MEMO

TO: Planning and Zoning Commission

FROM: Doni Wilbanks
Planning Specialist

DATE: December 8, 2014

SUBJECT: **Conditional Use Permit Request**
510 E. Hwy 260; outside display

CUP14-004

Background

This is a request by Horne 500, LLC, property owner; Payson AZ Development Group, LLC, applicant; Eva Newton, agent, to allow a Conditional Use Permit for outside sales and display of merchandise in a C-2 zoning district at 510 E. Hwy 260, parcel number 304-02-075B.

Analysis

The property is zoned C-2, General Commercial. The Unified Development Code (UDC) requires a conditional use permit (CUP) for "outside display". The site is bordered on all sides by C-2 zoned properties.

There are three areas proposed for display use. One is located along the front of the property along East Highway 260 and consists of 3,007 square feet for permanent trailer and equipment display. The second proposed area consists of permanent sidewalk display areas along the front of the building. The area is wide enough to accommodate both pedestrian access and the proposed displays with 5' available sidewalk space for pedestrians. These display areas along the front of the building total 3,409 square feet. The third proposed display area is a 15,030 square feet fenced area attached to the east side of the building including a drive-thru. The proposed display areas total 21,446 square feet. The proposed display areas were reviewed by the Development Services Committee prior to application.

Outside display areas are subject to Design Review approval as well. The project will be considered by the Design Review Board on December 9, 2014.

Staff finds that the applicant's request could be compatible with the surrounding area.

Staff Recommendation:

Staff recommends approval of CUP14-004 with the conditions listed below.

1. Display area shall be limited to the areas depicted on the site plan as submitted, stamped 10/02/14.

2. Display areas shall not interfere with ADA accessibility.

3. That the length of this Conditional Use Permit shall run concurrent with the use of this property. That is, as long as outside display use at 510 E. Highway 260 conforms to the above conditions, this CUP is valid. Change in uses or additional uses shall require approval through the CUP process.

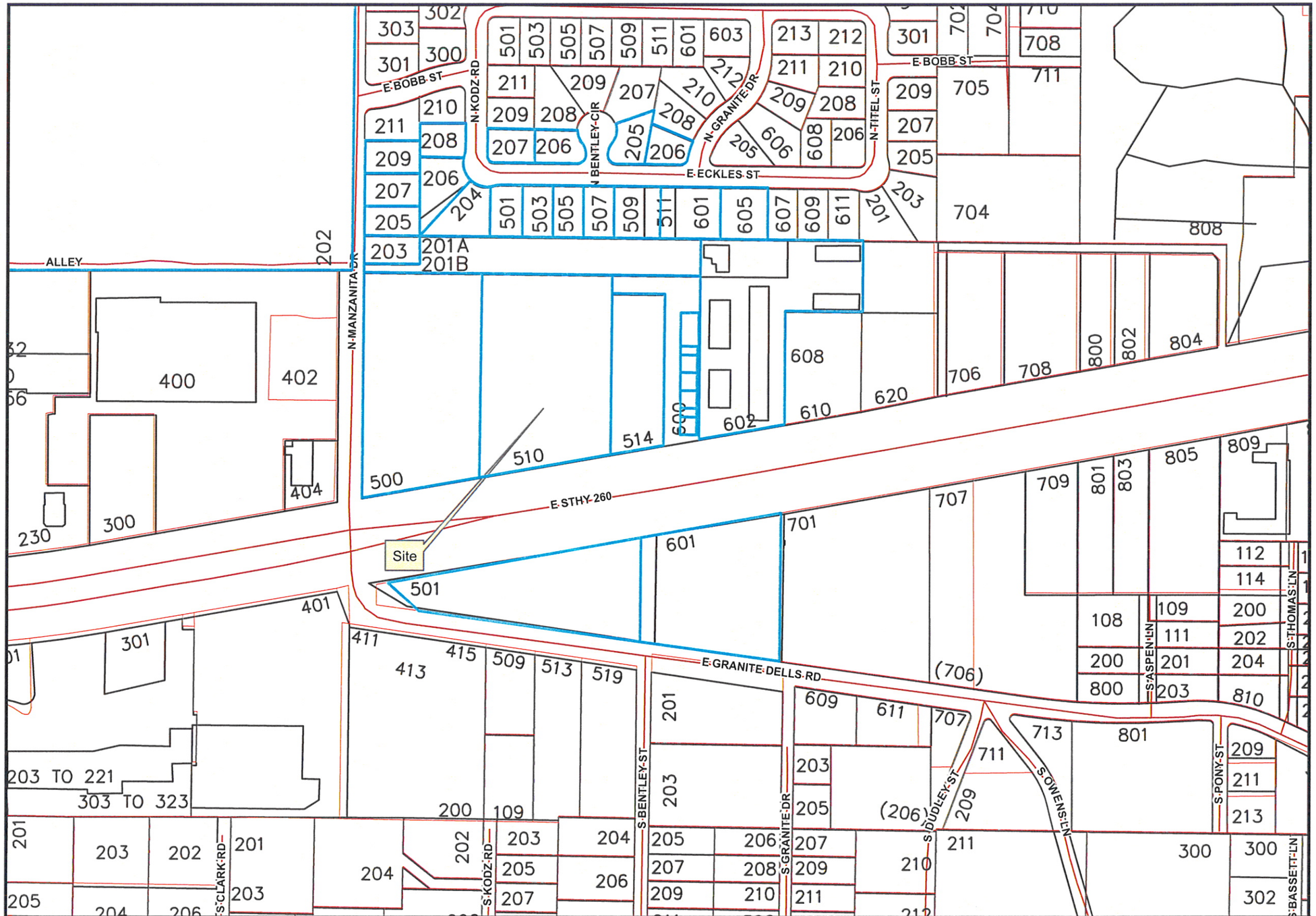
Suggested Motion to Approve:

"I move the Planning & Zoning Commission approve CUP14-004, a request to allow outside display of merchandise in a C-2 zoning district at 510 E. Hwy 260 subject to the conditions recommended by staff."

Neighborhood Involvement

A Citizens Participation notification letter was mailed out October 9, 2014 with a response deadline of October 27, 2014. The Citizens Participation Report and related correspondence received by staff are attached for review.

300' Map 510 E. Hwy 260



Payson
303 North Beeline Highway
Payson, Arizona 85541
(928) 474-5242 www.ci.payson.az.us

GIS/PaysonGIS_Master.mxd 11/28/2007

0 105 210 420 630 840 Feet 1:2,777

N

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

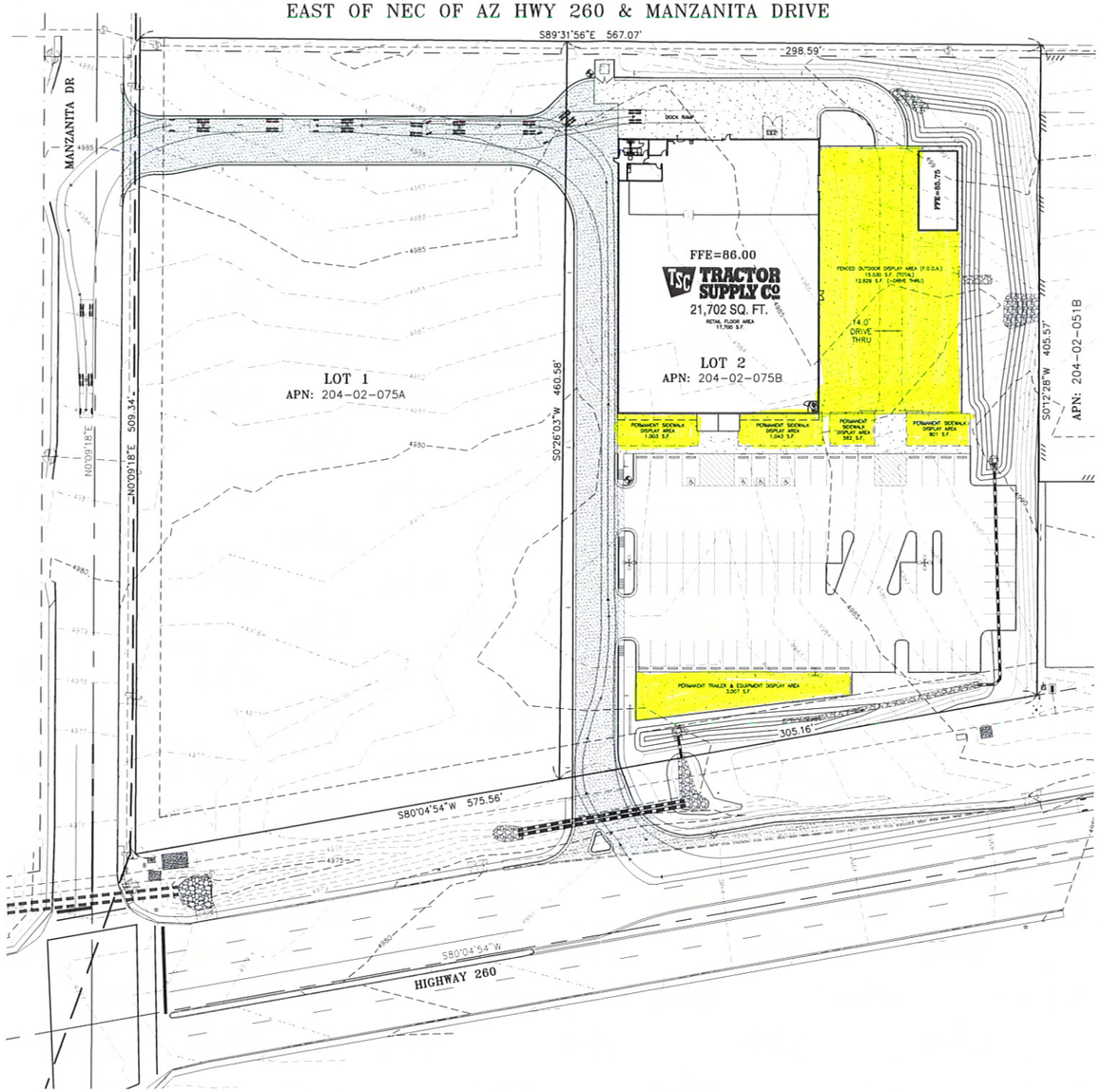
500
510
514
E STHY 260

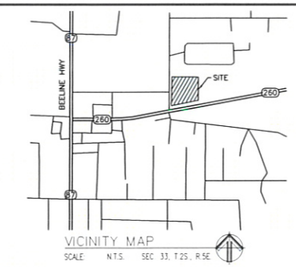
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.
1 inch = 80 ft. (HALF SIZE 12"x18")

NORTH

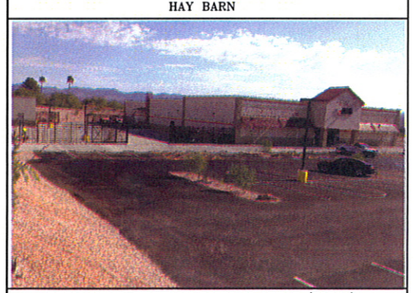
DISPLAY AREA EXHIBIT – CONDITIONAL USE PERMIT
FOR
TRACTOR SUPPLY COMPANY–PAYSON
EAST OF NEC OF AZ HWY 260 & MANZANITA DRIVE





VICINITY MAP
SCALE: N.T.S. SEC 33, T2S, R5E

HAY BARN



PERMANENT SIDEWALK DISPLAY AREAS (PIC#1)

PERMANENT SIDEWALK DISPLAY AREAS (PIC#2)

PERMANENT TRAILER & EQUIPMENT DISPLAY AREA

FENCED OUTDOOR DISPLAY AREA (PIC#1)

FENCED OUTDOOR DISPLAY AREA (PIC#2)

FENCED OUTDOOR DISPLAY AREAS (PIC#3)

DEVELOPMENT DATA

SITE INFORMATION

APN	304-02-075B	
NET AREA	129,621 S.F. (2.98 ACRES)	
ZONING	C-2	
SETBACKS	FRONT	20'
	REAR	0' (ADJAC. TO C-2)
	SIDE	0' (ADJAC. TO C-2)
	STREET SIDE	15'
MAXIMUM BUILDING HEIGHT		45'
MAXIMUM BUILDING COVERAGE		50%

LEGAL DESCRIPTION

PARCEL B, AS SHOWN ON RECORD OF SURVEY RECORDED AS SURVEY MAP NO. 3097 IN THE OFFICE OF THE COUNTY RECORDER OF GILA COUNTY, ARIZONA BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERDIAN, GILA COUNTY, ARIZONA.

BUILDING INFORMATION

BUILDING SIZE	MAIN	21,702 S.F.
		17,700 S.F. (FLOOR AREA)
	FORAGE SHED	950 S.F.
	TOTAL	22,652 S.F.
FENCED OUTDOOR DISPLAY AREA		15,030 S.F.
PROPOSED BUILDING COVERAGE		16.8% (LOT 2)
BUILDING CONSTRUCTION TYPE		IIB
LANDSCAPING AREA		33,000 S.F. (LOT 2)
LANDSCAPING OPEN AREA		24.5% (LOT 2)

DEVELOPER
PAYSON AZ DEV. GROUP, LLC
155 W. NEW YORK AVENUE
SOUTHERN PINES, NC 28387
CONTACT: EVA NEWTON

ENGINEER
CEG, INC
12409 W. INDIAN SCHOOL RD
SUITE # C-303
AVONDALE, AZ 85392
CONTACT: NICHOLAS BROWN, PE

TRACTOR SUPPLY COMPANY-PAYSON
E. OF NEC AZ HWY 260 & MANZANITA DRIVE
DISPLAY AREA EXHIBIT-CONDITIONAL USE PERMIT

PAYSON, AZ

DRAWN BY:	NEB
CHECKED BY:	NEB
DATE:	09/29/14
SCALE:	HALF SCALE: 1"=40'
PROJECT #:	14-040
LAST MODIFIED:	
LAST MODIFIED BY:	

PO BOX 2368
GLENDALE, AZ 85311
PH: (623) 536-1993

Registered Professional Engineer (Civil)
CERTIFICATE NO. 45869
NICHOLAS E. BROWN
Date Signed 09/29/14
ARIZONA, U.S.A.
Expires 03/31/16

SHEET 1 OF 1

CUP0.01

CASE NUMBER CUP14-004

TOWN OF PAYSON
PLANNING AND ZONING APPLICATION

The undersigned Applicant(s) hereby applies for:

- ❑ Abandonment Request
- ❑ ADU
- ❑ Administrative Appeal
- ❑ Administrative Relief
- ❑ Annexation
- ❑ Code Amendment
- ☑ Conditional Use Permit
- ❑ Devel. Agreement, PAD & SPD
- ❑ Development Master Plan
- ❑ Final Subdivision Plat
- ❑ General Plan/Land Use Plan Amendment
- ❑ Guest Quarters
- ❑ Minor Land Division
- ❑ Mobile Storage
- ❑ Preliminary Subdivision Plat
- ❑ P & Z Commission Appeal
- ❑ Temporary Use Permit
- ❑ Variance
- ❑ Zone Change

Jul. 2014

Project Address: East of NEC of Hwy 260 & Manzanita Drive Tax Parcel Number: 304-02-075B
Subdivision: Survey Map No. 3097 Lot Number: Parcel B
Name of Applicant(s): Payson AZ Development Group, LLC Phone #: 910-695-3694
Mailing Address: 155 W New York Avenue, Suite 200 Town: Southern Pines St: NC Zip: 28387
Name of Property Owner(s): Horne 500, LLC c/o Robert Horne
Mailing Address: 9 N Bullmoose Circle Town: Chandler St: AZ Zip: 85224
Contact Person: Eva Newton Phone #: 910-695-3694 Fax #: 910-694-3603
Payson Business License # _____ Sales Tax # _____

Detailed Description of Request:
A conditional use permit to allow the display of merchandise outside of the building.

(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/her behalf.

Eva S. Newton, Project Manager
Payson AZ Develop. Group, LLC
Print Name

Signature

September 24, 2014
Date

STAFF USE ONLY - PERTINENT DATA

APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	10/2/14	DW	$500 paid check
COMPLETED APPLICATION	11/19/14	DW	
NEWSPAPER PUBLICATION	11/21/14	DW (CF)	
300' NOTIFICATION MAILOUT	11/21/14	DW	
POSTING DATE	11/21/14	DW	CHECK NUMBER: 5348 DATE: 10/2/14

RECOMMENDATION Approval	DECISIONS
By: Date: 11/19/14	By: Date:

TOWN OF PAYSON
PRINCIPAL / AGENT FOR ZONING SUBMITTALS

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

Horne ~~Parcel A LLC~~ 500, LLC [Principal(s)] and

~~Payson Development Group, LLC~~ Payson AZ Development Group, LLC (Agent),

for the purpose of:

1) applying for a conditional use permit to allow the outdoor display of merchandise
2) applying for Design Review

HORNE 500, LLC

Robert C. Horne, MANAGER

Principal

Principal

(Need both signatures, if husband and wife)

The foregoing Principal / Agent Relationship Statement was signed before me this 16th day of May, 2014, by Robert C Horne [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.

Elizabeth Garcia-Escobar

Notary Public

My commission expires:

10-19-2017

ELIZABETH GARCIA-ESCOBAR
Notary Public - Arizona
Maricopa County
My Comm. Expires Oct 19, 2017

CITIZEN PARTICIPATION FINAL REPORT

for

TSC PAYSON

A PORTION OF APN: 304-02-075B
ARIZONA STATE ROUTE 260 EAST OF MANZANITA DRIVE

Prepared for:

PAYSON AZ DEVELOPMENT GROUP, LLC
155 W. NEW YORK AVENUE
SOUTHERN PINES, NC 28387

Registered Professional Engineer (Civil)
CERTIFICATE NO.
45869
NICHOLAS E.
BROWN
10/28/14
Date Signed
ARIZONA U.S.A.
Expires 03-31-2016

October 28, 2014

CEG

12409 W. Indian School Rd. C303, Avondale, AZ 85392

Phone (623)-536-1993

October 28, 2014

PARTIES AFFECTED BY APPLICATION

The following parties, affected by this conditional use permit application, were mailed a notification letter that detailed the request:

- Property owners within 300 feet of the parcel limits (List/Map attached in Appendix A)
- Arizona Department of Transportation
- Town of Payson

NOTIFICATION AND INFORMATION PROCEDURES

The parties affected by the conditional use permit application were notified by mail with a detailed notification letter that the application for conditional use permit has been submitted. A copy of the conceptual site plan submitted with the conditional use permit application was also provided for the affected party's information and review. Contact information, including mailing address, phone number, and email address for the applicant was provided within the notification letter. Copies of the notification letter, site plan and the affected property owner list/map are attached in appendix A for reference.

RESPONSE PROCEDURES

Affected parties with concerns or questions on the conditional use permit application were encouraged to contact the applicant at the contact information provided. The applicant made every effort possible to answer the affected party's questions and calm their concerns prior to the public hearing. A copy of the detailed comment/question list with responses is attached in appendix B for reference.

TSC-PAYSON

October 28, 2014

APPENDIX A

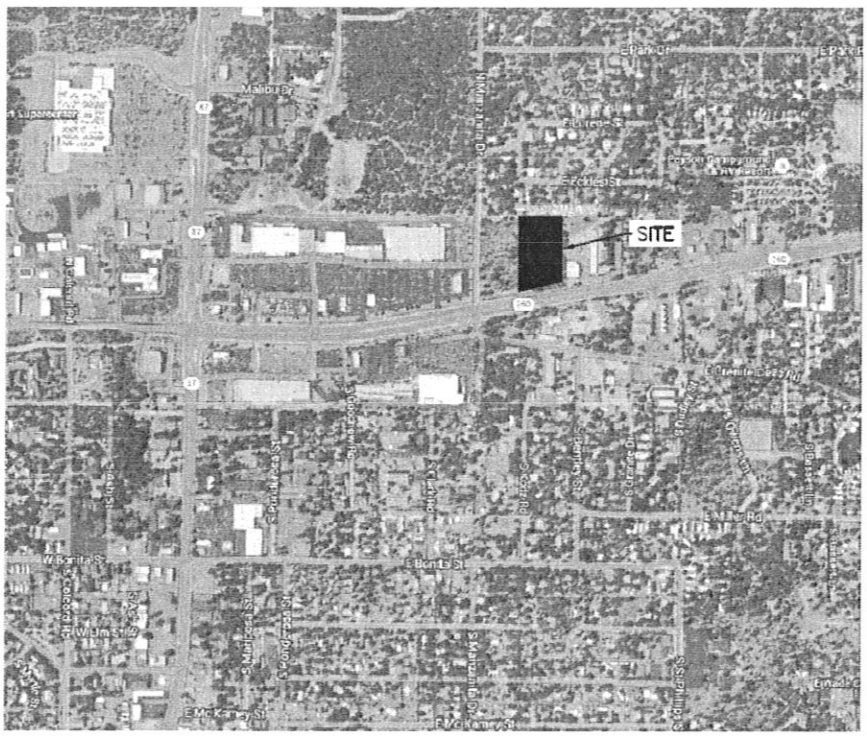
1. NOTIFICATION LETTER
2. SITE PLAN
3. AFFECTED PROPERTY OWNER LIST/MAP

12409 W. Indian School Rd., C-303, Avondale, AZ 85392

Phone (623)-536-1993

REQUEST:	Conditional Use Permit – Display Merchandise Outside Building
PROPOSAL:	Single Lot/Commercial Retail Development - Tractor Supply Company (TSC)
LOCATION:	North side of State Route 260, east of Manzanita Drive
SIZE:	2.98 acres
AUTHORIZED AGENT:	Nicholas Brown, PE (CEG) 12409 W. Indian School Rd., Suite C-303
CONTACT PERSON:	nick@cottrellengineering.com or (623) 536-1993

Map of area:



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An application has been filed or will be filed shortly with the Town of Payson Planning and Zoning Division regarding the request above. As required by the Town of Payson, this notice is being sent to you because property listed in your name is located within 300 feet of the site noted above. This notice is being sent to you to inform you of this application and to provide you with an opportunity to relay any questions, issues or concerns regarding this application to the contact person listed in the top box of this page by October 27, 2014.

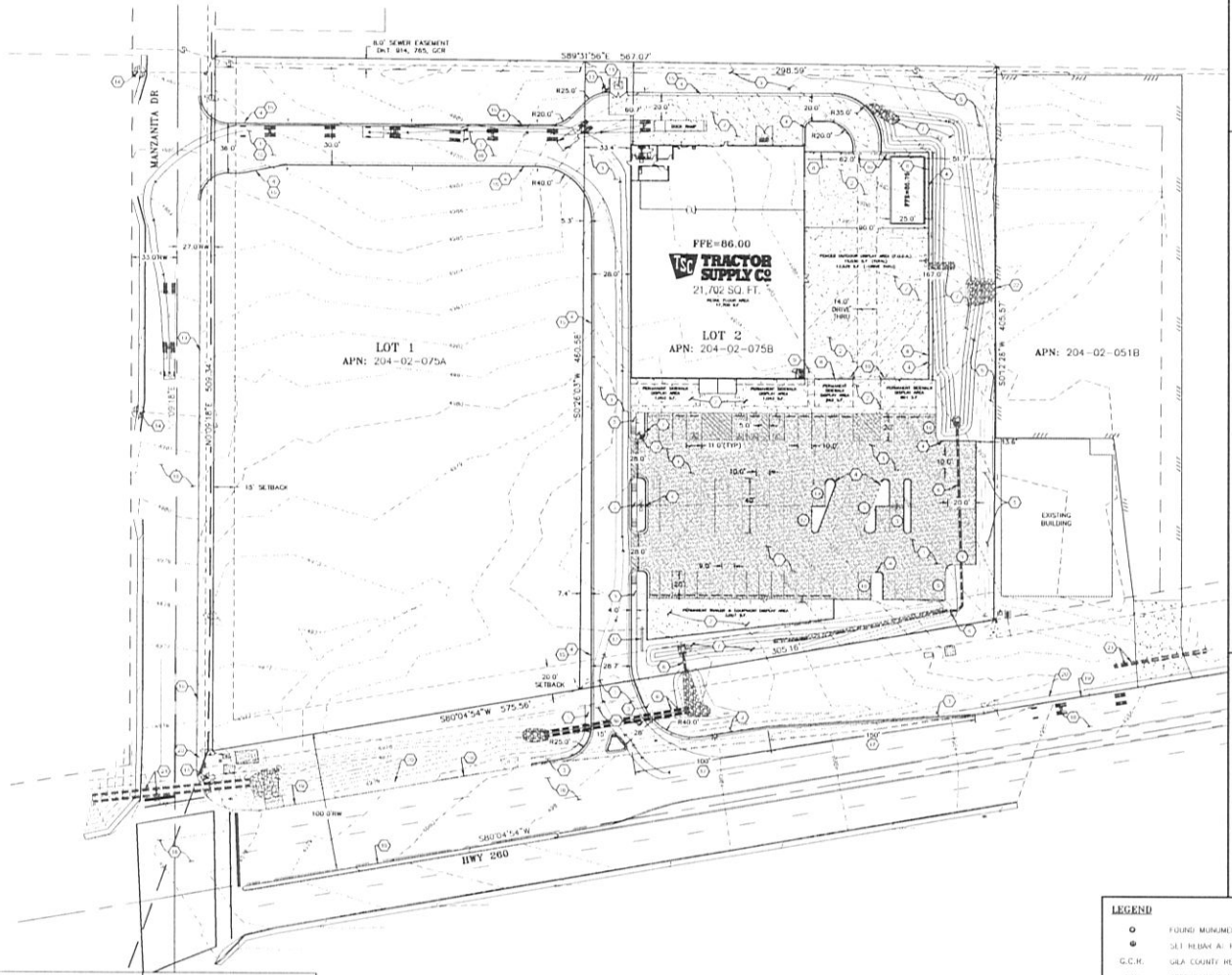
THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR TOWN COUNCIL. HOWEVER, YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE IF THE APPLICATION IS SCHEDULED FOR HEARING.

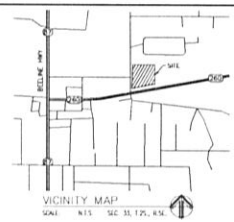
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.
1 inch = 80 ft. (HALF SIZE 12"x18")

NORTH

SITE PLAN
FOR
TRACTOR SUPPLY COMPANY–PAYSON
EAST OF NEC OF AZ HWY 260 & MANZANITA DRIVE





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FEMA FLOOD INFORMATION

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04007C0427D DATED DECEMBER 4, 2007 THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X". ZONE "X" IS DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN."

BUILDING INFORMATION

BUILDING SIZE	MAIN	21,702 S.F.
		17,700 S.F. (FLOOR AREA)
	FOMAGE SHED	1,250 S.F.
	TOTAL	22,952 S.F.
FENCED OUTDOOR DISPLAY AREA		15,030 S.F.
PROPOSED BUILDING COVERAGE		17.7%
BUILDING CONSTRUCTION TYPE		IIB
LANDSCAPING AREA		33,000 S.F.
LANDSCAPING OPEN AREA		24.5%

PARKING DATA

REQUIRED PARKING RATIO	
– WAREHOUSE RETAIL	1/400 S.F. (FLOOR AREA)
PARKING SPACES REQUIRED	FLOOR AREA + F.O.D.A.
	17,700+12,629
	30,329 S.F./400 S.F.
	=75.8 ≈ 76
PARKING SPACES PROVIDED	79
ADA SPACES REQUIRED	4
ADA SPACES PROVIDED	4
LOADING SPACES REQUIRED	2
LOADING SPACES PROVIDED	4

KEYNOTES

1. NEW ASPHALT PAVEMENT
2. NEW CONCRETE PAVEMENT
3. NEW CONCRETE SIDEWALK
4. NEW 6" VERTICAL CONCRETE CURB
5. NEW 3:1 SIDE SLOPE, MEET EXISTING GRADE AT PROPERTY LINE.
6. NEW STORM DRAIN PIPE
7. NEW RETENTION/DETENTION BASIN
8. NEW 8' WROUGHT IRON FENCE
9. NEW 5' SWING GATE
10. NEW 20' ROLLING GATE (10' SPLIT GATE)
11. NEW TRASH DUMPSTER LOCATION
12. NEW PYLON SIGN
13. NEW FIRE HYDRANT
14. EXISTING FIRE HYDRANT
15. FIRELANE – CURB LINE PAINTED FIRE ENGINE RED
16. NEW DRIVEWAY/SHARED ACCESS ENTRANCE
17. NEW DECELERATION AND TAPER LANE
18. EXISTING ASPHALT PAVEMENT
19. EXISTING CONCRETE CURB AND GUTTER
20. EXISTING CONCRETE SIDEWALK
21. EXISTING STORM DRAIN PIPE
22. EXISTING OFFSITE DRAINAGE ENTERING SITE

LEGEND

	FOUND MONUMENT AS NOTED		EASEMENT LINE AS NOTED
	SET REBAR AT PROPERTY CORNER		PROPERTY LINE
G.C.R.	GILA COUNTY RECORDER		RIGHT OF WAY
APN	ASSESSORS PARCEL NUMBER		CENTERLINE OF ROAD
FND	FOUND		SETBACK LINE AS NOTED
	ELECTRICAL TRANSFORMER		5' ELEVATION CONTOUR INTERVAL
	SANITARY SEWER MANHOLE		1' ELEVATION CONTOUR INTERVAL
	CONCRETE SIDEWALK	W	WATERLINE
	POWER POLE	S	SEWERLINE
	WATER VALVE	G	UNDERGROUND GAS LINE
	FIRE HYDRANT		MASONRY SCREEN WALL
			DRAINAGE PIPE

NO PARKING FIRE LANE

FIRE LANE–NO PARKING SIGN 1

RESERVED PARKING ONLY

ADA PARKING SIGN 2

Figure 38-24. International Symbol of Accessibility Parking Space Marking

3

DEVELOPER

PAYSON AZ DEV GROUP, LLC
155 W. NEW YORK AVENUE
SOUTHERN PINES, NC 28387
CONTACT: EVA NEWTON

ENGINEER

CEG, INC.
12405 W. INDIAN SCHOOL RD.
SUITE # C-303
AVENDALE, AZ 85392
CONTACT: NICHOLAS BROWN, PE

TRACTOR SUPPLY COMPANY-PAYSON
E. OF NEC AZ HWY 260 & MANZANITA DRIVE
SITE PLAN
PAYSON, AZ

DRAWN BY:	NEB
CHECKED BY:	NEB
DATE:	09/29/14
SCALE:	HALF SCALE 1"=40' FULL SCALE 1"=80'
PROJECT #:	14-040
LAST MODIFIED:	
LAST MODIFIED BY:	

PO BOX 2368
GLENDALE AZ 85311
PH: (623) 334-1193

SHEET 1 OF 1

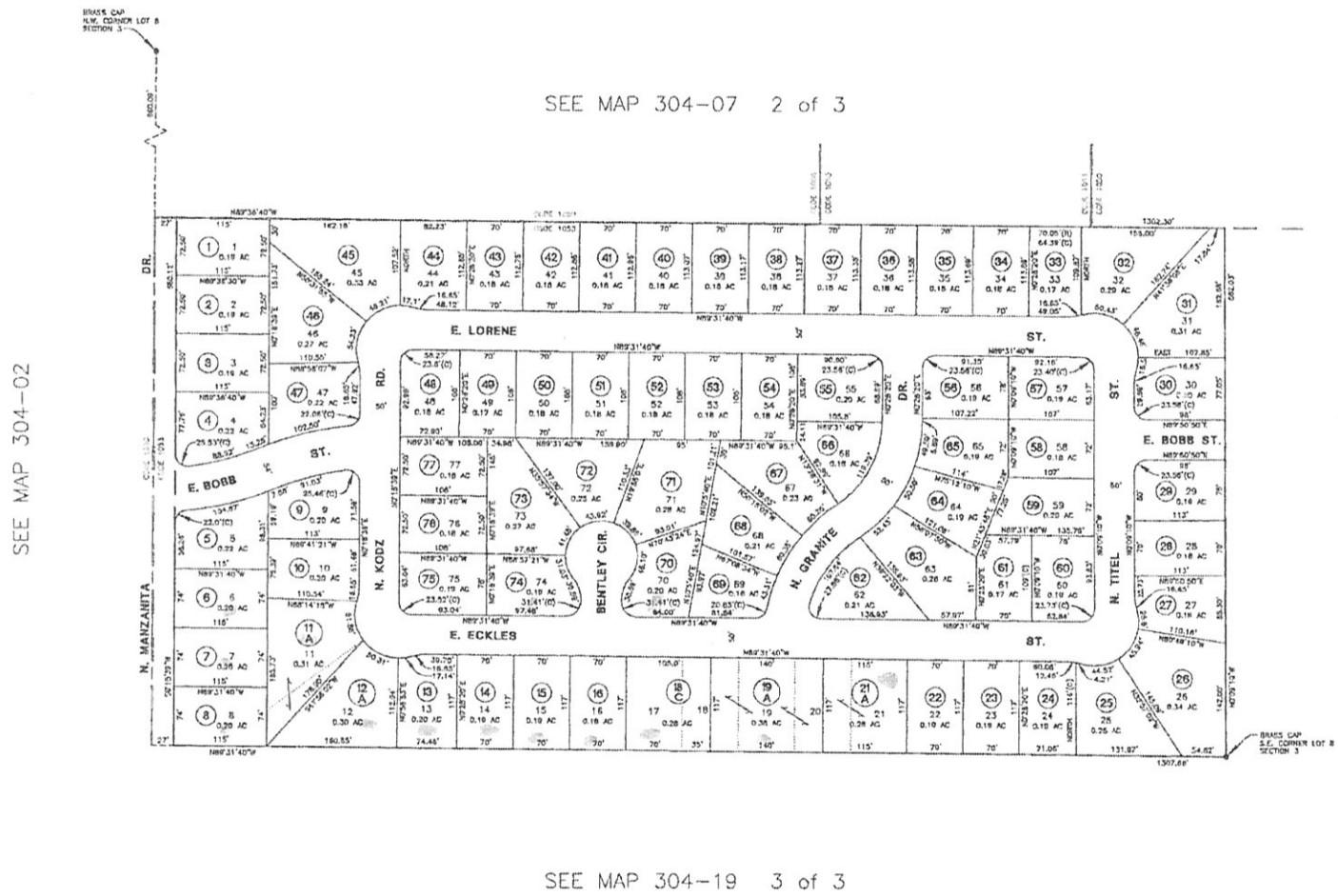
SP1.01

ALL PARCELS WITHIN 300' RADIUS OF 304-02-075A & B

Parcel #	Name 1	Name 2	C/O	Mailing Address	City	State	Zip Code	Street #	Dir	Street Name	Street Type
30402005G	MOUNT CROSS LUTHERAN CHURCH	REV MICHAEL PURCELL		601 E HWY 260	PAYSON	AZ	85541	601	E	HWY 260	
30402005X	MOUNT CROSS LUTHERAN	REV MICHAEL PURCELL		601 E HWY 260	PAYSON	AZ	85541	501	E	HWY 260	
30402012L	AMON ENTERPRISES LLC			900 E GRANITE DELLS	PAYSON	AZ	85541	203	N	MANZANITA	DR
30402012R	PINECONE ENTERPRISES LLC			903 E HIGHWAY 260	PAYSON	AZ	85541	201A &B	N	MANZANITA	DR
30402012T	PAYSON HOSPITALITY GROUP LLC			602 E HWY 260	PAYSON	AZ	85541	602	E	HWY 260	
30402017M	PAYSON VILLAGE CENTER I LLC			4122 W VENUS WAY STE A	CHANDLER	AZ	85226	404	E	HWY 260	
30402015T	SEVEN MILE MAX LLC			51 WEST 3RD ST E-110	TEMPE	AZ	85281				
30402017T	PAYSON DEVELOPMENT ASSOCIATES LLC		C/O LARSEN BAKER	6298 E GRANT RD STE 100	TUCSON	AZ	85712	400	E	HWY 260	
30402018H	SAFEWAY INC	STORE #1536	C/O COMPREHENSIVE PROPERTY TAX SER	1371 OAKLAND BLVD STE 200	WALNUT CREEK	CA	94596	401	E	HWY 260	
30402051B	SELLIS HRISTOS & TERESA			411 W WADE LN	PAYSON	AZ	85541	514	E	HWY 260	
30402017U	PAYSON DEVELOPMENT ASSOCIATES LLC		C/O LARSEN BAKER	6298 E GRANT RD STE 100	TUCSON	AZ	85712		E	HWY 260	
30443006	ZELRICK RONALD C & BONNIE L			6827 E PALM LANE	SCOTTSDALE	AZ	85257	209	N	MANZANITA	DR
30443007	SAMUELS JENNY L			207 N MANZANITA	PAYSON	AZ	85541	207	N	MANZANITA	DR
30443008	STONER ANN M			PO BOX 3029	PAYSON	AZ	85547	205	N	MANZANITA	DR
30443011A	HARRIS CURTIS LEE			206 N KODZ	PAYSON	AZ	85541	206	N	KODZ	RD
30443012A	EUBANKS JAMES EDWARD & LAURA A			204 N KODZ RD	PAYSON	AZ	85541	204	N	KODZ	RD
30443013	HERBSTER DOUGLAS LEE & MYRA J TRUSTEES	HERBSTER TRUST		502 W LOCUST	PAYSON	AZ	85541	501	E	ECKLES	ST
30443014	LARSON DONALD	BUCHHOLZ ANGELA M		503 E ECKLES ST	PAYSON	AZ	85541	503	E	ECKLES	ST
30443015	BARNES SAMMY L & MARY K			505 E ECKLES ST	PAYSON	AZ	85541	505	E	ECKLES	ST
30443016	SANTANA ERIC M & DEBRA E			507 E ECKLES ST	PAYSON	AZ	85541	507	E	ECKLES	ST
30443018C	GIBSON BETTY JO 1/2	HARDESTY CARMEN 1/2		509 E ECHLES	PAYSON	AZ	85541	509	E	ECKLES	ST
30443019A	DOBSTAFF DUANE R			601 E ECKLES ST	PAYSON	AZ	85541	601	E	ECKLES	ST
30443021A	ALEXANDER DANIEL PAUL TRUSTEE	BANK OF ALEXANDER FAMILY TRUST		8700 E UNIVERSITY DR #106	MESA	AZ	85207	605	E	ECKLES	ST
30467001	BEZILLA MICHAEL & DELORES			406 W SUMMIT ST	PAYSON	AZ	85541	600	E	HWY 260 UNIT B	
30467002	GRIPPS BORGATA LLC			504 N PINE ISLAND DR	PAYSON	AZ	85541	600	E	HWY 260 UNIT C	
30467003	GRIPPS BORGATA LLC			504 N PINE ISLAND DR	PAYSON	AZ	85541	600	E	HWY 260 UNIT E	
30467004	GRIPPS BORGATA LLC			504 N PINE ISLAND DR	PAYSON	AZ	85541	600	E	HWY 260 UNIT G	
30467005	GRIPPS BORGATA LLC			504 N PINE ISLAND DR	PAYSON	AZ	85541	600	E	HWY 260 UNIT I	
30467006	ADOBE RIM LLC			PO BOX 519	PAYSON	AZ	85547	600	E	HWY 260 UNIT J	
30467007	CENTRAL ARIZONA BOARD OF REALTORS INC			600 E HWY 260 STE 12	PAYSON	AZ	85541	600	E	HWY 260 UNIT M	

PT NW 1/4 NE 1/4 SECTION 3
T 10 N R 10 E

304-43
CODE 1053
UPDATED 10-6-11



PARK PAYSON PINES
Gila County Recorded Plat 472

N

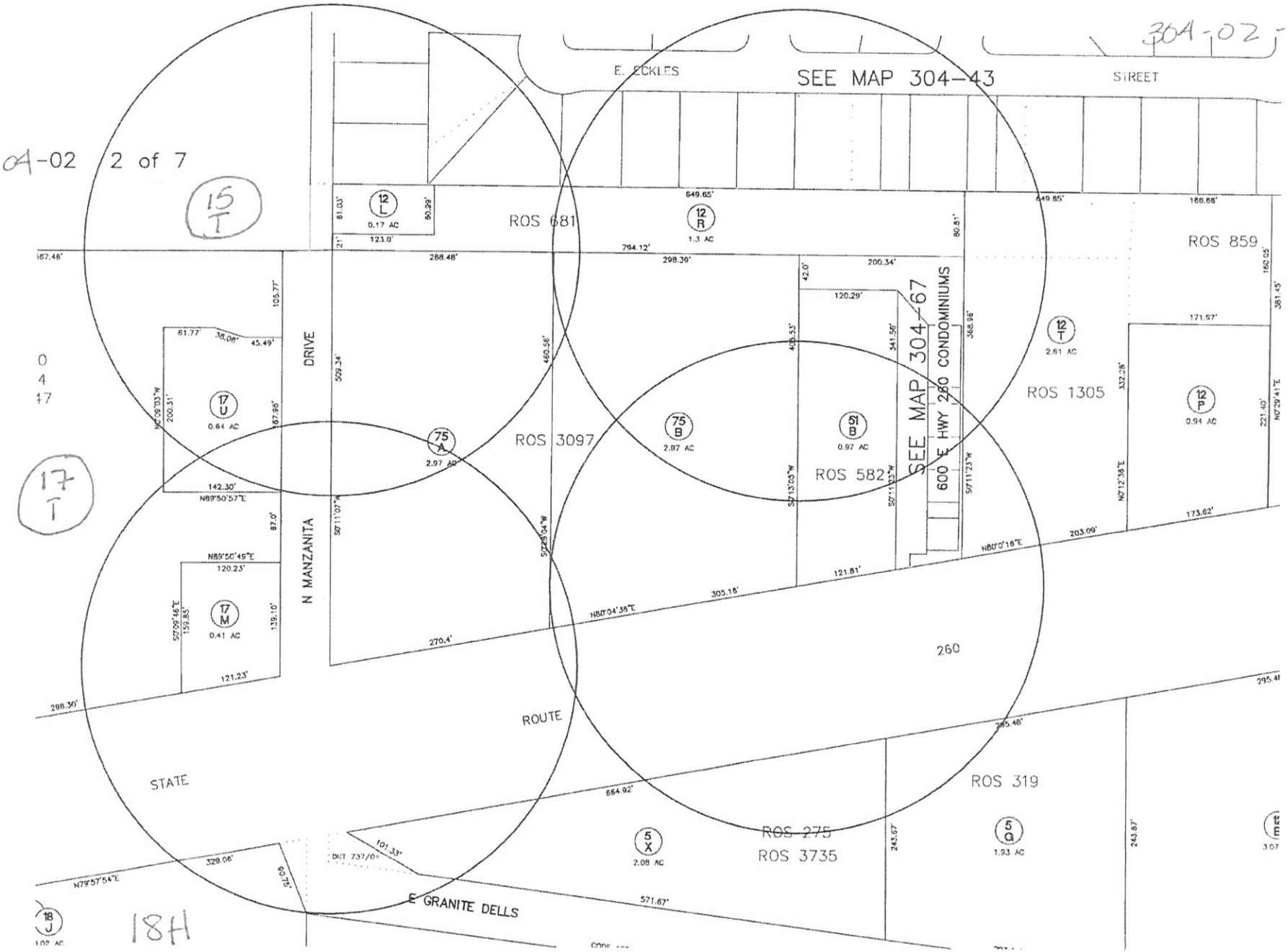
SCALE = 1" = 100'
(C) = CALCULATED
(R) = RECORDED

"FOR INFORMATION ONLY, NO LIABILITY ASSUMED."

GILA COUNTY ASSESSOR

304-02-04

304-02 2 of 7

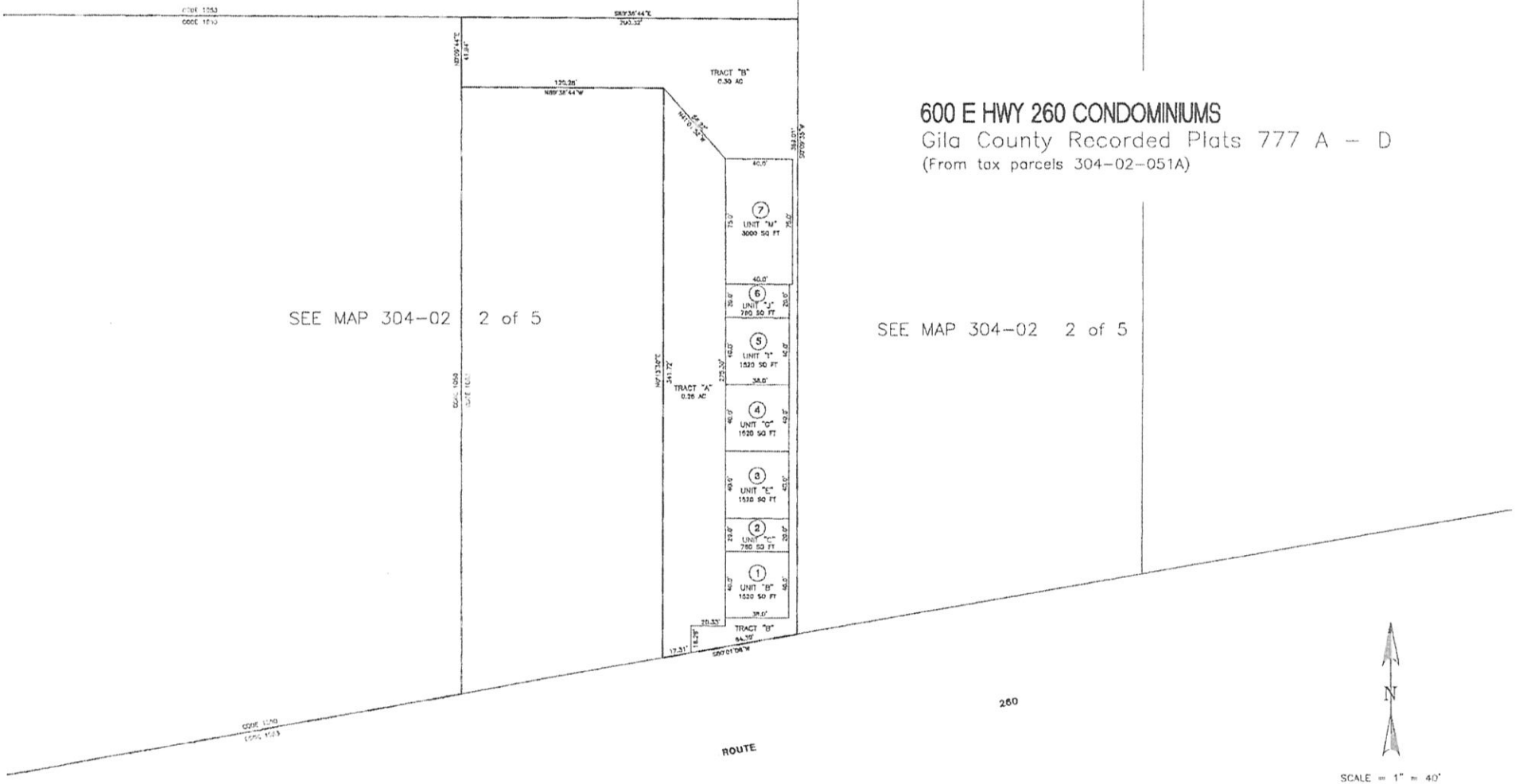


PT NE 1/4 SECTION 3
T10N R10E

304-67
CODE 1053
UPDATED 6-29-07

SEE MAP 304-07
PARK PAYSON

SEE MAP 304-02 2 of 5



SCALE = 1" = 40'
(C) = CALCULATED
(R) = RECORDED

"FOR INFORMATION ONLY, NO LIABILITY ASSUMED."

GILA COUNTY ASSESSOR

APPENDIX B

1. DETAILED COMMENTS/RESPONSES

TRACTOR SUPPLY COMPANY
PAYSON

CORRESPONDENCE RECEIVED

NAME	RESIDENT/COMPANY	CONTACT INFO	DATE	COMMENT/QUESTIONS
DAN ALEXANDER	OWNER-APN:304-43-021A	NOT PROVIDED	10/20/2014	COMPLAINTS REGARDING DRAINAGE ON HIS LOT DUE TO INEFFICIENT DOWNSTREAM DRAINAGE ON THE NEIGHBORING COMMERCIAL LOT. HE WAS ASSURED THAT THE TSC DEVELOPMENT WOULD MEET THE TOWN'S REQUIREMENTS ON DRAINAGE, INCLUDING ACCEPTING AND ROUTING HISTORICAL OFFSITE FLOWS THROUGH THE SITE TO THE HISTORICAL OUTFALL. THE TSC PROJECT WOULD NOT CREATE A HINDERANCE, DUE TO STORM WATER, TO ANY UPSTREAM NEIGHBORING LOTS.

ALL PARCELS WITHIN 300' RADIUS OF 304-02-075A & B

Parcel #	Name 1	Name 2	C/O	Mailing Address	City	State	Zip Code	Street #	Dir	Street Name	Street Type
30402005G	MOUNT CROSS LUTHERAN CHURCH	REV MICHAEL PURCELL		601 E HWY 260	PAYSON	AZ	85541	601	E	HWY 260	
30402005X	MOUNT CROSS LUTHERAN	REV MICHAEL PURCELL		601 E HWY 260	PAYSON	AZ	85541	501	E	HWY 260	
30402012L	AMON ENTERPRISES LLC			900 E GRANITE DELLS	PAYSON	AZ	85541	203	N	MANZANITA	DR
30402012R	PINECONE ENTERPRISES LLC			903 E HIGHWAY 260	PAYSON	AZ	85541	201A &B	N	MANZANITA	DR
30402012T	PAYSON HOSPITALITY GROUP LLC			602 E HWY 260	PAYSON	AZ	85541	602	E	HWY 260	
30402017M	PAYSON VILLAGE CENTER I LLC			4122 W VENUS WAY STE A	CHANDLER	AZ	85226	404	E	HWY 260	
30402015T	SEVEN MILE MAX LLC			51 WEST 3RD ST E-110	TEMPE	AZ	85281				
30402017T	PAYSON DEVELOPMENT ASSOCIATES LLC		C/O LARSEN BAKER	6298 E GRANT RD STE 100	TUCSON	AZ	85712	400	E	HWY 260	
30402018H	SAFEWAY INC	STORE #1536	C/O COMPREHENSIVE PROPERTY TAX SER	1371 OAKLAND BLVD STE 200	WALNUT CREEK	CA	94596	401	E	HWY 260	
30402051B	SELLIS HRISTOS & TERESA			411 W WADE LN	PAYSON	AZ	85541	514	E	HWY 260	
30402017U	PAYSON DEVELOPMENT ASSOCIATES LLC		C/O LARSEN BAKER	6298 E GRANT RD STE 100	TUCSON	AZ	85712		E	HWY 260	
30443006	ZELRICK RONALD C & BONNIE L			6827 E PALM LANE	SCOTTSDALE	AZ	85257	209	N	MANZANITA	DR
30443007	SAMUELS JENNY L			207 N MANZANITA	PAYSON	AZ	85541	207	N	MANZANITA	DR
30443008	STONER ANN M			PO BOX 3029	PAYSON	AZ	85547	205	N	MANZANITA	DR
30443011A	HARRIS CURTIS LEE			206 N KODZ	PAYSON	AZ	85541	206	N	KODZ	RD
30443012A	EUBANKS JAMES EDWARD & LAURA A			204 N KODZ RD	PAYSON	AZ	85541	204	N	KODZ	RD
30443013	HERBSTER DOUGLAS LEE & MYRA J TRUSTEES	HERBSTER TRUST		502 W LOCUST	PAYSON	AZ	85541	501	E	ECKLES	ST
30443014	LARSON DONALD	BUCHHOLZ ANGELA M		503 E ECKLES ST	PAYSON	AZ	85541	503	E	ECKLES	ST
30443015	BARNES SAMMY L & MARY K			505 E ECKLES ST	PAYSON	AZ	85541	505	E	ECKLES	ST
30443016	SANTANA ERIC M & DEBRA E			507 E ECKLES ST	PAYSON	AZ	85541	507	E	ECKLES	ST
30443018C	GIBSON BETTY JO 1/2	HARDESTY CARMEN 1/2		509 E ECHLES	PAYSON	AZ	85541	509	E	ECKLES	ST
30443019A	DOBSTAFF DUANE R			601 E ECKLES ST	PAYSON	AZ	85541	601	E	ECKLES	ST
30443021A	ALEXANDER DANIEL PAUL TRUSTEE	BANK OF ALEXANDER FAMILY TRUST		8700 E UNIVERSITY DR #106	MESA	AZ	85207	605	E	ECKLES	ST
30467001	BEZILLA MICHAEL & DELORES			406 W SUMMIT ST	PAYSON	AZ	85541	600	E	HWY 260 UNIT B	
30467002	GRIPPS BORGATA LLC			504 N PINE ISLAND DR	PAYSON	AZ	85541	600	E	HWY 260 UNIT C	
30467003	GRIPPS BORGATA LLC			504 N PINE ISLAND DR	PAYSON	AZ	85541	600	E	HWY 260 UNIT E	
30467004	GRIPPS BORGATA LLC			504 N PINE ISLAND DR	PAYSON	AZ	85541	600	E	HWY 260 UNIT G	
30467005	GRIPPS BORGATA LLC			504 N PINE ISLAND DR	PAYSON	AZ	85541	600	E	HWY 260 UNIT I	
30467006	ADOBE RIM LLC			PO BOX 519	PAYSON	AZ	85547	600	E	HWY 260 UNIT J	
30467007	CENTRAL ARIZONA BOARD OF REALTORS INC			600 E HWY 260 STE 12	PAYSON	AZ	85541	600	E	HWY 260 UNIT M	

MOUNT CROSS LUTHERAN CHURCH
REV MICHAEL PURCELL
601 E HWY 260
PAYSON, AZ 85541

PINECONE ENTERPRISES LLC
903 E HIGHWAY 260
PAYSON, AZ 85541

SEVEN MILE MAX LLC
51 WEST 3RD ST E-110
TEMPE, AZ 85281

SELLIS HRISTOS & TERESA
411 W WADE LN
PAYSON, AZ 85541

SAMUELS JENNY L
207 N MANZANITA
PAYSON, AZ 85541

EUBANKS JAMES EDWARD & LAURA A
204 N KODZ RD
PAYSON, AZ 85541

BARNES SAMMY L & MARY K
505 E ECKLES ST
PAYSON, AZ 85541

DOBSTAFF DUANE R
601 E ECKLES ST
PAYSON, AZ 85541

CENTRAL ARIZONA BOARD OF
REALTORS INC
600 E HWY 260 STE 12
PAYSON, AZ 85541

PAYSON DEVELOPMENT ASSOC. LLC
C/O LARSEN BAKER
6298 E GRANT RD STE 100
TUCSON, AZ 85712

PAYSON HOSPITALITY GROUP LLC
602 E HWY 260
PAYSON, AZ 85541

GRIPPS BORGATA LLC
504 N PINE ISLAND DR
PAYSON, AZ 85541

ADOBE RIM LLC
PO BOX 519
PAYSON, AZ 85547

STONER ANN M
PO BOX 3029
PAYSON, AZ 85547

HERBSTER DOUGLAS LEE &
MYRA J TRUSTEES
HERBSTER TRUST
502 W LOCUST
PAYSON, AZ 85541

SANTANA ERIC M & DEBRA E
507 E ECKLES ST
PAYSON, AZ 85541

ALEXANDER DANIEL PAUL TRUSTEE
BANK OF ALEXANDER FAMILY TRUST
8700 E UNIVERSITY DR #106
MESA, AZ 85207

AMON ENTERPRISES LLC
900 E GRANITE DELLS
PAYSON, AZ 85541

PAYSON VILLAGE CENTER I LLC
4122 W VENUS WAY STE A
CHANDLER, AZ 85226

SAFEWAY INC STORE #1536
C/O COMPREHENSIVE PROPERTY TAX
SERVICE
1371 OAKLAND BLVD STE 200
WALNUT CREEK, CA 94596

ZELRICK RONALD C & BONNIE L
6827 E PALM LANE
SCOTTSDALE, AZ 85257

HARRIS CURTIS LEE
206 N KODZ
PAYSON, AZ 85541

LARSON DONALD
BUCHHOLZ ANGELA M
503 E ECKLES ST
PAYSON, AZ 85541

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HARDESTY CARMEN 1/2
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