

# COUNCIL DECISION REQUEST

SUBJECT: Preliminary Plat of Bear's Paw Condominiums at 201 N. Chaparral Pines Dr. (S-140-07)

MEETING DATE: October 18, 2007

PAYSON GOAL: NEW: n/a EXISTING: n/a

ITEM NO.:

TENTATIVE SCHEDULE: n/a

SUBMITTED BY: Jerry Owen  
Comm. Development Director

AMOUNT BUDGETED: n/a

SUBMITTAL TO AGENDA  
APPROVED BY TOWN MANAGER

EXPENDITURE REQUIRED: n/a

CONT. FUNDING REQUIRED: n/a

  
\_\_\_\_\_ DA Anterim TM

EXHIBITS (If Applicable, To Be Attached):  
Plat drawing, staff report and supporting information

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## POSSIBLE MOTION

"I move to approve the Preliminary Plat for the Bear's Paw Condominiums subdivision at 201 N. Chaparral Pines Drive subject to the conditions recommended by the Planning and Zoning Commission."

## SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

### PROS:

### CONS:

**PUBLIC INPUT (if any):** Staff notes that property owners taking access from Valley Road in Star Valley and the Town of Star Valley have submitted correspondence opposing the use of Valley Road as a point of access to this development. Staff has reviewed information submitted by Tetra Tech that indicates that the owner has the right to use this public right of way/public easement. The proposed point connection is adjacent to Bear's Paw and within the Town of Payson's corporate boundary. The Planning and Zoning Commission recommendation includes a condition that would limit use of the access point as gated emergency access only. The Town of Payson, as part of the subdivision improvement plan approval will limit the use of Valley Road for construction access purposes. Also included in the packet is a summary of meeting between the applicant's agent and a neighbor (Mr. David King) regarding proposed changes to the development.

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

The Planning & Zoning Commission reviewed Bear's Paw Condominiums preliminary plat at their July 9, 2007 meeting and recommended the Town Council approve the preliminary plat with 19 conditions.

OCT 18 2007 I.4

S-140-07 – Conditions for Preliminary Plat – 201 N. Chaparral Pines Dr. (Bear’s Paw Condominiums)

The Planning and Zoning Commission recommended approval of the preliminary plat to the Town Council for Bear’s Paw Condominiums on July 9, 2007, subject to the following conditions:

1. The final plat shall be in substantial conformance with the submitted preliminary plat, sealed June 19, 2007 and shall not exceed a total of 123 units.
2. The final plat must be submitted within 12 months of Council approval of the preliminary plat.
3. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the final plat.
4. Road 'A' connecting to the existing roadway at the northeast corner of the development shall be constructed as part of Phase I to meet the requirements of no more than 20 units on a single access.
5. The east access point to Star Valley shall be gated, with an Opticom receiver, as emergency access only.
6. The final drainage report shall demonstrate that the post-development storm water flows are at or below 75% of the pre-development storm water flows at all concentration points leaving the project area. The final drainage report shall be approved prior to final plat approval.
7. The developer shall meet all standard Town of Payson development requirements.
8. Group R-2 buildings are required to be sprinklered and within 600 feet of a hydrant.
9. Dead end fire access roads exceeding 150 feet require turnarounds.
10. No combustibles are allowed on site prior to hydrant installation.
11. Approved fire access roads must extend to within 150 ft. of all portions of all buildings.
12. All Town of Payson "Hillside" requirements shall be met.
13. Tract "G" shall be added as the private road and driveways prior to Council consideration of the preliminary plat.
14. The name of the propane gas utility on the cover sheet shall be updated to the current company.

15. The developer shall submit a proposal outlining their contribution to the pedestrian circulation in the area prior to Council consideration of the preliminary plat. **Note – the applicant revised the preliminary plat to indicate a pedestrian trail traversing the site from Chaparral Pines Drive/Posey Court to Highway 260. The trail should also be extended along Chaparral Pines Drive from Highway 260 north to Posey Court. This trail must be shown as within a pedestrian easement and/or right of way on the final plat.**
16. The developer shall submit a proposal outlining their contribution to affordable/workforce housing prior to Council consideration of the preliminary plat.
17. No additional residential units will be allowed in Tract 'Y'. When the parcel not included in this plat is legally divided from Tract 'Y', no additional residential units will be allowed in it. This note will be added to the Record of Survey/Minor Land Division prior to recordation.
18. The applicant shall coordinate with the Town Engineer to reconfigure, as necessary, Chaparral Pines Drive to allow safe ingress and egress to both the north and the south from the project.
19. A planned meeting between Mr. King and the property owners and developers shall be held to review concerns with the project, prior to Council consideration of the preliminary plat.



CANAVEST  
GROUP

October 1, 2007

Bethany Beck  
Housing Programs Manager  
Town of Payson  
303 N. Beeline Highway  
Payson, AZ 85541

Re: Workforce Housing Contribution

Dear Bethany:

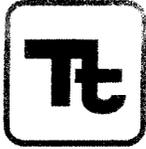
Canavest Holdings, LLC, as general manager of Bear's Paw at Chaparral Pines, LLLP agrees to contribute to the Town's workforce housing program as follows:

At the closing of each residential unit the partnership will contribute \$1,000 through title to the Town of Payson Affordable/Workforce Housing Program.

If you have any questions, please don't hesitate to call.

Sincerely,

Tom Peterson  
Partner  
Canavest Holdings, LLC



**BEAR'S PAW**

**SUMMARY OF MEETING WITH MR. DAVID KING  
MEETING DATE JULY 16, 2007**

Mr. King came to the Tetra Tech, Inc. office at approximately 3:30 P.M. on July 16<sup>th</sup> and met with Jason Phillimore and myself. We explained to Mr. King that we could not commit the property owner to any agreement, but that we would be happy to discuss his concerns and pass that along to the owner for consideration. We would also tell the owner of changes that we felt would not affect his project.

Mr. King made the following requests:

1. No access of any type through the area of proposed secondary access. He believes that Star Valley has the right to eliminate all access, including emergency services.
2. Move the sewer lift station away from his property (currently shown 27'± clear of his property line).
3. Reroute the secondary access road alignment so that it stays as far as possible away from his house and driveway and intersects Valley Road away from his driveway.
4. Install two gates along the secondary access road – one at the Valley Road intersection and one at Building B-14 to prevent access from either direction to the area near his house.
5. Move Garage G-17 to a different location away from the area near his property (currently shown 40'± clear of his property line).

Jason and I responded as follows:

1. Valley Road is a public road and passes through the Bear's Paw property. We believe that Star Valley could place weight restrictions on the road, but not limit access nor emergency services. We don't believe the owner intends to use this secondary access for anything but emergency service, but the owner does not feel he can promise there will be no other access during construction, as there may be some special condition that he is not yet aware of.
2. There should be no problem to move the sewer lift station to a location near Building B-14. (That would make it over 100 feet from his property line).



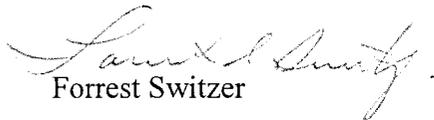
**TETRA TECH, INC.**

3. The secondary access can take a slightly different route that would move it away from his driveway, but it has to connect to Valley Road where Valley Road passes through the Bear's Paw property.

4. Installing two gates makes no sense, but we will pass the request along to the owner. If the owner agrees, then one of the gates would have to be removed after construction is complete.
5. These garage units somewhat depend upon the sale of those as the project progresses through Phase 1 and Phase 2. It is possible that the demand will not meet the proposed number and the owner may not need all of them. We will present the request to the owner, but this is the most convenient location for Building B-14.

In addition, there was a discussion about drainage from the secondary access road and it was explained to Mr. King that the road would most likely not be paved in the area from Building B-14 to Valley Road. We said that we would try and use the area south of the secondary access road near its connection with Valley Road as detention for the secondary access road area.

In addition, Mr. King had asked if there were limitations to work hours. Jason and I both said that there were, and that they were Town of Payson regulations. I said that I assumed that they were from 6:00 AM to around 6:00 or 7:00 PM and that they were reduced on Sundays. We said that we would obtain the regulations from the Town of Payson and furnish them to Mr. King.

  
Forrest Switzer

Cc.

Mr. David King  
Ray Erlandsen  
Tom Peterson



**BEAR'S PAW**

**OWNER'S RESPONSE TO MR. DAVID KING**

I was able to talk with Tom Peterson after the meeting between Canavest and Town of Payson staff on July 18<sup>th</sup> at 10:00 A.M. I had appraised Mr. Peterson of Mr. King's requests, and received the following owner response:

1. It is not the Owner's intent to use the secondary access for anything other than emergency access. That access will not be available to residents; and except for some unforeseen circumstance, it will not be used as a construction or construction personnel access.
2. The sewer lift station will be moved to a point that is approximately 100 feet or further from Mr. King's property line.
3. The secondary access will be revised to take it further away from Mr. King's property line except that the secondary access must join the paved portion of Valley Road where it crosses the corner of the Bear's Paw property.
4. Canavest will install one gate near the access point at Valley Road. That gate will meet the Town of Payson emergency access requirements. If Mr. King wishes to install a second gate, he may do so provided it meets Town of Payson requirements and is temporary, being removed by Mr. King at the completion of Phase 3. Since the gate will be on the Bear's Paw property, Mr. King shall furnish Canavest the ability to unlock and open the gate at anytime they wish.
5. Canavest cannot guarantee to move Garage G-17, but will look for other location options.
6. Road drainage on the secondary access will be directed to detention basins where possible.
7. Construction hours will conform to all Town of Payson regulations.

Subsequent to this meeting, our office acquired a copy of an ALTA Survey prepared by Northstar Surveying. It indicates that Mr. King has a fence along his southerly line that encroaches into the Bear's Paw property for almost its entire length. The average encroachment is in excess of 10 feet and the fence is as much as 18 feet into the property. In addition, Mr. King's cattle guard is almost all on the Bear's Paw property. There are other encroachments along the Bear's Paw north line, but none as extensive or flagrant as those from Mr. King's property. A copy of this survey was attached to the Valley Road Research Summary.

Forrest Switzer

A handwritten signature in cursive script, appearing to read 'Forrest Switzer'.

cc: Mr. David King  
Ray Erlandsen  
Tom Peterson



500 North Club Drive  
Payson, Arizona 85541  
(800) 889-8016 Toll Free  
(928) 474-1222  
Fax (928) 472-8900

CRESCENT COMMUNITIES

August 24, 2007

Mr. Ray Erlandsen  
Zoning Administrator  
Town of Payson  
303 North Beeline Highway  
Payson, AZ 85541

RE: Bear's Paw

Dear Mr. Erlandsen:

In response to your inquiry regarding the future development plans for the excluded parcels within Tract Y of Chaparral Pines, Phase Two, please consider the following:

Chaparral Pines Investors L.L.C. and Canavest Holdings, LLC entered into an agreement, dated March 10, 2005, for the purchase of Tract Y of Chaparral Pines, Phase Two. This agreement excluded two parcels from the purchase, a One-Acre Parcel and a Lake Parcel. The One-Acre Parcel is intended to be used for a future sales center serving the Chaparral Pines and The Rim Golf Club communities. The Lake Parcel is intended to contain a future irrigation storage lake to serve both communities. Attached for your reference are copies of the descriptions of these parcels, as contained in the Purchase Agreement.

Chaparral Pines Investors L.L.C. hereby commits that future development of the One-Acre Parcel and the Lake Parcel will not contain residential units.

Please feel free to contact me if you have any questions regarding this matter.

Sincerely,

  
Thomas K. Jacobson  
Southwest Regional Vice President  
Crescent Resources, LLC

Enclosures

RECEIVED  
TOWN OF PAYSON  
AUG 28 2007

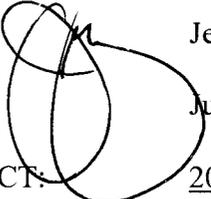
SEP 04 2007

TOWN OF PAYSON  
CITY CLERK

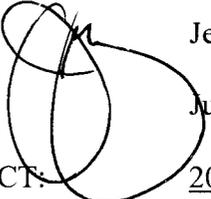


MEMO

TO: Planning and Zoning Commission

FROM:  Jerry Owen, Community Development Director

DATE: July 9, 2007

SUBJECT:  201 N. Chaparral Pines Dr. – Bear’s Paw Condominiums S-140-07 Preliminary Plat

**Analysis**

The applicant is requesting approval of a preliminary plat for a 123 unit residential condominium subdivision, Bear’s Paw Condominiums, with 7 tracts on 33.55 acres at 201 N. Chaparral Pines Drive. This condominium plat is submitted to allow individual ownership of each unit. The current zoning for the site is R3-PAD. This property is a portion of 39.50 acres designated as Tract “Y” on the Chaparral Pines Phase Two Final Plat. The final plat lists Tract “Y” as “Future Development in Accordance with the Development Agreement Master Plan.” The proposed development would meet those requirements. 5.95 acres of the original 39.50 acres is not part of this application.

Access to the site will be off N. Chaparral Pines Drive. The east access point to Star Valley shall be gated, with an Opticom receiver, as emergency access only. All interior roadways will be private. The development of the plat proposes to be accomplished in three phases. All phases utilize two story 6-plex buildings with the exception of one yet to be determined one story 3-plex structure. Each unit will have a single car garage with additional garage facilities available to residents. Units have been strategically located to preserve maximum amounts of sensitive open space. As almost three-fourths of this property is designated as “Hillside,” all Town of Payson Hillside requirements must be met.

The property to the north and east is in the Town of Star Valley, to the west of the site is R1-12 PAD, Chaparral Pines and to the south is R1-12 PAD, The Rim Golf Club.

The area of development is 1,461,438 square feet (33.55 ac). Phase 1 would include Units B3, B4, B17, B18, B19, B20 and B21. Phase 2 would include Units B1, B2, B5, B6, B7, B8, B9, B10 and B11. Phase 3 would include Units B12, B13, B14, B15 and B16. Tracts A and B are designated as “Future Commercial.” Tracts C through F are set aside for common open space and drainage. Tract G designates private streets, parking spaces and driveways.

The Land Use Element of the Town of Payson General Plan identifies this site as high density residential. The current zoning allows this type of development. The dwelling units per acre allowed by R3 zoning is 18. This project would have 3.67 DU/ac.

Public sanitary facilities would be required for R3 zoning. The property is currently within the Northern Gila County Sanitary District.

**Staff Recommendation:**

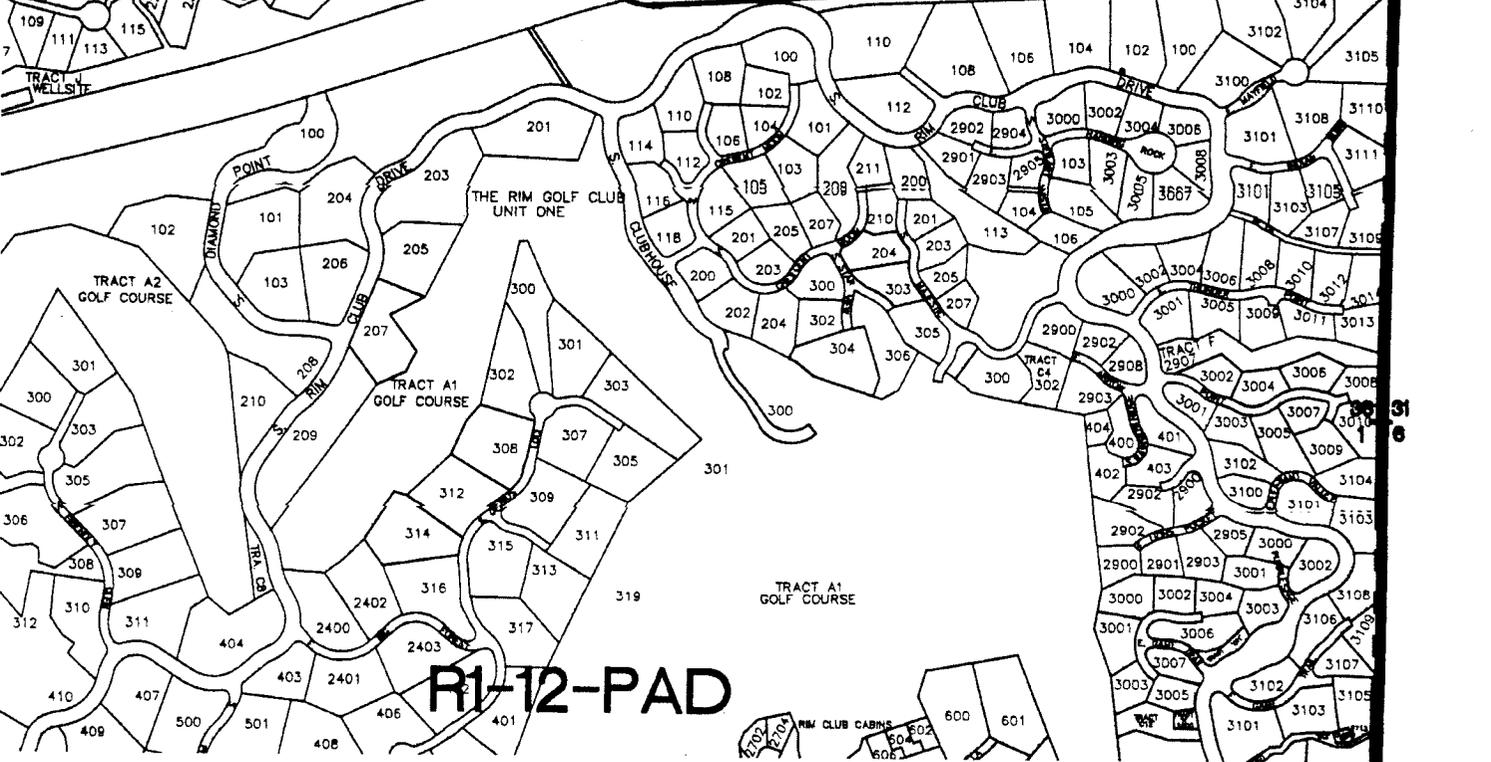
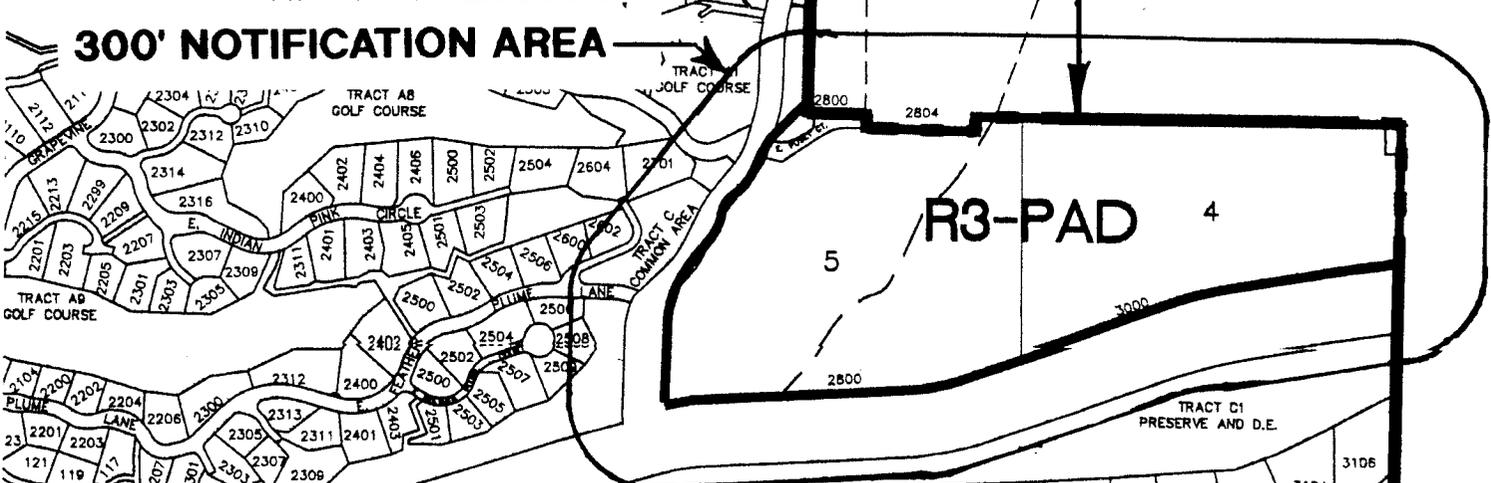
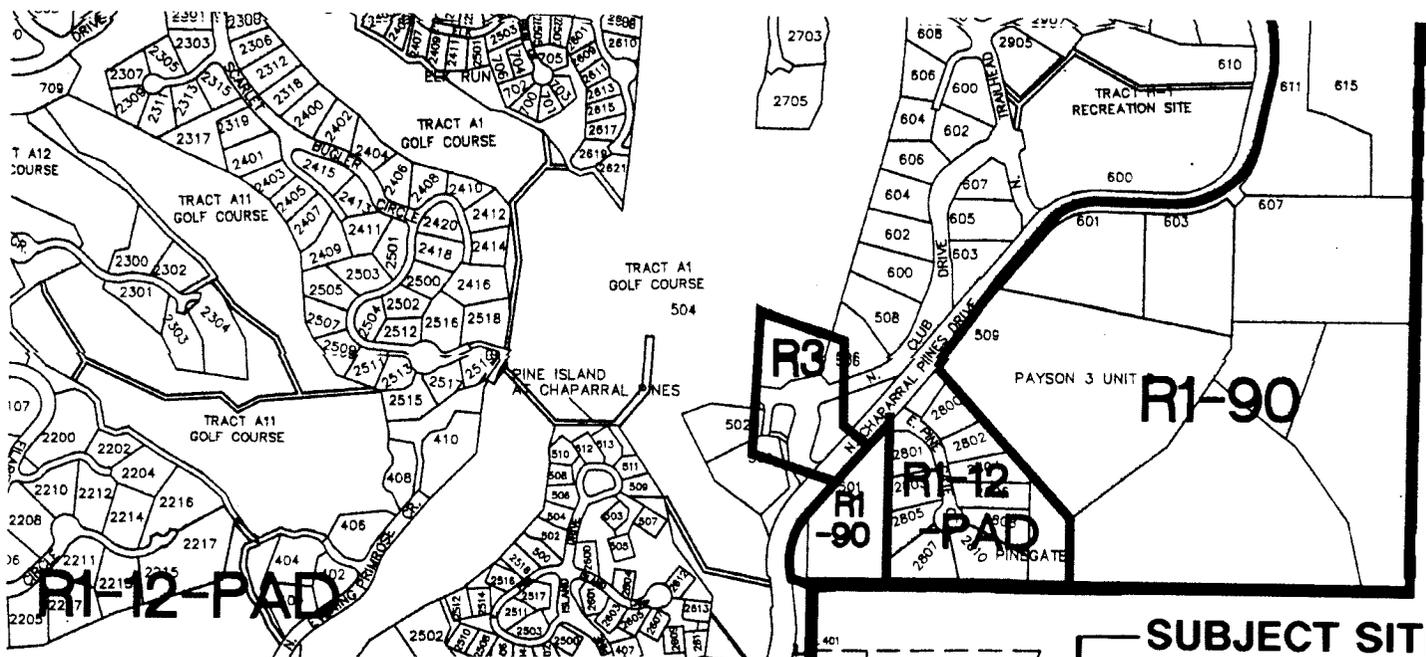
Approval with conditions listed below.

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2. The final plat must be submitted within 12 months of Council approval of the preliminary plat.
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4. Road 'A' connecting to the existing roadway at the northeast corner of the development shall be constructed as part of Phase 1 to meet the requirements of no more than 20 units on a single access.
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8. Group R-2 buildings are required to be sprinklered and within 600 feet of a hydrant.
9. Dead end fire access roads exceeding 150 feet require turnarounds.
10. No combustibles are allowed on site prior to hydrant installation.
11. Approved fire access roads must extend to within 150 ft. of all portions of all buildings.
12. All Town of Payson "Hillside" requirements shall be met.
13. Tract "G" shall be added as the private road and driveways prior to Council consideration of the preliminary plat.
14. The name of the propane gas utility on the cover sheet shall be updated to the current company.
15. The developer shall submit a proposal outlining their contribution to the pedestrian circulation in the area prior to Council consideration of the preliminary plat.
16. The developer shall submit a proposal outlining their contribution to affordable/workforce housing prior to Council consideration of the preliminary plat.

Any other condition(s) the Commission deems necessary.

**Suggested Motion to recommend Approval:**

"I move the Planning & Zoning Commission recommend to the Town Council approval of S-140-07, a request for a preliminary plat of Bear's Paw Condominiums, a condominium development of 123 residential units and 7 tracts, with the conditions listed in the staff report."



# PRELIMINARY PLAT FOR BEAR'S PAW CONDOMINIUMS

## GENERAL NOTES

- 1) ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF GOVERNMENTS AND THE UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, MARICOPA ASSOCIATION OF GOVERNMENTS, 1998, INCLUDING REVISIONS THROUGH 2000 (MAG SPEC. AND MAG STD. DETAIL), UNLESS OTHERWISE NOTED ON THE PROJECT IMPROVEMENT PLANS.
- 2) THE ENGINEER FOR THE PROJECT IS:  
TETRA TECH, INC.  
431 S. BEEHIVE HIGHWAY  
PAYSON, AZ 85541  
PHONE: (928) 474-4636  
FAX: (928) 474-4887
- 3) ALL SUBDIVISION IMPROVEMENTS WILL BE MADE IN ACCORDANCE WITH THE PRELIMINARY PLAT, THE TOWN OF PAYSON STANDARD WATER DETAILS AND GENERAL NOTES, THE NORTHERN GILA COUNTY SANITARY DISTRICT STANDARD DETAILS FOR SEWER CONSTRUCTION AND THE M.A.G. UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE IMPROVEMENT PLANS.
- 4) A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BEAR PAW WILL BE PROVIDED BY THE DEVELOPER.
- 5) ALL MAINTENANCE AND REPAIR OF STORM WATER AND DRAINAGE FACILITIES IN THIS DEVELOPMENT, WITHIN OR WITH OUT A DRAINAGE EASEMENT, IS THE RESPONSIBILITY OF THE PROPERTY OWNER WHERE THE STORM WATER OR DRAINAGE FACILITY IS LOCATED. HOWEVER, THE TOWN OF PAYSON, OR OTHER PUBLIC AGENCIES HAVING JURISDICTION, POSSESS RIGHT OF ACCESS FOR CLEARING, CLEANING, OR CHANNELIZING IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER. ALL FUNDS EXPENDED FOR THIS MAINTENANCE AND/OR REPAIR BY THE TOWN OF PAYSON WILL BE CHARGED TO THE INDIVIDUAL PROPERTY OWNER.
- 6) THE OWNER/DEVELOPER WILL INSTALL STREET AND TRAFFIC CONTROL SIGNS AS REQUIRED BY THE TOWN OF PAYSON.
- 7) THE OWNER/DEVELOPER PROPOSES TO EXTEND WATER & SEWER SERVICES FROM EXISTING FACILITIES AS PROPOSED HEREIN.
- 8) FIRE PROTECTION WILL BE PROVIDED BY THE TOWN OF PAYSON FIRE DEPARTMENT UTILIZING EXISTING AND PROPOSED FIRE HYDRANTS INSTALLED AS PART OF THIS SUBDIVISION.
- 9) EXISTING UTILITY MODIFICATIONS AND NEW UTILITIES WILL BE DESIGNED PER CURRENT STANDARDS AND POLICIES OF THE PARTICULAR UTILITY SERVICE PROVIDER, THE TOWN OF PAYSON, AND THE STATE OF ARIZONA.

## UTILITY SERVICES

WATER	PAYSON WATER DEPARTMENT
SEWER	H.G.C.S.D.
TELEPHONE	QWEST
POWER	ARIZONA PUBLIC SERVICE
CoTV	HFC CABLE
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
GAS	SEMSTREAM

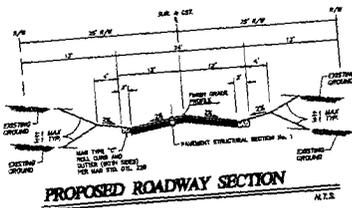
A RE-SUBDIVISION OF TRACT "Y" OF CHAPARRAL PINES PHASE TWO, GCR MAP 691, LYING WITHIN A PORTION OF THE SE 1/4 OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 10 EAST OF THE GILA & SALT RIVER MERIDIAN TOWN OF PAYSON, GILA COUNTY, ARIZONA.

## OWNER/SUBDIVIDER

THE CANAVEST GROUP  
6617 N. SCOTTSDALE ROAD, SUITE 202  
SCOTTSDALE, ARIZONA 85250  
(480) 970-3255

## SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT



## BENCH MARK

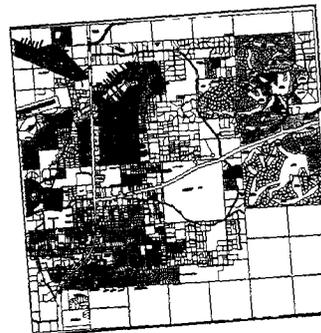
BENCHMARK =  
U.S.G.S. BRASS CAP  
M-84753 1933  
ELEVATION = 4753.09

## BASIS OF BEARINGS

BASIS OF BEARING =  
THE WEST LINE OF SECTION 36,  
T11N, R10E, G&S.R.M.  
BEING: N00°03'24"W

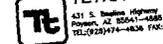
## LEGEND

---	PROJECT BOUNDARY		5-PLEX CONDOMINIUM WITH 6 GARAGE UNITS
8" W	WATER LINE		5-CAR GARAGE
8" S	SEWER LINE		
4" SSM	FORCED SEWER MAIN		
*	SEWER MANHOLE		
FK	FIRE HYDRANT		
	RETAINING WALL		



PROJECT SITE

Prepared by  
**TETRA TECH, INC.**



431 S. Beehive Highway  
Payson, AZ 85541-4887  
TEL: (928) 474-4636 FAX: (928) 474-4887

Project No. 6676.0001

## SITE DATA

EXISTING ZONING	R3-PAD
TOTAL NO. OF UNITS	123
AREA IN STREETS	6.28 AC.
TOTAL AREA	33.55 AC.
D/U PER ACRE	3.67
OPEN SPACE REQ'D (15%)	5.03
OPEN SPACE PROVIDED (NET) (69%)	23.11

## LOCATION MAP



PROJECT LOCATION

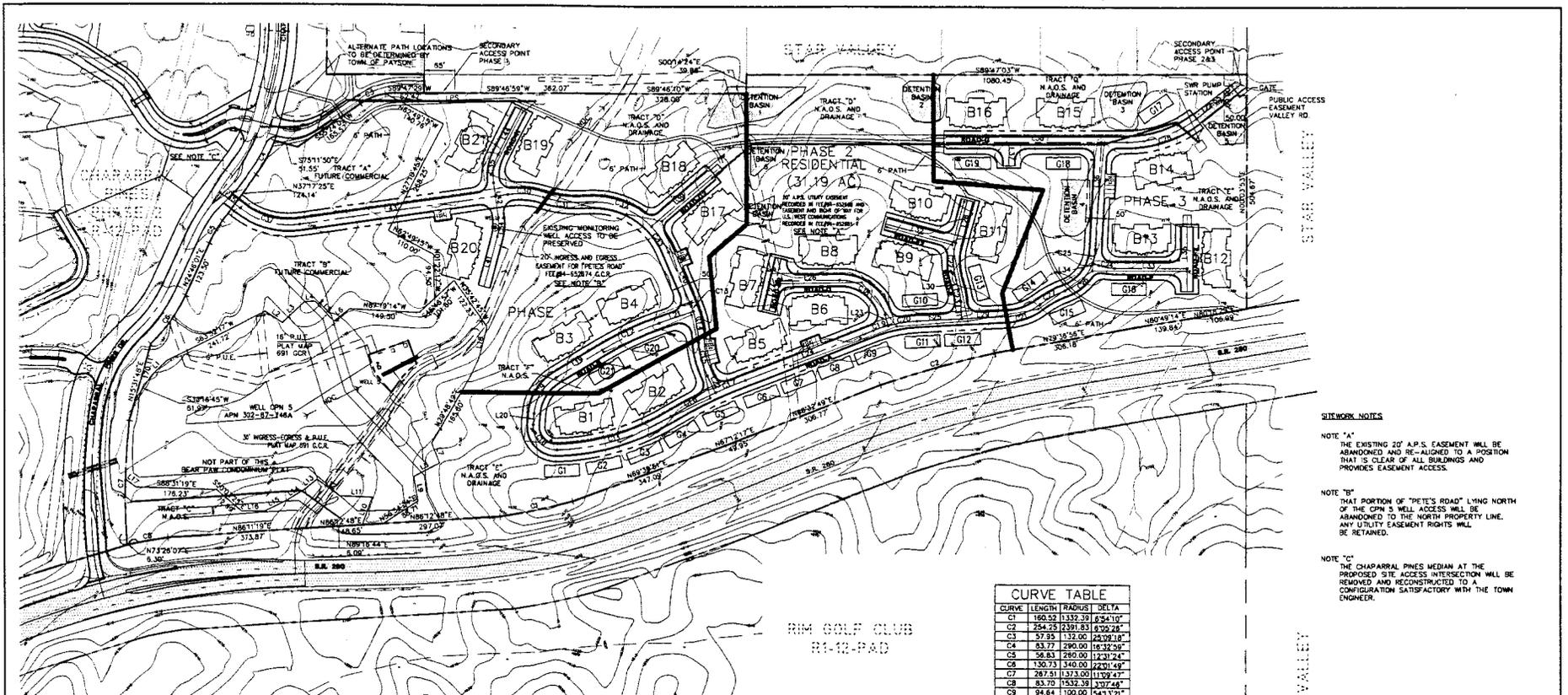
## PARKING DATA

	PHASE 1	PHASE 2	PHASE 3	TOTAL
NUMBER OF DWELLING UNITS	39 UNITS	54 UNITS	30 UNITS	123 UNITS
REQUIRED PARKING	59 SPACES	81 SPACES	45 SPACES	185 SPACES
REQUIRED GUEST PARKING	6 SPACES	9 SPACES	5 SPACES	20 SPACES
TOTAL REQUIRED PARKING	65 SPACES	90 SPACES	50 SPACES	205 SPACES
REQUIRED HANDICAP PARKING	3 SPACES	4 SPACES	2 SPACES	9 SPACES
TOTAL PROVIDED PARKING	78 SPACES	117 SPACES	65 SPACES	260 SPACES

## DISCLAIMER

These documents have been prepared for a specific project and shall neither be altered nor reused for any other purpose. Also, these documents do not represent or warrant conditions, if these documents are altered intentionally or unintentionally, or reused without the design engineer's written approval, it will be at the sole risk and responsibility of the user. The act of offering or using is construed as indemnifying and holding the design engineering firm and its employees harmless from all claims, damages, and expenses, including attorney fees, arising out of such act.





**SITWORK NOTES**

NOTE "A"  
THE EXISTING 20' A.P.S. EASEMENT WILL BE ABANDONED AND RE-ALIGNED TO A POSITION THAT IS CLEAR OF ALL BUILDINGS AND PROVIDES EASEMENT ACCESS.

NOTE "B"  
THAT PORTION OF "PETE'S ROAD" LYING NORTH OF THE CPN 5 WELL ACCESS WILL BE ABANDONED TO THE NORTH PROPERTY LINE. ANY UTILITY EASEMENT RIGHTS WILL BE RETAINED.

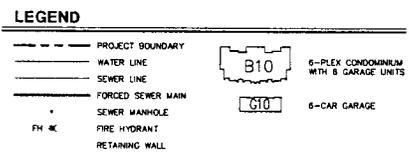
NOTE "C"  
THE CHAPARRAL PINES MEDIAN AT THE PROPOSED SITE ACCESS INTERSECTION WILL BE REMOVED AND RECONSTRUCTED TO A CONFIGURATION SATISFACTORY WITH THE TOWN ENGINEER.

CURVE	LENGTH	RADIUS	DELTA
C1	160.53	1132.79	63.5419°
C2	254.25	2391.83	63.0028°
C3	57.95	132.00	23.0918°
C4	83.77	296.00	16.3229°
C5	266.63	290.00	122.9174°
C6	130.73	340.00	22.9149°
C7	287.51	1373.00	11.02947°
C8	63.70	1532.38	3.07746°
C9	94.84	100.00	54.1371°
C10	84.11	90.00	98.2248°
C11	247.83	500.00	29.3144°
C12	135.91	650.00	11.5849°
C13	11.85	200.00	37.3444°
C14	60.94	200.00	177.2742°
C15	81.75	200.00	147.9214°
C16	107.18	1000.00	6.98228°
C17	68.72	1000.00	3.47311°
C18	132.79	100.00	79.9471°
C19	33.11	300.00	8.19242°
C20	63.45	300.00	12.0703°
C21	77.49	130.00	34.92933°
C22	80.98	150.00	30.5453°
C23	28.26	125.00	12.2717°
C24	35.32	100.00	20.2103°
C25	30.39	100.00	17.74751°
C26	87.54	100.00	50.2137°
C27	62.11	200.00	17.4747°
C28	181.08	250.00	16.92037°
C29	77.29	175.00	25.1821°
C30	34.53	250.00	21.5946°
C31	153.78	175.00	50.2048°
C32	68.07	175.00	21.4751°
C33	40.87	100.00	23.2810°
C34	63.13	100.00	22.2828°
C35	139.59	175.00	45.2409°

TRACT	AREA (SF)	AREA (AC)
A	68,874.20	1.53
B	102,944.40	2.36
C	43,398.48	1.00
D	220,773.03	5.06
E	409,328.68	9.40
F	43,519.30	1.00
TOTAL		27.25

BASIN	REQ'D (AC/FT)	PROVIDED
1	0.59	0.59
2	0.21	0.21
3	0.26	0.26
4	0.26	0.26
5	0.20	0.20
6	0.59	0.59
7	0.05	0.05

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	48.81	S45°28'37" W	L24	206.18	S89°18'32" W
L2	44.81	N57°28'00" W	L25	95.41	S86°29'18" W
L3	68.34	S45°28'37" W	L26	137.23	S88°47'27" W
L4	72.84	S82°28'12" W	L27	153.53	S72°45'00" W
L5	58.68	N43°49'29" W	L28	93.00	N14°37'56" E
L6	43.85	S24°28'37" W	L29	94.46	S86°29'18" W
L7	48.19	N20°28'28" W	L30	70.50	N13°28'00" W
L8	62.42	N61°33'00" E	L31	36.93	N10°01'42" W
L9	93.49	N09°45'00" W	L32	156.13	N15°02'04" W
L10	62.85	S19°45'31" W	L33	196.43	S89°36'07" E
L11	70.19	S88°14'48" E	L34	13.59	S89°36'07" E
L12	81.07	S84°35'08" E	L35	40.08	S00°23'57" W
L13	32.95	N50°55'45" E	L36	231.11	S03°30'00" W
L14	48.07	N68°37'17" E	L37	59.00	N00°23'57" W
L15	51.71	N63°43'04" E	L38	362.68	S89°47'03" W
L16	53.30	N89°24'32" E	L39	189.02	S48°39'37" W
L17	28.19	S52°28'12" W	L40	75.41	S42°47'36" W
L18	67.67	N14°45'23" E	L41	111.33	N15°00'36" E
L19	115.48	N58°37'12" E	L42	75.73	S08°24'41" E
L20	24.74	N62°24'38" W	L43	404.21	N81°32'12" E
L21	75.93	N70°38'00" E	L44	176.08	S77°01'42" W
L22	40.00	N28°21'41" W	L45	55.00	N52°42'30" W
L23	24.81	N19°57'48" W			



NOTE: ONE (1) BUILDING WILL BE SINGLE-LEVEL, BRINGING THE TOTAL NUMBER OF UNITS TO 123

NOTE: EACH BUILDING PROVIDES SIX (6) INTERIOR PARKING SPACES PLUS SIX (6) ADDITIONAL DRIVEWAY PARKING SPACES. GARAGE UNITS MAY BE PURCHASED BY BEAR'S PAW RESIDENTS TO PROVIDE ADDITIONAL PARKING/STORAGE.

NOTE: QUEST AND HANDICAP PARKING LOCATIONS ARE PRELIMINARY IN NATURE AND MAY BE RELOCATED WITHIN EACH PHASE AS REQUIRED.

NO.	REVISIONS	DATE	BY	CHK.

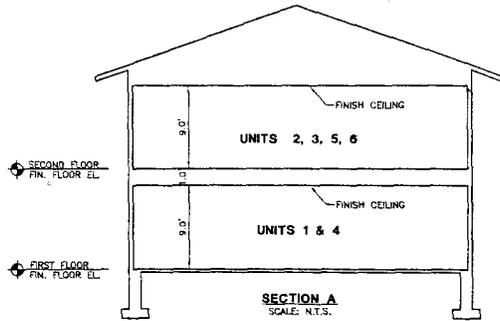
**TETRA TECH, INC.**  
 431 S. Durango Highway  
 Phoenix, AZ 85041-6885  
 TEL: (602) 741-4838 FAX: (602) 741-4887

**BEAR'S PAW CONDOMINIUMS**  
 PAYSON, ARIZONA

JOB NO. 64780004  
 DESIGNED BY: FLS  
 DRAWN BY: JSP  
 CHECKED BY: FLS  
 APPROVED BY: FLS  
 DATE: 03/16/07

**PRELIMINARY PLAT**

SCALE: HORIZ. 1" = 100'  
 CONT. INTERVAL = 2'  
 DRAWING NO. PP1  
 SHEET NO. 2 OF 3



NOTE: UNIT DIMENSIONS ARE TO THE INTERIOR OF EACH UNIT'S CEILING, INTERIOR WALLS, AND EXTERIOR WALLS, AND TO THE FINISHED AND UNDECORATED FLOOR. DIMENSIONS ARE IN DECIMAL FEET AND DECIMAL PARTS THEREOF.

NOTE: ALL EXTERIOR WALLS ARE 2X6 (NOM.) UNLESS OTHERWISE NOTED.  
ALL INTERIOR WALLS ARE 2X4 (NOM.) UNLESS OTHERWISE NOTED.

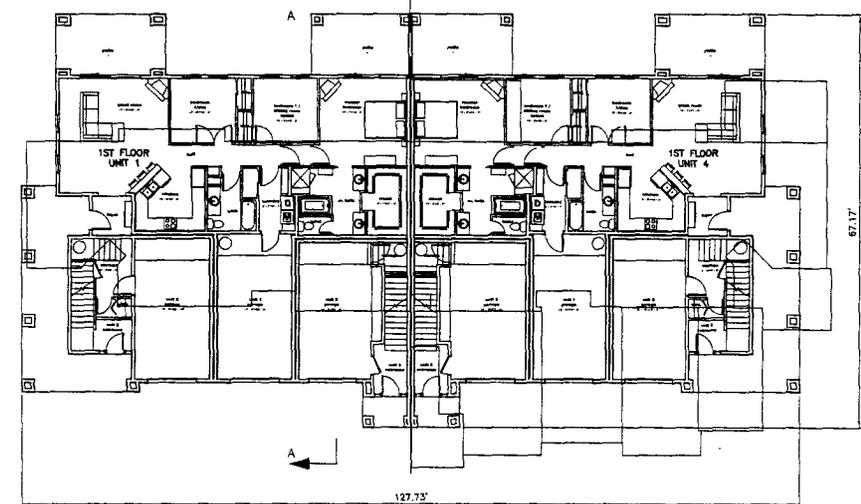
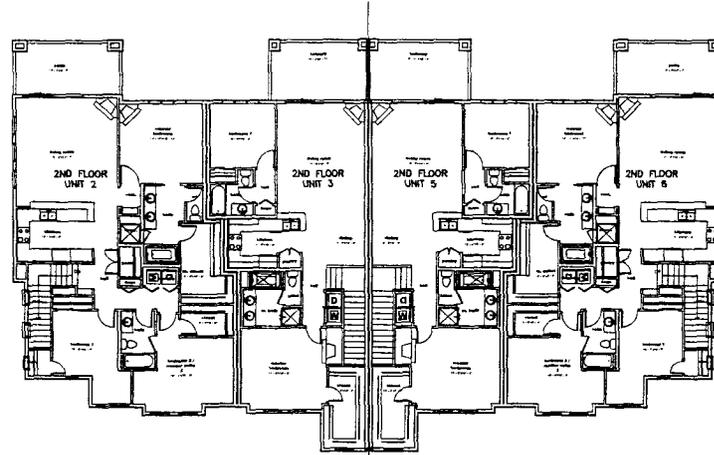
NOTE: ONE (1) BUILDING WILL BE A SINGLE LEVEL AND WILL NOT HAVE A SECOND FLOOR FFE.

**APPROXIMATE UNIT CUBIC CONTENTS**  
NOT INCLUDING GARAGE OR STAIRS

BUILDING TYPE	UNIT	LIVING UNIT	
		SQ. FT.	CU. FT.
SIX-PLEX	1 (FIRST FLOOR)	1,400	12,600
	2 (SECOND FLOOR)	1,440	12,960
	3 (SECOND FLOOR)	1,100	9,900
	4 (FIRST FLOOR)	1,400	12,600
	5 (SECOND FLOOR)	1,440	9,900
	6 (SECOND FLOOR)	1,100	12,960

**FLOOR AND CEILING ELEVATION SCHEDULE**

BUILDING #	FIRST FLOOR		SECOND FLOOR		BUILDING #	FIRST FLOOR		SECOND FLOOR	
	FINISHED FLOOR EL.	CEILING EL.	FINISHED FLOOR EL.	CEILING EL.		FINISHED FLOOR EL.	CEILING EL.	FINISHED FLOOR EL.	CEILING EL.
1	4817.5	4826.5	4827.5	4836.5	12	4765.5	4774.5	4775.5	4784.5
2	4814.5	4823.5	4824.5	4833.5	13	4769.0	4778.0	4779.0	4788.0
3	4802.0	4811.0	4812.0	4821.0	14	4733.0	4742.0	4743.0	4752.0
4	4801.0	4810.0	4811.0	4820.0	15	4741.5	4750.5	4751.5	4760.5
5	4809.5	4818.5	4819.5	4828.5	16	4784.5	4773.5	4774.5	4783.5
6	4819.0	4828.0	4829.0	4838.0	17	4779.0	4788.0	4789.0	4798.0
7	4810.0	4819.0	4820.0	4829.0	18	4779.0	4788.0	4789.0	4798.0
8	4819.5	4828.5	4829.5	4838.5	19	4747.0	4755.0	4757.0	4766.0
9	4800.0	4809.0	4810.0	4819.0	20	4748.0	4757.0	4758.0	4767.0
10	4800.0	4809.0	4810.0	4819.0	21	4755.0	4754.0	- - -	- - -
11	4796.0	4805.0	4806.0	4815.0					



NO.	REVISIONS	DATE	BY	CHK.

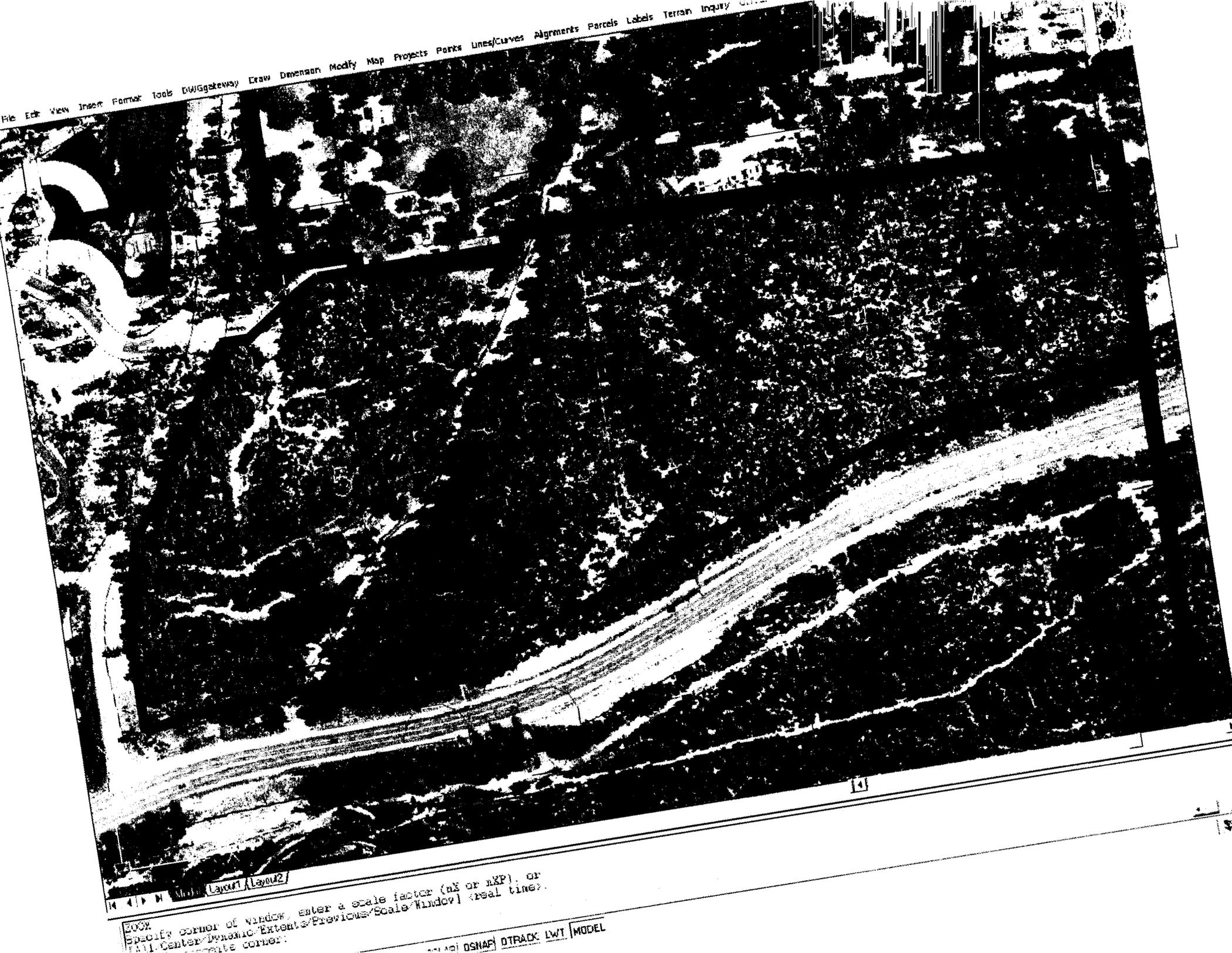
**TETRA TECH, INC.**  
431 S. Douglas Highway  
Payson, AZ 85541-4885  
TEL: (929) 474-4538 FAX: (929) 474-4867

**BEAR'S PAW CONDOMINIUMS**  
PAYSON, ARIZONA

JOB NO. P06476.0001  
DESIGNED BY: FLS  
DRAWN BY: J.P.  
CHECKED BY: FLS  
APPROVED BY: FLS  
DATE: 05/18/07

**CONDOMINIUM PLANS AND SECTIONS**

SCALE: HORIZ. 1" = 10'  
CONT. INTERVAL = N/A  
DRAWING NO. PP2  
SHEET NO. 3 OF 3



File Edit View Insert Format Tools DWG/Gskewy Draw Dimension Modify Map Projects Points Lines/Curves Alignment Parcels Labels Terrain Inquiry Utilities

200X  
Specify corner of window, enter a scale factor (nX or nKP), or  
(All-Center/Dynamic-Extent/Previous/Scale/Window) (real time).  
Specify corner:

OSNAP OTRACK LWT MODEL

# BEAR'S PAW CONDOMINIUMS

SLOPE ANALYSIS  
EXHIBIT

Note: Area of Project Covered by 15% or greater slope = 73.4%.



SCALE 1"=200'

## LEGEND

-  Project Boundary
-  Major Contours (10')
-  Vicinity
-  Areas of >15% Slope
-  Project Area

JASON L. FIELDMAIRE 10/05/06



**TETRA TECH, INC.**

431 S. Beeline Highway  
Payson, AZ 85541-4865  
TEL: (928)474-4635 FAX: (928)474-4867

200 0 200 400 Feet

CASE NUMBER S-140-07

**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                             |

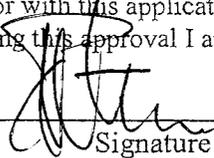
Project Address: 201 N. Chaparral Pines Drive Tax Parcel Number: 302-87-746D  
 Subdivision: Chaparral Pines Phase Two Lot Number: Tract "Y"  
 Name of Applicant(s): Bear's Paw at Chaparral Pines LLLP Phone #: \_\_\_\_\_  
 Mailing Address: 6617 N. Scottsdale Road, Suite 202 Town: Scottsdale St: AZ Zip: 85250  
 Name of Property Owner(s): Bear's Paw at Chaparral Pines LLLP  
 Mailing Address: 6617 N. Scottsdale Road, Suite 202 Town: Scottsdale St: AZ Zip: 85250  
 Contact Person: Tom Peterson Phone #: (480) 970-3255 Fax #: (480) 970-3150  
 Payson Business License # \_\_\_\_\_ Sales Tax # \_\_\_\_\_

Detailed Description of Request: Preliminary Plat Approval for 123 Unit, 6-Plex Condominium Development.

(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.

THOMAS G. PETERSON  
 \_\_\_\_\_  
 Print Name

  
 \_\_\_\_\_  
 Signature

6/5/07  
 \_\_\_\_\_  
 Date

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE: \$ <u>PREL. SUB. PLAT</u> $250^{00} + 25^{00}$ PER LOT, TRACT OR PARCEL $250^{00} + 25^{00} (130) =$ $250^{00} + 3250^{00} = 3500^{00}$ TOTAL # 7061 6-18-07 CHECK NUMBER: # 7062 DATE: 6-27-07
DATE FILED	<u>6-18-07</u>	<u>KE</u>	
COMPLETED APPLICATION	<u>6-27-07</u>	<u>KE</u>	
NEWSPAPER PUBLICATION	<u>6-22-07</u>	<u>KE</u>	
300' NOTIFICATION MAILOUT	-	-	
POSTING DATE	-	-	
RECOMMENDATION		DECISIONS	
By:	Date:	By:	Date:



## Gila County Assessor Parcel Search

[Back to Gila County Page](#)

[View Web Statistics](#)

Data updated Yesterday

Enter parcel number in the format xxx-xx-xxx and press Submit.

*Don't know your Parcel Number?*



**Parcel** 302-87-746D

**Tax Year:** 2006

[Submit Query](#)

[Reset](#)

### Parcel Information

<b>Tax Year:</b>	2007
<b>Parcel:</b> (Click for Improvement Info)	302-87-746D
<b>Site Address:</b>	
<b>Owner:</b>	BEAR'S PAW AT CHAPARRAL PINES LLLP
<b>Owner 2:</b>	
<b>Mailing Address:</b>	6617 N SCOTTSDALE RD #202
<b>City:</b>	SCOTTSDALE
<b>State:</b>	AZ
<b>Zip:</b>	85250
<b>Full Cash Value:</b>	\$2,419,000
<b>Assessed Full Cash Value:</b>	\$387,040
<b>Limited Value:</b>	\$828,923
<b>Assessed Limited Value:</b>	\$132,628
<b>Value Method:</b>	Land Market Model
<b>Exempt Amount:</b>	0
<b>Exemption Type:</b>	
<b>Use Code:</b>	0011
<b>Property Use:</b>	VACANT LAND
<b>Class Code:</b>	

AG/VACANT LAND/NON-PROFIT-REAL PROPERTY /

**Assessment Ratio:** 16.00%

**Last Sale Information**

**Sale Price:** (Click for sale info) \$2,950,000

**Sale Date:** 8/8/2005

**Recorded Instrument Type:** WARRANTY DEED

**Book:** 14160

**Page:** 5

**Legal Description Information**

**Parcel Size:** 40

**Unit Type:** ACRES

**Legal Description:**

TRACT Y OF CHAPARRAL PINES 2 PLAT  
691 IN SECTION 36 T11N R10E;  
EXCEPTING COMM AT COR #11 OF HES 420;  
TH N89-57E 572' TO POB; CON



[Back to Gila County Home Page](#)

CITIZENS  
PARTICIPATION  
MATERIAL

Town of Star Valley  
4180 East Highway 260  
Star Valley, Arizona  
P.O. Box 640, Payson, AZ 85547

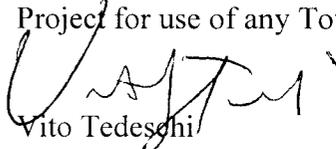


July 9, 2007

Ray Erlander, Zoning Administrator  
Town of Payson

OBJECTION : Bear Claw Condos (hand delivered)

The Town of Star Valley will not allow any access to the Bear Claw Condominium Project for use of any Town streets for construction or traffic transportation purposes.

  
Vito Tedeschi  
Town Manager

**RECEIVED**

JUL 19 2007

COMMUNITY DEVELOPMENT  
DEPARTMENT

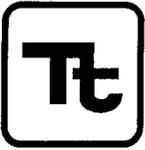
We the residents who live on Valley Road in Star Valley, Az. within the 300 foot of the new proposed ingress/egress of Bear Paw development onto Valley Road do hereby sign this petition to protest and stop such access point and to move access location other than onto Valley Rd.

NAME	ADDRESS	TELEPHONE	Sign	DATE
DAVID KING	152 VALLEY RD	474-1960	<i>[Signature]</i>	7-17-07
GEORGE S BINNEY	LOT 10 VALLEY RD	474 8612	<i>[Signature]</i>	7/17/07
Betty Merritt	Haught Rd	474 4268	<i>[Signature]</i>	7/17/07
Donna A. Turner	71 Haught Rd.	468-8185	Donna A. Turner	7/17/07
Marylouise Estrengos	40 grapevine Lane	474-6403		7/17/07
Timothy B East	141 Haught Rd #31	474-8222	Timothy B East	7/17/07
WILLIAM F. ALVAREZ	192 Valley Rd	474-3500	<i>[Signature]</i>	7/17/07
Cy WAHLRAB,	141 HAUGHT RD		Cy Wahlrab	7/17/07

**RECEIVED**

JUL 18 2007

COMMUNITY DEVELOPMENT  
DEPARTMENT



**TETRA TECH, INC.**

February 12, 2007

Mr. Ray Erlandsen, Zoning Administrator  
Community Development Department  
Town of Payson  
303 N. Beeline Highway  
Payson, AZ5541

**Re: Citizens Participation Report for Chaparral Pines Tract "Y"**

Dear Mr. Erlandsen:

The purpose of this report is to inform you that as part of a preliminary plat application for a 123 unit condominium subdivision, Tetra Tech Inc. and Canavest Builders, Inc. conducted a citizens' participation meeting on February 8, 2007 at 4:00 P.M., at Tiny's Family Restaurant in Payson.

On January 16, 2007, Tetra Tech, Inc. sent by mail a notice to all property owners within a 300' radius of the proposed project (as provided by the Community Development Department), with an invitation to attend the meeting for the purpose of discussing concerns and issues related to the project. Of the thirty-eight notifications sent, one returned as undeliverable. A copy of the meeting notice, the 300' radius notification exhibit, the 8.5"X 11" plan exhibit, and the returned undeliverable invitation, are included with this report. A copy of the mailing labels is also included.

Fourteen citizens attended the meeting. Participants were asked to sign an attendance roster and were provided with a comment request form. A copy of the meeting sign-in sheet and any returned comment request forms are included with this report.

After a brief project presentation, the project engineer, Mr. Forest Switzer P.E., invited the participants to ask questions and express concerns about the project. The following is a brief synopsis of the questions and concerns mentioned by the participants, along with the developers responses. This synopsis of issues is not being presented as a comprehensive list of all things discussed at the meeting. The supplied responses are "to the best of the facilitator's understanding", and are not intended to represent absolute fact or endorsement by the Town of Payson or any other entity, including Tetra Tech, Inc.

The citizen participants raised the following issues and concerns during the meeting. Additional to comments/questions are included on returned comment request forms:



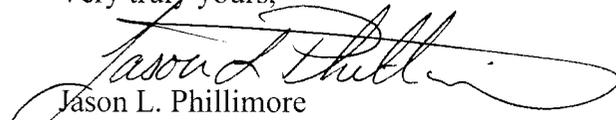
TETRA TECH, INC.

Ray Erlandsen, Zoning Administrator  
February 12, 2007  
Page 2

1. **How many units were being proposed?** 123 condominium units would be developed as a result of this project.
2. **How much will the units cost?** While predicting the final price of the units would be difficult at this time, the price of a unit is expected to fall between three-hundred and four-hundred thousand dollars.
3. **What size will the units be?** The units will be between 1,400 and 1,900 square feet.
4. **Will the interior roads in this project look like the ones in the rest of Chaparral Pines?** No. The roads in this project will include roll curbing for a superior pavement edge to the ones in the other areas of Chaparral Pines.
5. **Are walls or fences around the project boundary being proposed as part of the project?** While a vehicular access gate is being planned for the main entrance to the site, the developer is not proposing to install walls and fences on the project in order to provide for minimal visual impact to the surrounding community and to preserve existing wildlife corridors for elk and other animals that traverse the site. Sensitivity to the natural environment is a key element of this project.

At the conclusion of the meeting, Tetra Tech staff collected comment forms from the attendees. Three participants elected to fill out comment forms. These comment forms are included with this report. The meeting concluded at approximately 5:05 P.M. Please feel free to contact me with any questions or comments you may have concerning our Citizens' Participation Meeting or this report.

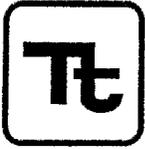
Very truly yours,



Jason L. Phillimore  
Development Planner II

JLP:lmw  
P:\66760001\WdDocs\CPM 2-9-07.doc

Enclosures



TETRA TECH, INC.

## NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Proposed Condominium Development at 2800-3000 E. Highway 260  
Request to Develop 39.61 Acres into 123 Condominium Units in  
Accordance with Existing R3-PAD Zoning.

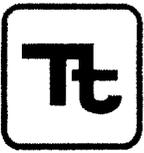
Dear Property Owner:

You are hereby invited to a Citizen Participation Meeting to be held on Thursday, February 8, 2007, at 4:00 P.M. at Tiny's Family Restaurant located at 600 E. Highway 260 in Payson, AZ. The purpose of the meeting is to provide information to property owners adjacent to subject property regarding the proposed subdivision. An 8½ x 11 copy of the Preliminary Plat is attached. If you cannot attend the meeting and/or have questions regarding the proposed subdivision, please call me at (928) 474-4636.

Respectfully,

Jason L. Phillimore  
Development Planner II  
Tetra Tech, Inc.  
(928) 474-4636

cc: Ray Erlandsen, Zoning Administrator, Town of Payson  
Tom Peterson, The Canavest Group



TETRA TECH, INC.

TRACT Y AT CHAPARRAL PINES  
CITIZEN'S PARTICIPATION MEETING

February 8, 2007

NAME Tim Ernst

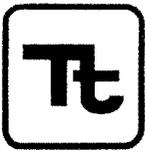
ADDRESS AC4 Box 13-D

PHONE NUMBER 474-8222

COMMENTS:

We have a small R.V. Park, our concern  
is the water. Will it effect our water Table?  
Could you explain how your water system  
will work.

Thanks  
Jim



TRACT Y AT CHAPARRAL PINES  
CITIZEN'S PARTICIPATION MEETING

February 8, 2007

NAME Bill Heath

ADDRESS HC 5 40x Payson, Az 85541

PHONE NUMBER 768-6161

COMMENTS:

Elevations ??

Screening From Hwy. Add Trees Decorative Bushes to Screen

Make Future Commercial into Dedicated Park / Open space

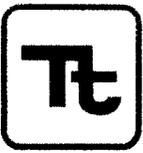
Do not develop the <sup>Site</sup> commercial site donate it to the Town

as park open space

NE Corner Road Must be fenced and Gated Locked

and on used EXCEPT Emergency Fire/EMT personal ONLY

Signal light at Chaparral Pines Drive and SR 260



TRACT Y AT CHAPARRAL PINES  
CITIZEN'S PARTICIPATION MEETING

February 8, 2007

NAME Jaye Baranowski  
ADDRESS 67 B Haight Road  
PHONE NUMBER 928-468-7417

COMMENTS:

There are quite a few homes for sale on Tyler Parkway that have been for sale for quite awhile. ~~What~~ Who is going to buy the new building? What is the price range?  
Will retaining walls be built between existing property & new units?  
What will the impact on Silver Valley?  
The 260 issue must be addressed by putting lights.

