ORDINANCE 749

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, REZONING CERTAIN REAL PROPERTY GENERALLY LOCATED AT 801 NORTH GRAHAM RANCH ROAD, GILA COUNTY ASSESSOR'S PARCEL NUMBER 302-23-036T, FROM R1-175 TO R1-90 (THE MELOCHE PROPERTY).

WHEREAS, the Town of Payson from time to time amends its Official Zoning Map, Ordinance 466, and its Official Zoning Code for the purpose of accommodating zoning changes; and

WHEREAS, Application P-349-08 to amend the Official Zoning Map, Ordinance 466, and the Official Zoning Code has been made by the Meloche Family Trust, property owner (Donald and Charlotte Meloche representatives), to the Planning and Zoning Commission and the Town Council; and

WHEREAS, the Planning and Zoning Commission held a public hearing on October 13, 2008, considered the issues, and made recommendation on Application P-349-08 to the Town Council; and

WHEREAS, the Town Council held a public hearing on November 6, 2008, in regard to said Application P-349-08 and has considered the issues relating thereto,

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA, AS FOLLOWS:

Section 1. The Official Zoning Map, Ordinance 466, and the Zoning Code for the Town of Payson be and each is hereby amended to establish a zoning district of R1-90 for that portion of the certain real property located at 801 North Graham Ranch Road, Gila County Assessor's Parcel Number 302-23-036T, more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference (the "Property").

Section 2. That the requested rezoning and the use and density of the Property as proposed by Application P-349-08 are hereby made contingent upon those conditions set forth in Section 3 below, and are found to be consistent with the General Plan of the Town of Payson, as required by A.R.S. § 9-462.01(F).

Section 3. The foregoing change in zoning shall be and is hereby specifically made contingent upon and conditional upon each of the following:

A. Development on the Property shall comply with the current Town of Payson water requirements at the time of construction.

1st Reading + Public Hearing NOV 06 2008 G.5

NOV 20 2008 G.4 Second Reading & Public Hearing

B. The development shall be in substantial conformance with the Record of Survey - Minor Land Division map dated August 2008 and shall not exceed a total of 3 parcels.

C. A street name, acceptable to the Town of Payson, shall be depicted on the Record of Survey - Minor Land Division map.

D. If further development occurs involving the existing roadway, the applicant for the subdivision shall be required to dedicate a full width roadway to meet existing code requirements at that time.

E. The applicant shall make an affordable housing contribution as described in Exhibit B attached hereto.

F. If any conditions listed in this Section 3 are not met or the applicant has not recorded a Record of Survey - Minor Land Division splitting the Property into three parcels within two (2) years of the approval date of the zoning change, then the R1-90 rezoning may revert to the original R1-175 zoning, pending Council action.

Section 4. This Ordinance 749 shall be treated as having been adopted and the 30-day referendum period established by A.R.S. § 19-142(D)and §30.54 of the Code of the Town of Payson shall begin when the Town files with the Gila County Recorder an instrument (in a form acceptable to the Town Attorney), executed by the Meloche Family Trust and any other party having any title interest in the Property, that waives any potential claims against the Town under the Arizona Property Rights Protection Act (A.R.S. § 12-1131 et seq., and specifically A.R.S. § 12-1134) resulting from changes in the land use laws that apply to the Property as a result of the Town's adoption of this Ordinance 749. If this waiver instrument is not recorded within 15 calendar days after the motion approving this Ordinance 749, this Ordinance 749 shall be void and of no force and effect.

Section 5. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PAYSON this _____ day of _____, 2008, by the following vote:

AYES _____ NOES _____ ABSTENTIONS _____ ABSENT _____

_____

Kenny J. Evans, Mayor

ATTEST:

Silvia Smith, Town Clerk

APPROVED AS TO FORM:

Samuel I. Streichman, Town Attorney

Prepared by the Town of Payson Legal Department

EXHIBIT A TO ORDINANCE 749

PCLS 1,2 ROS 1042; SW4 SEC 35 T11N R10E

7.22 AC M/L (COMB PCLS 302-23-036J,K)

Prepared by the Town of Payson Legal Department

EXHIBIT B TO ORDINANCE 749

PROPOSAL FOR AFFORDABLE/ WORKFORCE HOUSING CONTRIBUTION

Re: 801 No Graham Ranch Road, Payson, AZ – 7.22 acre lot split into 3 parcels

I, Donald L Meloche and Charlotte M Meloche, hereby submit the following proposal for affordable/ workforce housing contribution required by the Town of Payson.

That upon development of each of the two (2) undeveloped lots, $1000 per lot shall be paid to the said contribution listed above, upon the occurrence of development of each lot. issuance of bldg permit

That upon development of each of the two (2) undeveloped lots, if we are the developers, we will use local labor and materials whenever possible, as we have done in the past.

October 13, 2008
At Payson, Arizona (Gila County)

Donald L Meloche
Donald L Meloche

Charlotte Meloche
Charlotte M Meloche

RECEIVED
OCT 13 2008
COMMUNITY DEVELOPMENT
DEPARTMENT

P-349-08

Conditions recommended by the Planning and Zoning Commission
801 North Graham Ranch Road
Zone Change: R1-175 to R1-90

1. Development on this property shall comply with the current Town of Payson water requirements at the time of construction.

2. The development shall be in substantial conformance with the Record of Survey/Minor Land Division map conducted August 2008 and shall not exceed a total of 3 parcels.

3. A street name, acceptable to the Town of Payson, shall be depicted on the minor land division.

4. If further development occurs involving the existing roadway, the applicant for the subdivision shall be required to plat a full width roadway to meet existing code requirements at that time.

5. If any of the conditions listed above cannot be met or the applicant has not recorded an approved minor land division survey map within two (2) years of the approval date of the zoning change, then the R1-90 zoning may revert to the original R1-175 zoning, pending Council action.

SUMMARY OF AGENDA ITEM

DATE: November 6, 2008

TO: Mayor and Council

FROM: Ray Erlandsen
Zoning Administrator

SUBJECT: Ordinance #749 801 N. Graham Ranch Road
Rezone from R1-175 to R1-90 (P-349-08)

PURPOSE:

A request from Donald and Charlotte Meloche, for a zone change from R1-175 to R1-90 as depicted on the Record of Survey/Minor Land Division map conducted August 2008 to allow for the future division of their property.

SUMMARY:

Currently, there is one residence on the 7.22 acres. The applicants propose to divide the current lot into three parcels of 2.50, 2.64 and 2.08 acres.

The site is currently bordered by R1-90 zoned property on the south and west. The north and east sides are currently R1-175 with single family residences.

The Land Use Element (Chapter 3) of the Town of Payson General Plan designates this property for Low Density residential development up to 2.5 dwelling units per acre. As the gross density proposed is 0.5 dwelling units per acre, the proposed development meets the criteria of the Land Use Element.

Access to the existing residence at 801 N. Graham Ranch Trail consists of 14 feet of asphalt paving within a 30 foot wide private ingress/egress and public utility easement. This existing easement serves as the only point of access for the 7.75 +/- ac property adjoining this site to the east. Subsequent to the rezoning, through the creation of the new parcels this entire easement would become a private roadway easement.

Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements.

Public sanitary facilities are not required for R1-90 zoning and this property is not currently within the Northern Gila County Sanitary District.

Attached is the applicant's affordable/workforce housing proposal.

The Planning and Zoning Commission recommended approval to the Town Council on October 13, 2008, on a 6-1 vote subject to the five conditions as attached.

NOV 0 6 2008 6.5

PROPOSAL FOR AFFORDABLE/ WORKFORCE HOUSING CONTRIBUTION

Re: 801 No Graham Ranch Road, Payson, AZ – 7.22 acre lot split into 3 parcels

I, Donald L Meloche and Charlotte M Meloche, hereby submit the following proposal for affordable/ workforce housing contribution required by the Town of Payson.

That upon development of each of the two (2) undeveloped lots, $1000 per lot shall be paid to the said contribution listed above, upon the occurrence of issuance of bldg permit **development of each lot.**

That upon development of each of the two (2) undeveloped lots, if we are the developers, we will use local labor and materials whenever possible, as we have done in the past.

October 13, 2008
At Payson, Arizona (Gila County)

Donald L Meloche

Donald L Meloche

Charlotte Meloche

Charlotte M Meloche

RECEIVED
OCT 13 2008
COMMUNITY DEVELOPMENT
DEPARTMENT

MEMO

TO: Planning and Zoning Commission

FROM: Ray Erlandsen, Zoning Administrator

DATE: October 13, 2008

SUBJECT: 801 N. Graham Ranch Road
Rezone R1-175 to R1-90 **P-349-08**

Background
The applicants, Donald and Charlotte Meloche, are requesting approval of a zone change from R1-175 to R1-90 as depicted on the Record of Survey/Minor Land Division map conducted August 2008 to allow for the future division of their property. Currently, there is one residence on the 7.22 acres. The applicants propose to divide the current lot into three parcels of 2.50, 2.64 and 2.08 acres.

Analysis
The site is currently bordered by R1-90 zoned property on the south and west. The north and east sides are currently R1-175 with single family residences.

The Land Use Element (Chapter 3) of the Town of Payson General Plan designates this property for Low Density residential development up to 2.5 dwelling units per acre. As the gross density proposed is 0.5 dwelling units per acre, the proposed development meets the criteria of the Land Use Element.

Access to the existing residence at 801 N. Graham Ranch Trail consists of 14 feet of asphalt paving within a 30 foot wide private ingress/egress and public utility easement. This existing easement serves as the only point of access for the 7.75 +/- ac property adjoining this site to the east. Subsequent to the rezoning, through the creation of the new parcels this entire easement would become a private roadway easement. Half streets are generally discouraged within new subdivisions, but may be permissible where necessary to provide right-of-way required by the Town Streets Plan, to complete a street pattern already begun, such as in this area. The existing section of pavement is 6 feet short the minimum paved street width for a half street, which is 20 feet. In the event that the properties to the south and east of the subject site developed in accordance with the current land use element of the General Plan then this half street could be widened to provide a connection between N. Graham Ranch Trail and N. Tyler Parkway. If properties to the south were to be further subdivided, the applicant for that subdivision would be required by Code to plat the other half of this roadway.

Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements.

Public sanitary facilities are not required for R1-90 zoning and this property is not currently within the Northern Gila County Sanitary District.

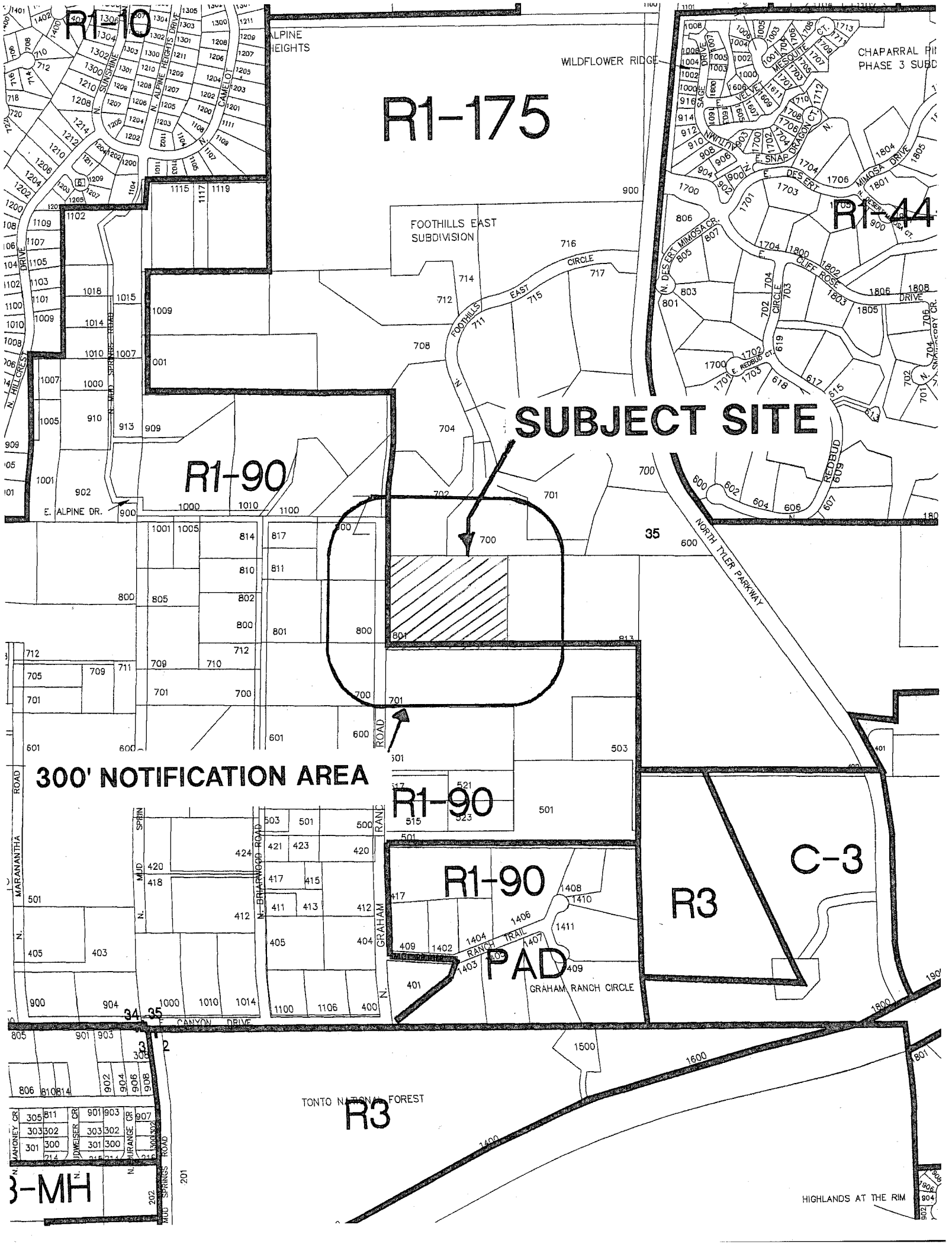
Staff Recommendation

Recommendation: Approval with conditions listed below.

1. Development on this property shall comply with the current Town of Payson water requirements at the time of construction.
2. The development shall be in substantial conformance with the Record of Survey/Minor Land Division map conducted August 2008 and shall not exceed a total of 3 parcels.
3. The developer shall submit a proposal for affordable/workforce housing contribution prior to approval of the minor land division.
4. A street name, acceptable to the Town of Payson, shall be depicted on the minor land division.
5. If further development occurs involving the existing roadway, the applicant for the subdivision shall be required to plat a full width roadway to meet existing code requirements at that time.
6. If any of the conditions listed above cannot be met or the applicant has not recorded an approved minor land division survey map within two (2) years of the approval date of the zoning change, then the R1-90 zoning may revert to the original R1-175 zoning, pending Council action.

Suggested Motion to recommend Approval:

"I move the Planning & Zoning Commission recommend to the Town Council approval of P-349-08, a request to rezone a 7.22 acre property located at 801 N. Graham Ranch Road R1-175 to R1-90 as depicted on the record of survey/minor land division map conducted August 2008 to allow for the future division of this property with the 6 conditions listed in the staff report."



R1-10
R1-175
R1-44
R1-90
R1-90
R1-90
R3
C-3
PAD
R3
3-MH
SUBJECT SITE
300' NOTIFICATION AREA
WILDFLOWER RIDGE
FOOTHILLS EAST SUBDIVISION
CHAPARRAL PI
PHASE 3 SUBD
E. ALPINE DR.
NORTH TYLER PARKWAY
GRAHAM RANCH CIRCLE
TONTO NATIONAL FOREST
HIGHLANDS AT THE RIM

RECORD OF SURVEY - MINOR LAND DIVISION

OF NEW CONSOLIDATED PARCEL "J" OF RECORD OF SURVEY – LOT CONSOLIDATION MAP NO. 2386 GILA COUNTY RECORDS. LOCATED IN SW. 1/4 SECTION 35, TOWNSHIP 11 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA.

FOR: DON MELOCHE
BOX 2554
ALPINE, CA. 91903

DEDICATION

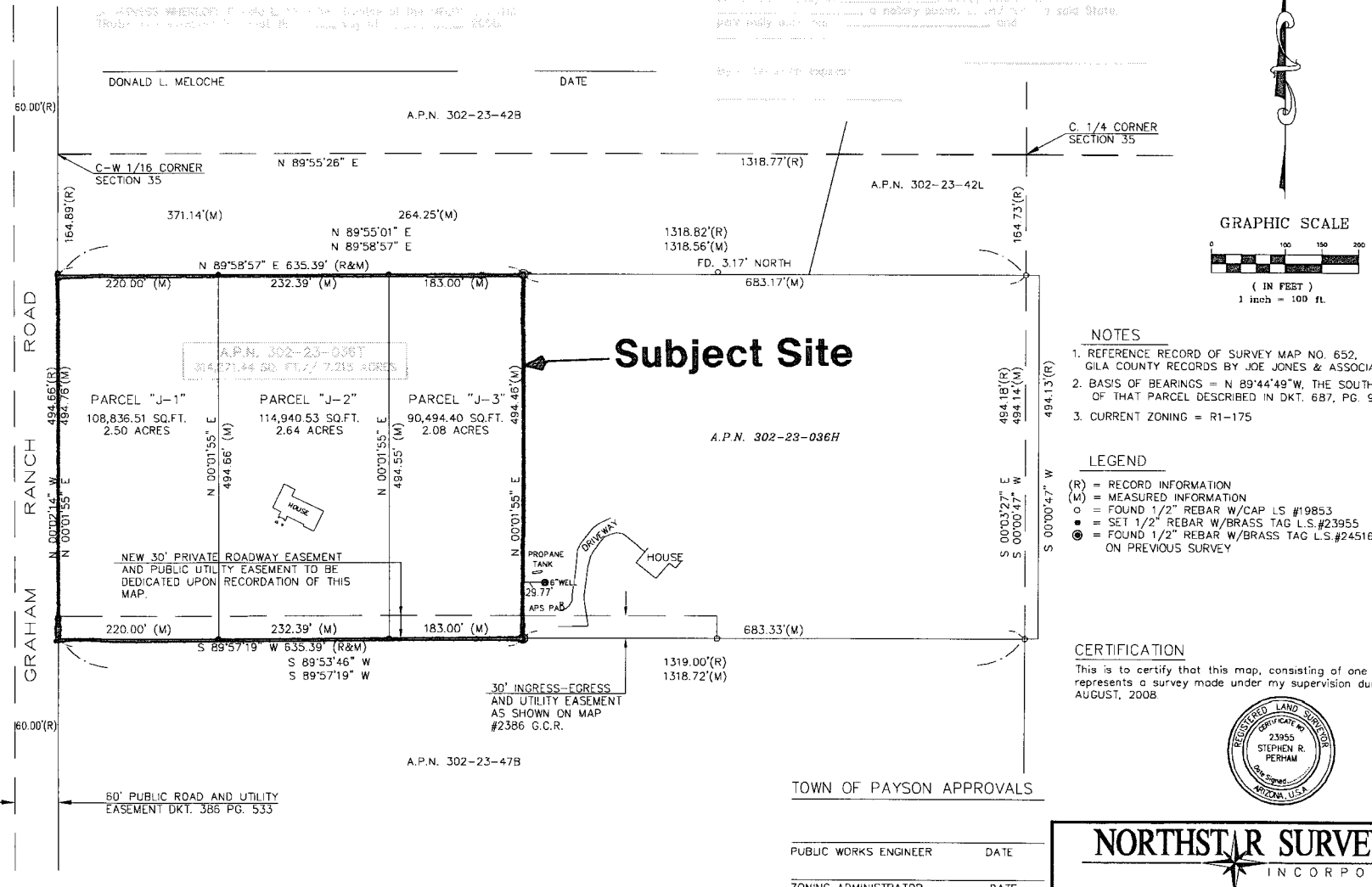
THE NEW 30' PRIVATE ROADWAY EASEMENT AND PUBLIC UTILITY EASEMENTS DEPICTED ON THIS PLAT ARE FOR THE PURPOSES SHOWN AND SHALL BE DEDICATED UPON RECORDATION OF THIS MAP.

SIGNATURES

DONALD L. MELOCHE DATE

ACKNOWLEDGMENT

RECORDING INFORMATION



GRAPHIC SCALE

0 100 150 200

(IN FEET)
1 inch = 100 ft.

NOTES

1. REFERENCE RECORD OF SURVEY MAP NO. 652, GILA COUNTY RECORDS BY JOE JONES & ASSOCIATES.
2. BASIS OF BEARINGS = N 89°44'49"W, THE SOUTH LINE OF THAT PARCEL DESCRIBED IN DKT. 687, PG. 94.
3. CURRENT ZONING = R1-175

LEGEND

(R) = RECORD INFORMATION
(M) = MEASURED INFORMATION
o = FOUND 1/2" REBAR W/CAP LS #19853
● = SET 1/2" REBAR W/BRASS TAG L.S.#23955
◉ = FOUND 1/2" REBAR W/BRASS TAG L.S.#24516 ON PREVIOUS SURVEY

CERTIFICATION

This is to certify that this map, consisting of one (1) sheet, correctly represents a survey made under my supervision during the Month of AUGUST, 2008.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
23955
STEPHEN R. PERHAM
Date Signed
ARIZONA, U.S.A.

TOWN OF PAYSON APPROVALS

PUBLIC WORKS ENGINEER DATE

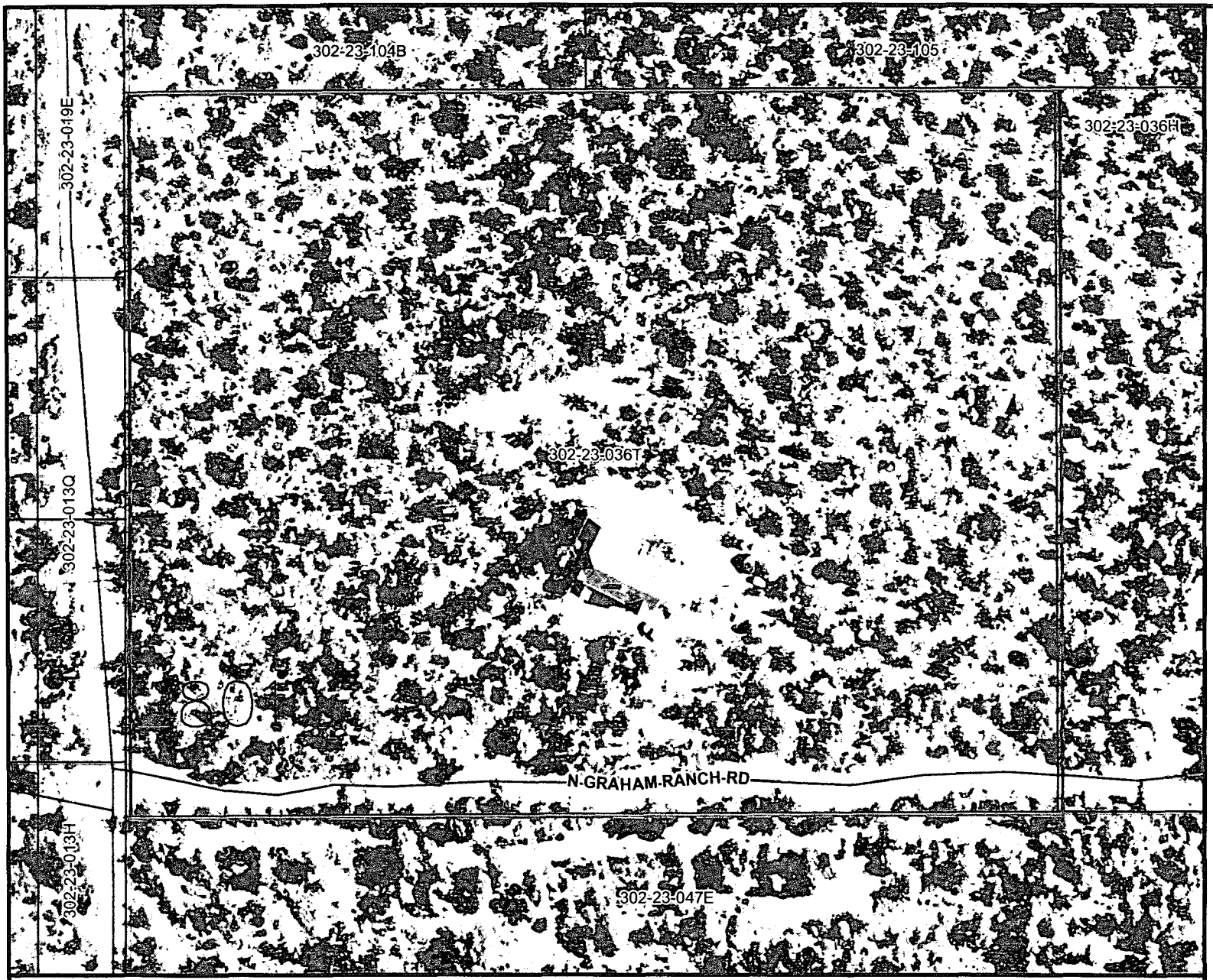
ZONING ADMINISTRATOR DATE

TOWN OF PAYSON JOB NO. _____

NORTHSTAR SURVEYING
INCORPORATED
1100 N. BEELINE HWY., SUITE B ✦ PAYSON, ARIZONA 85541 ✦ (928) 474-9646

REF. PROJECT NO. 07-095 PROJECT NO. 08-106

W:\Data\Drawings\08-106.dwg, 09/10/2008 9:15:04 AM



GIS Information

Legend

- Town Boundary
- Parcels
- Payson Base Map
- Mobile Home Units
- Street Centerline

1 inch equals 100 feet

0 40 80 160 240 320 feet

N

303 North Beeline Highway
Payson, Arizona 85541
(928) 474-5242 www.ci.payson.az.us
GIS/PaysonGIS_Master.mxd 11/28/2007

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

CASE NUMBER ~~P-339-07~~ P-349-08

TOWN OF PAYSON
PLANNING AND ZONING COMMISSION or BOARD OF ADJUSTMENTS APPLICATION

The undersigned Applicant(s) hereby applies for:

- ❑ Abandonment Request
- ❑ Administrative Appeal
- ❑ Code Amendment
- ❑ Conditional Use Permit
- ❑ Development Master Plan
- ❑ Devel. Agreement, PAD & SPD
- ❑ Final Subdivision Plat
- ❑ General Plan or Land Use Plan Amendment
- ❑ Minor Land Division
- ❑ P & Z Commission Appeals
- ❑ Preliminary Subdivision Plat
- ❑ Temporary Use Permit
- ❑ Variance
- ☑ Zone Change

Project Address: 801 N GRAHAM RANCH RD Tax Parcel Number: 302-23-036T
Subdivision: _____ Lot Number: _____
Name of Applicant(s): DONALD & CHARLOTTE MELOCHE Phone #: 928-474-3507
Mailing Address: SAME AS ABOVE Town: PAYSON St: _____ Zip: 85541-4132
Name of Property Owner(s): THE MELOCHE FAMILY TRUST
Mailing Address: SAME AS ABOVE Town: PAYSON St: _____ Zip: 85541
Contact Person: DONALD MELOCHE Phone #: 928-474-3507 Fax # CELL 619-838-2410
Payson Business License # N.A. Sales Tax # N.A.

Detailed Description of Request: ZONE CHANGE FROM R1-175 TO R1-90. WE WOULD LIKE THE ABILITY TO SELL OFF A PORTION OF OUR PROPERTY. NO TRANSACTIONS ARE PENDING AT THIS TIME.
(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.

DONALD L. MELOCHE [signature], TTEE 2-26-2007
Print Name TRUSTEE Signature Date
MELOCHE FAMILY TRUST

STAFF USE ONLY - PERTINENT DATA			
APPLICATION	DATE	INITIALS	APPLICATION FEE: $ 350.00 pd
DATE FILED	4/4/07	slc	ZONE CHANGE
COMPLETED APPLICATION	9-11-08	RE	
NEWSPAPER PUBLICATION	9-26-08	RE	
300' NOTIFICATION MAILOUT	9-23-08	RE	
POSTING DATE	9-22-08 Re-posted 9-29-08	RE	CHECK NUMBER: #1265 DATE: 4/4/07

RECOMMENDATION		DECISIONS	
By:	Date:	By:	Date:

Gila County Parcel and Tax Information Search

Email webmaster@gilacountyaz.gov for problems with this page

Search Assessment Information Tax Information

Assessor Information
302-23-036T

Parcel ID	302-23-036T
Site Address	801 N GRAHAM RANCH RD
Owner Name	MELOCHE DONALD L TRUSTEE/TRUST, ,
Owner Address	PO BOX 2554, ALPINE, CA 91903
Legal Description	PCLS 1,2 ROS 1042;SW4 SEC 35 T11N R10E;=7.22 AC M/L (COMB PCLS 302-23-036J,K)
Land Full Cash Value	$195,994.00
Improvements Full Cash Value	$444,027.00
Land Legal Class	03 - RESIDENTIAL
Improvement Legal Class	03 - RESIDENTIAL
Total Full Cash Value	$640,021.00
Limited Property Value	$582,087.00
Real Property Ratio	0.10000000
Use Code	0152
Property Size	7.22
Assessed Full Cash Value	$64,002.00
Assessed Limited Value	$58,209.00
Total Exemption Amount	$0.00
Docket Recorded Date	6/11/1996 12:00:00 AM
Sale Docket	8823
Sale Page	96
Affadavit Sale Price	$0.00
Instrument Type	OTHER
Tax Year	2009

Legal Description:

PCLS 1,2 ROS 1042;SW4 SEC 35 T11N R10E;=7.22 AC M/L (COMB PCLS 302-23-036J,K)

CITIZENS PARTICIPATION MATERIAL

MELOCHE

801 N Graham Ranch Road, Payson, AZ 85541-4132
Tel 928-474-3507 Email: winslow42@cox.net

April 3, 2007

Town of Payson
Community Development Dept
303 N Beeline Hwy
Payson, AZ 85541-4306

Attn: Sheila DeSchaaf, Planning Specialist

RE: Citizen Participation Meeting Report
Request for Zone Change from R1-175 to R1-90 for
Property Located at 801 N Graham Ranch Road, Payson

The Citizen Participation Meeting was held at the Town of Payson Council Chambers at 303 N Beeline Highway, Payson, AZ on Tuesday, April 3, 2007 at 3:00 PM.

38 Property Owners and Property Users were invited to attend the meeting per mailing list supplied by the Town of Payson. Attached is a duplicate copy of the mailing labels, along with a copy of the Notice of Citizen Participation Meeting letter, which was mailed on Friday, March 16, 2007.

Charlotte Meloche hosted the meeting in the Council Chambers from 2:45 PM to 3:35 PM, and no one showed up.

Sincerely,

Charlotte Meloche

Charlotte Meloche
Co-Applicant and Co-Trustee,
The Meloche Family Trust (Property Owner)

Encl: Duplicate Copy of Mailing Labels, and Copy of Notice of Citizen Participation Meeting letter.

NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Proposed Zone Change for 801 N Graham Ranch Road (7.2 acres)

Dear Property Owner:

You are hereby notified of a Citizen Participation Meeting to be held on Tuesday, April 3, 2007 at 3:00 p.m. at the Town of Payson Council Chambers, located at 303 North Beeline Highway. The purpose of this meeting is to provide information to property owners adjacent to subject property regarding the proposed zone change from R1-175 to R1-90 (from 4 acres to 2 acres). This is a plan to bring the subject property into conformity with the zoning of other properties on North Graham Ranch Road, and to allow the property owners to give a portion of the property to their children, or to sell off a portion of the property as necessary. An 8 ½ x 11 copy of the Site Plan is attached. If you cannot attend the meeting and or/have questions regarding the proposed zone change, please call Don or Charlotte Meloche at 928-474-3507.

Very truly yours,

Donald L. Meloche
Charlotte Meloche
Property Owners

Enclosure

Cc: Sheila DeSchaaf – Planning & Zoning
Town of Payson

Diane T Reid, Trustee
813 N Graham Ranch Rd
Payson, AZ 85541

Geraldine R Donovan, Trustee
700 N Graham Ranch Rd
Payson, AZ 85541

Thomas & Mary A Flood
2620 W Laughlin Dr
Chandler, AZ 85224

Nicholas & Maureen E Brotcke
1117 N Beeline Hwy
Payson, AZ 85541

Barry L & Nancy M Peiffer
800 N Graham Ranch Rd
Payson, AZ 85541

Ken & Linda Wanat
912 W Landmark Trail
Payson, AZ 85541

Nicholas & Maureen E Brotcke
501 N Graham Ranch Rd
Payson, AZ 85541

Richard Patrick Irwin
16019 Birch Lane
Minnetonka, MN 55345

Gordon H & Sandra Rowley
6465 E Orian St
Mesa, AZ 85215

Robert L & Nancy A Hartley,
Trustees, Hartley Trust
PO Box 2160
Payson, AZ 85547

Roger L & Sharon S Wilson
6272 W Donald Dr
Glendale, AZ 85310

Jeanie Langham
602 E Continental Dr
Payson, AZ 85541

Patrick C McLaughlin
PO Box 1714
Payson, AZ 85547

Richard D & Darlene Burton
1647 N Barkley St
Mesa, AZ 85203

Jason Phillimore
431 S Beeline Hwy
Payson, AZ 85541

Kenneth W & Sharon Duckworth
Trustees, Duckworth Trust
517 N Graham Ranch Rd
Payson, AZ 85541

Serfgio & Irma C Esquer
4441 E Tether Trail
Phoenix, AZ 85050

Robert Henley
1300 W Aviator Cir
Payson, AZ 85541

Suzanne R Stone
500 N Graham Ranch Rd
Payson, AZ 85541

Bruce A Giedt, Trustee &
Gail A Platt-Giedt, Trustee
704 Foothills East Cir
Payson, AZ 85541

Robert L & Nancy Hartley or
Occupant
601 N Graham Ranch Rd
Payson, AZ 85541

Ronald L & Robin A Morris
504 N Graham Ranch Rd
Payson, AZ 85541

Dean R & Jeneane C Lee
15985 Clarkes Gap Road
Waterford, VA 20197

Patrick C McLaughlin or Occupant
515 N Graham Ranch Rd
Payson, AZ 85541

Randy J & Juliann E Morder
600 N Graham Ranch Rd
Payson, AZ 85541

Steven Arthur & Patricia Mayer
16416 Hidden Valley Road
Minnetonka, MN 55345

Occupant
817 N Briarwood Rd
Payson, AZ 85541

Randy J & Juliann E Morder
304 E Eidelweiss
Payson, AZ 85541

Robert Allan & Brenda Ortlund,
Trustees, Ortlund Living Trust
420 Graham Ranch Rd
Payson, AZ 85541

Occupant
811 N Briarwood Rd
Payson, AZ 85541

Occupant
700 N Foothills East Cir
Payson, AZ 85541

Occupant
702 N Foothills East Cir
Payson, AZ 85541

Occupant
704 N Foothills East Cir
Payson, AZ 85541

Occupant
703 N Foothills East Cir
Payson, AZ 85541

Occupant
601 N Briarwood Rd
Payson, AZ 85541

Occupant
412 N Graham Ranch Rd
Payson, AZ 85541

Occupant
404 N Graham Ranch Rd
Payson, AZ 85541

Occupant
521 N Graham Ranch Rd
Payson, AZ 85541

704 Foothills East Circle
Payson, Arizona 85541
September 26, 2008

TO: Payson Planning and Zoning Commission
Payson City Hall

Gentlemen:

Reference: P-349-08

Being in the notification zone of P-349-08, we have received your legal notice concerning a request to rezone an individual piece of property from R1-175 to R1-90 for 7.22 acres at 801 Graham Ranch Road, Payson.

While living in an R1-175 zoned area, we are generally opposed to rezoning particularly on large parcels of property which will lead to increased density development. We firmly believe zoning should remain in tact since our purchase was based on this. But, in the case of this request for an individual parcel and understanding the purpose of the change is to allow family members to build on the property, we do not oppose this.

Bruce & Gail Giedt

Gail and Bruce Giedt
704 Foothills East Circle
Payson, Arizona 85541

RECEIVED
SEP 29 2008
COMMUNITY DEVELOPMENT
DEPARTMENT

NOTICE OF CITIZEN PARTICIPATION MEETING
HELD ON APRIL 3, 2007

Re: Proposed Zone Change for 801 N Graham Ranch Road (7.2 acres)

Mr. William Esser
Graham Ranch Road
Payson, AZ 85541

Dear Mr. Esser,

You are hereby notified that a Citizen Participation Meeting was held last year on Tuesday, April 3, 2007 at 3:00 p.m. at the Town of Payson Council Chambers, located at 303 North Beeline Highway. The purpose of this meeting was to provide information to property owners adjacent to subject property regarding the proposed zone change from R1-175 to R1-90, from 4 acres to 2 acres. This is a plan to bring the subject property into conformity with the zoning of other properties on North Graham Ranch Road, and to allow the property owners to give a portion of the property to their children, or to sell off a portion of the property as necessary. An 8 ½ x 11 copy of the Site Plan is attached. None of the adjacent property owners attended the meeting, and none objected to the proposed zone change.

Pursuant to our conversation yesterday and by signing below, you waive your right to procedural notifications as required by the Town of Payson, and agree to the proposed zone change from 4 acres to 2 acres.

Very truly yours,

D Meloche
Charlotte Meloche

Donald L. Meloche
Charlotte Meloche
Property Owners
801 N Graham Ranch Road
Payson, AZ 85541-4132

RECEIVED
MAY 28 2008
COMMUNITY DEVELOPMENT DEPARTMENT

Encl: 1

Cc: Sheila DeSchaaf – Planning & Zoning, Town of Payson

William Esser
William Esser

5/28/08
Date

900 GRAHAM RANCH RD PAYSON
Address

NOTICE OF CITIZEN PARTICIPATION MEETING

Re: Proposed Zone Change for 801 N Graham Ranch Road (7.2 acres)

Dear Property Owner:

You are hereby notified of a Citizen Participation Meeting to be held on Tuesday, April 3, 2007 at 3:00 p.m. at the Town of Payson Council Chambers, located at 303 North Beeline Highway. The purpose of this meeting is to provide information to property owners adjacent to subject property regarding the proposed zone change from R1-175 to R1-90 (from 4 acres to 2 acres). This is a plan to bring the subject property into conformity with the zoning of other properties on North Graham Ranch Road, and to allow the property owners to give a portion of the property to their children, or to sell off a portion of the property as necessary. An 8 ½ x 11 copy of the Site Plan is attached. If you cannot attend the meeting and or/have questions regarding the proposed zone change, please call Don or Charlotte Meloche at 928-474-3507.

Very ~~truly~~ yours,

Donald L. Meloche
Charlotte Meloche
Property Owners

Enclosure

Cc: Sheila DeSchaaf – Planning & Zoning
Town of Payson

OFFICIAL SEAL
BARBARA A. BEATTY
NOTARY PUBLIC - State of Arizona
GILA COUNTY
My Comm. Expires May 11, 2009

State of AZ, County of GILA
Signed before me on this 19th day of MARCH, 2007 by NICHOLAS BROTCKE
Notary Public Barbara A. Beatty

TO WHOM IT MAY CONCERN:

On Tuesday, April 3, 2007 -
I will be gone from Arizona for vacation. I am the owner of parcel 302-23-047E7 which borders (801 N. Graham Ranch Rd.) to the south.
I have NO OJECTION - WHAT SO EVER TO THE REZONING change from R1-175 to R1-90.

Nicholas Brotcke

NICHOLAS BROTCKE
Property owner - 501 N. Graham Ranch Rd.
mailing address: 1117 N. Beeline Hwy.
Payson, AZ 85541
(928) 474-3911