

# COUNCIL DECISION REQUEST

SUBJECT: PRELIMINARY PLAT – “DOLL BABY RANCH ESTATES” SUBDIVISION S-132-07

MEETING DATE: 3-1-07

CSP ITEM: Yes No XX KRA#

ITEM NO.:

TENTATIVE SCHEDULE: N/A

SUBMITTED BY: Jerry Owen  
Community Development Director

AMOUNT BUDGETED: N/A

SUBMITTAL TO AGENDA  
APPROVED BY TOWN MANAGER

EXPENDITURE REQUIRED: N/A

CONT. FUNDING REQUIRED: N/A

EXHIBITS (If Applicable, To Be Attached):

P & Z Commission recommendation and staff report.

## RECOMMENDED MOTION

The Planning and Zoning Commission recommends approval of the preliminary plat for the Doll Baby Ranch Estates Subdivision. The supporting motion would be: “I move to APPROVE the Preliminary Plat for the Doll Baby Ranch Estates Subdivision as submitted subject to the fourteen (14) conditions recommended by the Planning and Zoning Commission.”

## SUMMARY OF THE BASIS FOR RECOMMENDED MOTION:

PROS: (Not Applicable)

CONS: (Not Applicable)

PUBLIC INPUT (if any): See staff report.

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

The Planning & Zoning Commission reviewed the Preliminary Plat for the Doll Baby Ranch Estates Subdivision at their February 12, 2007 meeting and recommended the Town Council approve S-132-07 with fourteen conditions, on a 6-1 vote. One commissioner was concerned about possible health issues associated with airborne pathogens near wastewater facilities. Staff has contacted the Arizona Department of Health Services for guidance on this issue. Staff will report any additional information at the Council meeting.

MAR 01 2007 I.6

## **Conditions for S-132-07 (Doll Baby Ranch Estates – Preliminary Plat)**

### **As recommended by the Planning & Zoning Commission 2-12-07**

1. The final plat shall be in substantial conformance with the preliminary plat as submitted, sealed 12-22-06.
2. The site shall be annexed into the Northern Gila County Sanitary District. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the final plat.
3. The applicant's portion of right of way for West Doll Baby Ranch Road and the interior streets shall be dedicated to the Town of Payson as public roadways.
4. West Doll Baby Ranch Road shall be improved to a minimum of 24 feet wide asphalt paving from the end of the existing improvements to at least the west side of the first American Gulch crossing.
5. The American Gulch crossing improvements shall be a minimum of low flow pipes under the roadway and the roadway designed to carry major flows over the road.
6. Storm water detention/retention is required in accordance with the Town Code.
7. The Developer shall provide an 8 foot wide compacted ABC path/trail along the south side of West Doll Baby Ranch Road adjacent to the property and between Lots 7 and 8 from the public street to the National Forest Boundary within a 20 foot wide pedestrian-equestrian easement dedicated to the Town. The interior street shall include an 8 foot wide compacted ABC path/trail along the southerly and easterly sides to connect the two segments described above. These trails should be detached from the curb as much as practical based on the width of right of way and the grading and drainage situation.
8. The Developer shall provide public water and sewer to each lot. The Developer shall install a new minimum 8" water line from the end of the existing water line near Greenfaire Circle to the west end of the asphalt roadway improvements. This line shall include a Pressure Reducing Valve to maintain appropriate pressures.
9. A note shall be added to the Final Plat stating that Lots 1-12 inclusive are Hillside Lots and shall conform to all Town of Payson Hillside Requirements.
10. A note shall be added to the face of the final plat regarding odor associated with the site's proximity to Wastewater Facilities.
11. An 8 foot wide Public Utility Easement shall be created along all lot frontages.
12. The Preliminary Plat is valid for a period of 12 months from the date of Council approval.

13. The applicant shall submit a letter regarding their contribution to affordable/workforce housing prior to Council consideration of the preliminary plat.

14. The applicant and staff shall determine the status of the wells on lots 13 and 15 and submit a letter of agreement to the Council.

February 21, 2007

Bethany Beck  
Town of Payson

RE: Affordable / Workforce Housing

Dear Bethany:

We are the developer working with the Applicant on the preliminary plat for Doll Baby Ranch Estates. We are willing to contribute to the Affordable / Workforce Housing fund to the amount of \$5,000. We look forward to our council hearing in March. Thank you for your help in this matter.

Sincerely,

Devin Warren

**Garrett, LaRon**

---

**From:** Gregory Arrington [garrington@abmdevelopment.com]  
**Sent:** Tuesday, February 13, 2007 3:39 PM  
**To:** Garrett, LaRon  
**Cc:** 'Devin Warren'; 'Michael Jones'  
**Subject:** RE: Doll Baby Ranch Estate

LaRon, per our conversation, I am passing on the following information to FOCUS Development for their consideration;

- Abandon the well site between lots 14 & 15

- Provide access easement to the well site which is closest to the road for monitoring the water quality and level

- Cut well down as close as possible to ground and provide landscaping

LaRon thank you for your quick response and your time.



## Staff Report Planning and Zoning Commission

**Project Title:** Doll Baby Ranch Estates Subdivision S-132-07

**Commission Meeting Date:** February 12, 2007

**Description:**

Location: 2301 W. Doll Baby Ranch Road

Site size: 16.08 acres

Current Zoning: R1-35-MH - no change.

Lot sizes: 35,072 square feet to 47,787 square feet.

No. of homes: 15

**Action Requested:** Preliminary Subdivision Plat Recommendation to Council

**Neighborhood Involvement**

A Citizens Participation Meeting was held on November 28, 2006. In addition to those involved in the development of the proposed subdivision, 6 citizens attended the meeting.

General comments included the following:

1. Proximity to waste water treatment plant.
2. Road improvements.
3. Use of existing wells.
4. Project completion date.
5. Lot Prices.
6. Disclosure of odor.

**Community Benefits**

Affordable Housing - The applicant must submit a letter regarding their contribution to affordable/workforce housing prior to Council consideration of the preliminary plat.

Recreation – Each lot owner will pay the current Parks & Recreation impact fee at the time a building permit is issued. Developer shall construct an 8' wide fitness path along their W. Doll Baby Ranch Road frontage and the trail connection between lots 7 and 8. See analysis section.

Streets – Each lot owner will pay the current Streets impact fee at the time a building permit is issued. Development will include street improvements to W. Doll Baby Ranch Road along the frontage of this parcel as well as the construction of a low water crossing of American Gulch on W. Doll Baby Ranch Road. Within the proposed subdivision the developer will build two public cul-de-sac streets.

**Community Development & Engineering Assessment**

Compatibility with adjacent zoning districts: Compatible.

Drainage: Storm water detention/retention is required in accordance with the Town Code.

General Plan Conformance:

Trail and Pedestrian Improvements - The Town's Trail Master Plan and Task Force Report identified needed improvements: 1) The applicant shall construct an 8 foot wide compacted aggregate base course (ABC) path/trail on the south side of the project's frontage on W. Doll Baby Ranch Road. 2) The applicant shall dedicate a 20 foot wide pedestrian/equestrian easement between lots 7 and 8 to the Town and construct an 8 foot wide compacted ABC path/trail within the easement. 3) The interior street section shall include a 6 foot wide compacted ABC path on the southerly and easterly sides to provide a connection from W. Doll Baby Ranch Road to the National Forest boundary.

Fire Safety: Must meet all applicable Town of Payson Fire Department requirements prior to Final Plat approval.

Water: 1) Source - Town of Payson Supply 2) Estimated Usage - 1 ERU per residence.

**Analysis**

The applicant is requesting recommendation of approval of the preliminary plat for a 15 lot single family residential subdivision to be called Doll Baby Ranch Estates. The current zoning is appropriate for the proposed subdivision. The property to the north of the proposed site is also zoned R1-35-MH, while the land adjoining the site on the other three sides is zoned R1-175 and is currently National Forest. North of this site is the Northern Gila County Sanitary District Wastewater Treatment Plant. Staff notes that an odor easement or other appropriate disclosure should be added to the face of the plat.

Lots 1-12 are considered hillside lots and shall conform to all Town of Payson hillside requirements, which limit the disturbed area of the lot. Portions of lots 13, 14, and 15 lie within the 100 year floodplain and will have building envelopes outside this area (see the attached "Slope Analysis and Hillside Lot Exhibit" from Tetra Tech, Inc.).

Public sewer is required for R1-35-MH zoned districts. The site is not currently within the Northern Gila County Sanitary District Boundaries, therefore it must be annexed and meet all applicable Northern Gila County Sanitary District requirements prior to final plat approval. Arizona Public Service has requested an 8' wide Public Utility Easement on all lot frontages. The Payson Fire Department has outlined the required locations of new fire hydrants to be installed within the development. In order to provide public water to each lot the developer shall install a new minimum 8" water line from the end of the existing water line near Greenfaire Circle to the site. A pressure reducing valve will be required to maintain appropriate pressures. These requirements must be shown on the subdivision improvement plans submitted with the final plat.

The Town of Payson Engineer has indicated that improvements to W. Doll Baby Ranch Road shall include a minimum pavement width of 24 feet from the end of existing pavement to the west side of the first American Gulch crossing. The improvements to this crossing shall be a minimum of low flow pipes under the roadway. The roadway shall be designed to carry major flows over the road. These improvements will occur within the existing roadway easement or subsequent dedication by the Sanitary District.

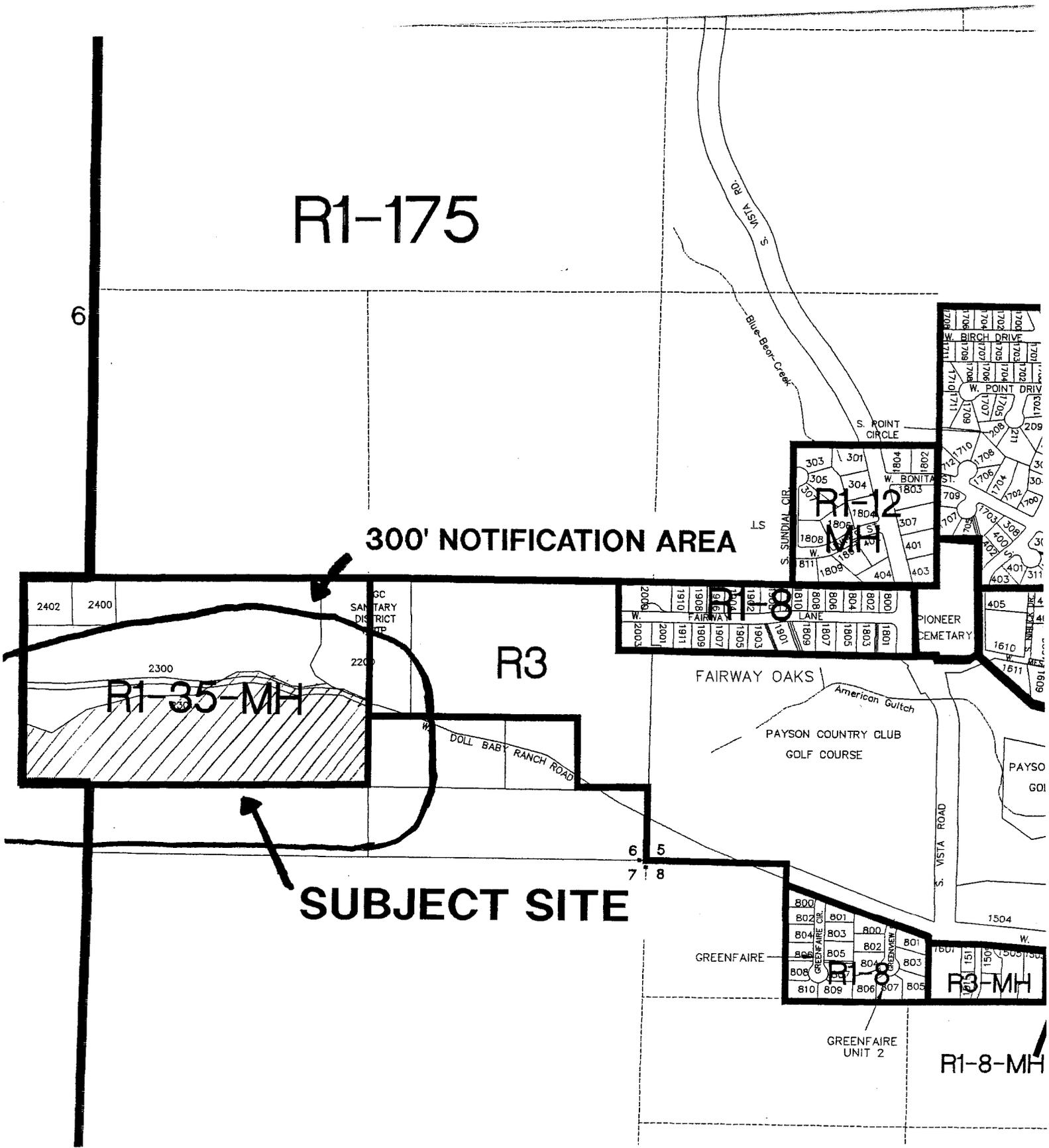
**Staff Recommendation:** Approval, subject to the following conditions;

1. The final plat shall be in substantial conformance with the preliminary plat as submitted, sealed 12-22-06.
2. The site shall be annexed into the Northern Gila County Sanitary District. The developer shall design adequate sanitary facilities, depicted on the Improvement Plans, which are acceptable to the Northern Gila County Sanitary District (NGCSD) prior to submittal of the final plat.
3. The applicant's portion of right of way for W. Doll Baby Ranch Road and the interior streets shall be dedicated to the Town of Payson as public roadways.
4. W. Doll Baby Ranch Road shall be improved to a minimum of 24 feet wide asphalt paving from the end of the existing improvements to at least the west side of the first American Gulch crossing.
5. The American Gulch crossing improvements shall be a minimum of low flow pipes under the roadway and the roadway designed to carry major flows over the road.
6. Storm water detention/retention is required in accordance with the Town Code.
7. The Developer shall provide an 8 foot wide compacted ABC path/trail along the south side of W. Doll Baby Ranch Road adjacent to the property and between Lots 7 and 8 from the public street to the National Forest boundary within a 20 foot wide pedestrian-equestrian easement dedicated to the Town. The interior street shall include a 8 foot wide compacted ABC path/trail along the southerly and easterly sides to connect the two segments described above. These trails should be detached from the curb as much as practical based on the width of right of way and the grading and drainage situation.
8. The Developer shall provide public water and sewer to each lot. The Developer shall install a new minimum 8" water line from the end of the existing water line near Greenfaire Circle to the west end of the asphalt roadway improvements. This line shall include a Pressure Reducing Valve to maintain appropriate pressures.
9. A note shall be added to the Final Plat stating that Lots 1-12 inclusive are Hillside Lots and shall conform to all Town of Payson Hillside Requirements.
10. A note shall be added to the face of the final plat regarding odor associated with the site's proximity to Wastewater Facilities.
11. An 8 foot wide Public Utility Easement shall be created along all lot frontages.
12. The Preliminary Plat is valid for a period of 12 months from the date of Council Approval.
13. The applicant shall submit a letter regarding their contribution to affordable/workforce housing prior to Council consideration of the preliminary plat.
14. The applicant shall abandon the well on lot 13 in accordance with ADWR standards and dedicate a 25' x 25' well site and the well on lot 15 to the Town of Payson, together with a 12' wide access road from the public street to the well.
15. Any other conditions the Commission deems necessary.

**Suggested Motion to Approve:**

"I move the Planning & Zoning Commission recommend to the Town Council approval of S-132-07, a Preliminary Subdivision Plat request for Doll Baby Ranch Estates Subdivision subject to the conditions listed in the staff report."

# Map Depicting the Subject Site with 300' Notification Area for 2301 W. Doll Baby Ranch Road



# PRELIMINARY PLAT DOLL BABY RANCH ESTATES

OF A PORTION OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE  
GILA AND SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA

## GENERAL NOTES

1. ALL SURVEYING SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION DIVISION, ASSOCIATION OF COUNTY ENGINEERS AND THE UNITED STATES GOVERNMENT, 1985 EDITION, INCLUDING REVISIONS THROUGH 2000, (M&S SPEC. AND M&S INT. DESIGN), UNLESS OTHERWISE NOTED ON THE PROJECT IMPROVEMENT PLAN.
2. THE ENGINEER FOR THE PROJECT IS:  
JAY L. BERRY, P.E.  
1111 E. 20TH AVENUE  
PHOENIX, ARIZONA 85016  
PHONE: (602) 974-4438  
FAX: (602) 974-4887
3. ALL SURVEYING MONUMENTS WILL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF PAYSON, ARIZONA, AND THE TOWN OF MESA, ARIZONA. THE TOWN OF PAYSON, ARIZONA, REQUIREMENTS FOR SURVEY MONUMENTS AND THE TOWN OF MESA, ARIZONA, REQUIREMENTS FOR SURVEY MONUMENTS ARE SET FORTH IN THE TOWN CHARTERS OF EACH TOWN. THE TOWN OF PAYSON, ARIZONA, REQUIREMENTS FOR SURVEY MONUMENTS ARE SET FORTH IN THE TOWN CHARTER OF PAYSON, ARIZONA. THE TOWN OF MESA, ARIZONA, REQUIREMENTS FOR SURVEY MONUMENTS ARE SET FORTH IN THE TOWN CHARTER OF MESA, ARIZONA.
4. A DECLARATION OF CONVENIENCE, CONDITIONS AND RESTRICTIONS FOR ROLL-OUT SHALL BE FILED WITH THE TOWN OF PAYSON, ARIZONA.
5. ALL MAINTENANCE AND REPAIR OF STORM SEWER AND DRAINAGE FACILITIES IN THE DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER. THE TOWN OF PAYSON, ARIZONA, SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM SEWER AND DRAINAGE FACILITIES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY FOR ACCESS TO ADJACENT STREETS, OR CHANGELINE, UNLESS OTHERWISE NOTED ON THE IMPROVEMENT PLAN.
6. ALL LOTS WITHIN THE PROJECT BOUNDARY ARE TO BE PUBLIC.
7. THE OWNER/DEVELOPER WILL INSTALL STREET AND TRAFFIC CONTROL SIGNS AS REQUIRED BY THE TOWN OF PAYSON.
8. THE OWNER/DEVELOPER SHALL PROVIDE A SIGNAGE PLAN TO THE TOWN OF PAYSON, ARIZONA, FOR REVIEW AND APPROVAL. THE SIGNAGE PLAN SHALL SHOW THE LOCATION AND DESIGN OF ALL SIGNS TO BE INSTALLED WITHIN THE PROJECT BOUNDARY FOR THE PROJECT.
9. THE OWNER/DEVELOPER SHALL PROVIDE A SIGNAGE PLAN TO THE TOWN OF PAYSON, ARIZONA, FOR REVIEW AND APPROVAL. THE SIGNAGE PLAN SHALL SHOW THE LOCATION AND DESIGN OF ALL SIGNS TO BE INSTALLED WITHIN THE PROJECT BOUNDARY FOR THE PROJECT.
10. EXISTING UTILITY MONUMENTS AND NEW UTILITIES WILL BE IDENTIFIED AND MARKED WITH SURVEY MONUMENTS AND PLACED ON THE TITLE OF THIS PROJECT. THE TOWN OF PAYSON, ARIZONA, SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL UTILITIES WITHIN THE PROJECT BOUNDARY.
11. THE INTENT OF THIS PRELIMINARY PLAT IS TO CONFORM TO TOWN OF PAYSON UNIFORM DEVELOPMENT CODE.

## LEGEND

- FOUND SURVEY MONUMENTATION AS NOTED
- SURVEY MONUMENT
- (R) RECORDED INFORMATION
- (M) MEASURED INFORMATION
- BOUNDARY LINE
- RIGHT OF WAY LINE
- CENTER LINE
- LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- 304-13-2E. ASSESSOR'S PARCEL NO.
- D.E. DRAINAGE EASEMENT
- S.E. SLOPE EASEMENT
- N.V.A.E. NON VEHICULAR ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- NATURAL DRAINAGE CORNERLINE

## DEVELOPER

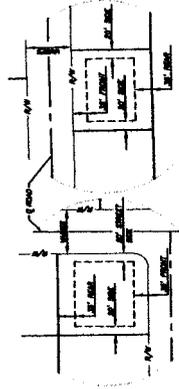
**FOCUS DEVELOPMENT**  
2520 EAST UNIVERSITY DRIVE, SUITE 104  
TEMPE, AZ 85281  
602-748-3628

## OWNER

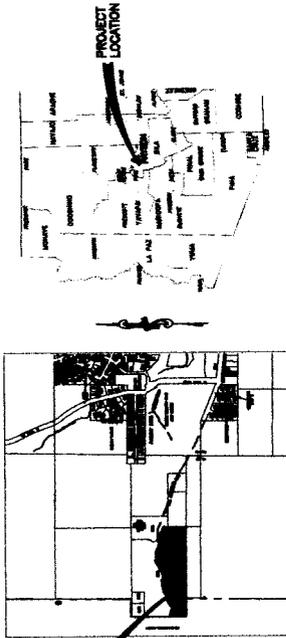
**THE FLOYD, LLC**  
MR. LANNY FLOYD  
P.O. BOX 622  
PAYSON, AZ 85547

## APPLICANT

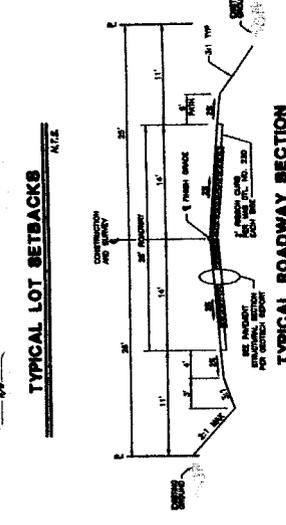
**ABM INVESTMENT DEVELOPMENT, L.L.C.**  
1855 E. SOUTHERN AVE., SUITE 204  
MESA, AZ 85204  
480-539-8998



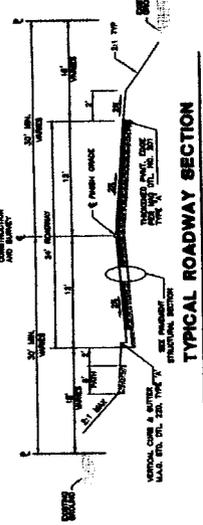
TYPICAL LOT SETBACKS  
N.T.S.



LOCATION MAP  
N.T.S.



TYPICAL ROADWAY SECTION  
N.T.S.



TYPICAL ROADWAY SECTION  
N.T.S.

Prepared by



**TETRA TECH, INC.**  
1111 E. 20TH AVENUE  
PHOENIX, ARIZONA 85016

Project No. 9557.0002

SHEET INDEX	
NO.	DESCRIPTION
1	COVER SHEET
2	PLAN SHEET

## UTILITY SERVICES

WATER	PHOENIX WATER DEPARTMENT
SEWER	PHOENIX WATER DEPARTMENT
POWER	AP&S
TELEPHONE	AP&S
TRASH COLLECTION	AP&S
STORM SEWER	AP&S
IRRIGATION	AP&S
TELEVISION	AP&S
POSTAL SERVICE	AP&S
RECREATION	AP&S
TELEPHONE	AP&S
TELEVISION	AP&S
POSTAL SERVICE	AP&S
RECREATION	AP&S

## DISCLAIMER

These documents have been prepared for a specific project and used under the conditions stated herein. They are not to be used for any other project or purpose without the express written approval of the engineer. The engineer is not responsible for any errors or omissions in these documents, nor for any consequences arising from the use of these documents. The engineer is not responsible for any consequences arising from the use of these documents. The engineer is not responsible for any consequences arising from the use of these documents.



**H-00-6145-11**  
1111 E. 20TH AVENUE  
PHOENIX, ARIZONA 85016



# DOLL BABY RANCH ESTATES

## SLOPE ANALYSIS AND HILLSIDE LOT EXHIBIT

LOT #	LOT AREA	SLOPE AREA	% SLOPE	LOT TYPE
15	43656.77	17499.40	0.40	REGULAR
14	43566.34	18271.98	0.42	REGULAR
13	47787.40	6811.95	0.14	REGULAR
12	43674.60	34982.12	0.80	HILLSIDE
11	35350.46	34433.41	0.97	HILLSIDE
10	35107.83	35106.72	1.00	HILLSIDE
9	35100.00	32569.05	0.93	HILLSIDE
8	35249.73	32005.50	0.91	HILLSIDE
7	36356.01	27154.51	0.75	HILLSIDE
6	35288.23	35193.77	1.00	HILLSIDE
5	35130.64	32380.49	0.92	HILLSIDE
4	36071.77	33997.77	0.94	HILLSIDE
3	35106.11	35106.11	1.00	HILLSIDE
2	35138.12	32485.91	0.92	HILLSIDE
1	35080.80	34887.85	0.99	HILLSIDE

**LEGEND**

- Project Boundary
- New Pavement
- 100 Year Floodplain
- Vicinity
- Areas > 15% Slope
- Lot Type
- HILLSIDE=12 LOTS
- REGULAR=3 LOTS
- Existing Dirt Roads

N

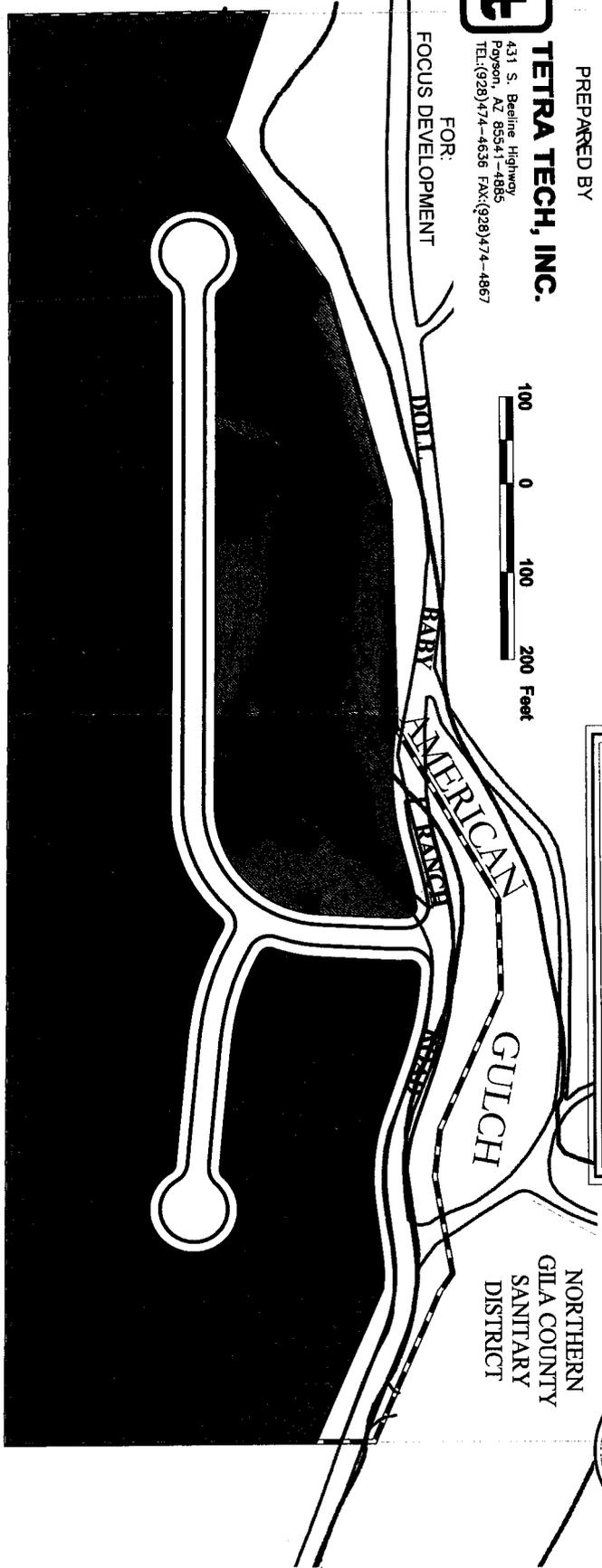
*Robert A. ...*  
 Robert A. ...  
 1998  
 05-21-01



**TETRA TECH, INC.**  
 431 S. Baseline Highway,  
 Payson, AZ 85541-4885  
 TEL:(928)74-4636 FAX:(928)74-4867

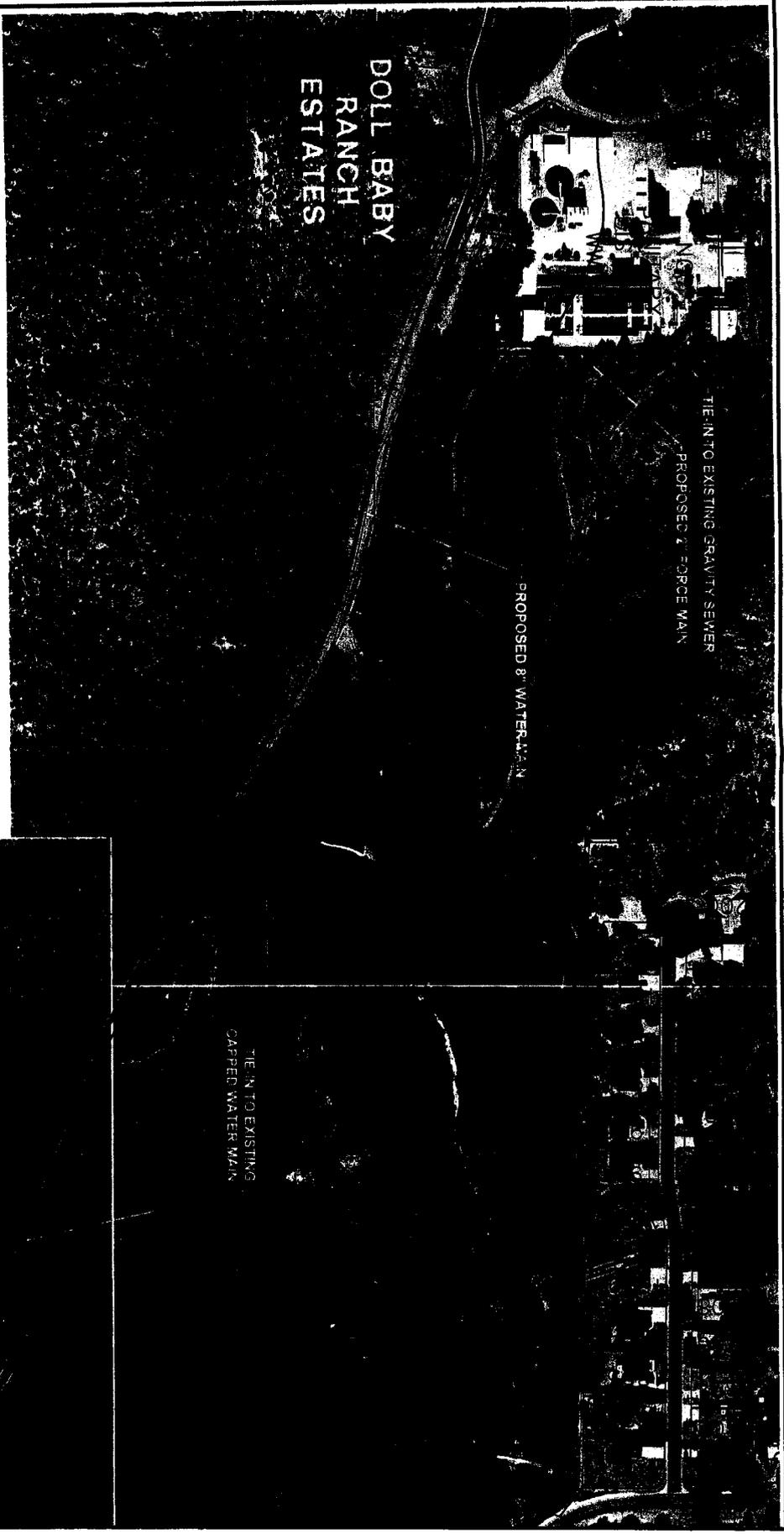
PREPARED BY

FOR:  
**FOCUS DEVELOPMENT**



TONTO NATIONAL FOREST

NORTHERN  
 GILA COUNTY  
 SANITARY  
 DISTRICT

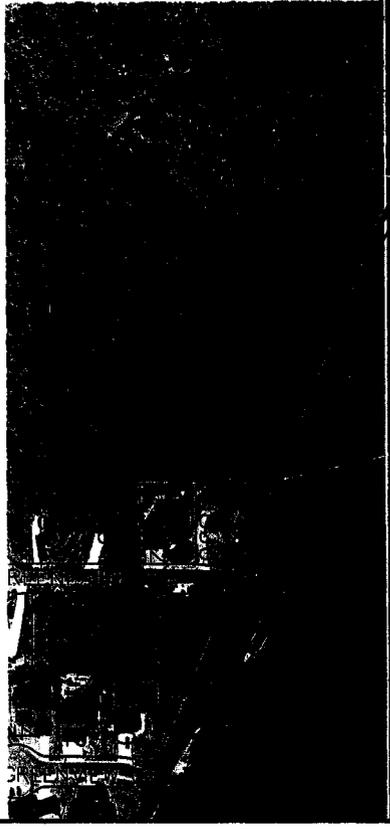


**DOLL BABY RANCH ESTATES**

**TETRA TECH, INC.**



431 S. Beeline Highway  
Pouyson, AZ 85541-4865  
TEL:(928)474-4636 FAX:(928)474-4867



**OFF-SITE UTILITY CONNECTION LOCATIONS  
EXHIBIT**



**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 checked="" type="checkbox"/> Preliminary Subdivision Plat |
| <input type="checkbox"/> Development Master Plan     | <input type="checkbox"/> Temporary Use Permit                    |
| <input type="checkbox"/> Devel. Agreement, PAD & SPD | <input type="checkbox"/> Variance                                |
| <input type="checkbox"/> Final Subdivision Plat      | <input type="checkbox"/> Zone Change                             |

Project Address: 2301<sup>W.</sup> Doll Baby<sup>Wright</sup> Road Tax Parcel Number: 304-13-002 EX  
 Subdivision: N/A Lot Number: N/A  
 Name of Applicant(s): ABM Development Phone #: 480 539 8998  
 Mailing Address: 1855 E. Southern Ave #204 Town: Mesa St: AZ Zip: 85204  
 Name of Property Owner(s): Focus Development / The Floyd LLC  
 Mailing Address: 2520 E University Drive Town: Tempe St: AZ Zip: 85281  
 Contact Person: Joseph Moon Phone #: 480 539 8998 Fax #: 480 539 2568  
 Payson Business License # \_\_\_\_\_ Sales Tax # \_\_\_\_\_

Detailed Description of Request: The proposal is a preliminary Subdivision Plat to divide approximately 16 acres into 15 lots for future single family residential development. The site is located at 2301 Doll Baby Road and is developed with an abandoned house and accessory structure which are proposed for removal.  
 (Note: Additional Description area can be included in an attachment)

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address, or that for the purpose of obtaining this approval I am an authorized agent on the owners behalf.

Joseph Moon Print Name      [Signature] Signature      1/3/06 Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE: \$ <u>250.00</u> PREL. SUBD. Plat = <u>250.00</u> + \$ <u>25.00</u> PER LOT, TRACT OR PROCESS <u>15</u> x <u>25.00</u> = <u>375.00</u> TOTAL <u>625.00</u> (FD)      (RE) CHECK NUMBER: <u>3238</u> DATE: <u>1-9-07</u>
DATE FILED	<u>1-4-07</u>	<u>[RE]</u>	
COMPLETED APPLICATION	<u>1-4-07</u>	<u>[Sld]</u>	
NEWSPAPER PUBLICATION	<u>1-26-07</u>	<u>[Sld]</u>	
300' NOTIFICATION MAILOUT	<u>N/A</u>		
POSTING DATE	<u>N/A</u>		

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

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

A **Principal** (owner) / **Agent** (acts for the owner) **relationship** has been created between  
The Floyd LLC, an Arizona limited liability company [principal(s)] and  
ABM Development - Joseph Moon (agent),  
for the purpose of subdividing

  
\_\_\_\_\_  
Principal

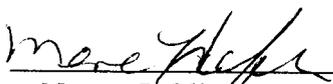
\_\_\_\_\_  
Principal

(Need both signatures, if husband & Wife)

The foregoing Principal / Agent Relationship Statement was signed before me this 22nd day of  
January, 2007, by Lanny J. Floyd [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.



  
\_\_\_\_\_  
Notary Public

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

## **Minutes**

**Neighborhood Meeting: Doll Baby Ranch Estates**

**Date: Tuesday, November 28, 2006**

**Time: 6:00 p.m. – 6:30 p.m.**

**Place: Tinys Family Restaurant, Payson, AZ**

**Mr. Joseph Moon of ABM Development gave an introduction and overview of the proposed Doll Baby Ranch Estates project and opened up the meeting for general discussion. The attendees were allowed to view displays of the site layout.**

**Mr. Moon discussed with the participants the perimeters of the site plan and identified the lots being between three quarters to a full acre which are designed for custom homes. The lots will accommodate homes that range up to 3500 square feet. Mr. Moon also discussed the fact that the subdivision would not be a gated community because of the access to the forest located behind the property. The main entrance will be on the South side of Doll Baby Road. Mr. Moon further mentioned that the project meets all of the City of Payson requirements.**

**Questions were asked by the attendees and answered by ABM Development and the Tetra Group regarding waste plant, road improvements, usage of existing wells, grading disclosure of odor, project completion and lot prices.**

**The attendees all supported the proposal and felt that it was a good use of the land. All those in attendance were informed that there will be additional notices informing them of upcoming meetings and were encouraged to attend.**

**Sign – in Sheet for attendees of the Doll Baby Ranch Estates  
Neighborhood Meeting**

**Ted & Nancy Quigley**  
800 S. Green View Court  
619-857-1623  
[TedRQuig@aol.com](mailto:TedRQuig@aol.com)

**Tad & Bonnie Neal**  
P.O. Box 1772  
928-474-0812  
[tadandbonnie@windermere.com](mailto:tadandbonnie@windermere.com)

**Joseph Moon**  
1855 E. Southern Ave., Ste 204  
480-593-8998  
[jmoon@abmdevelopment.com](mailto:jmoon@abmdevelopment.com)

**Gregory Arrington**  
1855 E. Southern Ave., Ste. 204  
480-593-8998  
[garrington@abmdevelopment.com](mailto:garrington@abmdevelopment.com)

**Laura O'Brien**  
431 S. Beeline Highway  
928-474-4636

**Larry Floyd**  
P.O. Box 622  
928-474-3397  
[CJEXU@yahoo.com](mailto:CJEXU@yahoo.com)

**Ralph Bossert**  
431 S. Beeline Highway  
928-474-4636

**Butch Joyner**  
1100 N. Alyssa Circle  
928-472-1148  
[butchjoyner@windermere.com](mailto:butchjoyner@windermere.com)

**Austin & Julie Jones**  
2400 W. Doll Baby Road  
928-474-1486

**Sharon Jackson**  
1115 W Birchwood  
928-978-2873  
[sharonjackson@windermere.com](mailto:sharonjackson@windermere.com)

## Notice of Neighborhood Meeting

November 14, 2006

Dear Neighbor,

You are cordially invited to a neighborhood meeting regarding a proposed Preliminary Plat approval in your area.

The property of approximately 16 acres is located at 2301 W. Doll Baby Ranch Rd. The purpose of the request is to obtain approval of a Preliminary Plat to allow for a residential subdivision consisting of 16 lots. The location of this site is identified on the enclosed map. A neighborhood meeting will be held at the time and place listed below to discuss the proposed project and to answer any questions you may have.

The neighborhood meeting will be held:

***Tuesday, November 28, 2006***

***6:00 pm***

***Tiny's Family Restaurant***

***600 E. Highway 260***

***Payson, AZ 85541***

If you have any questions regarding this application, please contact Joseph Moon at ABM Investment Development, 480-539-8998.

Sincerely,

Joseph Moon  
1855 E. Southern Ave. #204  
Mesa, AZ 85204  
Office: 480-539-8998  
Fax: 480-539-2568

Attachment: Project Site Map