



## MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf, AICP  
Planning & Development Director

DATE: June 6, 2016

**SUBJECT: Preliminary Subdivision Plat** **S16-002**  
Montezuma Castle Land Exchange Preliminary 'Block' Plat

### **Background**

This request is for the division of the parcels commonly known as Montezuma Castle Land Exchange into 17 individual blocks. The property is located southwest of Payson Airport in the vicinity of W. Airport Road and S. Vista Road.

The site was re-zoned into multiple zoning districts in 2010 as shown on the attached rezoning site plan.

Residents in the area of the proposed subdivision were invited to attend meetings held on February 10, 2016 and April 20, 2016 pursuant to the citizen participation requirements that govern this Preliminary Plat application. Two citizen participation reports are attached to this memo.

### **Analysis**

The proposed preliminary block plat of this subdivision creates the boundaries of the 17 blocks reflected in the rezoning application. Through the block platting process the owners of the property will have the ability to sell individual blocks once a final plat is approved. In most cases, future development within each of the individual blocks will be further divided through subsequent preliminary and final plat applications.

The Land Use Element of the General Plan mirrors the 2008 General Plan Amendment approved for this area (2014-2024 Land Use Map attached). The preliminary plat depicts the current zoning designations applicable to each block, and the plat is consistent with the uses allowed within the 2014-2024 Town of Payson General Plan.

This application has been reviewed by affected Town of Payson departments and utility providers and no adverse comments have been received. This property is within the Northern Gila County Sanitary District boundaries. All blocks will be required to utilize public sewer facilities.

### **Staff Recommendation:**

Staff finds that this preliminary plat conforms to the objectives of the land use element of the general plan, is consistent with applicable provisions of the Unified Development Code, and could be compatible with the topography and adjacent property. Staff recommends approval of this preliminary plat subject to the following conditions:

#### General Stipulations:

1. Town of Payson water lines, including water services and fire hydrants, shall be extended to and through the development in accordance with the Town of Payson Water Department requirements. This includes extending the water mains to the adjacent Blocks as required by the Public Works Department.
2. Public sanitary sewer lines shall be extended to and through the development in accordance with the Northern Gila County Sanitary District requirements. This includes extending the sewer mains to the adjacent Blocks as required by the Northern Gila County Sanitary District.
3. Dry utilities shall be extended to and through the development in accordance with the various utility company requirements.
4. A note shall be added to the cover page of the Final Plat stating, "Construction of Payson Area Trails System pathways, not within or adjacent to rights of way, shall be completed concurrently with the development of the Block adjoining that portion of the trail and in accordance with the then existing Town trail standards."
5. Storm water detention shall be provided in accordance with the Town of Payson Code.
6. Roadway and utility (water and sewer) plans shall be prepared by an Arizona Registered Professional and shall be approved by the Town prior to construction.
7. The developer shall be responsible to obtain all access or public utility easements that are required to develop each block.
8. Private roads shall meet the public road standards unless otherwise approved by the Town.
9. The developer shall submit a final plat showing all dedications for public roads, easements, property lines, etc. for Town approval. The final plat shall be recorded prior to construction.
10. The block developer shall execute an Agreement to Construct Subdivision Improvements and post the required financial assurances prior to construction.

#### Block 1

1. W. Riley Road shall be extended to provide access into this property. This shall include providing the necessary drainage channel crossing. That portion of N. Vista Road adjacent to Block 1 shall be constructed with the development of Block 1, including an acceptable vehicle turn around if it is a dead end.
2. A secondary fire access shall be provided prior to constructing more than 26 residential units on Block 1. This access shall be a minimum of an all weather road at least 20 feet

wide and shall be posted as “Fire Lane – No Parking”, unless the improved area is at least 32 feet wide.

### Block 2

1. W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 2 shall work with the owner of Blocks 3 and 9 to construct W. Airport Road to its’ ultimate section. If an agreement cannot be reached with the owner’s of Blocks 3 and 9, the developer of Block 2 may construct ½ street improvements on their side of the property line. If ½ street improvements for Airport Road exist prior to the development of Block 2, the Block 2 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include any transitions and/or tapers to match the existing Airport Road alignment on the adjacent property.
2. An access shall be provided to Block 1 with any development of this block. That portion of N. Vista Road adjacent to Block 2 shall be constructed with the development of Block 2, including an acceptable vehicle turn around if it is a dead end.
3. This Block shall be served by at least two points of access separated by a minimum of 950 feet.

### Block 3

1. W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 3 shall work with the owner of Block 2 to construct W. Airport Road to its’ ultimate section. If an agreement cannot be reached with the owner of Block 2, the developer of Block 3 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Airport Road exist prior to the development of Block 3, the Block 3 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include any transitions and/or tapers to match the existing Airport Road alignment on the adjacent property.
2. That portion of N. Vista Road adjacent to Block 3 shall be reconstructed with the development of this block to meet current Town street standards.
3. That portion of N. Green Valley Parkway adjacent to Block 3 shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 3 shall work with the owner of Block 9 to construct N. Green Valley Parkway to its’ ultimate section. If an agreement cannot be reached with the owner of Block 9, the developer of Block 3 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Green Valley Parkway exist prior to the development of Block 3, the Block 3 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.
4. This Block shall be served by at least two points of access separated by a minimum of 600 feet.
5. A point of roadway connection may be required into Block 4.

#### Block 4

1. That portion of N. Green Valley Parkway adjacent to Block 4 shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 4 shall work with the owner of Blocks 7 and 8 to construct N. Green Valley Parkway to its' ultimate section. If an agreement cannot be reached with the owners of Blocks 7 and 8, the developer of Block 4 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Green Valley Parkway exist prior to the development of Block 4, the Block 4 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.
2. N. Green Valley Parkway shall be extended to W. Airport Road prior to or in conjunction with the development of this block.
3. The residential units in this Block will require automatic fire sprinklers unless it is served by at least two separate points of access. The additional points of access shall be through Block 3, 5 or 6A and shall be separated by a minimum of 500 feet. (Note: if less than 30 residential units are developed on this block this is not required.)
4. The Town of Payson may require a point of roadway connection from Block 4 into Blocks 3, 5, and 6A.

#### Block 5

1. That portion of W. Wagon Trail adjacent to Block 5 shall be constructed in accordance with Town R-3 roadway standards.
2. That portion of N. Vista Road adjacent to Block 5 shall be reconstructed with the development of this block to meet current Town street standards.
3. This Block shall be served by at least two points of access separated by a minimum of 600 feet.
4. The Town of Payson may require a point of roadway connection from Block 5 into Blocks 4 and 6A.

#### Block 6A

1. That portion of W. Wagon Trail adjacent to Block 6A shall be constructed in accordance with Town R1-8 roadway standards. W. Wagon Trail shall be connected to Vista Road or N. Green Valley Parkway. If connected to Green Valley Parkway, Green Valley Parkway must be extended to W. Airport Road.
2. That portion of N. Green Valley Parkway adjacent to Block 6A shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 6A shall work with the owner of Block 7 to construct N. Green Valley Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 7, the developer of Block 6A may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Green Valley Parkway exist prior to the development of Block 6A, the Block 6A Developer shall construct the remaining ½ of the roadway, including curb, gutter, and

sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.

3. This Block shall be served by at least two points of access separated by a minimum of 500 feet, unless all residences in this block and in Block 4 are equipped with automatic fire sprinklers.
4. The Town of Payson may require a point of roadway connection from Block 6A into Blocks 4 and 5.

#### Block 6B

1. That portion of W. Wagon Trail adjacent to Block 6B shall be constructed in accordance with Town R1-8 roadway standards. W. Wagon Trail shall be connected to Vista Road, unless N. Green Valley Parkway is connected to W. Airport Road or W. Wagon Trail is connected to the west end of the existing W. Wagon Trail in the Manzanita Hills Subdivision
2. That portion of N. Green Valley Parkway adjacent to Block 6B shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 6B shall work with the owner of Block 7 to construct N. Green Valley Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 7, the developer of Block 6B may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Green Valley Parkway exist prior to the development of Block 6B, the Block 6B Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.
3. The residential units on this Block may require automatic fire sprinklers unless, it is served by at least two separate accessible points of access from a major roadway to the property separated by a minimum of 300 feet.

#### Block 7

1. That portion of W. Wagon Trail adjacent to Block 7 shall be constructed in accordance with Town R1-8 roadway standards.
2. That portion of N. Green Valley Parkway adjacent to Block 7 shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 7 shall work with the owner's of Blocks 6A and 6B to construct N. Green Valley Parkway to its' ultimate section. If an agreement cannot be reached with the owner's of Blocks 6A and 6B, the developer of Block 7 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Green Valley Parkway exist prior to the development of Block 7, the Block 7 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.
3. The residential units on this Block may require automatic fire sprinklers unless Block 7 is served by at least two separate accessible points of access separated by a minimum of 800 feet.

4. The Town of Payson may require two points of roadway connection through Block 7 to provide access into Block 8.

#### Block 8

1. That portion of N. Green Valley Parkway between Block 8 and Airport Road (either the existing alignment or the relocated alignment) shall be constructed prior to or in conjunction with the development of Block 8.
2. That portion of N. Green Valley Parkway adjacent to Block 8 shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 8 shall work with the owner of Block 4 to construct N. Green Valley Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 4, the developer of Block 8 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Green Valley Parkway exist prior to the development of Block 8, the Block 8 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turnaround at any dead end.
3. The residential units in this Block will require automatic fire sprinklers unless it is served by at least two separate points of access separated by a minimum of 700 feet. The additional points of access shall be through Block 7, 9 or 15.
4. The Town of Payson may require at least two points of roadway connection into Block 7 and one roadway point of access into Block 9.

#### Block 9

1. W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 9 shall work with the owner's of Blocks 2, 10 and 11 to construct W. Airport Road to its' ultimate section. If an agreement cannot be reached with the owner's of Blocks 2, 10 and 11 the developer of Block 9 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Airport Road exist prior to the development of Block 9, the Block 9 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include any transitions and/or tapers to match the existing Airport Road alignment on the adjacent property.
2. That portion of N. Green Valley Parkway adjacent to Block 9 shall be constructed in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 9 shall work with the owner of Block 3 to construct N. Green Valley Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 3, the developer of Block 9 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Green Valley Parkway exist prior to the development of Block 9, the Block 9 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.
3. That portion of W. Sherwood Drive adjacent to Block 9 shall be constructed in accordance with Town Collector Road standards. In accordance with the Payson Town Code §154-

07-002 (B) 7, the developer of Block 9 shall work with the owner of Block 14 to construct W. Sherwood Drive to its' ultimate section. If an agreement cannot be reached with the owner of Block 14, the developer of Block 9 may construct ½ street improvements (minimum 20 foot wide pavement). If the opposite ½ street improvements for W. Sherwood Drive exist prior to the development of Block 9, the Block 9 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include connecting to W. Airport Road on the north end an appropriate turn around at the south end.

4. This Block shall be served by at least two points of access separated by a minimum of 700 feet.
5. The Town of Payson may require at least one roadway point of access from Block 9 into Block 8.

#### Block 10

1. W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 10 shall work with the owner of Block 9 to construct W. Airport Road to its' ultimate section. If an agreement cannot be reached with the owner of Block 9 the developer of Block 10 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Airport Road exist prior to the development of Block 10, the Block 10 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include any transitions and/or tapers to match the existing Airport Road alignment on the adjacent property.
2. That portion of N. Chennault Parkway adjacent to Block 10 shall be constructed in accordance with Town commercial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 10 shall work with the owner of Block 11 to construct N. Chennault Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 11, the developer of Block 10 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements (minimum 20 foot wide pavement) for Chennault Parkway exist prior to the development of Block 10, the Block 10 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements.
3. This Block shall be served by at least two points of access separated by a minimum of 400 feet.

#### Block 11

1. W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 11 shall work with the owner of Block 9 to construct W. Airport Road to its' ultimate section. If an agreement cannot be reached with the owner of Block 9 the developer of Block 11 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Airport Road exist prior to the development of Block 11, the Block 11 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include any

transitions and/or tapers to match the existing Airport Road alignment on the adjacent property.

2. That portion of N. Chennault Parkway adjacent to Block 11 shall be constructed in accordance with Town commercial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 11 shall work with the owner of Block 10 to construct N. Chennault Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 10, the developer of Block 11 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements (minimum 20 foot wide pavement) for Chennault Parkway exist prior to the development of Block 11, the Block 11 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements.
3. This Block shall be served by at least two points of access separated by a minimum of 300 feet.

#### Block 12

1. W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 12 shall work with the owner of Block 14 to construct W. Airport Road to its' ultimate section. If an agreement cannot be reached with the owner of Block 14 the developer of Block 12 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Airport Road exist prior to the development of Block 12, the Block 12 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include any transitions and/or tapers to match the existing Airport Road alignment on the adjacent property.
2. That portion of N. Earhart Parkway adjacent to Block 12 shall be constructed in accordance with Town commercial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 12 shall work with the owner of Block 13 to construct N. Earhart Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 13, the developer of Block 12 may construct ½ street improvements (minimum 20 foot wide pavement) on their side of the property line. If the opposite ½ street improvements for Earhart Parkway exist prior to the development of Block 12, the Block 12 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements.
3. This Block shall be served by at least two points of access separated by a minimum of 200 feet.

#### Block 13

1. The westerly portion of W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 13 shall work with the owner of Block 14 to construct W. Airport Road to its' ultimate section. If an agreement cannot be reached with the owner of Block 14 the developer of Block 13 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Airport Road exist prior to the development of Block 13, the Block 13 Developer shall construct the remaining ½ of the

roadway, including curb, gutter, and sidewalk improvements. These improvements shall match the existing improved section of Airport Road.

2. That portion of N. Earhart Parkway adjacent to Block 13 shall be constructed in accordance with Town commercial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 13 shall work with the owner of Block 12 to construct N. Earhart Parkway to its' ultimate section. If an agreement cannot be reached with the owner of Block 12, the developer of Block 13 may construct ½ street improvements (minimum 20 foot wide pavement) on their side of the property line. If the opposite ½ street improvements for Earhart Parkway exist prior to the development of Block 13, the Block 13 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements.
3. This Block shall be served by at least two points of access separated by a minimum of 600 feet.

#### Block 14

1. The westerly portion of W. Airport Road shall be realigned to the new roadway easement created by ROS 3518. The construction shall be in accordance with Town Minor Arterial standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 14 shall work with the owner of Block 13 to construct W. Airport Road to its' ultimate section. If an agreement cannot be reached with the owner of Block 13 the developer of Block 14 may construct ½ street improvements on their side of the property line. If the opposite ½ street improvements for Airport Road exist prior to the development of Block 14, the Block 14 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall match the existing improved section of Airport Road.
2. That portion of W. Sherwood Drive adjacent to Block 14 shall be constructed in accordance with Town Collector Road standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 14 shall work with the owner of Block 9 to construct W. Sherwood Drive to its' ultimate section. If an agreement cannot be reached with the owner of Block 9, the developer of Block 14 may construct ½ street improvements (minimum 20 foot wide pavement). If the opposite ½ street improvements for W. Sherwood Drive exist prior to the development of Block 14, the Block 14 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include connecting to W. Airport Road on the west end an appropriate turn around at the east end.
3. This Block shall be served by at least two points of access separated by a minimum of 750 feet.

#### Block 15

1. That portion of W. Sherwood Drive adjacent to Block 15 shall be constructed in accordance with Town Collector Road standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 15 shall work with the owner's of Blocks 14 and 16 to construct W. Sherwood Drive to its' ultimate section. If an agreement cannot be reached with the owner's of Blocks 14 and 16, the developer of Block 15 may construct ½ street improvements (minimum 20 foot wide pavement). If the opposite ½ street improvements for W. Sherwood Drive exist prior to the development of Block 15, the Block 15 Developer shall construct the remaining ½ of the roadway, including curb,

gutter, and sidewalk improvements. These improvements shall include connecting to W. Airport Road on the west end an appropriate turn around at the east end.

2. A traffic circle shall be constructed on W. Sherwood Drive at the interface with the Woodhill Subdivision as a traffic calming device. This traffic circle shall meet Town of Payson roundabout requirements. If only half street improvement are constructed on Sherwood, the entire traffic circle shall still be constructed.
3. This Block shall be served by at least two points of access. One from the Woodhill Subdivision and a second access point shall connect to Airport Road.

#### Block 16

1. That portion of W. Sherwood Drive adjacent to Block 16 shall be constructed in accordance with Town Collector Road standards. In accordance with the Payson Town Code §154-07-002 (B) 7, the developer of Block 16 shall work with the owner of Block 15 to construct W. Sherwood Drive to its' ultimate section. If an agreement cannot be reached with the owner of Block 15, the developer of Block 15 may construct ½ street improvements (minimum 20 foot wide pavement). If the opposite ½ street improvements for W. Sherwood Drive exist prior to the development of Block 16, the Block 16 Developer shall construct the remaining ½ of the roadway, including curb, gutter, and sidewalk improvements. These improvements shall include an appropriate turn around at any dead end.
2. A traffic circle shall be constructed on W. Sherwood Drive at the interface with the Woodhill Subdivision as a traffic calming device. This traffic circle shall meet Town of Payson roundabout requirements. If only half street improvement are constructed on Sherwood, the entire traffic circle shall still be constructed.
3. This Block shall be served by at least one point of access from W. Sherwood Drive and at least one from W. Airport Road.

#### Block 17

1. This Block shall be served by at least two points of access separated by at least 750 feet.

#### **Suggested Motion to Approve:**

“I move the Planning & Zoning Commission approve S16-002, a preliminary plat request to create 17 blocks for future development on 219.54 acres in the 1200 block of W. Airport Road subject to the conditions listed in the staff report.”





# PRELIMINARY BLOCK PLAT FOR Montezuma Castle Land Exchange

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 (70.60 Ac.±)  
TOM COL INVESTMENTS, LLC  
4497 BIRCHWOOD DRIVE  
HERMANTOWN, MN 55811  
Phone: (218) 729-9732  
APN 302-39-006A

PARCEL 2 (27.42 Ac.±)  
PAYSON AIRPORT PROPERTIES, LLC  
2115 SOUTH MOONLIGHT DRIVE  
STAR VALLEY, AZ 85541 Phone: (928) 474-9289  
APN 302-39-006B

PARCEL 3 (121.52 Ac.±)  
PIONEER TITLE AGENCY, TRUSTEE  
TRUST No. 127691  
421 S. BEELINE HWY.  
PAYSON, AZ. 85541  
Phone: (928) 474-3235  
APN 302-39-006C

### LEGEND

- 1** BLOCK NUMBER
- (R1-12) EXISTING ZONING
- PARCEL BOUNDARY
- BLOCK BOUNDARY
- - - EASEMENT

### BASIS OF BEARING

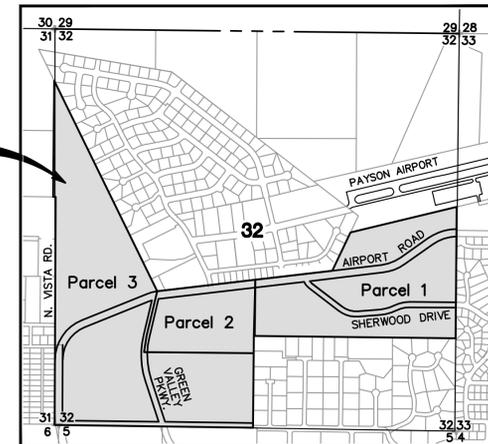
SOUTH PROPERTY LINE  
LOTS 33 THRU 38  
SKY PARK INDUSTRIAL PARK  
BEING: N82°43'27"E

### BENCH MARK

BENCHMARK =  
TOWN OF PAYSON MAPPING  
DATUM  
(2005 88 DATUM)

### UTILITY SERVICES

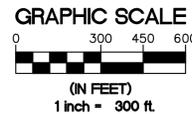
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SEWER .....	N.G.C.S.D.
TELEPHONE .....	QWEST
POWER .....	ARIZONA PUBLIC SERVICE
CoTv .....	SUDDENLINK
TRASH COLLECTION .....	WASTE MANAGEMENT
TRASH DISPOSAL .....	BUCKHEAD MESA LANDFILL, GILA COUNTY
POLICE .....	PAYSON POLICE DEPARTMENT
FIRE PROTECTION .....	PAYSON FIRE DEPARTMENT
SCHOOLS .....	PAYSON UNIFIED SCHOOL DISTRICT
PROPANE GAS .....	ALLIANT GAS



LOCATION MAP  
N.T.S.

### GENERAL NOTES

- 1) THE ENGINEER FOR THE PROJECT IS:  
VERDE ENGINEERING GROUP PLLC  
1109 NORTH McLANE  
PAYSON, AZ 85541  
PHONE: (928) 474-5717
- 2) ALL IMPROVEMENTS WILL BE CONSTRUCTED WHEN THE INDIVIDUAL BLOCKS ARE DEVELOPED.
- 3) LOTS ADJACENT TO THE EASTERLY BOUNDARY OF BLOCK 1 SHALL HAVE A MINIMUM AREA OF 12,000 SQUARE FEET.
- 4) MINIMUM LOT SIZE IN BLOCK 2 SHALL BE 90,000 S.F.
- 5) LOTS ADJACENT TO THE EASTERLY LINE OF BLOCK 7 SHALL HAVE A MINIMUM AREA OF 44,000 SQUARE FEET.
- 6) PRELIMINARY PLATS FOR INDIVIDUAL BLOCKS, FUTURE DIVISION OF INDIVIDUAL BLOCKS, AND/OR FUTURE DEVELOPMENT OF ANY BLOCK SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE REZONING NARRATIVE AND SITE PLAN SUBMITTED, STAMPED MAY 25, 2010.
- 7) 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. ALL PROPERTIES ARE SUBJECT TO AIRCRAFT NOISE AND OTHER COMMON HAZARDS ASSOCIATED WITH A MUNICIPAL AIRPORT".
- 8) CERTAIN USES THAT ARE PERMITTED IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE HAVE BEEN SPECIFICALLY PROHIBITED WITHIN BLOCKS 2, 3, AND 9. IN CASE OF CONFLICTING PROVISIONS BETWEEN THE UDC AND THE REZONING NARRATIVE, THE MORE RESTRICTIVE SHALL GOVERN.



Prepared by

**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

Project No. 15-29

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

**Verde  
Engineering  
Group  
PLLC**

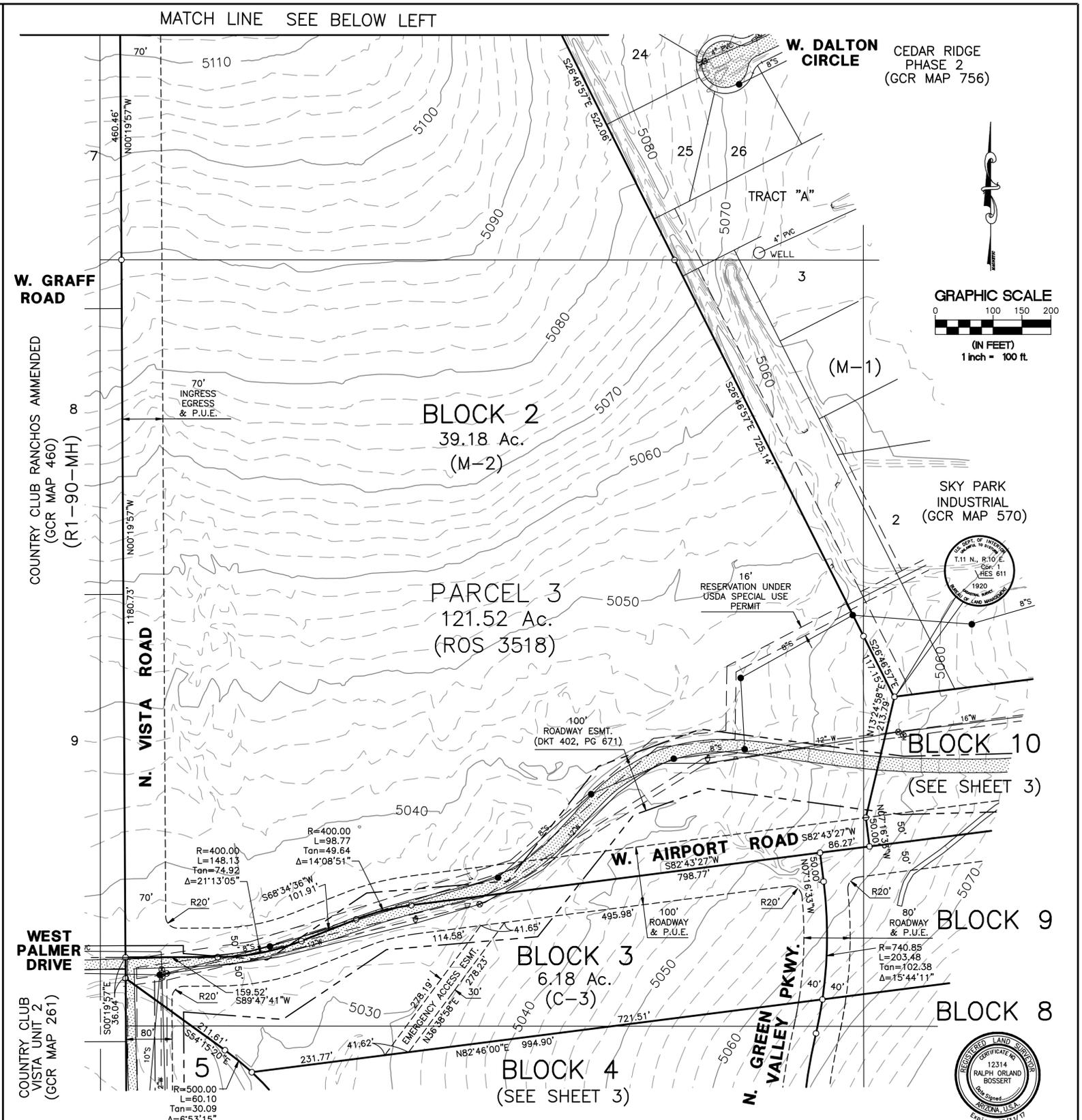
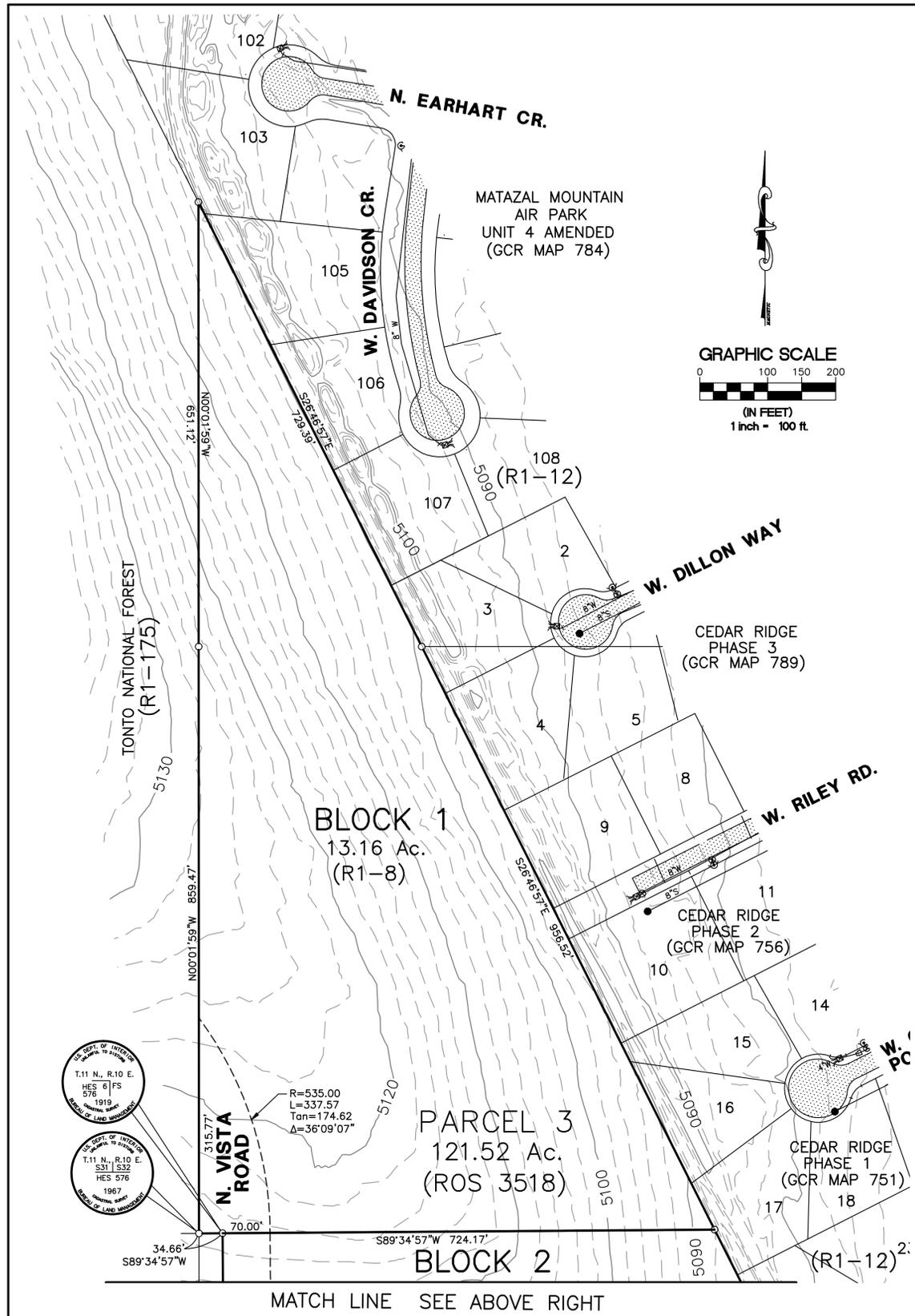
**MONTEZUMA CASTLE LAND EXCHANGE  
(R.O.S. 3518)  
PAYSON, ARIZONA**

NO.	DATE	CHK.	DESCRIPTION

JOB NO. 15-29  
DATE: 4/19/16  
FILE NAME



**SHEET  
1 OF 4**



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  
 Dan Fitzpatrick P.E.  
 (928) 595-2816

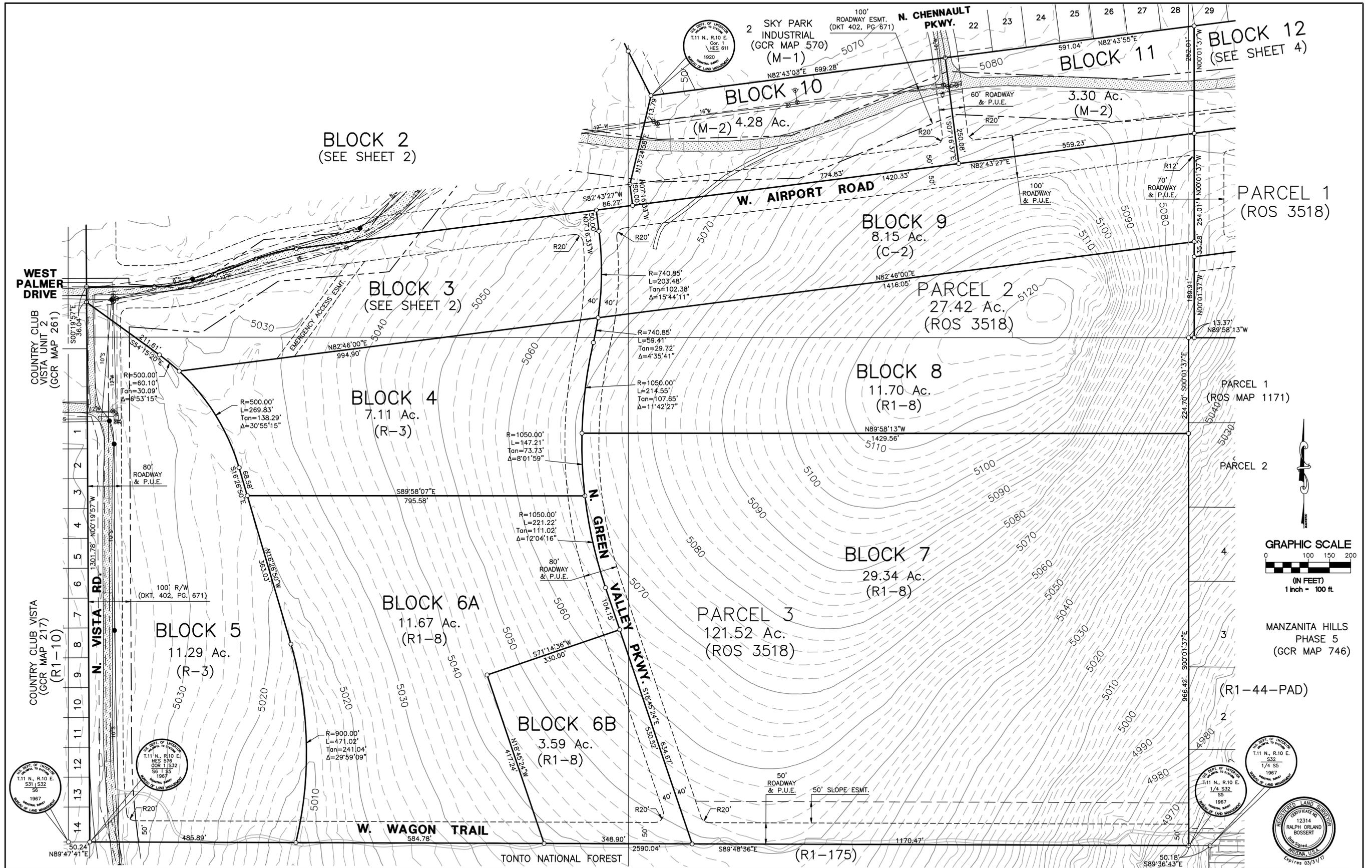
# MONTEZUMA CASTLE LAND EXCHANGE

## PAYSON, ARIZONA

JOB NO.	15-29
DESIGNED BY:	RRH
DRAWN BY:	RRH
CHECKED BY:	ROB
APPROVED BY:	ROB
DATE:	3/30/16

**PRELIMINARY BLOCK PLAT**  
**BLOCKS 1, 2 and 3**

SCALE: HORIZ: 1" = 100'	
CONT. INTERVAL = 2'	
DRAWING NO.	
<b>PRE 1</b>	
SHEET NO.	OF:
<b>2</b>	<b>4</b>



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  
 Dan Fitzpatrick P.E.  
 (928) 595-2816

## MONTEZUMA CASTLE LAND EXCHANGE

PAYSON, ARIZONA

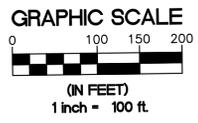
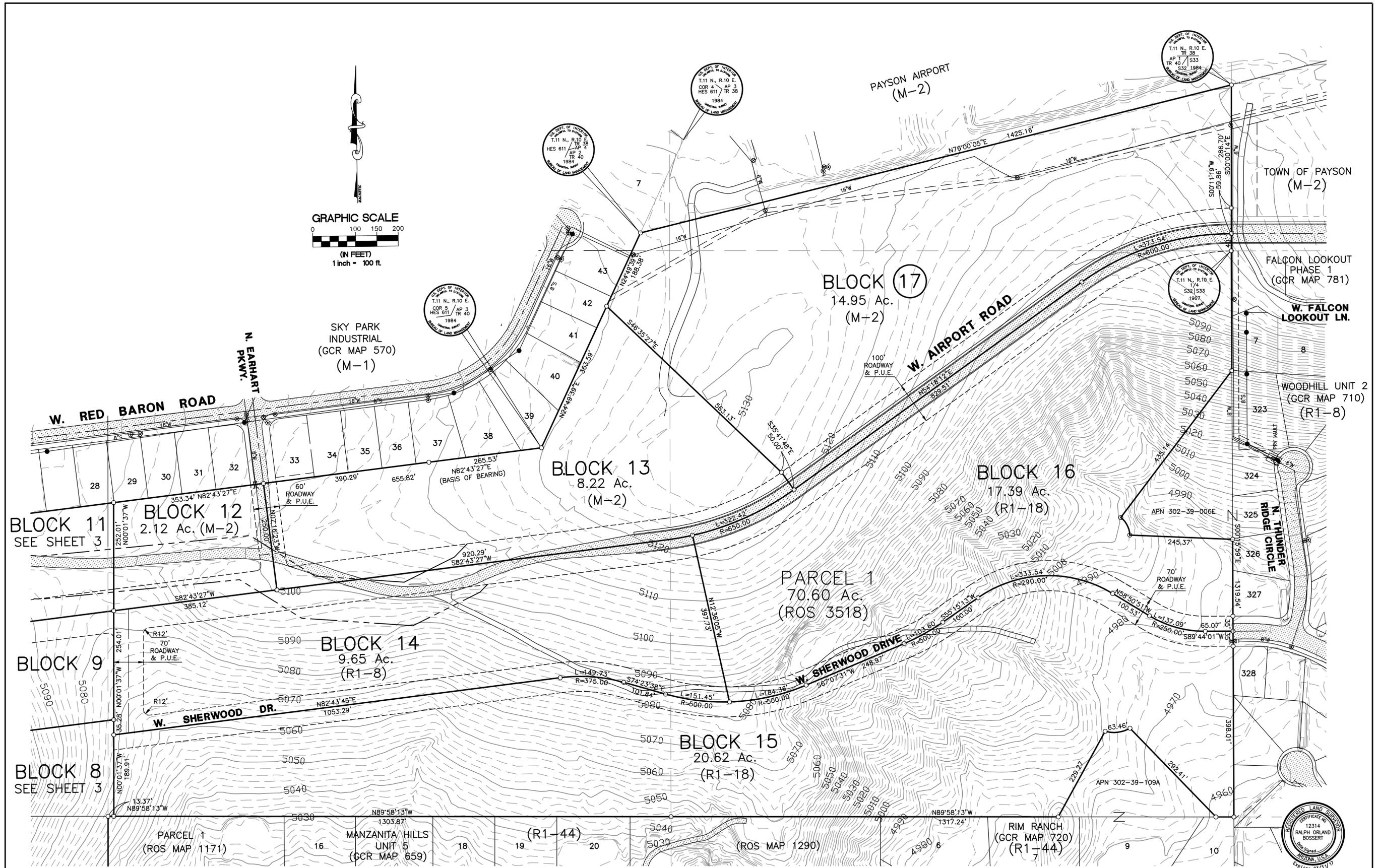
JOB NO. 15-29  
 DESIGNED BY: RRH  
 DRAWN BY: RRH  
 CHECKED BY: ROB  
 APPROVED BY: ROB  
 DATE: 3/30/16

**PRELIMINARY BLOCK PLAT**  
**BLOCKS 4 THRU 11**

**PRE 2**

SHEET NO. **3** OF **4**

SCALE: HORIZ: 1" = 100'  
 CONT. INTERVAL = 2'  
 DRAWING NO. **PRE 2**  
 SHEET NO. **3** OF **4**



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  
 Dan Fitzpatrick P.E.  
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## MONTEZUMA CASTLE LAND EXCHANGE

PAYSON, ARIZONA

JOB NO.	15-29
DESIGNED BY:	RRH
DRAWN BY:	RRH
CHECKED BY:	ROB
APPROVED BY:	ROB
DATE:	3/30/16

**PRELIMINARY BLOCK PLAT**  
**BLOCKS 12 THRU 17**

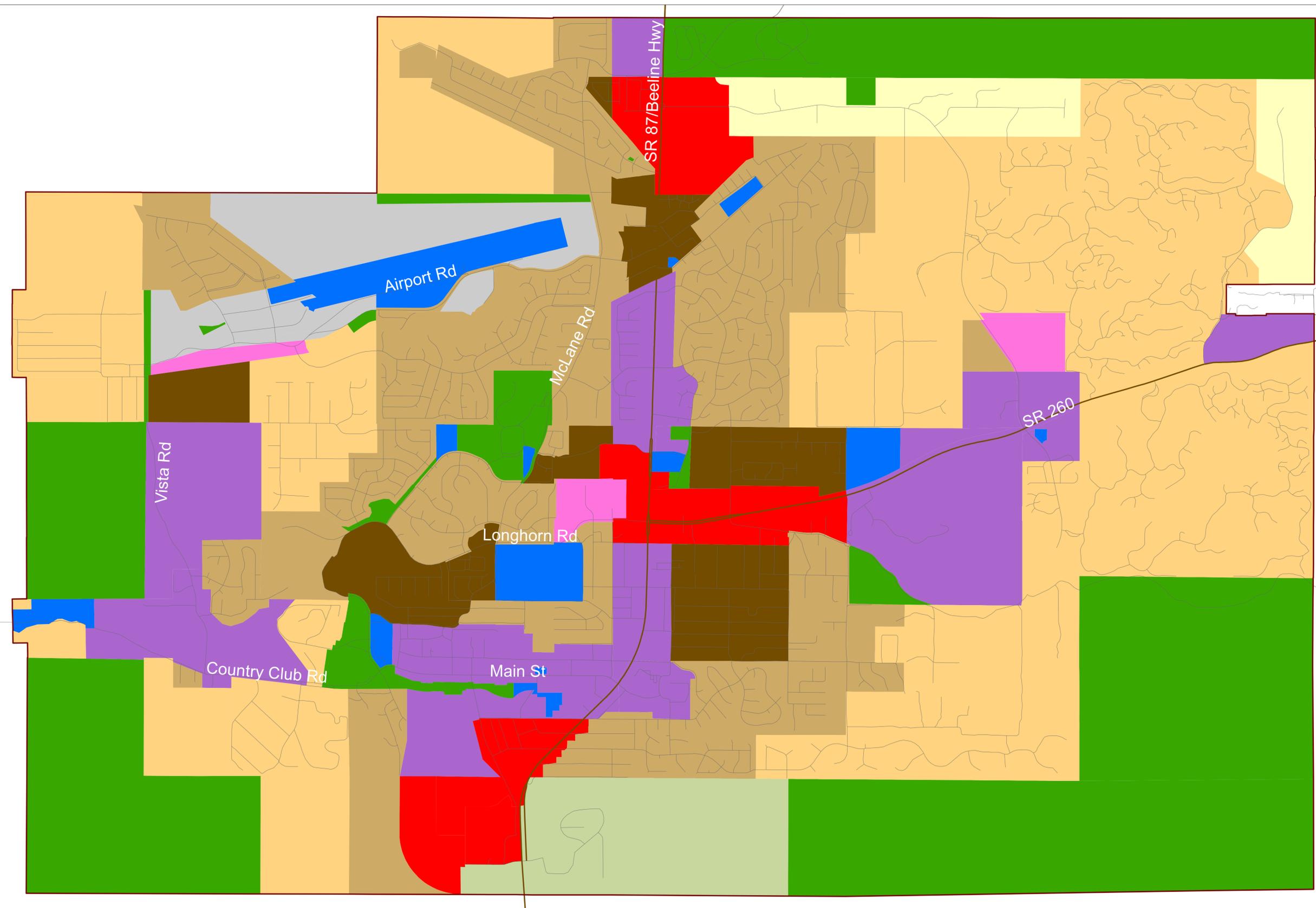
**PRE 3**

SHEET NO. OF:  
**4 4**

SCALE: HORIZ: 1" = 100'  
 CONT. INTERVAL = 2'  
 DRAWING NO.  
 SHEET NO. OF:  
**4 4**



# Town of Payson 2014 Land Use Map

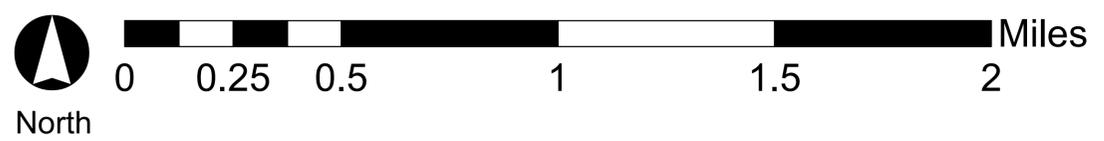
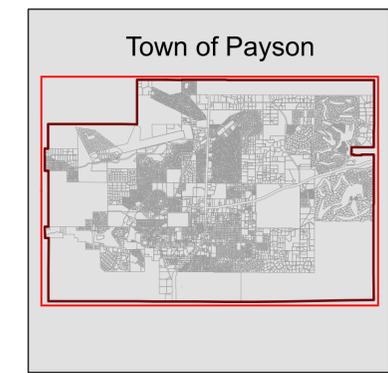


### Land Use Designations

- RDR-Rural Density Res
- LDR-Low Density Res
- MDR-Medium Density Res
- MFR-Multifamily Res
- Civic
- Mixed Use
- Office
- Commercial
- Industrial
- Open Space
- Tonto Apache Reservation

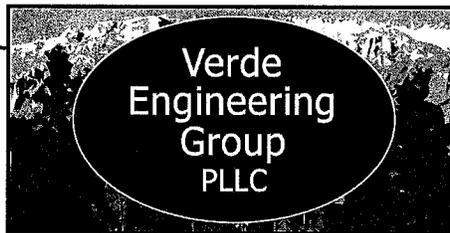
### Reference

- Town Roads
- State Roads
- Town Boundary



Source: U.S.Census Bureau; U.S. Department of the Interior Bureau of Land Management; Gila County Assessor's Office, Town of Payson Analysis: TischlerBise; Berkley 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

February 16, 2016

Ms. Sheila DeSchaaf, Director  
Community Development Department  
Town of Payson  
303 North Beeline Highway  
Payson, Arizona 85541

**Re: Montezuma Castle Land Exchange Parcels 2 and 3  
Block Plat  
Citizen's Participation Report  
Project 15-29**

Dear Sheila:

A Citizen's Participation meeting was conducted for the Montezuma Castle Land Exchange Parcels 2 and 3 Block Platting Request at Tiny's Family Restaurant and Lounge, 600 East Highway 260, Payson, Arizona. The meeting was held at 2:00 P.M. on Wednesday, February 10. Mailing labels were furnished by Community Development for all property owners and occupants within 300 feet of the project boundary. A Map showing all properties within 300 feet of the project was also 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 212 owners and occupants within 300 feet of the project were sent meeting notices. 40 were returned as undeliverable and are submitted with this report. Approximately 11 participants attended the meeting.

In addition to the Citizen Participation Meeting, we also corresponded via e-mail with 2 concerned citizens. Copies of these e-mails are enclosed.

Dan Fitzpatrick and Ralph Bossert, with the Verde Engineering Group attended and were available to answer questions. Copies of the Sign-in Sheets and a blank copy of the Comment Sheet are enclosed.

Ralph Bossert began the meetings by describing the proposed project. 11" by 17" copies of the Preliminary Block Plat were displayed on the meeting tables. A power point presentation was conducted. The proposed project was described as a 149 acre portion of the Montezuma Land Exchange that had been rezoned from R1-175 in 2010. The proposed project will provide 61.1 acres of employment related uses, 70.0 acres of medium density development, and 17.8 acres of multi-family development. Since most of the owners are not Developers, the proposed project is proposed to be "Block Platted" into 11 blocks for future development. Each block has specific

allowable uses and development constraints outlined in the approved Zoning Site Plan and Zoning Narrative Report. The Block Platting process will allow the owners to offer the individual blocks for sale and future development.

The approved zoning requires landscape open space be set aside to buffer employment areas or denser residential areas from adjacent existing residential neighborhoods, protect natural drainage ways from development, and provide routes for multi-use pathways.

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

**Where can we see the Zoning Site Plan and Narrative?**

They can be seen at the Development Office. They are also posted on the Verde Engineering web site.

**Dead trees and brush need to be removed from the property.**

We will bring this to the Owner's attention. Also, the Fire Department can be contacted.

**New development needs to be buffered from existing neighborhoods.**

Landscape buffers to protect existing neighborhoods will be required as outlined in the Zoning Site Pan and narrative.

**We object to any new development near our property. We already get too much noise and traffic from the Airport and the Industrial Park. New development will impact existing wildlife habitats in the area.**

No response was attempted.

**What uses are allowed on M-2 zoning?**

We directed them to look at approved uses in the Payson Unified Development Code. It can be accessed on the Town of Payson website.

The Citizen's Participation Meeting ended at 3:00 P.M.



Very Truly Yours,

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 Parcels 2 and 3  
Preliminary Block Plat

Dear Property Owner or Resident:

You are hereby notified of a Citizen's Participation Meeting to be held on Wednesday, February 10, 2016 at 2:00 P.M. at Tiny's Family Restaurant & Lounge, 600 East Highway 260, 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.

The Preliminary Block Plat covers the westerly 149 acres of the entire 220 acre Montezuma Castle Land Exchange (MCLE) property. Eleven blocks, ranging from 3.30 acres to 39.18 acres in size, are shown on the Preliminary Block Plat. These blocks were rezoned in 2010 and include single family, multi-family, commercial, and industrial uses. Upon completion of the Block Platting process, each of the individual blocks may be developed in accordance with its approved zoning. Sheet 1 of the Preliminary Block Plat is enclosed.

If you are unable to attend the meeting and have questions regarding the proposed block plat, 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", is written over the typed name.

Ralph Bossert, PE, RLS  
Verde Engineering Group  
1109 North McLane Road  
Payson, AZ 85541

Cc: Sheila DeSchaaf, Director  
Community Development Department  
Town of Payson

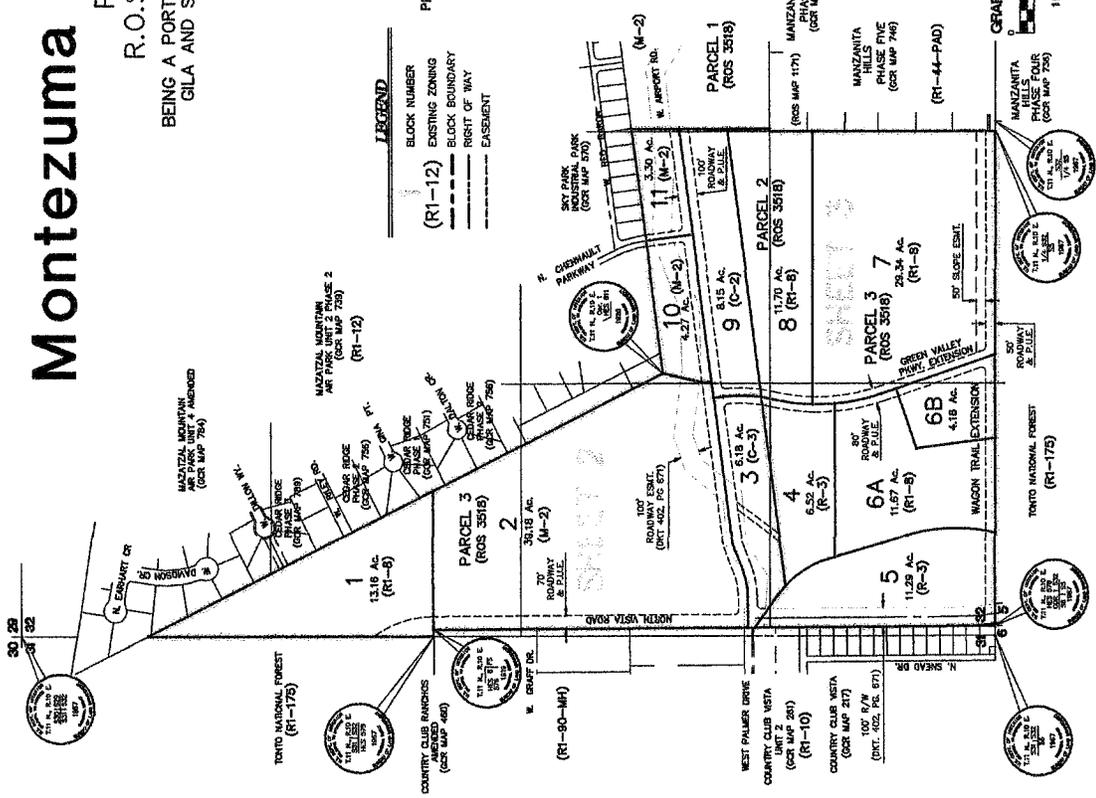
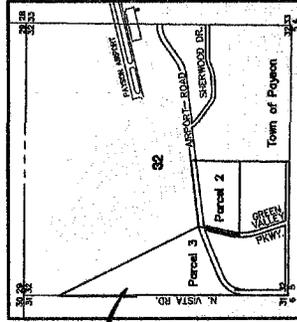
# PRELIMINARY BLOCK PLAT FOR Montezuma Castle Land Exchange

PARCELS 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 2 (27.42 Ac.)  
MONTZUMA CASTLE LAND EXCHANGE, LLC  
PIONEER TRUSTEE AGENCY,  
TRUST No. 127681  
5100 NORTH MILANA,  
PAYSON, ARIZONA, 85541  
Phone: (520) 277-5289  
FAX: 520-277-0285  
APR 302-59-008C

PARCEL 3 (121.52 Ac.)  
MONTZUMA CASTLE LAND EXCHANGE, LLC  
PIONEER TRUSTEE AGENCY,  
TRUST No. 127681  
5100 NORTH MILANA,  
PAYSON, ARIZONA, 85541  
Phone: (520) 277-5289  
FAX: 520-277-0285  
APR 302-59-008C



PARCEL 3

TOTAL AREA =	121.52 AC.
BLOCKS 6 AND 7 (38.79) =	44.65 AC.
BLOCK 8 =	15.89 AC.
BLOCK 9 =	28.78 AC.
TOTAL =	44.65 AC. (38.79)
BLOCK 6A (9.69) =	11.69 AC.
BLOCK 6B =	4.21 AC.
TOTAL =	15.89 AC.

### GENERAL NOTES

- 1) THE OWNER FOR THE PROJECT IS MONTZUMA CASTLE LAND EXCHANGE, LLC, 5100 NORTH MILANA, PAYSON, ARIZONA 85541. PHONE: (520) 277-5289.
- 2) ALL IMPROVEMENTS WILL BE CONSTRUCTED WHEN THE INDIVIDUAL BLOCKS ARE DEVELOPED.
- 3) LOTS ADJACENT TO THE EASTLY BOUNDARY OF BLOCK 1 SHALL HAVE A MINIMUM LOT SIZE IN BLOCK 2 SHALL BE 60,000 SF.
- 4) LOTS ADJACENT TO THE EASTLY BOUNDARY OF BLOCK 7 SHALL HAVE A MINIMUM AREA OF 4,000 SQUARE FEET.
- 5) PRELIMINARY PLATS FOR INDIVIDUAL BLOCKS, FUTURE DIVISION OF INDIVIDUAL BLOCKS, AND CONVEYANCES MUST BE SUBMITTED TO THE RECORDING MARIANETTE AND SITE PLAN DIVISION, STAMPED MAY 29, 2018.
- 6) AN AVIATION EASEMENT SHOWN TO THE FOLLOWING SHALL BE GRANTED TO THE AVIATION EASEMENT OWNER. THE AVIATION EASEMENT OWNER SHALL BE HERSEY GRANTED OVER ALL LOTS, TRACTS, PARCELS, BLOCKS AND STREETS WITHIN THE SUBJECT MAP OR DIVISION OF AVIATION EASEMENT. THE AVIATION EASEMENT SHALL BE CONVEYED TO THE AVIATION EASEMENT OWNER BY THE AVIATION EASEMENT OWNER. THE AVIATION EASEMENT SHALL BE CONVEYED TO THE AVIATION EASEMENT OWNER BY THE AVIATION EASEMENT OWNER. THE AVIATION EASEMENT SHALL BE CONVEYED TO THE AVIATION EASEMENT OWNER BY THE AVIATION EASEMENT OWNER.
- 7) CERTAIN USES THAT ARE PERMITTED IN ACCORDANCE WITH THE UNIFIED ZONING ORDINANCE, THE MORE RESTRICTIVE SHALL CONTROL.



**CERTIFICATION**  
I, the undersigned, being a duly Licensed Professional Engineer in the State of Arizona, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Arizona. My license number is 127681. The date of preparation of this plat is 05/01/2018. My commission expires on 05/01/2021. I am not providing any services to the public in the preparation of this plat. My services are limited to the preparation of this plat. My services are limited to the preparation of this plat. My services are limited to the preparation of this plat.

- ### UTILITY SERVICES
- SEWER: MANZANITA HILLS WATER DEPARTMENT
  - WATER: MOUNTAIN VIEW WATER DEPARTMENT
  - TELEPHONE: QWEST
  - CITY: PAYSON
  - TRASH DISPOSAL: RICHMOND WASH. LANDFILL GILA COUNTY
  - POLICE PROTECTION: PAYSON POLICE DEPARTMENT
  - FIRE PROTECTION: PAYSON FIRE DEPARTMENT
  - PROPANE GAS: ALLIANT GAS

Prepared by  
**Verdes Engineering Group, LLC**  
1108 North Milana Road  
Payson, Arizona 85541  
Phone: (520) 277-5289  
FAX: (520) 277-0285  
APR 302-59-008C









MONTEZUMA CASTLE LAND EXCHANGE  
 PARCELS 2 AND 3  
 PRELIMINARY BLOCK PLAT  
 CITIZEN'S PARTICIPATION COMMENT SHEET  
 FEBRUARY 10, 2016

NAME	John & MEGAN SAWYER
ADDRESS	2401 W. CRAFT PAYSON, AZ 85541
PHONE NUMBER/E-MAIL	480-610-7619 JOHN.SAWYER@COMcast
COMMENTS	<p>1. WOULD LIKE A COPY OF THE SITE PLAN AND NARRATIVE</p> <p>2. TREE COORDINATES PRIOR TO DEVELOPMENT THERE ARE LOTS OF DEAD TREES SO THE PROPERTY USER TO KEEP DEAD TREES TO A MINIMUM DUE TO PROXIMITY TO RESIDENTIAL AREAS.</p> <p>3. FOR ADDITIONS TO THE WORK OF AIRPORT ROAD AND VISTA ROAD. NEED ARCHITECTURAL REVIEW OF DEVELOPMENT OF AIRPORT RD + VISTA RD</p> <p>4.</p>







MONTEZUMA CASTLE LAND EXCHANGE  
PARCELS 2 AND 3  
PRELIMINARY BLOCK PLAT  
CITIZEN'S PARTICIPATION COMMENT SHEET  
FEBRUARY 10, 2016

NAME	Cindy DuMOND + Terry DuMOND
ADDRESS	1605 W Dalton Circle Payson
PHONE NUMBER/E-MAIL	928-478-6521 tashbygosh@gmail.com
COMMENTS	or terrydisok@yahoo.com
We are against any housing developments near our property that is vacant now, especially any multi-family developments. When we purchased our land we were told all of that was BLM land and would not be developed. All industrial development was to be as in place as of 2006. We were aware of airport noise and now there is Pulse Combustion which is extremely loud and nerve wracking. <del>Then</del> With more development we are concerned with more and more noise. Also <span style="float: right;">→ traffic.</span> much wild life goes through this area which would be impacted. Please email us these plans to us	
Thank you very much!	
Cindy and Terry DuMOND	

## Ralph Bossert

---

**From:** Ralph Bossert <robossert@q.com>  
**Sent:** Friday, January 22, 2016 12:30 PM  
**To:** 'Donna Kline'  
**Subject:** RE: Montezuma Castle Land Exchange Parcels 2 & 3

The slight difference is because we re-platted Green Valley Parkway down into several Arizona roadways right to left. Therefore, the block parcel areas are slightly different than the original platted parcel areas.

Thank you.

Ralph G. Bossert, P.E.  
Verde Engineering Group, PLLC  
1109 North McLane Road  
Payson, AZ 85541  
(928) 578-4818

**From:** Donna Kline [mailto:ctygal@outlook.com]  
**Sent:** Friday, January 22, 2016 10:15 AM  
**To:** robossert@q.com  
**Subject:** Montezuma Castle Land Exchange Parcels 2 & 3

Good morning –

Thanks for the notice...have a question on the Block Plat –

It appears that your numbers don't jive for Parcel 3, 6a, 6b and 7... if I check the ac at the actual parcel the acreage is **slightly** different from the notation on the upper Right – Parcel 3. Shouldn't they be identical? I can't add up the total area for parcel 3, but assume this is the reason.

Sorry, I have a thing about numbers and inconsistencies.

Donna Kline

610 N. Vista Road

928.200.6718

If you forward this correspondence, PLEASE delete the forwarding history, which includes any email addresses. Erasing the history helps prevent Spammers from mining addresses and viruses from being propagated. Always use BCC to forward.

## Ralph Bossert

---

**From:** Ralph Bossert <robossert@q.com>  
**Sent:** Tuesday, January 19, 2016 11:12 AM  
**To:** 'John Sawyer'  
**Subject:** RE: Montezuma Land Exchange Parcels 2 and 3  
**Attachments:** Site Plan 004.pdf

Mr. Sawyer:

M-2 is a General Industrial District allowing uses similar to the Airport (M-2) or Sky Park Industrial (M-1). Attached is a copy of the approved Zoning Site Plan showing the stipulated buffer between Block 2 and properties to the west.

Thank you,

Ralph O. Bossert, P.E.  
Verde Engineering Group, PLLC  
1109 North McLane Road  
Payson, AZ 85541  
(928) 978-4345

**From:** John Sawyer [mailto:johnsawyer@cox.net]  
**Sent:** Monday, January 11, 2016 5:31 PM  
**To:** robossert@q.com  
**Subject:** Montezuma Land Exchange Parcels 2 and 3

Dear Mr. Bossert;

My wife and I own the property at 2401 West Graff adjacent to the west boundary of Parcel 2 on the land exchange map mentioned in the subject line. It appears that parcel is zoned M-2. Can you confirm the zoning? Also, what exactly is zoning M-2?

John Sawyer  
10871 E. Palomino Rd.  
Scottsdale, AZ 85259

(480) 510-7619  
[JohnSawyer@cox.net](mailto:JohnSawyer@cox.net)

**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

May 05, 2016

Ms. Sheila DeSchaaf, Director  
Community Development Department  
Town of Payson  
303 North Beeline Highway  
Payson, Arizona 85541

**Re: Montezuma Castle Land Exchange Parcel 1  
Block Plat  
Citizen's Participation Report  
Project 15-29**

Dear Sheila:

A Citizen's Participation meeting was conducted for the Montezuma Castle Land Exchange Parcel 1 Block Platting Request at Tinys' Family Restaurant and Lounge, 600 East Highway 260, Payson, Arizona. The meeting was held at 3:00 P.M. on Wednesday, April 20. All property owners and occupants within 300 feet of the project boundary were sent meeting notices. Copies of the Meeting Notice and mailing labels along with the maps and ownership information are enclosed.

A total of 118 owners and occupants within 300 feet of the project were sent meeting notices. 25 were returned as undeliverable and are submitted with this report. Approximately 30 participants attended the meeting. It was apparent that the meeting notice was forwarded to most of the Woodhill residents.

Dan Fitzpatrick and Ralph Bossert, with the Verde Engineering Group attended and were available to answer questions. Copies of the Sign-in Sheets and a blank copy of the Comment Sheet are enclosed.

Ralph Bossert began the meetings by describing the proposed project. Full size and 11" by 17" copies of the Preliminary Block Plat were displayed on the meeting tables. A power point presentation was conducted. The entire project was described as a 219.5 acre parcel of land under three ownerships that had been rezoned from R1-175 in 2010. The proposed project will provide 86.3 acres of employment related uses, 114.8 acres of medium density development, and 18.4 acres of multi-family development. Since most of the owners are not Developers, the proposed project is proposed to be "Block Platted" into 17 blocks for future development. Each block has specific allowable uses and development constraints outlined in the approved Zoning Site Plan and Zoning Narrative Report. The Block Platting process will allow the owners to offer the individual blocks for sale and future development.

The approved zoning requires landscape open space be set aside to buffer employment areas or denser residential areas from adjacent existing residential neighborhoods, protect natural drainage ways from development, and provide routes for multi-use pathways. Additionally, a park is planned at the northeast corner of Parcel 1.

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

**Request notification of additional meetings and changes to the Preliminary Plat.**

We agreed to notify Dan Kealey as the point person for Woodhill.

**Maintain the one acre minimum lot sizes adjacent to Rim Ranch and Manzanita Hills.**

This was a zoning condition and cannot change.

**Some requested copies of the Preliminary Plat.**

A copy was e-mailed to the person requesting the information.

- Sherwood Drive – Concerned about increased traffic;  
Conduct a Traffic Impact Study;  
Describe and delineate traffic control and calming devices;  
Restrict truck traffic through Woodhill;  
Strictly enforce residential use of the road;**

The Town of Payson considers Sherwood Drive as a Collector Road and it has been designed as such to handle existing and projected traffic volumes. The Town of Payson has traffic studies on file that address existing and future traffic volumes.

Traffic calming devices are included in the zoning conditions.

Construction traffic will not be allowed to use existing Sherwood Drive until the full connection to Airport Road has been constructed. After construction and acceptance, Sherwood Drive will be a public road and will be used as such. Truck traffic from housing construction may be required to use Airport Road through the permitting process.

The Citizen's Participation Meeting ended at 4:00 P.M.



Very Truly Yours,

A handwritten signature in black ink that reads "Ralph Bossert".

Ralph Bossert, PE, RLS  
Verde Engineering Group

## NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Montezuma Castle Land Exchange Parcel 1  
Preliminary Block Plat

Dear Property Owner or Resident:

You are hereby notified of a Citizen's Participation Meeting to be held on Wednesday, April 20, 2016 at 3:00 P.M. at Tiny's Family Restaurant & Lounge, 600 East Highway 260, 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 previous meeting was held for Parcels 2 and 3.

This portion of the Preliminary Block Plat covers the east 72.9 acres (Parcel 1) of the entire 220 acre Montezuma Castle Land Exchange (MCLE) property. Six blocks, ranging from 2.12 acres to 20.62 acres in size, are shown on the Preliminary Block Plat for Parcel 1. These blocks were rezoned in 2010 and include single family and industrial uses. The Zoning Site Plan and Zoning Narrative Report can be viewed on our website by going to "[VerdeEngineering.com](http://VerdeEngineering.com)". Upon completion of the Block Platting process, each of the individual blocks may be developed in accordance with its approved zoning. Sheets 1 and 4 of the Preliminary Block Plat are enclosed.

If you are unable to attend the meeting and have questions regarding the proposed block plat, please call Dan Fitzpatrick (928-595-2816) or me (928-978-4345).

Very Truly Yours,

Ralph Bossert, PE, RLS  
Verde Engineering Group  
1109 North McLane Road  
Payson, AZ 85541

Cc: Sheila DeSchaaf, Director  
Community Development Department  
Town of Payson

MONTEZUMA CASTLE LAND EXCHANGE PARCEL 1  
 PRELIMINARY BLOCK PLAT  
 CITIZEN'S PARTICIPATION MEETING  
 APRIL 20, 2016  
 SIGN IN SHEET

NAME	ADDRESS	PHONE
Keith + Kathleen Stachatz	PO BOX 593 <sup>85547</sup> PAYSON	602 686-2516
ALAN & MICHELLE SCHWERTFAGER	WILDCAT 553 @ 9.COM 403 N. DEER TRAIL PAYSON	85541 468-6801
Ronald Hottel	806 N. Mesquite <sup>LOT 264</sup> CIL	474-0278
Jan Healey	960 W Sherwood	468-2393
ALAN KLINE	722 W SHERWOOD DR	928-369-0858
Alan & Connie Henningor	721 W. Forest Dr. Payson	602-805-9354
Richard L HENRY	1501 Red Baron Road	928-475-6666
Fred Pulve	<del>7523</del> 1805 Redrock Cr.	
JOHN SUMMITS	804 N. OAK PT PAYSON AZ	
Jim + MARJIE Stademaker	826 W. SHERWOOD	218-841-8349
MARK & SANDY Purkiss	923 W. SHERWOOD	951 602-0102
Mike & Sue Purkiss	907 W. Sundance Circle	951 836-3690
Randy Cockrell	925 W. Sherwood Dr.	
PATRICK ANDREWS	804 N. THUNDER RIDGE CIR	312 914-0315
Jann Barnhart	836 Sherwood	928- 474-4763
Charly + Annie Zurbruggen	921 W. Sherwood Dr.	928 478-2033
SUE ROCHA	205 N. FAWN DR	602- 432-0194
Rich + Connie Odom	931 W. Country Ln.	928 478-6779





MONTEZUMA CASTLE LAND EXCHANGE PARCEL 1  
PRELIMINARY BLOCK PLAT  
CITIZEN'S PARTICIPATION MEETING  
APRIL 20, 2016

NAME	JIM + MARNIE SHOFEMAKER
ADDRESS	826 W. SHERWOOD
PHONE NUMBER	218-841-8349      218-841-8342
COMMENTS	
	PERMANENT ADDRESS (MAY-NOV)
	24331 City Hwy 6
	DETROIT LAKES, MN, 56501
	E-MAIL SHOFEMAR52@HOTMAIL.COM
	We are opposed to the completion of SHERWOOD Ave but realize it will happen.
	We are concerned @ about traffic flow on Sherwood Ave. & <del>we</del> request to be informed of any additional hearings on the matter.
	Please consider the following:
	1) Conduct a <sup>traffic</sup> flow study & impact study
	2) Communicate all studies to the Woodhill & affected residents
	3) Determine & outline traffic calming ideas & implementation
	4) Limit the trucks etc that can be using the roads through the neighborhood

MONTEZUMA CASTLE LAND EXCHANGE PARCEL 1  
PRELIMINARY BLOCK PLAT  
CITIZEN'S PARTICIPATION MEETING  
APRIL 20, 2016

NAME	LINDA COSSER
ADDRESS	410 N. Rim Ranch Pt
PHONE NUMBER	928-951-4423
COMMENTS	<p>Block 15 is zoned R1-18, which is min 18000 SF lots sizes or approx .41 acre. We were told at previous mtg the lots that <del>about</del> about Rim Ranch would be 1 acre same as in Rim Ranch. We request that this standard of 1 acre for lots abutting <del>to</del> Rim Ranch be maintained to <sup>retain</sup> <del>maintain</del> land/<sup>home</sup> value integrity for homes in Rim Ranch.</p> <p>Future development adjacent to Rim Ranch should be made required to maintain equal lot sizes.</p> <p>Thank you.</p>



