSES TO EXTEND WATER & SEWER SERVICES FROM EXISTING FACILITIES AS PROPOSED HEREIN.
- 6) FIRE PROTECTION WILL BE PROVIDED BY THE TOWN OF PAYSON FIRE DEPARTMENT UTILIZING EXISTING AND PROPOSED FIRE HYDRANTS INSTALLED AS PART OF THIS SUBDIVISION.
- 7) EXISTING UTILITY MODIFICATIONS AND NEW UTILITIES WILL BE DESIGNED PER CURRENT STANDARDS AND POLICIES OF THE PARTICULAR UTILITY SERVICE PROVIDER, THE TOWN OF PAYSON, AND THE STATE OF ARIZONA.
- 8) ON-STREET PARKING WILL NOT BE ALLOWED ON AIRPORT ROAD, VISTA ROAD, AND GREEN VALLEY PARKWAY.
- 9) STORM WATER DETENTION / RETENTION WILL BE PROVIDED IN ACCORDANCE WITH CURRENT TOWN CODES.

## BENCHMARK

BENCHMARK =  
TOWN OF PAYSON  
MAPPING DATUM

## UTILITY SERVICES

WATER	.....	PAYSON WATER DEPARTMENT
SEWER	.....	N.G.C.S.D.
TELEPHONE	.....	AT&T
POWER	.....	ARIZONA PUBLIC SERVICE
CABLE	.....	NPC/CABLE
TRASH COLLECTION	.....	WASTE MANAGEMENT
TRASH DISPOSAL	.....	BUCKHEAD MESA LANDFILL, GILA COUNTY
POLICE PROTECTION	.....	PAYSON POLICE DEPARTMENT
FIRE PROTECTION	.....	PAYSON FIRE DEPARTMENT
SCHOOLS	.....	PAYSON UNIFIED SCHOOL DISTRICT
PROPANE GAS	.....	SEMSTREAM AZ PROPANE



## LOCATION MAP N.T.S.

Prepared by

**Verde Engineering Group PLLC**  
1109 North McLane Road  
Payson, Arizona 85541  
Rolph Bossert, P.E., R.L.S.  
(928) 978-4345  
Don Fitzpatrick, P.E.  
(928) 595-2816

Project No. 8008, 9015 & 9016

CALL THE STAKE-IT  
**1-800-STAKE-IT**  
1-800-782-5348  
Bull State Center  
(OUTSIDE MARICOPA COUNTY)

SITE DATA TABLE			
EMPLOYMENT AREA (ACRES)			
BLOCK No.	TOTAL AREA (ACRES)	AREA IN R.O.W. (ACRES)	NET AREA (ACRES)
2	35.359	2.084	33.275
3	4.525	0	4.525
9	6.289	0	6.289
10	3.246	0	3.246
11	2.521	0	2.521
12	1.542	0	1.542
13	6.676	0.334	6.342
17	13.163	0	13.163
TOTALS	73.321	2.418	70.903
RESIDENTIAL AREA (ACRES)			
BLOCK No.	TOTAL AREA (ACRES)	AREA IN R.O.W. (ACRES)	NET AREA (ACRES)
1	13.473	3.274	10.199
4	6.274	0	6.274
5	8.987	0	8.987
6	13.500	2.170	11.330
7	26.254	4.086	22.168
8	12.064	1.424	10.640
14	6.510	0.667	5.483
15	18.443	0.424	18.019
16	14.570	0.281	14.289
TOTALS	120.075	12.326	107.389

TOTAL AREA ..... 222,055 Ac.  
AREA IN ARTERIAL / COLLECTOR ROADS ..... 28,659 Ac.  
NET AREA ..... 193,396 Ac.

## SITE DATA

## SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	KEY MAP
3	DETAILS AND NOTES
4-7	SITE PLANS
8	DRAINAGE EXHIBIT
9	WATER EXHIBIT
10	SEWER EXHIBIT

## LEGEND

1	BLOCK NUMBER
(R1-12)	EXISTING ZONING
---	BLOCK BOUNDARY
---	RIGHT OF WAY
---	PROPOSED TRAIL
---	R.O.W.
NA.O.S.	NATURAL AREA
O/S	OPEN SPACE (PRIVATE)
O/S	COMMON OPEN SPACE (PUBLIC)
H.D.	HIGH DENSITY
M.D.	MEDIUM DENSITY
L.D.	LOW DENSITY
EMP.	EMPLOYMENT
N.V.A.E.	NON VEHICULAR ACCESS EASEMENT
(GCR MAP 659)	GILA COUNTY RECORDER MAP NUMBER
(ROS MAP 1290)	RECORD OF SURVEY MAP NUMBER

## OPEN SPACE / N.A.O.S. COMPUTATIONS

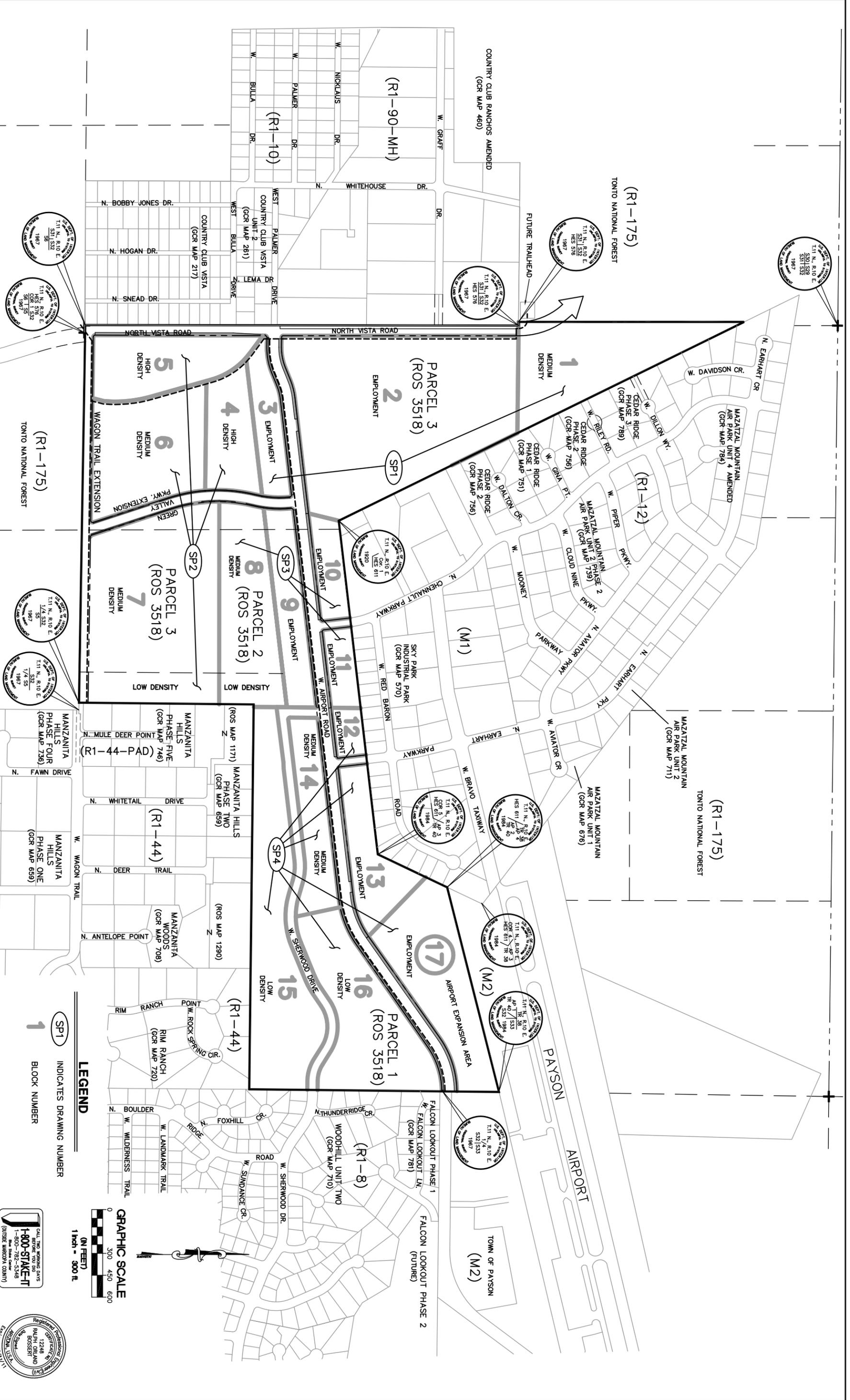
REQUIRED OPEN SPACE / N.A.O.S.:  
57,740 ACRES NET EMPLOYMENT (3) x 0.10 = 5,774 Ac.  
107,389 ACRES NET RESIDENTIAL x 0.20 = 21,478 Ac.  
TOTAL REQUIRED OPEN SPACE / N.A.O.S. (3) = 27,252 Ac.

PROVIDED OPEN SPACE / N.A.O.S. (3):

BLOCK No.	OPEN SPACE (ACRES)
1	0.843
2	4.507
3	2.124
4	1.208
5	2.334
6	1.603
7	2.317
8	1.602
9	1.247
10	0
11	0
12	0
13	0
14	0
15	2.088
16	7.072
G.V.P.	0.412
AIRPORT	3.544
VISTA	1.273
TOTAL	32,174

- NOTES:  
1) ALL OPEN SPACE (O/S) IS PUBLIC.  
2) ALL NATURAL AREA OPEN SPACE (N.A.O.S.) IS PRIVATE.  
3) EXCLUDING BLOCK 17





NO.	REVISIONS	DATE	BY	CHK.

Verde Engineering Group PLLC  
 1109 North McLame Road  
 Payson, Arizona 85541  
 Ralph Bossert, P.E., R.L.S.  
 (928) 978-4345  
 Don Fitzpatrick, P.E.  
 (928) 595-2816

# MONTEZUMA CASTLE LAND EXCHANGE

## PAYSON, ARIZONA

JOB NO.	8008-9015-9016
DESIGNED BY:	RRH
DRAWN BY:	RRH
CHECKED BY:	ROB
APPROVED BY:	ROB
DATE:	03/11/10

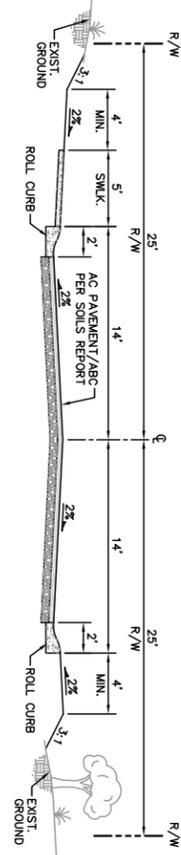
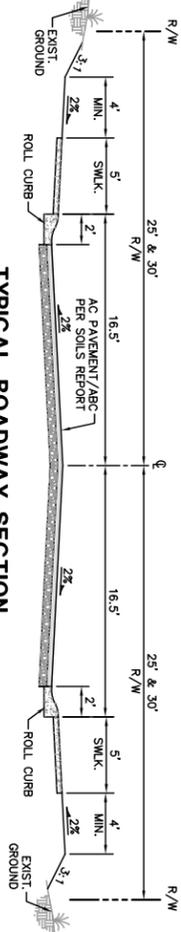
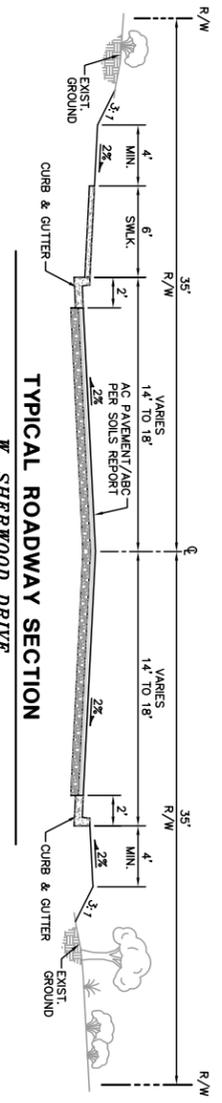
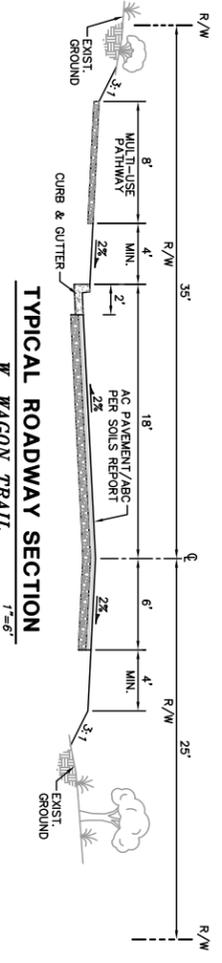
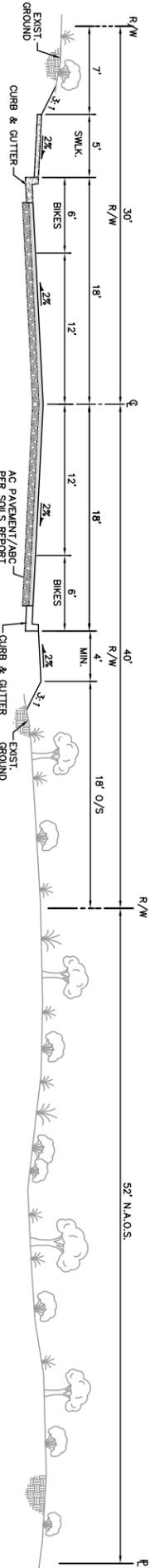
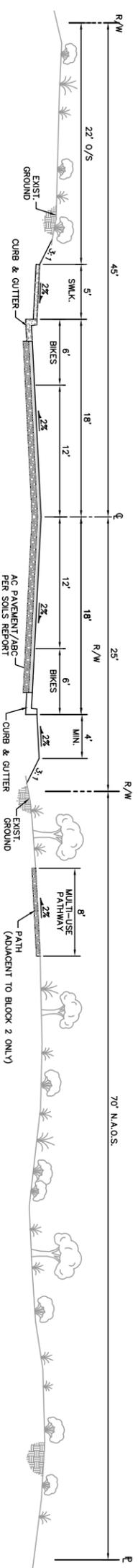
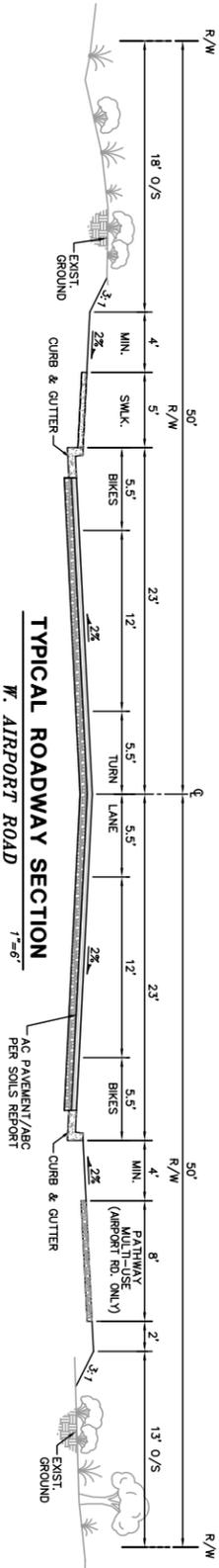
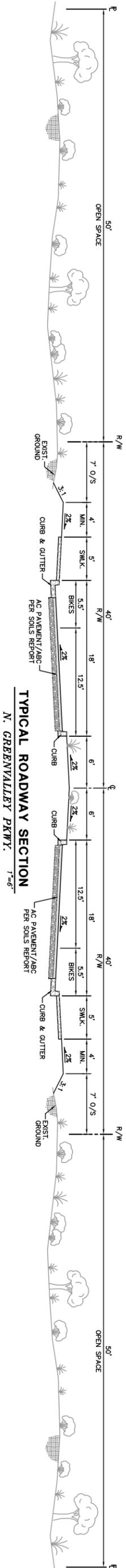
### REZONING SITE PLAN

#### KEY MAP

1-800-STAKE-IT  
 (OUTSIDE ARIZONA CALLERS)

SCALE: HORIZ. 1" = 300'  
 CONT. INTERVAL = N/A  
**KM**  
 SHEET NO. **2** OF **10**





MINIMUM SETBACKS				
BLOCK	FRONT	REAR	INTERIOR STREET SIDE	INTERIOR STREET SIDE
1,6,7,8,14,16	20'	20'	5'	10'
2	20'	20'	20'	20'
3,9,10,11,12,13	20'	15'	10'	15'
4,5	20'	10'	5'	15'
15	AS SHOWN			

EXCEPTIONS  
SETBACKS FOR LARGE LOTS  
ARE SHOWN ON SITE PLAN

**TYPICAL ROADWAY SECTION**  
BLOCKS 1, 2, 4, 5 & 13  
N. CHENNAULT PKWY.  
N. BARHART PKWY.

**TYPICAL ROADWAY SECTION**  
BLOCKS 6, 7, 8 & 14

NO.	REVISIONS	DATE	BY	CHK.

**Verde Engineering Group PLLC**  
1109 North McLane Road  
Payson, Arizona 85541  
Ralph Bossert, P.E., R.L.S.,  
(928) 978-4345  
Don Fitzpatrick P.E.  
(928) 595-2816

# MONTEZUMA CASTLE LAND EXCHANGE

PAYSON, ARIZONA

JOB NO.	8008-8015-8016
DESIGNED BY:	RRH
DRAWN BY:	RRH
CHECKED BY:	ROB
APPROVED BY:	ROB
DATE:	03/11/10

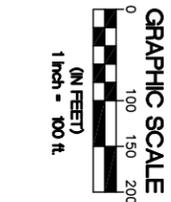
# REZONING DETAILS AND NOTES

SCALE:	HORIZ: 1" = N/A
CONT. INTERVAL:	= N/A
DRAWING NO.	<b>DT1</b>
SHEET NO.	<b>3</b>
OF:	<b>10</b>



**SITE DATA TABLE**

BLOCK No.	USE	GROSS AREA (ACRES)	NUMBER OF LOTS	GROSS DENSITY LOTS/ACRE	AREA IN R.O.W. (ACRES)	NET AREA N.A.O.S. (ACRES)	OPEN SPACE/ N.A.O.S. (ACRES)
1	M.D.	13.473	37	2.75	10,199	0.843	
2	EMP.	35.359	7	0.20	33,275	4.507	
3	EMP.	4.525	2	0.44	4,525	2,124	
W. AIRPORT ROAD							
N. VISTA ROAD							
N. GREEN VALLEY PARKWAY							
N. FARHART CR.							
0.823							
0.031							

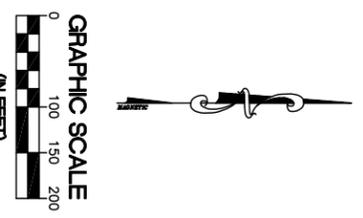
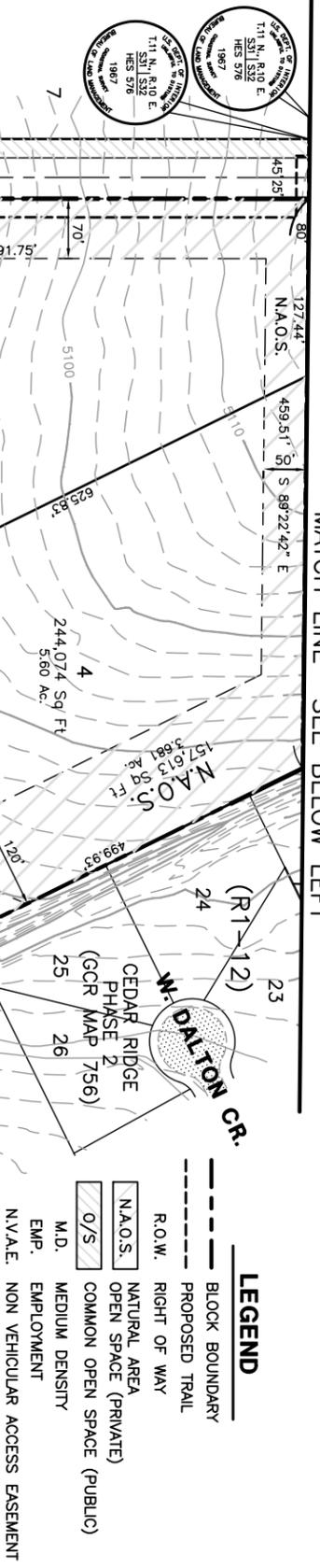
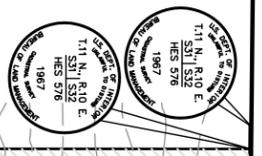
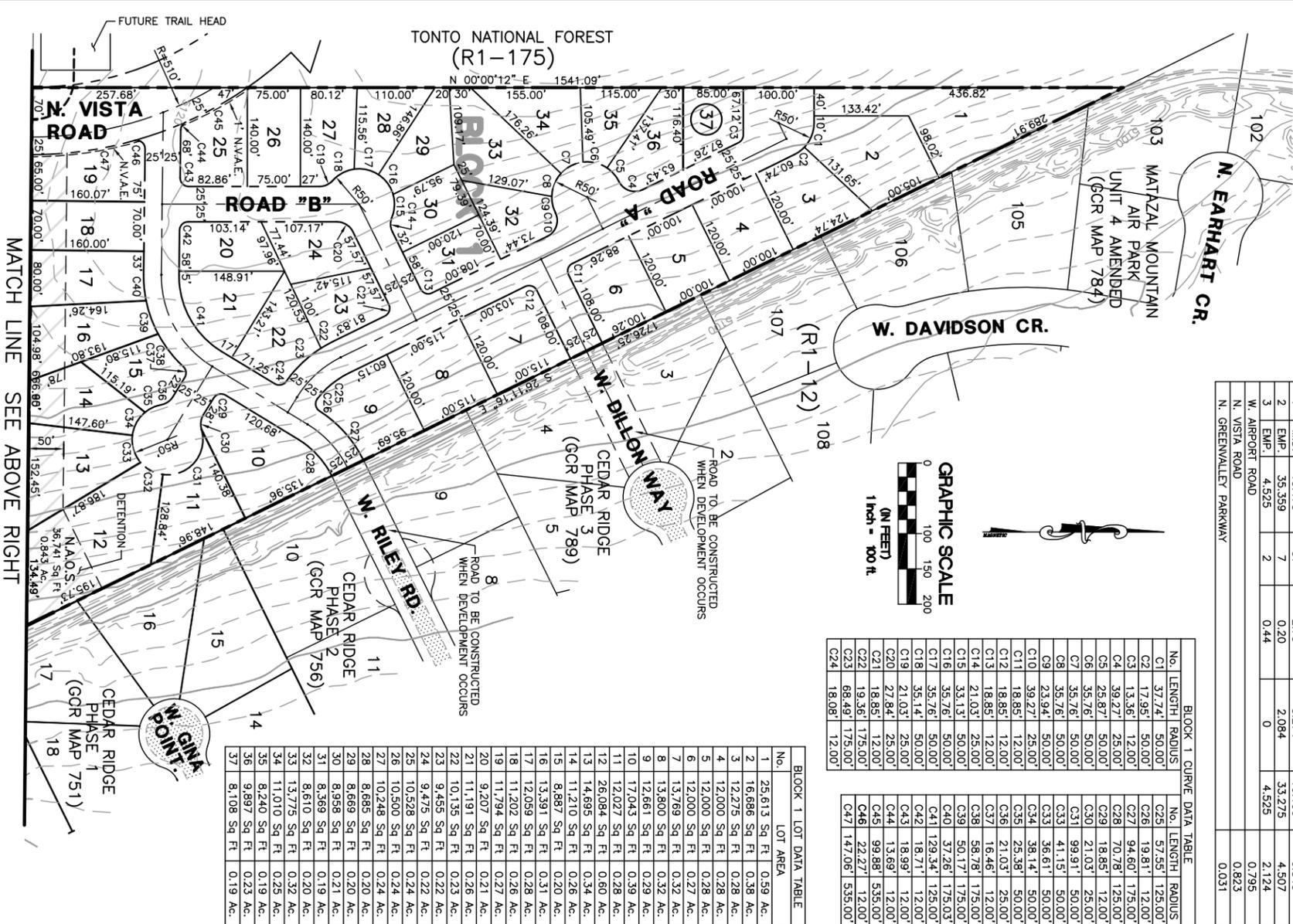


**BLOCK 1 CURVE DATA TABLE**

No.	LENGTH	RADIUS	No.	LENGTH	RADIUS
C1	37.74'	50.00'	G25	57.55'	125.00'
C2	17.95'	50.00'	G26	19.81'	12.00'
C3	13.36'	12.00'	G27	94.60'	175.00'
C4	39.27'	25.00'	G28	70.78'	125.00'
C5	26.87'	50.00'	G29	18.85'	12.00'
C6	35.76'	50.00'	C30	21.03'	25.00'
C7	35.76'	50.00'	C31	99.91'	50.00'
C8	35.76'	50.00'	C32	41.15'	50.00'
C9	23.94'	50.00'	C33	36.61'	50.00'
C10	39.27'	25.00'	C34	38.14'	50.00'
C11	18.85'	12.00'	C35	25.35'	50.00'
C12	18.85'	12.00'	C36	21.03'	25.00'
C13	18.85'	12.00'	C37	16.46'	12.00'
C14	21.03'	25.00'	C38	58.78'	175.00'
C15	33.13'	50.00'	C39	50.17'	175.00'
C16	35.76'	50.00'	C40	37.26'	175.03'
C17	35.76'	50.00'	C41	129.34'	125.00'
C18	35.14'	50.00'	C42	18.71'	12.00'
C19	21.03'	25.00'	C43	18.99'	12.00'
C20	27.84'	25.00'	C44	13.69'	12.00'
C21	18.85'	12.00'	C45	99.89'	535.00'
C22	19.36'	175.00'	C46	22.27'	12.00'
C23	68.49'	175.00'	C47	147.06'	535.00'
C24	18.08'	12.00'			

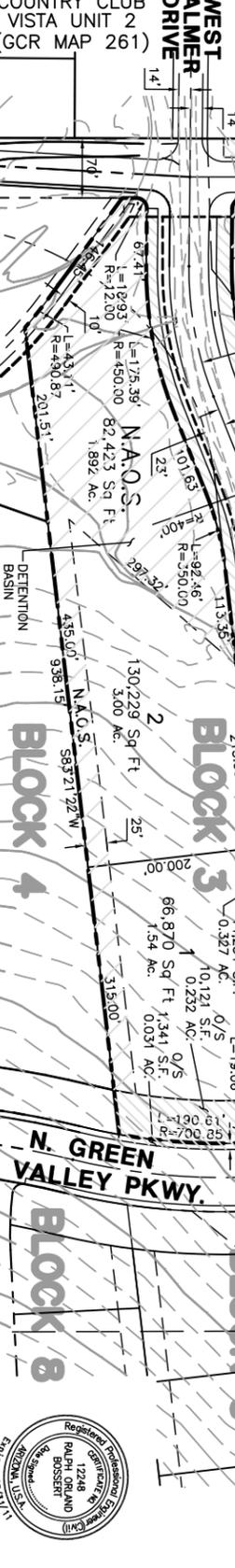
**BLOCK 1 LOT DATA TABLE**

No.	LOT AREA
1	25,613 Sq Ft. 0.59 Ac.
2	16,686 Sq Ft. 0.38 Ac.
3	12,275 Sq Ft. 0.28 Ac.
4	12,200 Sq Ft. 0.28 Ac.
5	12,000 Sq Ft. 0.28 Ac.
6	12,000 Sq Ft. 0.27 Ac.
7	13,769 Sq Ft. 0.32 Ac.
8	13,800 Sq Ft. 0.32 Ac.
9	12,661 Sq Ft. 0.29 Ac.
10	17,043 Sq Ft. 0.39 Ac.
11	12,027 Sq Ft. 0.28 Ac.
12	26,084 Sq Ft. 0.60 Ac.
13	14,685 Sq Ft. 0.34 Ac.
14	11,210 Sq Ft. 0.26 Ac.
15	8,887 Sq Ft. 0.20 Ac.
16	13,391 Sq Ft. 0.31 Ac.
17	12,059 Sq Ft. 0.28 Ac.
18	11,202 Sq Ft. 0.26 Ac.
19	11,794 Sq Ft. 0.27 Ac.
20	9,207 Sq Ft. 0.21 Ac.
21	11,191 Sq Ft. 0.26 Ac.
22	10,135 Sq Ft. 0.23 Ac.
23	9,455 Sq Ft. 0.22 Ac.
24	9,473 Sq Ft. 0.22 Ac.
25	10,528 Sq Ft. 0.24 Ac.
26	10,500 Sq Ft. 0.24 Ac.
27	10,248 Sq Ft. 0.24 Ac.
28	8,685 Sq Ft. 0.20 Ac.
29	8,669 Sq Ft. 0.20 Ac.
30	8,998 Sq Ft. 0.21 Ac.
31	8,398 Sq Ft. 0.19 Ac.
32	8,610 Sq Ft. 0.20 Ac.
33	13,775 Sq Ft. 0.32 Ac.
34	11,010 Sq Ft. 0.25 Ac.
35	8,240 Sq Ft. 0.19 Ac.
36	9,897 Sq Ft. 0.23 Ac.
37	8,108 Sq Ft. 0.19 Ac.



**LEGEND**

- BLOCK BOUNDARY
- - - PROPOSED TRAIL
- R.O.W. RIGHT OF WAY
- N.A.O.S. NATURAL AREA
- O/S OPEN SPACE (PRIVATE)
- M.D. COMMON OPEN SPACE (PUBLIC)
- EMP. MEDIUM DENSITY EMPLOYMENT
- N.V.A.E. NON VEHICULAR ACCESS EASEMENT



**REVISIONS**

NO.	DATE	BY	CHK.

**Verde Engineering Group PLLC**  
1109 North McDowell Road  
Payson, Arizona 85541  
Ralph Bossert, P.E., R.L.S.  
(928) 978-4345  
Don Fitzpatrick, P.E.  
(928) 595-2816

**MONTEZUMA CASTLE LAND EXCHANGE**  
PAYSON, ARIZONA

**JOB NO. 8008**

DESIGNED BY:	RRH
DRAWN BY:	RRH
CHECKED BY:	ROB
APPROVED BY:	ROB
DATE:	03/11/10

**REZONING SITE PLAN**  
**BLOCKS 1-2 and 3**

SCALE: HORIZ. 1" = 100'  
CONT. INTERVAL = 2'

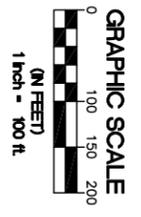
SHEET NO. **4** OF **10**

CURVE	LENGTH	RADIUS	CURVE	LENGTH	RADIUS	CURVE	LENGTH	RADIUS	CURVE	LENGTH	RADIUS
C1	20.14'	50.00'	C21	176.05'	1140.00'	C41	21.03'	25.00'	C61	18.37'	12.00'
C2	17.61'	50.00'	C22	88.73'	1140.00'	C42	42.05'	50.00'	C62	19.33'	12.00'
C3	21.03'	50.00'	C23	10.09'	1140.00'	C43	90.05'	93.30'	C63	21.03'	25.00'
C4	38.51'	50.00'	C24	8.87'	960.00'	C44	5.57'	25.00'	C64	24.42'	50.00'
C5	21.03'	25.00'	C25	21.06'	12.00'	C45	82.84'	93.30'	C65	48.43'	50.00'
C6	33.57'	50.00'	C26	134.10'	1010.00'	C46	92.30'	50.00'	C66	35.76'	50.00'
C7	23.21'	50.00'	C27	123.72'	960.00'	C47	75.89'	92.35'	C67	36.34'	50.00'
C8	35.80'	50.00'	C28	119.53'	1010.00'	C48	18.85'	12.00'	C68	39.30'	50.00'
C9	75.55'	50.00'	C29	150.32'	12.00'	C49	26.58'	50.00'	C69	56.93'	50.00'
C10	61.30'	50.00'	C30	170.37'	960.00'	C50	17.46'	25.00'	C70	21.03'	25.00'
C11	73.70'	50.00'	C31	18.85'	12.00'	C51	74.07'	25.00'	C71	14.88'	12.00'
C12	23.78'	25.00'	C32	18.85'	12.00'	C52	18.85'	12.00'	C72	22.82'	12.00'
C13	53.49'	1262.85'	C33	18.85'	12.00'	C53	18.85'	12.00'	C73	14.74'	25.00'
C14	39.78'	1312.85'	C34	18.85'	12.00'	C54	11.57'	25.00'	C74	6.29'	25.00'
C15	18.05'	1312.85'	C35	28.90'	50.00'	C55	103.01'	525.00'	C75	74.61'	50.00'
C16	20.50'	25.00'	C36	20.17'	25.00'	C56	38.15'	525.00'	C76	37.50'	50.00'
C17	43.11'	50.00'	C37	20.17'	50.00'	C57	18.85'	12.00'	C77	36.86'	50.00'
C18	20.14'	50.00'	C38	35.76'	50.00'	C58	18.85'	12.00'	C78	20.38'	50.00'
C19	40.73'	50.00'	C39	35.76'	50.00'	C59	18.85'	12.00'	C79	64.71'	12.00'
C20	258.48'	1090.00'	C40	63.96'	50.00'	C60	18.85'	12.00'	C80	7.33'	50.00'

CURVE	LENGTH	RADIUS	CURVE	LENGTH	RADIUS
C101	21.03'	25.00'	C111	35.76'	50.00'
C102	28.90'	50.00'	C112	36.95'	50.00'
C103	28.90'	50.00'	C113	44.88'	50.00'
C104	21.03'	25.00'	C114	21.03'	25.00'
C105	50.00'	50.00'	C115	21.03'	25.00'
C106	20.17'	50.00'	C116	28.90'	50.00'
C107	50.00'	50.00'	C117	20.17'	50.00'
C108	35.76'	50.00'	C118	35.76'	50.00'
C109	50.00'	50.00'	C119	35.76'	50.00'
C110	35.76'	50.00'	C120	35.76'	50.00'

BLOCK 6				BLOCK 7			
No.	LOT AREA	No.	LOT AREA	No.	LOT AREA	No.	LOT AREA
1	14,409 Sq Ft 0.33 Ac.	1	10,002 Sq Ft 0.23 Ac.	34	10,001 Sq Ft 0.23 Ac.	34	10,001 Sq Ft 0.23 Ac.
2	15,304 Sq Ft 0.35 Ac.	2	10,071 Sq Ft 0.23 Ac.	35	10,001 Sq Ft 0.23 Ac.	35	10,001 Sq Ft 0.23 Ac.
3	15,602 Sq Ft 0.36 Ac.	3	10,057 Sq Ft 0.23 Ac.	36	10,001 Sq Ft 0.23 Ac.	36	10,001 Sq Ft 0.23 Ac.
4	14,227 Sq Ft 0.33 Ac.	4	10,047 Sq Ft 0.23 Ac.	37	10,001 Sq Ft 0.23 Ac.	37	10,001 Sq Ft 0.23 Ac.
5	12,427 Sq Ft 0.29 Ac.	5	10,008 Sq Ft 0.23 Ac.	38	10,169 Sq Ft 0.23 Ac.	38	10,169 Sq Ft 0.23 Ac.
6	14,409 Sq Ft 0.33 Ac.	6	10,008 Sq Ft 0.23 Ac.	39	10,200 Sq Ft 0.23 Ac.	39	10,200 Sq Ft 0.23 Ac.
7	12,551 Sq Ft 0.28 Ac.	7	10,073 Sq Ft 0.23 Ac.	40	10,094 Sq Ft 0.23 Ac.	40	10,094 Sq Ft 0.23 Ac.
8	15,831 Sq Ft 0.36 Ac.	8	11,292 Sq Ft 0.26 Ac.	41	9,772 Sq Ft 0.22 Ac.	41	9,772 Sq Ft 0.22 Ac.
9	24,633 Sq Ft 0.57 Ac.	9	10,551 Sq Ft 0.24 Ac.	42	15,773 Sq Ft 0.36 Ac.	42	15,773 Sq Ft 0.36 Ac.
10	10,163 Sq Ft 0.23 Ac.	10	10,039 Sq Ft 0.23 Ac.	43	10,200 Sq Ft 0.23 Ac.	43	10,200 Sq Ft 0.23 Ac.
11	11,640 Sq Ft 0.27 Ac.	11	44,026 Sq Ft 1.01 Ac.	44	10,200 Sq Ft 0.23 Ac.	44	10,200 Sq Ft 0.23 Ac.
12	11,878 Sq Ft 0.27 Ac.	12	11,679 Sq Ft 0.27 Ac.	45	10,200 Sq Ft 0.23 Ac.	45	10,200 Sq Ft 0.23 Ac.
13	11,844 Sq Ft 0.27 Ac.	13	11,692 Sq Ft 0.27 Ac.	46	10,200 Sq Ft 0.23 Ac.	46	10,200 Sq Ft 0.23 Ac.
14	13,702 Sq Ft 0.31 Ac.	14	10,000 Sq Ft 0.23 Ac.	47	10,200 Sq Ft 0.23 Ac.	47	10,200 Sq Ft 0.23 Ac.
15	13,055 Sq Ft 0.30 Ac.	15	10,000 Sq Ft 0.23 Ac.	48	10,169 Sq Ft 0.23 Ac.	48	10,169 Sq Ft 0.23 Ac.
16	14,219 Sq Ft 0.33 Ac.	16	10,000 Sq Ft 0.23 Ac.	49	10,001 Sq Ft 0.23 Ac.	49	10,001 Sq Ft 0.23 Ac.
17	10,959 Sq Ft 0.25 Ac.	17	10,032 Sq Ft 0.23 Ac.	50	10,001 Sq Ft 0.23 Ac.	50	10,001 Sq Ft 0.23 Ac.
18	10,496 Sq Ft 0.24 Ac.	18	10,178 Sq Ft 0.23 Ac.	51	10,001 Sq Ft 0.23 Ac.	51	10,001 Sq Ft 0.23 Ac.
19	11,382 Sq Ft 0.26 Ac.	19	10,039 Sq Ft 0.23 Ac.	52	10,002 Sq Ft 0.23 Ac.	52	10,002 Sq Ft 0.23 Ac.
20	10,811 Sq Ft 0.25 Ac.	20	13,520 Sq Ft 0.31 Ac.	53	10,249 Sq Ft 0.24 Ac.	53	10,249 Sq Ft 0.24 Ac.
21	10,032 Sq Ft 0.23 Ac.	21	11,425 Sq Ft 0.26 Ac.	54	44,101 Sq Ft 1.01 Ac.	54	44,101 Sq Ft 1.01 Ac.
22	10,008 Sq Ft 0.23 Ac.	22	12,238 Sq Ft 0.28 Ac.	55	47,097 Sq Ft 1.08 Ac.	55	47,097 Sq Ft 1.08 Ac.
23	10,429 Sq Ft 0.24 Ac.	23	10,231 Sq Ft 0.24 Ac.	56	14,232 Sq Ft 0.33 Ac.	56	14,232 Sq Ft 0.33 Ac.
24	19,161 Sq Ft 0.44 Ac.	24	10,313 Sq Ft 0.24 Ac.	57	10,746 Sq Ft 0.24 Ac.	57	10,746 Sq Ft 0.24 Ac.
25	16,311 Sq Ft 0.37 Ac.	25	10,032 Sq Ft 0.23 Ac.	58	10,400 Sq Ft 0.24 Ac.	58	10,400 Sq Ft 0.24 Ac.
26	11,647 Sq Ft 0.27 Ac.	26	10,000 Sq Ft 0.23 Ac.	59	10,400 Sq Ft 0.24 Ac.	59	10,400 Sq Ft 0.24 Ac.
27	10,906 Sq Ft 0.25 Ac.	27	10,000 Sq Ft 0.23 Ac.	60	11,019 Sq Ft 0.25 Ac.	60	11,019 Sq Ft 0.25 Ac.
28	10,599 Sq Ft 0.24 Ac.	28	10,000 Sq Ft 0.23 Ac.	61	10,018 Sq Ft 0.23 Ac.	61	10,018 Sq Ft 0.23 Ac.
29	11,054 Sq Ft 0.25 Ac.	29	11,692 Sq Ft 0.27 Ac.	62	10,010 Sq Ft 0.23 Ac.	62	10,010 Sq Ft 0.23 Ac.
30	11,348 Sq Ft 0.26 Ac.	30	11,800 Sq Ft 0.27 Ac.	63	10,010 Sq Ft 0.23 Ac.	63	10,010 Sq Ft 0.23 Ac.
31	10,730 Sq Ft 0.25 Ac.	31	44,097 Sq Ft 1.01 Ac.	64	10,010 Sq Ft 0.23 Ac.	64	10,010 Sq Ft 0.23 Ac.
32	14,468 Sq Ft 0.33 Ac.	32	44,097 Sq Ft 1.01 Ac.	65	10,010 Sq Ft 0.23 Ac.	65	10,010 Sq Ft 0.23 Ac.
33	10,167 Sq Ft 0.23 Ac.	33	10,086 Sq Ft 0.23 Ac.	66	10,010 Sq Ft 0.23 Ac.	66	10,010 Sq Ft 0.23 Ac.
				67	10,191 Sq Ft 0.23 Ac.	67	10,191 Sq Ft 0.23 Ac.

BLOCK No.	USE	GROSS AREA (ACRES)	NUMBER OF LOTS	GROSS DENSITY (LOTS/ACRE)	AREA IN R.O.W. (ACRES)	NET AREA (ACRES)	OPEN SPACE (ACRES)
4	H.D.	6.274	N/A	N/A	0	6.274	1.028
5	H.D.	8.987	N/A	N/A	0	8.987	2.334
6	M.D.	13.500	33	2.44	2.170	11.330	1.603
7	M.D./L.D.	26.284	67	2.55	4.086	22.198	2.317
N. GREEN VALLEY PARKWAY							0.313
N. VISTA ROAD							0.450



**LEGEND**

SOLID LINE: BLOCK BOUNDARY  
 DASHED LINE: PROPOSED TRAIL  
 DOTTED LINE: R.O.W. RIGHT OF WAY  
 Hatched: NATURAL AREA  
 Stippled: OPEN SPACE (PRIVATE)  
 White: COMMON OPEN SPACE (PUBLIC)

**NA.O.S.**  
 COMMON OPEN SPACE (PUBLIC)

**O/S**  
 HIGH DENSITY  
 M.D. MEDIUM DENSITY  
 N.V.A.E. NON VEHICULAR ACCESS EASEMENT



NO. REVISIONS DATE BY CHK.

**Verde Engineering Group PLLC**  
 1109 North McDona Road  
 Payson, Arizona 85541  
 Ralph Bossert, P.E. R.L.S.  
 (928) 978-4345  
 Don Fitzpatrick, P.E.  
 (928) 595-2816

**MONTEZUMA CASTLE LAND EXCHANGE**  
 PAYSON, ARIZONA

**REZONING SITE PLAN**  
**BLOCKS 4-5-6 & 7**

JOB NO. 8008  
 DESIGNED BY: RHH  
 DRAWN BY: RHH  
 CHECKED BY: ROB  
 APPROVED BY: ROB  
 DATE: 03/11/10

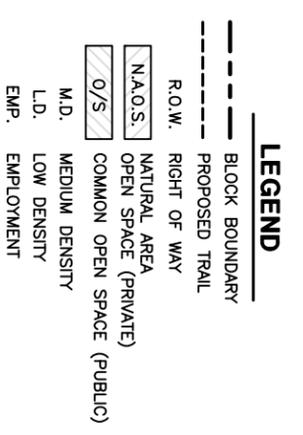
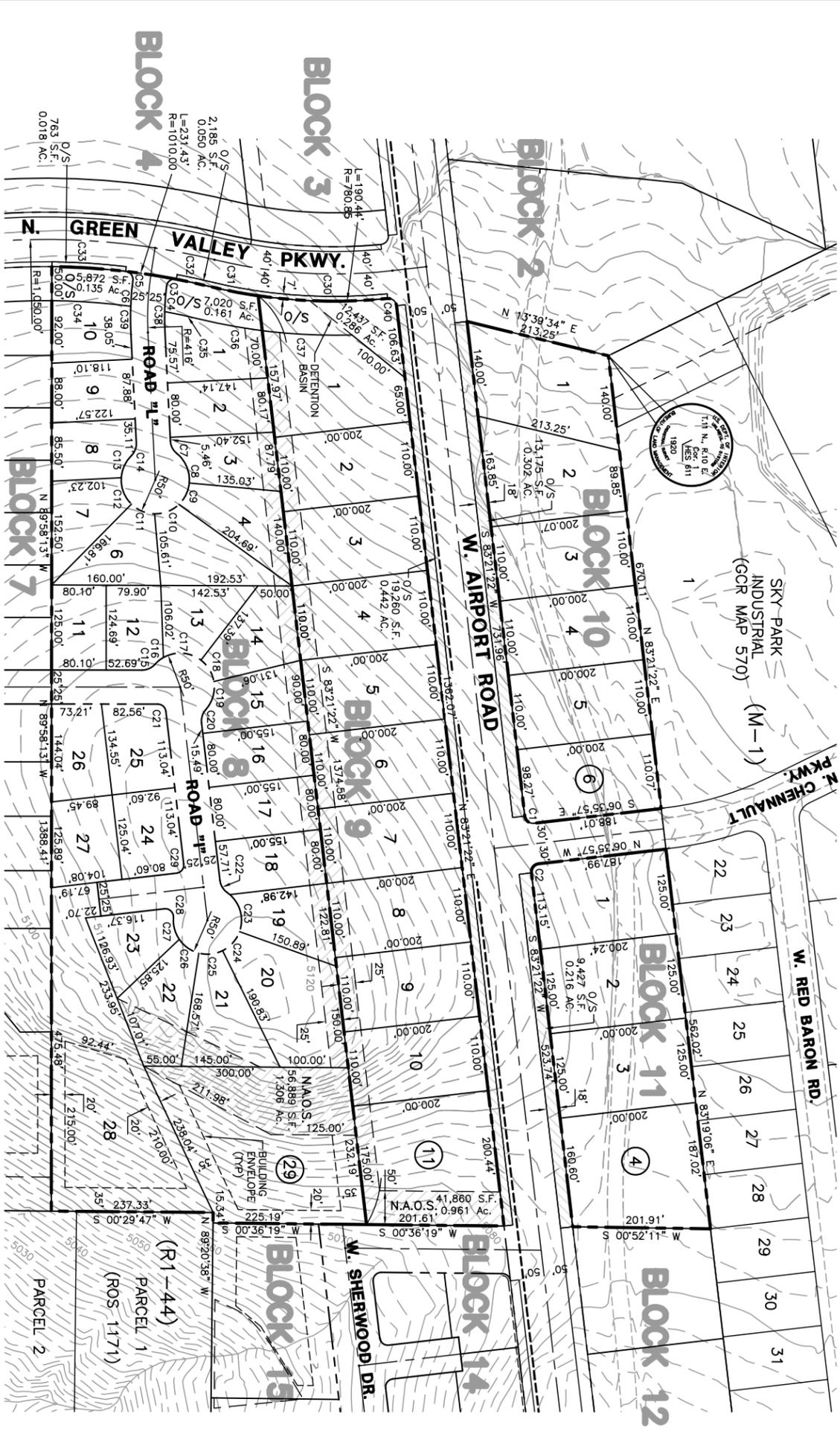
SCALE: HORIZ. 1" = 100'  
 CONT. INTERVAL = 2'  
**SP2**  
 SHEET NO. 5 OF 10

SITE PLAN 4-5-6-7

BLOCK No.	USE	GROSS AREA (ACRES)	NUMBER OF LOTS	GROSS DENSITY (LOTS/ACRE)	AREA IN R.O.W. (ACRES)	NET AREA (ACRES)	OPEN SPACE/ N.A.O.S. (ACRES)
8	M.D./L.D.	12,064	29	2.40	1,424	10,640	1,602
9	EMP.	6,289	11	1.75	0	6,289	1,247
10	EMP.	3,246	6	1.85	0	3,246	0
11	EMP.	2,521	4	1.59	0	2,521	0
	N. GREEN VALLEY PARKWAY					0,068	
	W. AIRPORT RD.					0,960	

BLOCK 8		BLOCK 9		BLOCK 10		BLOCK 11	
No.	LOT AREA	No.	LOT AREA	No.	LOT AREA	No.	LOT AREA
1	12,495 Sq Ft 0.29 Ac	1	26,964 Sq Ft 0.60 Ac	1	11,982 Sq Ft 0.28 Ac	1	11,982 Sq Ft 0.28 Ac
2	11,982 Sq Ft 0.28 Ac	2	22,000 Sq Ft 0.51 Ac	2	10,899 Sq Ft 0.25 Ac	2	10,899 Sq Ft 0.25 Ac
3	10,899 Sq Ft 0.25 Ac	3	22,000 Sq Ft 0.51 Ac	3	12,700 Sq Ft 0.29 Ac	3	12,700 Sq Ft 0.29 Ac
4	12,700 Sq Ft 0.29 Ac	4	22,000 Sq Ft 0.51 Ac	4	13,313 Sq Ft 0.31 Ac	4	13,313 Sq Ft 0.31 Ac
5	13,313 Sq Ft 0.31 Ac	5	22,000 Sq Ft 0.51 Ac	5	11,192 Sq Ft 0.26 Ac	5	11,192 Sq Ft 0.26 Ac
6	11,192 Sq Ft 0.26 Ac	6	22,000 Sq Ft 0.51 Ac	6	10,807 Sq Ft 0.25 Ac	6	10,807 Sq Ft 0.25 Ac
7	10,807 Sq Ft 0.25 Ac	7	22,000 Sq Ft 0.51 Ac	7	10,003 Sq Ft 0.23 Ac	7	10,003 Sq Ft 0.23 Ac
8	10,003 Sq Ft 0.23 Ac	8	22,000 Sq Ft 0.51 Ac	8	10,575 Sq Ft 0.24 Ac	8	10,575 Sq Ft 0.24 Ac
9	10,575 Sq Ft 0.24 Ac	9	22,000 Sq Ft 0.51 Ac	9	10,014 Sq Ft 0.23 Ac	9	10,014 Sq Ft 0.23 Ac
10	10,014 Sq Ft 0.23 Ac	10	22,000 Sq Ft 0.51 Ac	10	10,000 Sq Ft 0.23 Ac	10	10,000 Sq Ft 0.23 Ac
11	10,000 Sq Ft 0.23 Ac	11	37,544 Sq Ft 0.86 Ac	11	10,010 Sq Ft 0.23 Ac	11	10,010 Sq Ft 0.23 Ac
12	10,010 Sq Ft 0.23 Ac			12	10,400 Sq Ft 0.24 Ac	12	10,400 Sq Ft 0.24 Ac
13	10,400 Sq Ft 0.24 Ac			13	12,939 Sq Ft 0.30 Ac	13	12,939 Sq Ft 0.30 Ac
14	12,939 Sq Ft 0.30 Ac			14	11,643 Sq Ft 0.27 Ac	14	11,643 Sq Ft 0.27 Ac
15	11,643 Sq Ft 0.27 Ac			15	12,400 Sq Ft 0.28 Ac	15	12,400 Sq Ft 0.28 Ac
16	12,400 Sq Ft 0.28 Ac			16	12,315 Sq Ft 0.28 Ac	16	12,315 Sq Ft 0.28 Ac
17	12,315 Sq Ft 0.28 Ac			17	11,989 Sq Ft 0.27 Ac	17	11,989 Sq Ft 0.27 Ac
18	11,989 Sq Ft 0.27 Ac			18	23,300 Sq Ft 0.53 Ac	18	23,300 Sq Ft 0.53 Ac
19	23,300 Sq Ft 0.53 Ac			19	15,145 Sq Ft 0.35 Ac	19	15,145 Sq Ft 0.35 Ac
20	15,145 Sq Ft 0.35 Ac			20	13,939 Sq Ft 0.32 Ac	20	13,939 Sq Ft 0.32 Ac
21	13,939 Sq Ft 0.32 Ac			21	10,295 Sq Ft 0.24 Ac	21	10,295 Sq Ft 0.24 Ac
22	10,295 Sq Ft 0.24 Ac			22	11,548 Sq Ft 0.27 Ac	22	11,548 Sq Ft 0.27 Ac
23	11,548 Sq Ft 0.27 Ac			23	11,935 Sq Ft 0.27 Ac	23	11,935 Sq Ft 0.27 Ac
24	11,935 Sq Ft 0.27 Ac			24	12,100 Sq Ft 0.28 Ac	24	12,100 Sq Ft 0.28 Ac
25	12,100 Sq Ft 0.28 Ac			25	63,402 Sq Ft 1.46 Ac	25	63,402 Sq Ft 1.46 Ac
26	63,402 Sq Ft 1.46 Ac			26	39,596 Sq Ft 0.91 Ac	26	39,596 Sq Ft 0.91 Ac
27	39,596 Sq Ft 0.91 Ac			27		27	
28				28		28	
29				29		29	

CURVE LENGTH	RADIUS
C1	18.84
C2	18.86
C3	19.70
C4	37.46
C5	18.96
C6	38.02
C7	21.03
C8	49.17
C9	35.76
C10	39.19
C11	37.87
C12	42.78
C13	36.42
C14	21.03
C15	21.03
C16	11.50
C17	63.20
C18	37.68
C19	44.45
C20	21.03
C21	17.45
C22	21.03
C23	59.86
C24	38.44
C25	35.76
C26	35.76
C27	33.86
C28	21.19
C29	18.85
C30	190.44
C31	74.83
C32	47.80
C33	108.69
C34	116.14
C35	52.97
C36	92.84
C37	131.97
C38	29.46
C39	39.88



NO.	REVISIONS	DATE	BY	CHK.
<b>Verde Engineering Group PLLC</b> 1109 North McDona Road Payson, Arizona 85941 Ralph Bossert, P.E., R.L.S. (928) 978-4345 Don Fitzpatrick, P.E. (928) 595-2816				
<b>MONTEZUMA CASTLE LAND EXCHANGE</b> PAYSON, ARIZONA				
JOB NO.	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
8916	RRH	RRH	ROB	ROB
DATE:	03/11/10			
<b>REZONING SITE PLAN</b> <b>BLOCKS 8-9-10 &amp; 11</b>				
SCALE:	HORIZ: 1" = 100'			
CONT. INTERVAL:	= 2'			
DRAWING NO.	<b>SP3</b>			
SHEET NO.	OF 10			

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	CURVE	LENGTH	RADIUS
C1	18.85	12.00'	C49	21.03	25.00'
C2	14.35	50.00'	C50	12.83	12.00'
C3	21.79	50.00'	C51	55.08	65.00'
C4	80.85	50.00'	C52	12.41	12.00'
C5	52.17	50.00'	C53	235.68	255.00'
C6	86.70	50.00'	C54	17.33	12.00'
C7	9.63	50.00'	C55	20.37	12.00'
C8	36.14	50.00'			
C9	18.85	12.00'			
C10	106.46	600.00'			
C11	191.16	600.00'			
C12	65.06	700.00'			
C13	108.82	700.00'			
C14	100.09	700.00'			
C15	73.26	700.00'			
C16	17.80	12.00'			
C17	17.80	12.00'			
C18	108.85	340.00'			
C19	28.91	340.00'			
C20	42.66	535.00'			
C21	186.58	535.00'			
C22	35.65	535.00'			
C23	44.71	535.00'			
C24	49.72	535.00'			

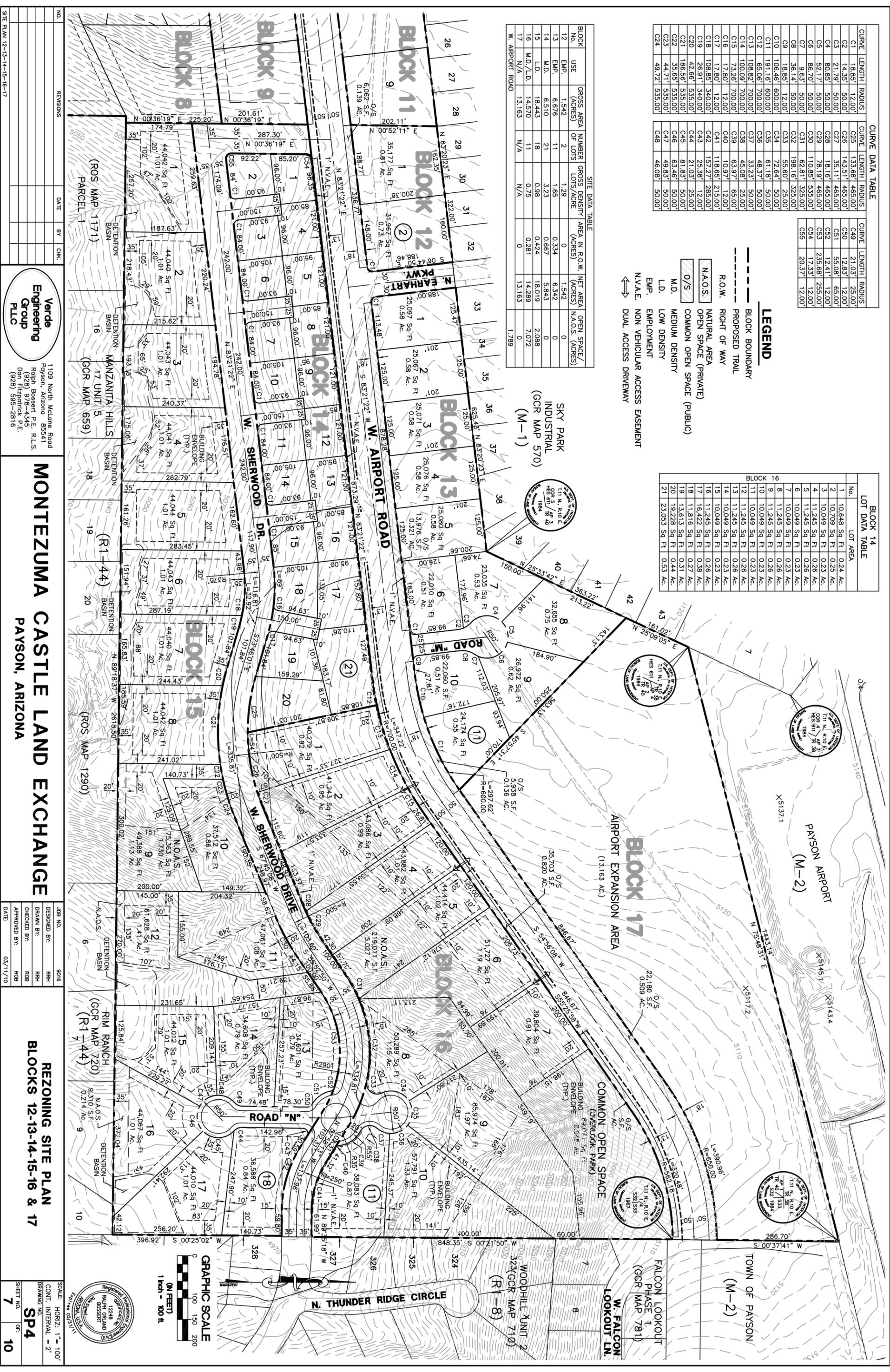
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	CURVE	LENGTH	RADIUS
C25	133.68	465.00'	C49	21.03	25.00'
C26	143.51	465.00'	C50	12.83	12.00'
C27	35.11	465.00'	C51	55.08	65.00'
C28	18.16	465.00'	C52	12.41	12.00'
C29	78.19	465.00'	C53	235.68	255.00'
C30	110.85	535.00'	C54	17.33	12.00'
C31	62.81	325.00'	C55	20.37	12.00'
C32	198.16	325.00'			
C33	55.60	25.00'			
C34	72.64	50.00'			
C35	61.18	50.00'			
C36	48.37	50.00'			
C37	33.23	50.00'			
C38	45.08	25.00'			
C39	63.97	65.00'			
C40	10.97	12.00'			
C41	118.65	215.00'			
C42	157.27	285.00'			
C43	25.38	12.00'			
C44	25.38	12.00'			
C45	81.83	50.00'			
C46	63.46	50.00'			
C47	49.83	50.00'			
C48	46.08	50.00'			

**LEGEND**

- BLOCK BOUNDARY
- PROPOSED TRAIL
- R.O.W. RIGHT OF WAY
- N.A.O.S. NATURAL AREA OPEN SPACE (PRIVATE)
- O/S COMMON OPEN SPACE (PUBLIC)
- M.D. MEDIUM DENSITY EMP. EMPLOYMENT
- L.D. LOW DENSITY EMP. EMPLOYMENT
- N.V.A.E. NON VEHICULAR ACCESS EASEMENT
- DUAL ACCESS DRIVEWAY

SITE DATA TABLE			
BLOCK No.	USE	GROSS AREA (ACRES)	NET AREA (ACRES)
12	EMP.	1.542	1.542
13	EMP.	6.676	6.342
14	M.D.	6.510	3.23
15	L.D.	18.443	0.98
16	M.D./L.D.	14.570	0.281
17	N/A	13.163	0
W. AIRPORT ROAD			1.789

BLOCK 14 LOT DATA TABLE		
No.	LOT AREA	ACRES
1	10,648 Sq. Ft.	0.24 Ac.
2	10,709 Sq. Ft.	0.25 Ac.
3	10,049 Sq. Ft.	0.23 Ac.
4	11,245 Sq. Ft.	0.26 Ac.
5	11,245 Sq. Ft.	0.26 Ac.
6	10,049 Sq. Ft.	0.23 Ac.
7	10,049 Sq. Ft.	0.23 Ac.
8	11,245 Sq. Ft.	0.26 Ac.
9	11,245 Sq. Ft.	0.26 Ac.
10	10,049 Sq. Ft.	0.23 Ac.
11	10,049 Sq. Ft.	0.23 Ac.
12	11,245 Sq. Ft.	0.26 Ac.
13	11,245 Sq. Ft.	0.26 Ac.
14	10,049 Sq. Ft.	0.23 Ac.
15	10,049 Sq. Ft.	0.23 Ac.
16	11,245 Sq. Ft.	0.26 Ac.
17	16,422 Sq. Ft.	0.38 Ac.
18	11,816 Sq. Ft.	0.27 Ac.
19	13,613 Sq. Ft.	0.31 Ac.
20	19,228 Sq. Ft.	0.44 Ac.
21	23,053 Sq. Ft.	0.53 Ac.



Verde Engineering Group PLLC  
 1109 North McDowell Road  
 Payson, Arizona 85541  
 Ralph Bossert, P.E., R.L.S.  
 (928) 978-4345  
 Don Fitzpatrick, P.E.  
 (928) 595-2816

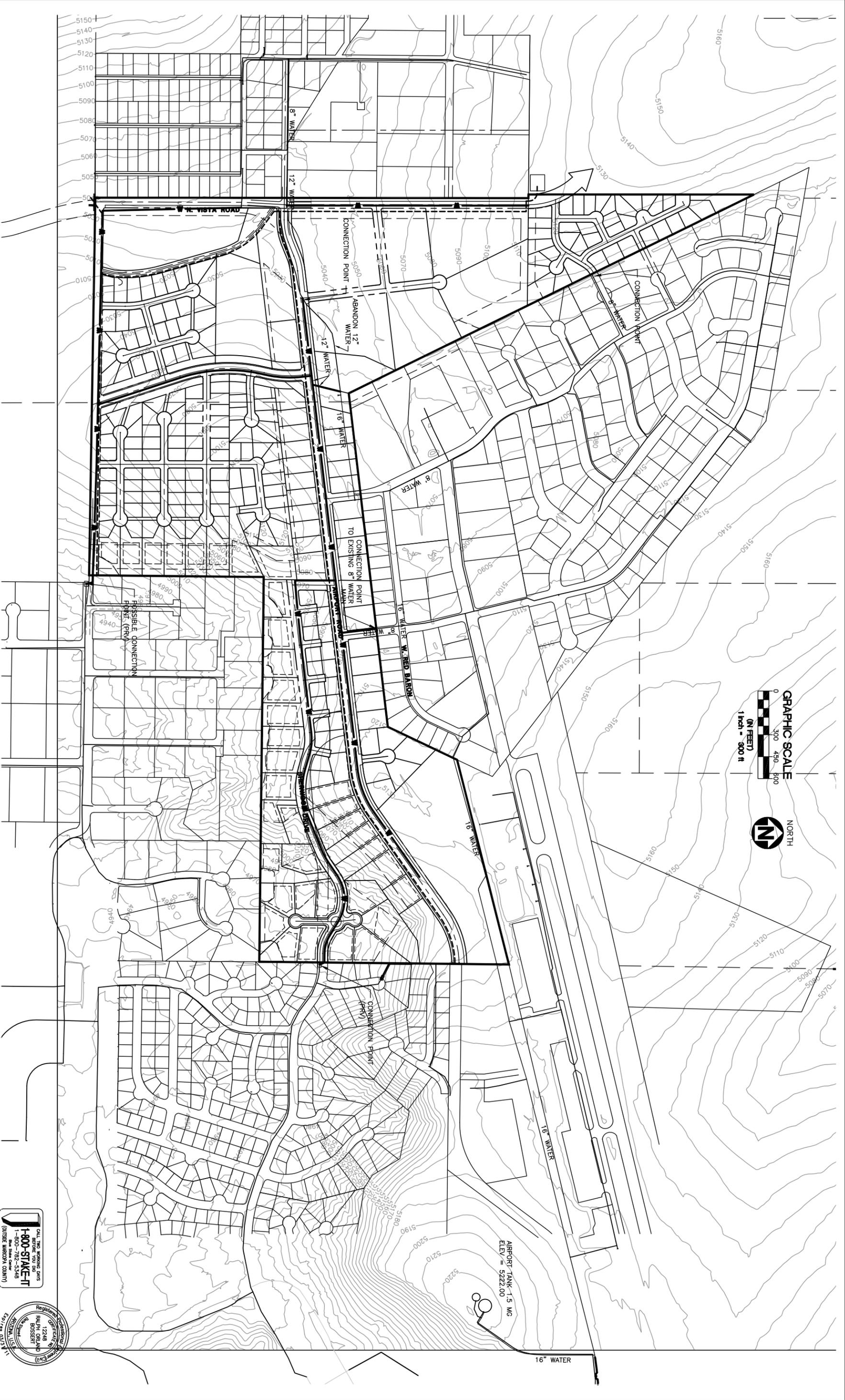
**MONTEZUMA CASTLE LAND EXCHANGE**  
**PAYSON, ARIZONA**

**REZONING SITE PLAN**  
**BLOCKS 12-13-14-15-16 & 17**

DESIGNED BY: RHH  
 DRAWN BY: RHH  
 CHECKED BY: ROB  
 APPROVED BY: ROB  
 DATE: 03/11/10

SCALE: HORIZ. 1" = 100'  
 CONT. INTERVAL = 2'  
**SP4**  
 SHEET NO. 7 OF 10





NO.	REVISIONS	DATE	BY	CHK.

**Verde Engineering Group PLLC**  
 1109 North Medina Road  
 Payson, Arizona 85541  
 Ralph Bossert, P.E., R.L.S.  
 (928) 978-4345  
 Dan Fitzpatrick, P.E.  
 (928) 595-2816

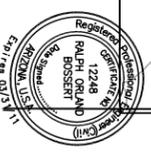
# MONTEZUMA CASTLE LAND EXCHANGE

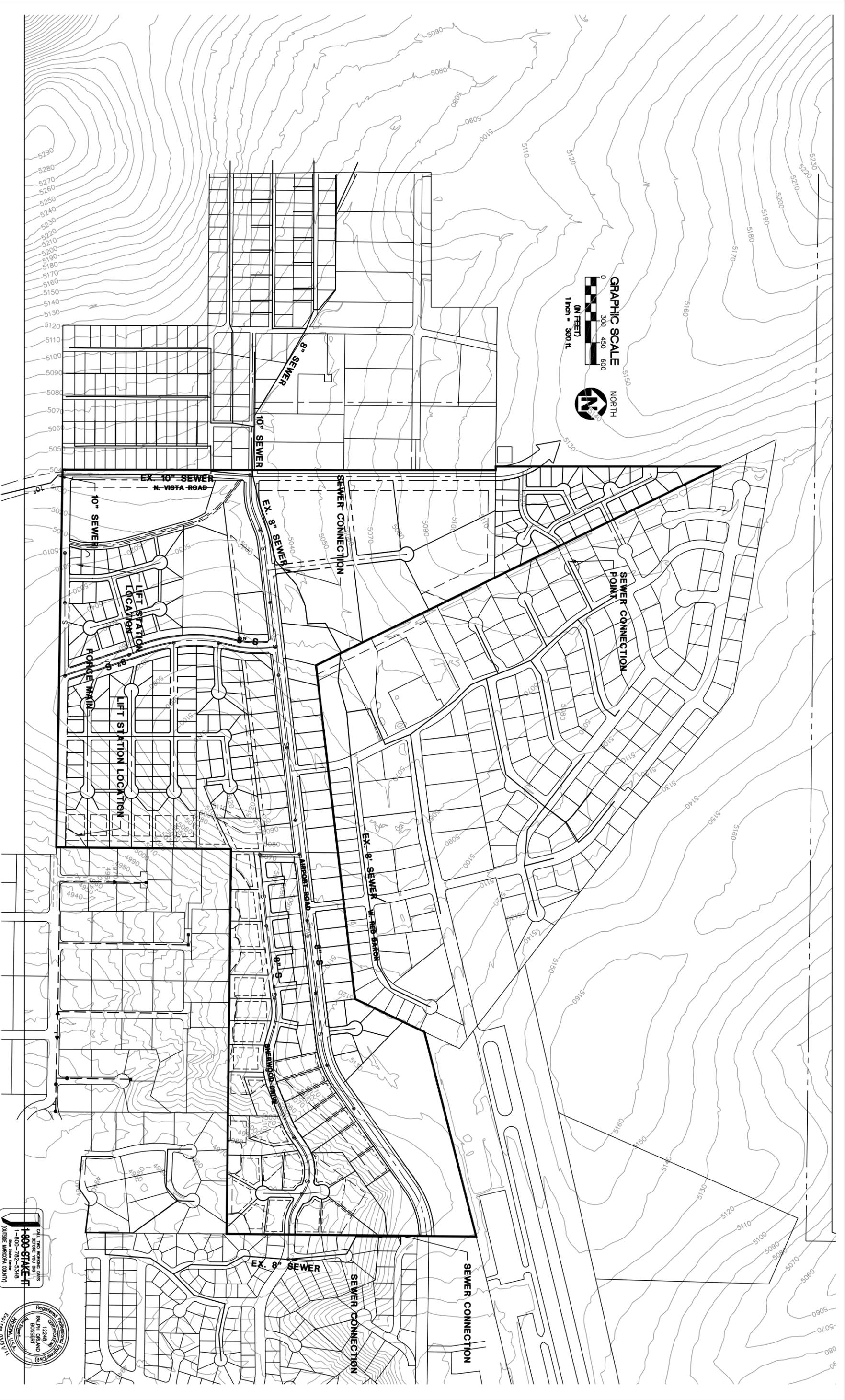
## PAYSON, ARIZONA

JOB NO.	8008
DESIGNED BY:	VE
DRAWN BY:	VE
CHECKED BY:	DCF
APPROVED BY:	DCF
DATE:	03/15/10

**WATER IMPROVEMENTS**

SCALE: HORIZ. 1" = 300'  
 CONT. INTERVAL = 10'  
 DRAWING NO. **WI**  
 SHEET NO. **9** OF **10**





NO.	REVISIONS	DATE	BY	CHK.

**Verde Engineering Group PLLC**  
 1109 North McDona Road  
 Payson, Arizona 85541  
 Ralph Bossert, P.E., R.L.S.  
 (928) 978-4345  
 Dan Fitzpatrick, P.E.  
 (928) 595-2816

# MONTEZUMA LAND EXCHANGE

## PAYSON, ARIZONA

JOB NO.	8008
DESIGNED BY:	VE
DRAWN BY:	VE
CHECKED BY:	DCF
APPROVED BY:	DCF
DATE:	03/15/10

**SEWER IMPROVEMENTS**

SCALE: HORIZ. 1" = 300'  
 CONT. INTERVAL = 10'

**SE**

SHEET NO. **10** OF **10**



**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 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 checked="" type="checkbox"/> Zone Change                  |

Project Address: W. Airport / N. Vista Tax Parcel Number: 302-39-006A-C  
 Subdivision: N/A Lot Number: N/A  
 Name of Applicant(s): Ralph Bossert, P.E. / Verde Eng Co Phone #: (928) 978-4345  
 Mailing Address: 1109 N. McLane Rd Town: Payson St: AZ Zip: 85541  
 Name of Property Owner(s): Attachment 1  
 Mailing Address: \_\_\_\_\_ Town: \_\_\_\_\_ St: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Contact Person: Ralph Bossert Phone #: (928) 978-4345 Fax #: (928) 478-6527  
 Detailed Description of Request: Request for Planned Area Development (PAD) zoning to allow for 73.3 Acres of Employment, 104.8 Acres of Single Family Residential, and 15.3 Acres of Multi-Family Residential (see Attachments 2, 3, and 4).  
 (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 in his behalf.

Ralph O. Bossert  
 Print Name

Ralph O. Bossert 3/17/10  
 Signature Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE:\$
DATE FILED	4-6-10	(RE)	PLANNED AREA DEVEL. \$1500 <sup>00</sup>
COMPLETED APPLICATION	5-4-10	(RE)	+ DEVELOPMENT MASTER PLAN 400 <sup>00</sup>
NEWSPAPER PUBLICATION	4-23-10	(RE)	
300' NOTIFICATION MAILOUT	4-21-10	(RE)	
POSTING DATE	4-21-10	(RE)	CHECK NUMBER: #1137 DATE: 4-6-10
RECOMMENDATION		DECISIONS	
By:	Date:	By:	Date:

**ATTACHMENT 1  
DEVELOPMENT SERVICES APPLICATION  
MONTEZUMA CASTLE LAND EXCHANGE  
REZONING SITE PLAN**

**PROPERTY OWNERS**

Parcel 1 (Blocks 12 – 17)

APN 302-39-006A

Area 72.54 Acres

Owner Tom Col Investments, LLC  
305 East Pine  
Payson, AZ 85541

Parcel 2 (Blocks 8 – 11)

APN 302-39-006B

Area 27.27 Acres

Owner Waitz MD, PC Pension Plan No. 2  
Petelin Ventures, LLP  
7720 North 17<sup>th</sup> Ave.  
Phoenix, AZ 85021

Parcel 3 (Blocks 1 – 7)

Area 121.67 Acres

Owner Pioneer title Agency, Trustee  
Trust No. 127691  
421 South Beeline Highway  
Payson, AZ 85541

**ATTACHMENT 2  
DEVELOPMENT SERVICES APPLICATION  
MONTEZUMA CASTLE LAND EXCHANGE  
REZONING SITE PLAN**

**COMMERCIAL AND INDUSTRIAL INFORMATION**

Blocks 2, 10-13, and 17 (62.51 Acres)

Types of uses will be compatible with M-1 or M-2 uses similar to Sky Park Industrial.

Hazardous substances may be used or created with a Conditional Use Permit (CUP).

Hazardous substances may be stored on site with a CUP and must meet the requirements of applicable Town Codes.

Outside land uses and storage of equipment and material will be permitted with screening and buffering to prevent visibility from adjacent properties or streets. A 100 foot Natural Area Open Space (NAOS) will screen Block 2 from future residential lots in Block 1. A 120 foot wide NAOS will screen Block 2 from existing residential lots to the east. West Airport Road will be landscaped to buffer adjacent industrial uses in Block 2. A 70 foot wide NAOS will screen Block 2 from North Vista Road and residential lots to the west.

The larger lots are intended to attract industrial uses with healthy employment opportunities.

Outdoor lighting will be shielded to deflect light from residential districts. Sign lighting sources shall not be visible. Outdoor lighting will be the minimum necessary to serve the purpose intended.

Blocks 3 and 9 (10.81 Acres)

Types of uses will be compatible with General Commercial Districts. Uses permitted for C-1, C-2, or C-3 zoning will be allowed.

No hazardous substances will be allowed.

No outside manufacturing or storage will be allowed.

No uses will be allowed that generate dust, smoke, or noise noticeable from adjacent residential properties. Airport Road will be landscaped to buffer adjacent commercial uses. A 50 foot wide NAOS will screen Block 9 from future residential lots to the south and east.

Employment opportunities will be commensurate with normal commercial and retail activities.

Outdoor lighting will be similar to lighting provided for Blocks 2, 10-13, and 17.

**ATTACHMENT 3  
DEVELOPMENT SERVICES APPLICATION  
MONTEZUMA CASTLE LAND EXCHANGE  
REZONING SITE PLAN**

**SINGLE FAMILY DEVELOPMENT INFORMATION**

**Blocks 1, 6 – 8, AND 14 (71.80 Acres)**

These five blocks are designated Medium Density on the Land Use Plan for development in a range of 2.5 to 5.5 units per acre. Lots adjacent to existing residential developments will be no smaller than the adjacent zoning allows. The Zoning Site Plan shows 187 lots on these blocks for an average density of 2.60 lots per acre. Most of the lots meet the R1-10 requirements outlined in the Unified Development Code (UDC).

Streets in the development will most likely be public.

A Home Owners Association will be created to administer Deed Restrictions.

Neighborhood amenities will include:

Direct access to the Tonto National Forest (Blocks 1, 6, and 7);

Walking trails in Open Spaces to allow direct access from the lots to the streets and hiking trails (Blocks 6 and 7).

**Blocks 15 and 16 (33.01 Acres)**

These two blocks are designated Low Density on the Land Use Plan for development in a range of 1.0 to 2.5 units per acre. Lots adjacent to existing residential developments will be no smaller than the adjacent zoning allows. The Zoning Site Plan shows 29 lots on these blocks for an average density of 0.88 lots per acre. Most of the lots meet the R1-35 requirements outlined in the UDC.

Streets in the development will most likely be public.

A Home Owners Association will be created to administer Deed Restrictions.

No neighborhood amenities are planned for these lots.

**ATTACHMENT 4  
DEVELOPMENT SERVICES APPLICATION  
MONTEZUMA CASTLE LAND EXCHANGE  
REZONING SITE PLAN**

**MULTI- FAMILY DEVELOPMENT INFORMATION**

Blocks 4 AND 5 (15.26 Acres)

These two blocks are designated High Density on the Land Use Plan for development in a wide variety of housing styles. These lots may be Developed as attached townhomes, apartments, or condominiums. At 18 units per acre, these blocks could accommodate as many as 275 units.

If the units are developed as condominiums, an Owners Association will be created to administer Deed Restrictions.

The developments will be buffered from adjacent roads with Open Space Common Areas. A 50 foot wide Common Area along the wash on the east side of Block 5 will include a walking trail for the use and enjoyment of the residents. This trail will connect to other trails leading to the Tonto National Forest.

Neighborhood amenities will be provided when development occurs.

Outdoor lighting will be the minimum necessary to serve the purpose intended.

**TOWN OF PAYSON  
PRINCIPAL / AGENT FOR ZONING SUBMITTALS**

A **Principal** ( owner ) / **Agent** ( acts for the owner ) **relationship** has been created between  
Pioneer Title Agency, Trustee, Trust No. 127691 [principal(s) ] and  
Ralph Bossert / Verde Engineering Group (agent),  
for the purpose of Montezuma Cattle Land Exchange  
Zoning Submittal

[Signature]

Principal

( Need both signatures, if husband and wife )

[Signature]

Principal

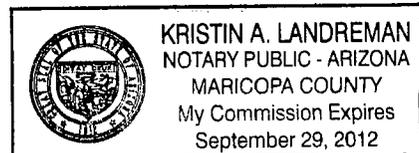
The foregoing Principal / Agent Relationship Statement was signed before me this 25 day of  
January, 2010, by Kevin Sokol & Cindy Sokol [principal(s) ],  
known to me to be the person(s) who signed said statement.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature]

Notary Public

My commission expires: Sept 29, 2012



**TOWN OF PAYSON  
PRINCIPAL / AGENT FOR ZONING SUBMITTALS**

A **Principal** ( owner ) / **Agent** ( acts for the owner ) **relationship** has been created between  
Waitz, M.D., PC Pension Plan No. 2  
Petelin Ventures, LLC [principal(s) ] and

Ralph Bossert / Verde Engineering Group (agent),

for the purpose of Montezuma Castle Land Exchange  
Zoning Submittal

Thomas C. Waitz M.D.

Principal

( Need both signatures, if husband and wife )

\_\_\_\_\_

Principal

The foregoing Principal / Agent Relationship Statement was signed before me this 5 day of  
Jan., 2010, by Thomas C. Waitz M.D. [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.



Janice L. Teynor  
Notary Public

My commission expires: 6-10-2013

**TOWN OF PAYSON  
PRINCIPAL / AGENT FOR ZONING SUBMITTALS**

A **Principal (owner) / Agent (acts for the owner) relationship** has been created between  
Waitz, M.D., PC Pension Plan No 2  
Petelin Ventures, LLC [principal(s)] and  
Rolph Bossert / Verde Engineering Group (agent),  
for the purpose of Montezuma Castle Land Exchange  
Zoning Submittal

Paul M. Petelin  
Principal  
( Need both signatures, if husband and wife )

Jean E. Petelin  
Principal

The foregoing Principal / Agent Relationship Statement was signed before me this 15<sup>th</sup> day of  
January, 2010, by Paul M. Petelin, M.D. + Jean E. Petelin [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.

O Morales  
Notary Public

My commission expires: 9.11.2011



**TOWN OF PAYSON  
PRINCIPAL / AGENT FOR ZONING SUBMITTALS**

A **Principal** ( owner ) / **Agent** ( acts for the owner ) relationship has been created between

Tom Col Investments, LLC [principal(s) ] and

Ralph Bassert / Verde Engineering Group (agent),

for the purpose of Montezuma Castle Land Exchange

Zoning Submittal

Thomas Collins

Principal

( Need both signatures, if husband and wife )

\_\_\_\_\_

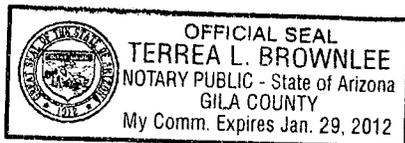
Principal

The foregoing Principal / Agent Relationship Statement was signed before me this 25 day of

Jan., 2010, by Thomas F. Collins [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.



Terrea L. Brownlee

Notary Public

My commission expires: \_\_\_\_\_

MONTEZUMA CASTLE LAND EXCHANGE  
RE-ZONING REQUEST  
PUBLIC WORKS COMMENTS  
4-26-10

1. An Avigation Easement similar to the following shall be granted over all property within the airport influence area. "An Avigation Easement is hereby granted over all lots, tracts, parcels, blocks and streets within this subdivision which prohibits the construction of any item that may inhibit the safe operation of aircraft properties. All properties are subject to aircraft noise and other common hazards associated with a municipal airport."
2. Based on the street cross section shown for Vista Road south of Airport Road, no vehicular parking will be allowed in this section.
3. Paragraph 6.2 says "Individual lots will not be allowed direct access to Vista Road." That needs to be revised to say "Future individual lots will not be allowed direct access to Vista Road."
4. The right of way shown for Wagon Trail on Sheet 5 of 10 is 60', all within the exchange and rezoning boundary. According to paragraph 6.3, the south half of the right of way is still owned by the Tonto National Forest. The improvements shown for the north half of Wagon Trail on Sheet 3 of 10 require 40' plus transitions. Is the intent to have a final right of way width of 60 feet in this area? The location of the property line between the Montezuma Castle Exchange and the Forest Service needs to be shown in the section on Sheet 3 of 10.
5. Paragraph 6.4 states that Sherwood Drive will be posted "No Commercial Traffic". This is not feasible. If it is posted as stated no commercial repair person could go on a service call in the area. Recommend this be changed to say "No Through Traffic".
6. Paragraph 6.5 needs to address the installation of the street furniture shown in the photo under the paragraph.
7. The sidewalk shall be detached from the back of curb wherever reasonable. The minimum desirable distance between the back of curb and sidewalk is 3 feet.



Robert Lockhart, Fire Marshal  
400 W. Main Street Payson, Arizona 85541  
Business / Fire Prevention (928) 474-5242 ext.349  
Fax (928) 474-0925  
TDD (Town of Payson) (928) 474-6449  
E-Mail rlockhart@ci.payson.az.us

**Project Name: Montezuma Castle Land Exchange**  
**Project Address: Parcels 1, 2, and 3 R.O.S. Map 3518**  
**Type of Project: Rezoning Site Plan (PAD) District (1-17)**  
**Date Received: April 26, 2010**  
**Reviewed By: R Lockhart**

**Date Reviewed: April 27, 2010**

**Comments:**

**The Rezoning Site Plan is approved with the following comments:**

- 1. Blocks 4, 5, and 17 are devoid of specific details, therefore additional comments may apply at a later submission date.**
- 2. The appropriate placement of hydrants may have an impact on the development of individual parcels.**

Please contact our office if you have any questions regarding this review at your earliest convenience.

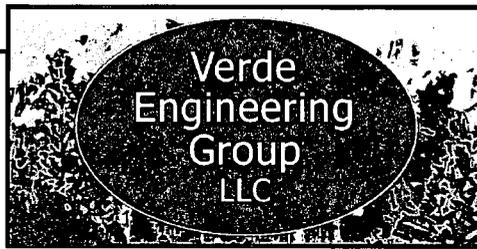
Respectfully,

R Lockhart  
Fire Marshal

CC:

**CITIZEN  
PARTICIPATION  
INFORMATION**

**RALPH O. BOSSERT, P.E., R.L.S.**  
1109 NORTH MCLANE ROAD  
PAYSON, AZ 85541  
928-978-4345  
robossert@q.com



**DAN FITZPATRICK, P.E.**  
1109 NORTH MCLANE ROAD  
PAYSON, AZ 85541  
928-595-2816  
dcfitzpatrick@npgcable.com

March 17, 2010

Mr. Ray Erlandsen, Director  
Community Development Department  
Town of Payson  
303 North Beeline Highway  
Payson, Arizona 85541

**Re: Montezuma Castle Land Exchange Zoning Request  
Citizen's Participation Report  
Project 8008**

Dear Mr. Erlandsen

Three Citizen's Participation meetings were conducted for the Montezuma Castle Land Exchange Zoning Request in the Payson Public Library Meeting Room, 328 North McLane Road, Payson, Arizona. The meetings were held at 10:00 A.M. on January 15, January 29, and February 19. Mailing labels were prepared for all property owners and occupants within 300 feet of the project boundary as well as several interested citizens. Maps showing all properties within 300 feet of the project were provided by the Community Development Department. A copy of the Meeting Notices and mailing labels along with the maps and ownership information is enclosed.

A total of 207 owners and occupants within 300 feet of the project were sent meeting notices. Instructions were included in the notices to enter our website and view both the Site Plan and Zoning Narrative Report. Additionally, copies of the Site Plan and Zoning Narrative Report were available for review at the Payson Public Library, Rim Country Regional Chamber of Commerce, and the Town of Payson Community Development Department.

70 meeting notices were sent out to Sky Park and Cedar Ridge owners and occupants for the January 15 meeting. 8 were returned as undeliverable. Approximately 20 participants attended the meeting. 84 meeting notices were sent out to Manzanita Hills, Rim Ranch, and Woodhill owners and occupants for the January 29 meeting. 13 were returned as undeliverable. Approximately 16 participants attended the meeting. 53 meeting notices were sent out to Country Club Vista and Country Club Ranchos owners and occupants for the February 19 meeting. 11 were returned as undeliverable. 2 participants attended the meeting. Copies of the Sign In sheets for the 3 meetings are enclosed.

In addition to the 3 Citizen Participation Meetings, we also met with 4 Sherwood Drive residents on January 27. The purpose of this meeting was to discuss the plan to extend Sherwood Drive

from Woodhill to Airport Road and possible measures to discourage the use of Sherwood Drive as a “short Cut”.

Dan Fitzpatrick, Ralph Bossert, and Bob Hodge, all with the Verde Engineering Group attended each meeting and were available to answer questions about the proposed zoning. In addition, Robyn Bossert greeted guests, asked them to put their names on a Sign-in Sheet, and offered copies of a Comment Sheet and a Subdivision Development Process handout for their use. Copies of the Sign-in Sheets, Subdivision Development Process handout, and a blank copy of the Comment Sheet are enclosed.

Ralph Bossert began the meetings by describing the proposed project. 36” by 24” exhibits were on display showing the Zoning Site Plan, Land Use Plan, and several Streetscape and Landscape exhibits. The proposed project was described as a 222 acre parcel of land proposed to be rezoned from R1-175 to Planned Area Development (PAD). The proposed project will provide 73.3 acres of employment related uses, 104.8 acres of low and medium density development, and 15.3 acres of multi-family development. Since most of the owners are not Developers, the proposed project will be platted into 17 blocks for future development. Each block will have specific allowable uses and development constraints outlined in the Zoning Narrative Report. Approximately 2.8 miles of new streets must be constructed, most likely through an Improvement District, in order to “Block Plat” the project.

A PAD zoning requires 10% of the employment area and 20% of the residential area to be set aside as open space to buffer employment areas from adjacent residential areas, protect steep slopes and drainageways from development, and provide areas for multi-use pathways. The required open space for this project is 27.3 acres. 32.2 acres of open space have been provided on the Site Plan, including a 2 acre Overlook Park to be dedicated to the town of Payson.

Comments or questions received and responses, if any, are listed below:

**A) General Comments**

**When will the project be developed?**

Development will depend partially on economic recovery. At the earliest, the Final Plat could be recorded by the summer of 2011 and the infrastructure improvements completed by the summer of 2012.

**What are the plans for safeguarding the elk and other animals that live in the forest?**

There will be no specific plans for protecting animals. Small animals, like squirrels and rabbits, are most susceptible to road fatalities. Larger animals, like elk and javelin, move around at dusk and dawn when there is little traffic. The lower speed limits on the development streets will minimize encounters with animals.

## **B) Employment Areas**

### **Will the employment areas lure business away from Main Street?**

The majority of Main Street businesses are “store front” shops that cater to the tourist traffic. Businesses near the Airport will be similar to businesses in Sky Park Industrial – light commercial to heavy industrial activities. These types of businesses are not compatible with Main Street.

### **How will noise be controlled in the employment areas?**

No specific noise control measures are planned. Businesses must conform to the Payson Uniform Development Code (UDC) if noise controls are ever implemented.

### **Vista Road north of Airport Road should be moved further east to provide a wider green belt between the road and existing lots to the west.**

No changes have been made. Vista Road is presently shown on the east side of the 70 foot right of way to allow for a 22 foot wide green belt between the road and the existing lots to the west. Additionally, a 70 foot wide NAOS green belt is shown between Vista Road and future development in Block 2.

## **C) Multi-Family Residential Areas**

### **Mobile home parks should not be permitted in the multi-family areas.**

The Zoning Narrative Report has been revised to remove mobile home parks as a permitted use. Manufactured home developments have been added as permitted use.

### **Vista Road south of Airport Road is supposed to have a 70 foot wide green belt on the east side of the road.**

The Site Plan has been revised to include a 70 foot wide green belt on the east side of Vista Road south of Airport Road. The open space will be a combination of 18 feet of Public Open Space and 52 feet of private Natural Area Open Space (NAOS).

### **The Zoning Narrative Report says Block 5 may be accessed from both Wagon Trail and Vista Road. Don't allow access from Vista Road.**

No changes have been made. Development of Block 5 will most likely require two accesses for safety and fire protection. One of these access will most likely be from Vista road.

### **What type of homes can be built in Block 5?**

Although there are no specific plans for development of Block 5, multi-family homes such as apartments, condominiums, or townhomes will be permitted. A manufactured home development will also be permitted.

## **Single Family Residential Areas**

**The 20 foot side yard setbacks shown on Block 15, Lots 9 and 12 are not adequate to provide a satisfactory buffer for existing lots to the south.**

Due to topographic constraints, these two lots are shown as “flag lots” oriented in an east-west direction with 20 wide side yards adjacent to the existing lots to the south. Although these lots are over an acre in size, the buildable area is relatively small. We have also designated these 20 foot wide side yards as NAOS open space to prevent clearing, grading, or accessory structures within the setback.

**Extending Wagon Trail is not necessary to develop the project. This extension will increase traffic on Wagon Trail in Manzanita Hills and will be hazardous to pedestrians.**

Although the Wagon Trail extension is not necessary for this Development, a traffic connection to Vista Road and Green Valley Parkway will improve traffic flow, fire protection, and safety for the entire neighborhood.

**Extending Sherwood Drive is not necessary to develop the project. This extension will increase traffic on Sherwood Drive through Woodhill and Alpine Village and will be hazardous to pedestrians. Sherwood Drive will become a “shortcut” between Sky Park and some destinations on the west side of Payson.**

Although the Sherwood Drive extension is not necessary for this Development, a traffic connection to Airport Road will improve traffic flow, fire protection, and safety for the entire neighborhood. Both the 1986 and 1999 Payson Area Transportation Studies recommended the extension of Sherwood Drive. In fact, the 1999 study shows Sherwood Drive in Alpine Village reduced to Level of Service (LOS) D without the extension. LOS D is defined as “bordering on unstable flow with speeds and ability to maneuver severely restricted because of traffic congestion”. The Site Plan has been revised so Earhart Parkway does not align with Sherwood Drive at Airport Road. We have also included a traffic circle on Sherwood Drive near the Woodhill boundary as a traffic calming device. Sherwood Drive will be constructed with variable width lanes to reduce speeds. “NO COMMERCIAL TRAFFIC” signs will be posted on Sherwood Drive at both Woodhill and Airport Road. In addition, the barricade on the west end of Sherwood Drive at Woodhill will remain until construction of the Sherwood Drive extension is complete.

**Developments with access but no homes attract dumping and partying. How will this be controlled?**

This will hopefully be a short term problem that disappears as homes are built. In the interim, the police need to be notified to minimize disturbances to existing neighborhoods.

**The Overlook Park needs to be fenced to discourage trespassing on adjacent private property.**

The Zoning Narrative Report has been revised to require fencing around the Overlook Park.

**The open space adjacent to lots in Woodhill will encourage trespassing and dumping.**

As mentioned previously, the Overlook Park will be fenced. The rest of the open space is private Natural Area Open space (NAOS) and is not open to public use.

**More biking and walking paths should be considered because they will increase property values.**

A significant amount of multi-use paths are already included on the Site Plan. These paths provide access from the residential neighborhoods to public open space and the Tonto National Forest.

**A landscape buffer should be added north of the existing Rim Ranch lots.**

Landscape buffers have been added north of the existing Rim Ranch lots except where detention basins are proposed.

**Bike Lanes should not be constructed along Sherwood Drive.**

The Site Plan and Zoning Narrative Report have been revised to eliminate bike lanes along Sherwood Drive.

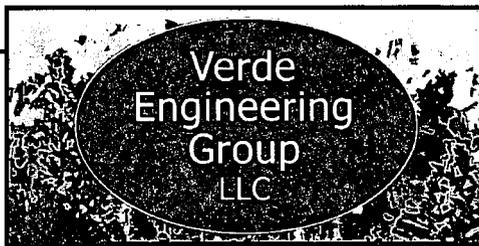
In summary, most of the comments were related to green belt buffers, increased traffic, and the extension of existing dead-end roads. We believe we have addressed most of the reasonable concerns.

Very Truly Yours,

A handwritten signature in black ink that reads "Ralph Bossert". The signature is written in a cursive, flowing style.

Ralph Bossert, PE, RLS  
Verde Engineering Group

**RALPH O. BOSSERT, P.E., R.L.S.**  
1109 NORTH MCLANE ROAD  
PAYSON, AZ 85541  
928-978-4345  
robossert@q.com



**DAN FITZPATRICK, P.E.**  
1109 NORTH MCLANE ROAD  
PAYSON, AZ 85541  
928-595-2816  
dcfitzpatrick@npgcable.com

## NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Montezuma Castle Land Exchange  
Planned Area Development Zoning Request

Dear Property Owner or Resident:

You are hereby notified of a Citizen Participation Meeting to be held on Friday, January 15, 2010 at 10:00 A.M. at the Payson Public Library Meeting Room, 328 North McLane Road, Payson, AZ. The purpose of this meeting is to provide information to, and receive input from property owners and residents within 300 feet of the property. A reduced copy of the Zoning Site Plan is attached. The Site Plan and Zoning Narrative Report have been posted on our website for viewing. They can be accessed by going to <http://www.verdeengineering.com/> and clicking on "Montezuma Castle Land Exchange". Copies of the Rezoning Site Plan and Narrative are also available for review at the following locations:

Payson Public Library, 328 North McLane Road (check at front desk);

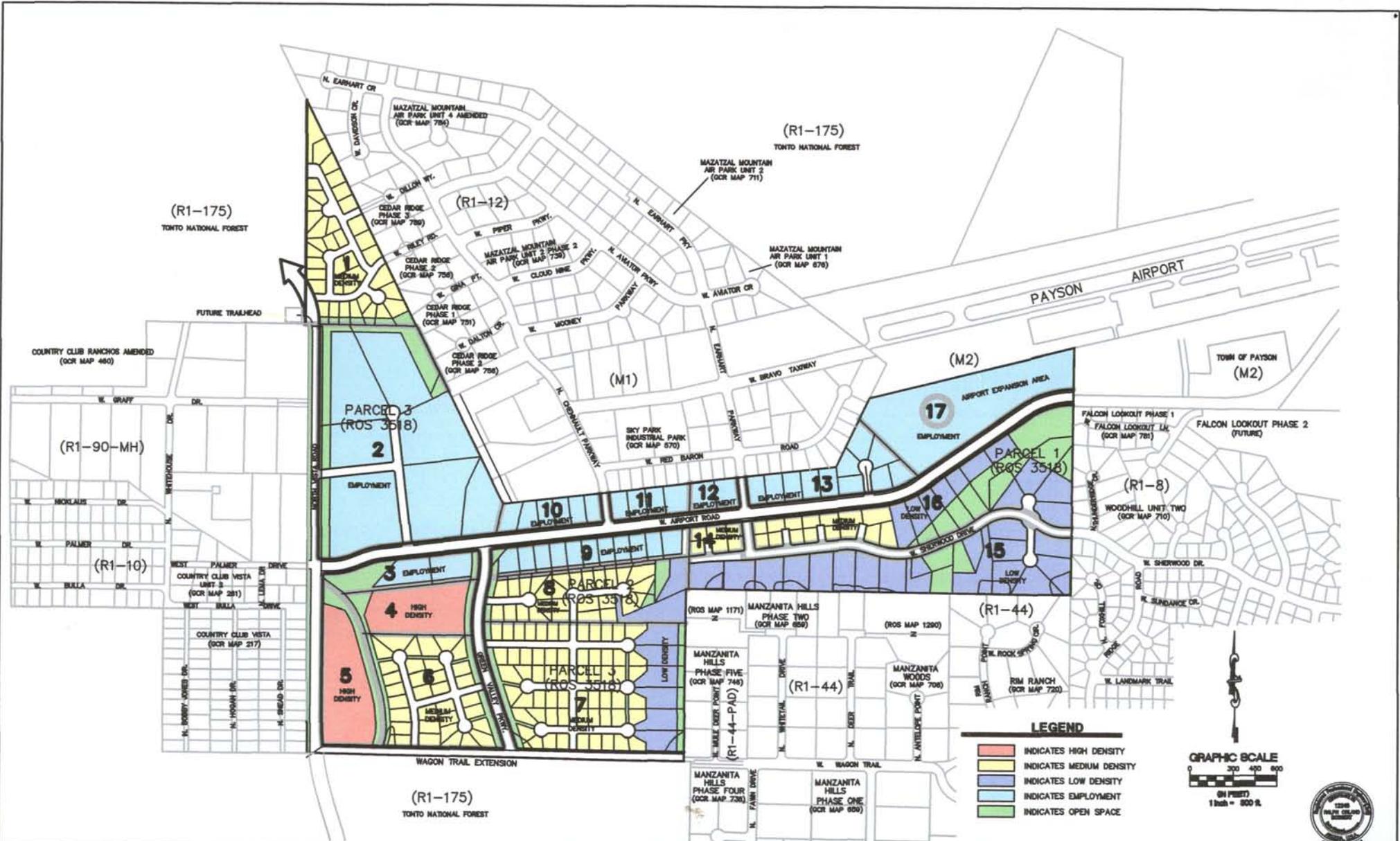
Rim Country Regional Chamber of Commerce, 100 West Main Street (check with Marty);

Town of Payson Community Development Department, 303 North Beeline Highway;

These copies are for review only and are not to be removed.

This meeting is generally limited to Sky Park Industrial and Cedar Ridge property owners and residents only. Additional meetings will be held for other areas of the community to attend. Please use the Library south parking lot and leave the parking in front for library patrons. We are not affiliated with the Town of Payson.

If you are unable to attend the meeting and have questions regarding the proposed zoning request, please call Dan Fitzpatrick (928-595-2896) or me (928-978-4345).



NO.	REVISION	DATE	BY	CHK.



1109 North McLane Road  
Payson, Arizona 85641  
Ralph Bossert P.E. R.L.S.  
(928) 876-6345  
Drew Fitzgerald, P.E.  
(928) 695-2818

## MONTEZUMA CASTLE LAND EXCHANGE

PAYSON, ARIZONA

JOB NO.	0000-0010-0010
DESIGNED BY	RSB
DRAWN BY	RSB
CHECKED BY	RSB
APPROVED BY	RSB
DATE	10/20/09

**ZONING SITE PLAN**

SCALE: HORIZ. 1" = 300'  
CONT. INTERVAL = N/A

**COLOR**

SHEET NO. 1 OF 1



Very Truly Yours,

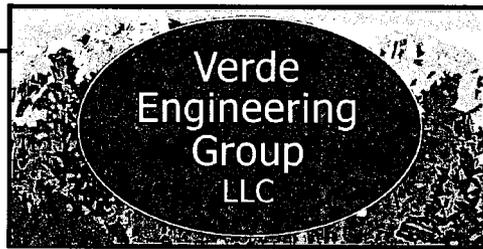
A handwritten signature in black ink that reads "Ralph Bossert". The signature is written in a cursive style with a large, sweeping initial "R".

Ralph Bossert, PE, RLS  
Verde Engineering Group  
1109 North McLane Road  
Payson, AZ 85541  
Ph: 928-474-5717

Enclosure

Cc: Ray Erlandsen, Zoning Administrator, Town of Payson

**RALPH O. BOSSERT, P.E., R.L.S.**  
1109 NORTH MCLANE ROAD  
PAYSON, AZ 85541  
928-978-4345  
robossert@q.com



**DAN FITZPATRICK, P.E.**  
1109 NORTH MCLANE ROAD  
PAYSON, AZ 85541  
928-595-2816  
dcfitzpatrick@npgcable.com

## NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Montezuma Castle Land Exchange  
Planned Area Development Zoning Request

Dear Property Owner or Resident:

You are hereby notified of a Citizen Participation Meeting to be held on Friday, January 29, 2010 at 10:00 A.M. at the Payson Public Library Meeting Room, 328 North McLane Road, Payson, AZ. The purpose of this meeting is to provide information to, and receive input from property owners and residents within 300 feet of the property. A reduced copy of the Zoning Site Plan is attached. The Site Plan and Zoning Narrative Report have been posted on our website for viewing. They can be accessed by going to <http://www.verdeengineering.com/> and clicking on "Montezuma Castle Land Exchange". Copies of the Rezoning Site Plan and Narrative are also available for review at the following locations:

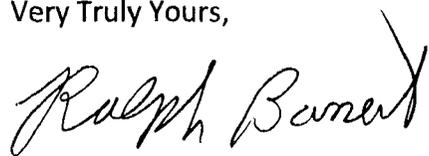
Payson Public Library, 328 North McLane Road (check at front desk);  
Rim Country Regional Chamber of Commerce, 100 West Main Street (check with Marty);  
Town of Payson Community Development Department, 303 North Beeline Highway;  
These copies are for review only and are not to be removed.

This meeting is generally limited to Manzanita Hills, Rim Ranch, and Woodhill property owners and residents only. Additional meetings are being held for other areas of the community to attend.

Please use the Library south parking lot and leave the parking in front for library patrons.  
We are not affiliated with the Town of Payson.

If you are unable to attend the meeting and have questions regarding the proposed zoning request, please call Dan Fitzpatrick (928-595-2896) or me (928-978-4345).

Very Truly Yours,

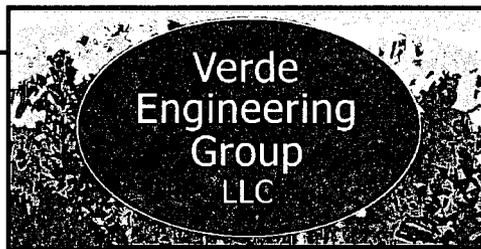
A handwritten signature in black ink that reads "Ralph Bossert". The signature is written in a cursive style with a large, sweeping initial "R".

Ralph Bossert, PE, RLS  
Verde Engineering Group  
1109 North McLane Road  
Payson, AZ 85541  
Ph: 928-474-5717

Enclosure

Cc: Ray Erlandsen, Zoning Administrator, Town of Payson

**RALPH O. BOSSERT, P.E., R.L.S.**  
1109 NORTH MCLANE ROAD  
PAYSON, AZ 85541  
928-978-4345  
robossert@q.com



**DAN FITZPATRICK, P.E.**  
1109 NORTH MCLANE ROAD  
PAYSON, AZ 85541  
928-595-2816  
dcfitzpatrick@npgcable.com

## NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Montezuma Castle Land Exchange  
Planned Area Development Zoning Request

Dear Property Owner or Resident:

You are hereby notified of a Citizen Participation Meeting to be held on Friday, February 19, 2010 at 10:00 A.M. at the Payson Public Library Meeting Room, 328 North McLane Road, Payson, AZ. The previously scheduled meeting could not be held due to the weather. The purpose of this meeting is to provide information to, and receive input from property owners and residents within 300 feet of the property. The Site Plan and Zoning Narrative Report have been posted on our website for viewing. They can be accessed by going to <http://www.verdeengineering.com/> and clicking on "Montezuma Castle Land Exchange". Copies of the Rezoning Site Plan and Narrative are also available for review at the following locations:

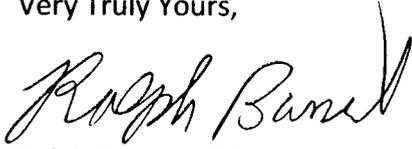
Payson Public Library, 328 North McLane Road (check at front desk);  
Rim Country Regional Chamber of Commerce, 100 West Main Street (check with Marty);  
Town of Payson Community Development Department, 303 North Beeline Highway;  
These copies are for review only and are not to be removed.

This meeting is generally limited to Country Club Vista and Country club Ranchos property owners and residents only. Other meetings have been held for other areas of the community to attend.

Please use the Library south parking lot and leave the parking in front for library patrons.  
We are not affiliated with the Town of Payson.

If you are unable to attend the meeting and have questions regarding the proposed zoning request, please call Dan Fitzpatrick (928-595-2896) or me (928-978-4345).

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Ralph Bossert". The signature is written in a cursive style with a large, sweeping initial "R".

Ralph Bossert, PE, RLS  
Verde Engineering Group  
1109 North McLane Road  
Payson, AZ 85541  
Ph: 928-474-5717

Enclosure

Cc: Ray Erlandsen, Zoning Administrator, Town of Payson





MONTEZUMA CASTLE LAND EXCHANGE  
 ZONING REQUEST  
 CITIZEN'S PARTICIPATION MEETING  
 JANUARY 29, 2010  
 SIGN IN SHEET

NAME	ADDRESS	PHONE
SAM SIMMONS	300 NORTH MOLE DEER PC	474-1479
Jeanette Kostecki	719 N. Forest Dr.	474-1791
Victor Kostecki	719 W. FOREST DR	"
Jason & Debbie Cress	808N Thunder Ridge Circle	951-2269
H. JONATHAN AUBREY DAVIS	822 W SHERWOOD DR.	474-2565
Anete S. Johns	806 No. Thunder Ridge	468-8005
Deane Davis	721 W. Forest	468-8341
Judith Shosse	410 N. Rim Ranch	478-6689
DON EWANS	PO Box 713	472-6204
ALAN KIINE	722 W SHERWOOD DR	575-0834
John Deeggen	929 W Sherwood Dr	474-2095
Don Deeggen	929 W Sherwood Dr	474-2095
W Paul	Dee Cir	480-857-9888
HARRY W. GREGORY	722 N Boulder Ridge Rd	928-468-0873

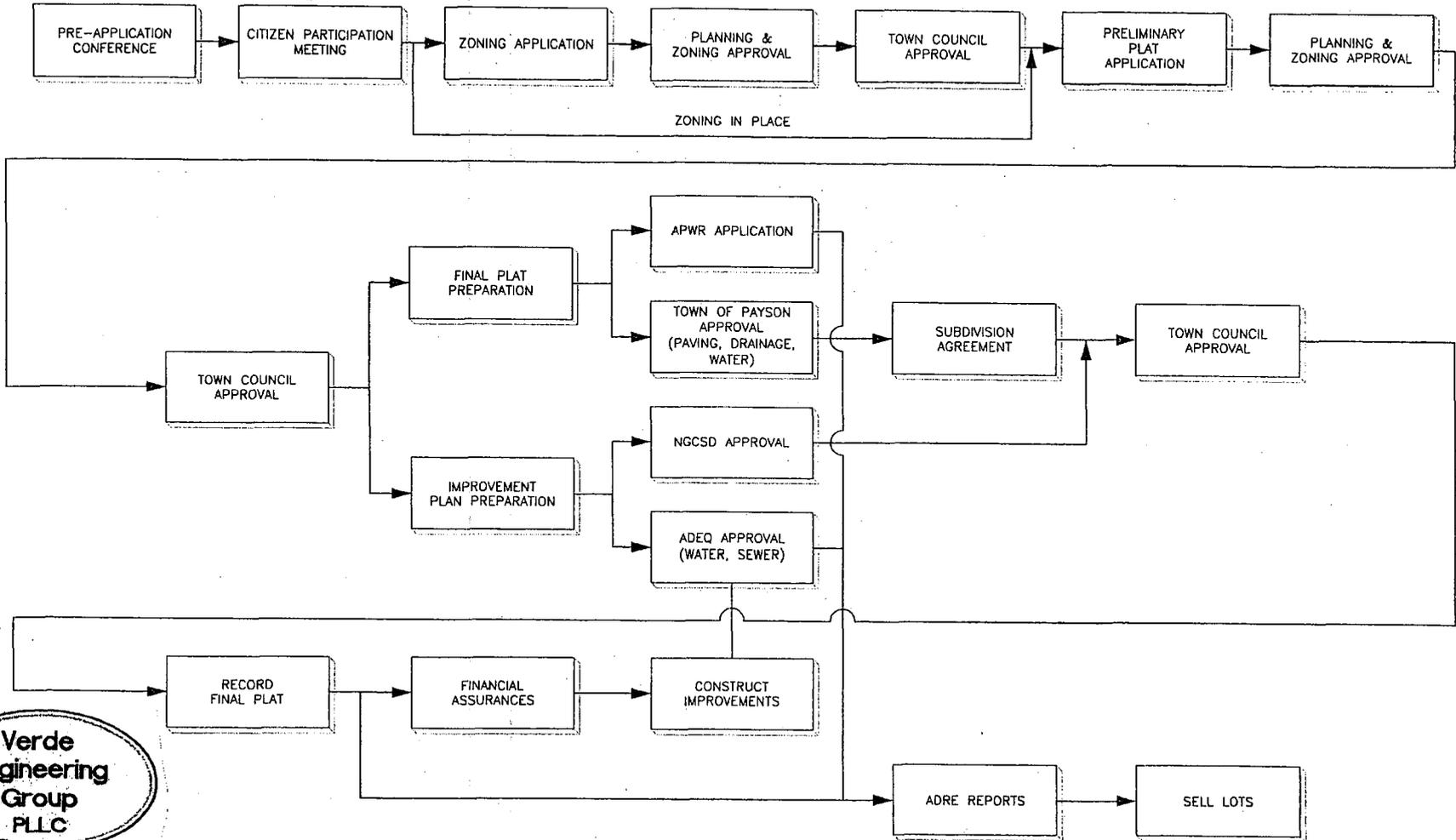




**WE ARE HERE**



# SUBDIVISION DEVELOPMENT PROCESS TOWN OF PAYSON



## Ralph Bossert

---

**From:** Donna Kline [ctygal@npgcable.com]  
**Sent:** Friday, February 19, 2010 11:55 AM  
**To:** robossert@q.com  
**Subject:** Montezuma Castle Land Exchange

Ralph –

Thanks for returning my call. As discussed, I intended to attend the meeting, but noted the incorrect time on my calendar, I must have been thinking of the 1<sup>st</sup> canceled meeting time, 1pm.

My concerns pertain to Block 4 and 5 follow:

1. Page 20 – Section 8.2.2 –

Mobile Home Park – this is not acceptable, I do not object to manufactured/modular homes/townhomes/condos. But no mobile home parks! Please review and change zoning designation. We have enough “mobile home parks”.

During the planning meeting it was agreed that Vista Road, south of Airport, would enjoy the same 70’ greenbelt to the east of the existing vista road, with an additional 50’ setback from that for building for a total of 120’ from east side of S. Vista.

The 5<sup>th</sup> paragraph states that development will be buffered from adjacent roads with 50’ wide Public Open Space Common Areas. It’s not clear if this is inclusive of the 70’ green belt or in addition to (I assume this is the required 50’ set-back from the road).

Because the plan shows the existing south Vista Road being moved farther to the east for a “new” Vista Road, I have no issue with the agreed 70’ greenbelt becoming 50’, 20’ feed would be to the west of the existing s. Vista, with an additional 50’ setback on the east for building (east would become 100’ green area).

2. If South Vista Road is moved to the east, the existing road (black-top) should be removed and planted with some type of indigenous plants.
3. Page 19 – “Direct access from developments in Blocks 1, 2, and 5 will be provided by Vista Road. This contradicts Page 20, last sentence which states Direct Access to development s in Blocks 5, 6, & 7 will be provided by Wagon Trail. I prefer the Wagon Trail access for block 5, instead of Vista Road.

Again, thank you for taking time to speak with me and taking into consideration my concerns.

Sincerely,

Donna Kline

610 N. Vista Road

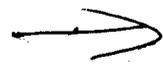
Payson, AZ 85541

1.928.200.6718 (Globe Cell # - dial 1.928 first!)



MONTEZUMA CASTLE LAND EXCHANGE  
ZONING REQUEST  
CITIZEN'S PARTICIPATION MEETING  
COMMENT SHEET

NAME	Greg & Linda Grosser
ADDRESS	410 N. Rim Ranch Pt
PHONE NUMBER	478-6689
COMMENTS	<p>Happy to see that adjacent lots to Rim Ranch are <sup>projected</sup> going to be 1 acre; however lots in Block 15 adjacent to Rim Ranch allow for homesites to be too close to existing Rim Ranch lots. There will be a huge loss of natural forest &amp; wildlife in this area if additional green space or setbacks are not considered - the town 20' setback is inadequate along to property lines. I suggest that setbacks be 40' in this area. Also extension of Wagen Trail does not seem necessary to the developments of homesites.</p>



And if Wagon Trail is extended something needs to be done to the road from Rim Ranch to Wagon Trail. This is a narrow curved road & increased traffic without widening from Rim Ranch to Wagon Trail or at a minimum adding a complete sidewalk will likely result in accidents or personal injuries. Many times I have seen cars come around the curve & people have to get even jump off the road because people drive on the concrete ribbon.





MONTEZUMA CASTLE LAND EXCHANGE  
ZONING REQUEST  
CITIZEN'S PARTICIPATION MEETING  
COMMENT SHEET

NAME	JASON & DEBBIE CRESS
ADDRESS	808 N. THUNDER RIDGE CIRCLE
PHONE NUMBER	928-951-2269
COMMENTS	
	There are multiple developments around town right now that have streets and utilities with no homes. These places attract people who dump garbage and party because there's easy access and no oversight. How will this project be any different?
	The two-acre overlook on Airport Road needs to be fenced to keep the public from wandering downhill onto our private property. A curfew would also be important. We already have young people partying in the partially developed Falcon Overlook subdivision in that area.





MONTEZUMA CASTLE LAND EXCHANGE  
ZONING REQUEST  
CITIZEN'S PARTICIPATION MEETING  
COMMENT SHEET

NAME

*Lee Pace*

ADDRESS

*Doc Circle*

PHONE NUMBER

*480-867-9888*

COMMENTS

*Property values will remain  
higher if more extensive bike  
& walking paths are included.*

VERDE ENGINEERING GROUP

JAN 26, 2010

1109 No. McLANE RD.

PAISON, AZ. 85541

ATTN: RALPH BOSSERT

RE: MONTEZUMA CASTLE LAND EXCHANGE

CONCERNING OUR TELECON OF YESTERDAY, I AM THE OWNER OF LOT #9 IN RIM RANCH THAT HAS A COMMON PROPERTY LINE WITH LOT #16 IN THE S/E CORNER OF THE PROPOSED DEVELOPMENT. IT WAS MY REQUEST THAT CONSIDERATION BE GIVEN TO INCORPORATING AN "OPEN SPACE STRIP" RUNNING EAST TO WEST ALONG THE RIM RANCH & THE LAND EXCHANGE BOUNDARY SIMILAR TO WHAT IS SHOWN AT OTHER COMMON BOUNDARIES & SPECIFICALLY THE N/S BOUNDARY TO MANZANITA HILLS PHASE 5. AS YOU ARE AWARE, THE NATURE OF CULDESAC LOT LAYOUTS NECESSITATE DEEP FRONT SETBACKS FOR THE BUILDING AS THE FRONT LOT LINE IS QUITE NARROW (PIE EFFECT). WITH FACING CULDESACS IN BOTH OUR DEVELOPMENTS, CROWDING OF THE COMMON REAR PROPERTY LINE IS INEVITABLE. A DELINEATED OPEN SPACE STRIP WOULD PROTECT REMOVAL OF THE EXISTING NATURAL TREES/VEGETATION AND PROVIDE A PRIVACY SPACE PERCEIVED BETWEEN THE ADJACENT BUILDING LOTS/NEIGHBORS. THIS WOULD GREATLY ENHANCE OWNERSHIP BY ALL PARTIES CONCERNED, NOW AND IN THE FUTURE.

AS YOU STATED THAT THIS REQUEST FOR INCORPORATING AN OPEN SPACE STRIP WOULD NOT APPEAR TO BE A PROBLEM, I WOULD AGAIN RESPECTFULLY SUBMIT THIS REQUEST FOR YOUR CONSIDERATION.

THANK YOU FOR YOUR TIME & UNDERSTANDING IN THIS MATTER.

CC: RAY ERLANDSEN - PAISON ZONING

FILE: 3.14

RR HOA

  
S. J. McEwan  
472-6580

**From:** FormBuilder <formbuilder@networksolutions.com>

**To:** comments@verdeengineering.com

**Cc:**

**Date:** Sunday, January 10, 2010 07:23 pm

**Subject:** New Submission: Contact Us Form

Form Submission

**Field**

**Value**

IP

97.124.27.1

Date Time

2010-01-10 19:23:16

First Name:

ed & madeline

Last Name:

igielski

E-mail:

toomismad@yaoo.com

Phone:

Your Comments

During a previous meeting homeowners along north vista road were told that a greenbelt would exist the length of north vista road south of airport road along west side of high density zone #5. Current map does not show grenbelt. also, advise what type of homes will be built on zone#5. Thank you. We are upset over the changes we were promised during meeting. Please respond.

**Read Message**

Previous

Next

Move To

Select One

OK  
DELETE

REPLY  
REPORT SPAM

REPLY ALL

FORWARD

FULL HEADERS

EXPORT

PRINT

**From:** FormBuilder <formbuilder@networksolutions.com>

[ [add to contacts](#) ]

**To:** comments@verdeengineering.com

**Cc:**

**Date:** Friday, January 15, 2010 10:36 pm

**Subject:** New Submission: Contact Us Form

**Form Submission**

<u>Field</u>	<u>Value</u>
IP	24.121.122.16
Date Time	2010-01-15 22:34:25
First Name:	Susan
Last Name:	Walker
E-mail:	azrealestatebuyers@yahoo.com
Phone:	602-312-9234

Your Comments

I live on Vista. Was just wondering what the projected dates are for your plan. Can I find it posted somewhere?

My other question is "Do you have a plan regarding the safeguard of the elk and other animals that live in the Tonto National Forest?" We see elk all the time coming through the area. Thank you. Susan

OK  
DELETE

REPLY  
REPORT SPAM

REPLY ALL

FORWARD

Previous

Next

**From:** FormBuilder <formbuilder@networksolutions.com>

**To:** comments@verdeengineering.com

**Cc:**

**Date:** Saturday, January 09, 2010 07:57 pm

**Subject:** New Submission: Contact Us Form

Form Submission

<u>Field</u>	<u>Value</u>
IP	24.121.197.2
Date Time	2010-01-09 19:57:28
First Name:	Don
Last Name:	Evans
E-mail:	scaramonga007@hotmail.com
Phone:	

Your Comments

Jan 9, 2010  
 Woodhill property owner,  
 Have read your proposal. I object to West Sherwood Dr. being connected to Earhart Pkwy (Industrial/employment area) I object to ANY proposed bikes lanes on West Sherwood Dr. Both of these items are in your report Page 12. The bike lanes were proposed once before by the Town Parks and Rec. and removed from their bike path plan after public input. Why are they there again in your zoning request?

*not on Plans. Will take out of Narrative*

**From:** FormBuilder <formbuilder@networksolutions.com>

**To:** comments@verdeengineering.com

**Cc:**

**Date:** Friday, January 15, 2010 10:33 am

**Subject:** New Submission: Contact Us Form

Form Submission

<u>Field</u>	<u>Value</u>
IP	24.121.152.181
Date Time	2010-01-15 10:33:50
First Name:	JOHNIE
Last Name:	DUGGAN
E-mail:	djduggan@npgcable.com
Phone:	

Your Comments      ighborhood, and cUSE A Hzard to all of the residents, as we only have the one route out of our area, . Also, trying to divide the residents by separate meetings



1-15-2010

MONTEZUMA CASTLE LAND EXCHANGE  
ZONING REQUEST  
CITIZEN'S PARTICIPATION MEETING  
COMMENT SHEET

NAME	DON EVANS
ADDRESS	MAIL → PO BOX 713 PRYSON 85547
PHONE NUMBER	937 W. SHERWOOD DR.
COMMENTS	<p>1. PAPER NOTICE SAID THERE WOULD BE "FUTURE" MEETINGS FOR OTHER AFFECTED EXISTING NEIGHBORHOODS. NONE ARE INDICATED ON DEVELOPMENT PROCESS HANDOUT 1-15-2010.</p> <p>2. WHAT WILL BE THE 'NOISE' SOUND DECIBEL RATING<sup>BE</sup> FOR LIGHT &amp; HEAVY INDUSTRIAL AREAS. SOUND BUFFERS?</p> <p>3. WHAT WILL BE THE HILL ROAD GRADE FOR THE EXTENSION OF EARHART PKWY TO WEST SHERWOOD DR. (6%, 10% ??) SPEED BUMPS? NO COMMERCIAL TRAFFIC POSTING'S (WEIGHT LIMITS)</p>



MIKE Kraus 476-2496 / 928 W Sherwood  
DON EWANS 472-6204 927 " "  
Johnie Duggan 474-2095 - 929 W Sherwood  
Dan Kealey 900 W Sherwood - 468-2393  
Don Fitzpatrick  
Ralph Bossett

Meeting 1/27/10

- 1) Barricade Sherwood until constructed
- 2) Move Sherwood connection 400 W of Barlow
- 3) Sherwood → 14' lanes / median
- 4) Sign "No Commercial Traffic"