



MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf,
Planning & Development Director

DATE: July 11, 2016

SUBJECT: 150 Unit Single Family Residential Subdivision
300 W. Rumsey Drive - Timber Ridge **S16-005**

Background

This project received preliminary plat approval October 13, 2014 and approval of an extension July 6, 2015. The approval expired in January, 2016, requiring the applicant to renew the preliminary plat prior to moving forward with their final plat application.

Analysis

There have been no changes to the plat between the date of the original approval and this application. No significant changes have been made to the Town of Payson development codes since 2014 that would require amendments to this plat. The preliminary plat is the same as what was submitted in 2014. A copy of the original memo to the Commission from that application (S14-002) is attached for additional information.

Staff Recommendation:

Staff finds that this preliminary plat is consistent with the Planned Area Development application approved for this site as well as the applicable provisions of the Unified Development Code. Approval of this preliminary plat is recommended, subject to the following conditions:

1. The final plat shall be in substantial conformance with the preliminary plat submitted, sealed 10/02/2014 and shall not exceed a total of 150 dwelling units.
2. A final plat shall be submitted no later than July 10, 2017.
3. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the Final Plat.
4. Storm water detention/retention shall be provided in accordance with the Town of Payson requirements.
5. All other provisions of the Unified Development Code and the approved Planned Area Development plan for this property shall be met.

Suggested Motion to Approve:

“I move the Planning & Zoning Commission approve S16-005, a preliminary plat request for a 150 lot and 19 tract single family residential subdivision on 26.8 acres at 300 W. Rumsey Drive, subject to the conditions listed in the staff report.”



MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf,
Planning & Development Director

DATE: October 13, 2014

SUBJECT: 150 Unit Single Family Residential Subdivision
300 W. Rumsey Drive - Timber Ridge

S14-002

Background

This Planned Area Development zoned property is located at 300 W. Rumsey Drive. The site is surrounded by several existing subdivisions; Timber Ridge Phase II (R1-10) and Forest Hills Condominiums (R3) to the west, Western Manor (R1-35) to the north, Wal-Mart (C-2) to the east and Payson Industrial Park (M-1) to the south.

Residents in the area of this proposed subdivision were invited to attend a meeting held on May 19, 2014 in conjunction with the citizen participation element of the rezoning request for this site. Therefore, additional citizen participation is not required in conjunction with this request.

Analysis

This request is for preliminary plat approval of a 150 unit single-family residential subdivision with 19 tracts for private roadways, retention/detention areas, tree preservation, landscaping and open space as depicted in the attached submittal.

This site was rezoned to a Planned Area Development on July 10, 2014. The Land Use Element of the General Plan in effect in July designated this site for 'high density residential' which denotes areas where 5.5 to 18 dwelling units per acre (DU/ac) are typical. The density of this project is 5.6 DU/ac.

The Preliminary Drainage Report submitted has been reviewed and is feasible. A slope analysis was conducted in conjunction with the Planned Area Development application. An alternative plan to the Town of Payson standard grading provisions was proposed and approved.

This application has been reviewed by affected Town of Payson departments and utility providers and no adverse comments have been received. This property is within the Northern Gila County Sanitary District boundaries. All lots shall utilize public sewer facilities designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the Final Plat.

Staff Recommendation:

Staff finds that this preliminary plat is consistent with the Planned Area Development application approved for this site as well as the applicable provisions of the Unified Development Code.

Approval of this preliminary plat is recommended, subject to the following conditions:

1. The final plat shall be in substantial conformance with the preliminary plat submitted, sealed 10/02/2014 and shall not exceed a total of 150 dwelling units.
2. A final plat shall be submitted no later than July 9, 2015.
3. Adequate sanitary facilities shall be designed in accordance with Northern Gila County Sanitary District standards prior to submittal of the Final Plat.
4. Storm water detention/retention shall be provided in accordance with the Town of Payson Requirements.
5. All other provisions of the Unified Development Code and the approved Planned Area Development plan for this property shall be met.

Suggested Motion to Approve:

“I move the Planning & Zoning Commission approve S14-002, a preliminary plat request for a 150 lot and 19 tract single family residential subdivision on 26.8 acres at 300 W. Rumsey Drive, subject to the conditions listed in the staff report.”

LEGAL DESCRIPTION (PER TITLE REPORT)

PARCEL NO. 1

A PORTION OF LOT 5, SECTION 4, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, GILA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4, A B.L.M. BRASS CAP SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 04'30" WEST, 1211.65 FEET ALONG THE EAST LINE OF SAID SECTION 4 TO A POINT FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 5 BEARS SOUTH 0° 43'00" WEST, 101.19 FEET; THENCE NORTH 89° 57'51" WEST, 1325.97 FEET TO THE WEST LINE OF SAID LOT 5; THENCE NORTH 0° 00'41" WEST, 561.86 FEET ALONG THE WEST LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF LOT 6, SECTION 4, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, (ALSO RECORDED AS 566.92 FEET); THENCE SOUTH 89° 36'06" EAST, 331.71 FEET ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 0° 00'37" EAST, 653.09 FEET ALONG THE EAST LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF SAID LOT 5 AND THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 89° 36'14" EAST, 995.87 FEET ALONG THE NORTH LINE OF SAID SECTION 4 TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE B.L.M. BRASS CAP OF EAST 1/16 CORNER IS SECTION 33, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, GILA COUNTY, ARIZONA.

THENCE SOUTH 89° 36'16" EAST ALONG THE SECTION LINE, A DISTANCE OF 379.48 FEET; THENCE SOUTH 00° 00'51" WEST, A DISTANCE OF 652.93 FEET; THENCE NORTH 89° 36'07" WEST, A DISTANCE OF 51.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 36'07" WEST, A DISTANCE OF 277.71 FEET TO THE BEGINNING OF A 235.00 FOOT RADIUS TANGENT CURVE CONCAVE TO SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 19'34", AN ARC DISTANCE OF 17.74 FEET; THENCE NON-TANGENT TO SAID CURVE, SOUTH 54°11'02" EAST, A DISTANCE OF 21.70 FEET TO THE BEGINNING OF A 118.05 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE NORTH; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 63° 24'55", AN ARC DISTANCE OF 130.66 FEET TO THE BEGINNING OF A 258.33 FOOT RADIUS REVERSE CURVE, CONCAVE TO THE SOUTH, A RADIAL TO SAID BEGINNING BEARS NORTH 27° 36'57" WEST; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28° 00'50", AN ARC DISTANCE OF 126.30 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT A FOUND 3" BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE ALONG THE EAST LINE OF SAID SECTION 4 SOUTH 00° 04'03" WEST 376.22 FEET TO THE POINT OF BEGINNING CONTINUE

THENCE SOUTH 00° 04'03" WEST 60.02 FEET TO A POINT; THENCE LEAVING SAID EAST LINE NORTH 88° 20'54" WEST 161.77 FEET TO A POINT; THENCE ALONG A CURVE DEFLECTING TO THE LEFT HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 148.78 FEET, A CHORD BEARING OF SOUTH 74° 38'10" WEST, A CHORD DISTANCE OF 146.60 FEET TO A POINT;

THENCE NORTH 00° 04'03" EAST, 68.55 FEET TO A POINT; THENCE ALONG A CURVE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 310.00 FEET, AN ARC LENGTH OF 147.56 FEET, A CHORD BEARING OF NORTH 78° 00'59" EAST, A CHORD DISTANCE OF 148.17 FEET TO A POINT; THENCE SOUTH 88° 20'54" EAST 160.12 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT A FOUND 3 INCH BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE ALONG THE EAST LINE OF SAID SECTION 4, SOUTH 00° 04'03" WEST, A DISTANCE OF 436.24 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00° 04'03" WEST, A DISTANCE OF 775.26 FEET; THENCE LEAVING SAID EAST LINE NORTH 89° 58'28" WEST, A DISTANCE OF 303.00 FEET; THENCE NORTH 00° 04'03" EAST, A DISTANCE OF 740.86 FEET; THENCE ALONG A CURVE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 148.78 FEET, A CHORD BEARING OF NORTH 74° 36'10" EAST, A CHORD DISTANCE OF 146.59 FEET (146.60 OF RECORD) THENCE SOUTH 88° 20'54" EAST, A DISTANCE OF 161.77 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2

A PORTION OF LOT 5, SECTION 4, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, GILA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, A B.L.M. BRASS CAP; THENCE SOUTH 0° 04'30" WEST, A DISTANCE OF 1211.65 FEET ALONG THE EAST LINE OF SAID SECTION 4 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0° 43'00" WEST, A DISTANCE OF 23 FEET; THENCE NORTH 89° 57'51" WEST, A DISTANCE OF 1325.96 FEET TO THE WEST LINE OF SAID LOT 5; THENCE NORTH 0° 03'00" EAST, A DISTANCE OF 23 FEET ALONG THE WEST LINE OF SAID LOT 5; THENCE SOUTH 89° 57'51" EAST, A DISTANCE OF 1325.96 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 4; THENCE SOUTH 00° 08'43" WEST, A DISTANCE OF 1229.67 FEET; THENCE NORTH 89° 58'23" WEST, A DISTANCE OF 360.77 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT BEING THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCKET 191, PAGE 151; THENCE NORTH 89° 59'05" WEST, A DISTANCE OF 963.20 FEET TO THE EAST LINE OF LOT 2 OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 10 EAST; THENCE SOUTH 00° 01'29" EAST, A DISTANCE OF 913.64 FEET; THENCE NORTH 89° 51'09" EAST, A DISTANCE OF 1322.13 FEET TO THE EAST SIDE LINE OF SECTION 4; THENCE NORTH 00° 08'43" EAST, A DISTANCE OF 239.5 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DOCKET 191, PAGE 151; THENCE NORTH 89° 58'23" WEST, A DISTANCE OF 359.43 FEET ALONG THE SOUTH LINE OF THAT PARCEL DESCRIBED IN DOCKET 191, PAGE 151; THENCE NORTH 00° 01'37" EAST ALONG THE WEST LINE OF THAT PARCEL DESCRIBED IN DOCKET 191, PAGE 151, A DISTANCE OF 660 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT FROM WHICH THE SECTION CORNER OF SECTION 3 AND 4 ON THE NORTH BOUNDARY OF TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, BEARS NORTH 13° 33'54" WEST, 1264.95 FEET; THENCE WEST, 299.23 FEET TO A POINT ON SECTION LINE BETWEEN SECTIONS 3 AND 4, THE TRUE POINT OF BEGINNING; THENCE SOUTH, 660 FEET; THENCE WEST, 359.43 FEET; THENCE NORTH, 660 FEET; THENCE EAST, 360.77 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3

A PORTION OF LOT 5, SECTION 4, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, GILA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, THE TRUE POINT OF BEGINNING; THENCE NORTH 0° 04'1" WEST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 93.76 FEET TO THE SOUTH LINE OF PARCEL NO. 2 HEREINBEFORE DESCRIBED; THENCE SOUTH 89° 57'51" EAST, A DISTANCE OF 50 FEET ALONG SAID SOUTH LINE OF PARCEL NO. 2; THENCE SOUTH 0° 04'1" EAST, 94.04 FEET; THENCE NORTH 89° 38'34" WEST, 50 FEET TO THE TRUE POINT OF BEGINNING.

PRELIMINARY PLAT - TIMBER RIDGE

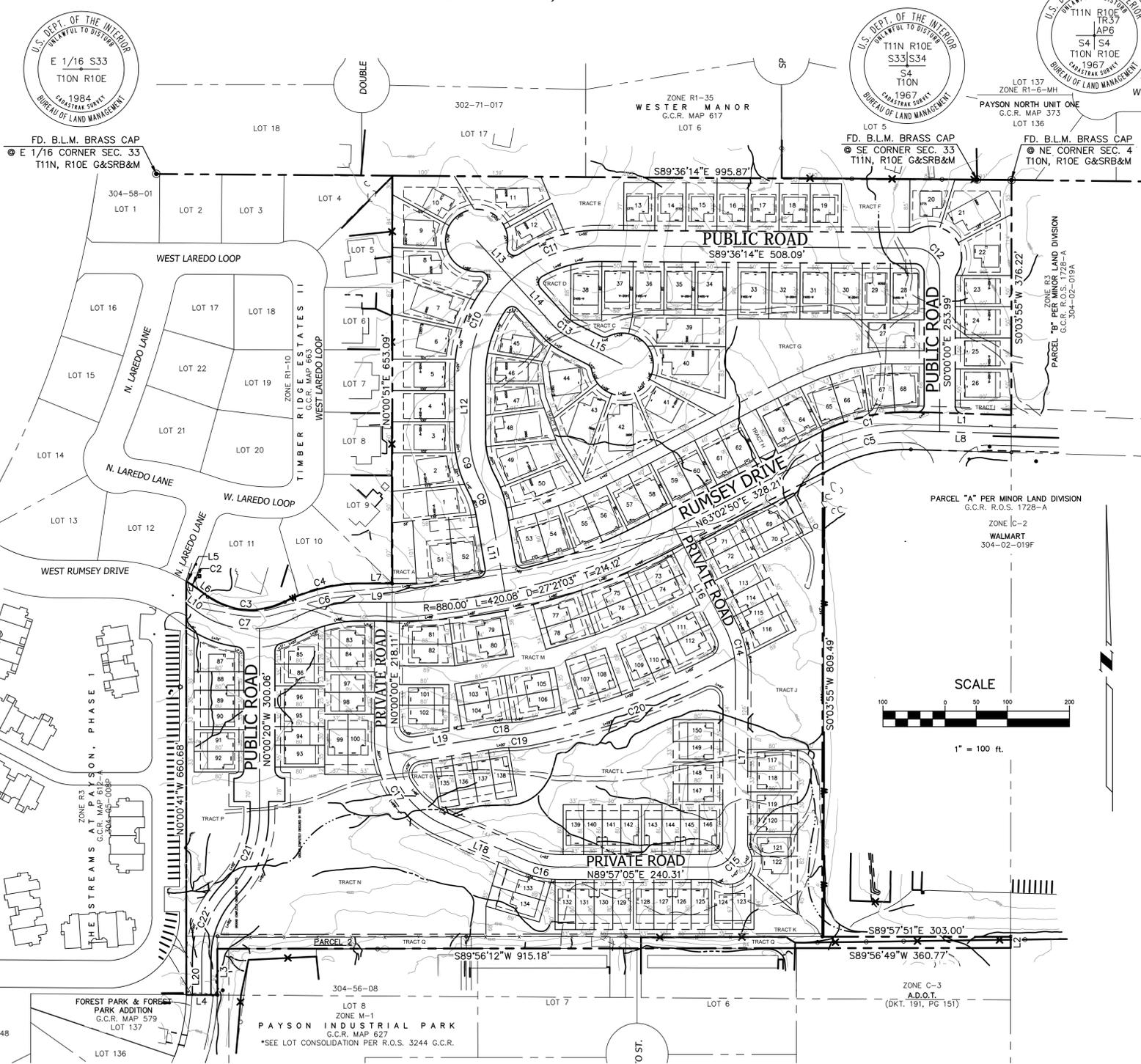
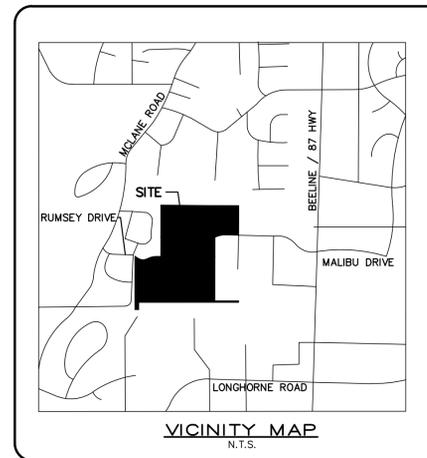
BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 10 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN, GILA COUNTY, ARIZONA

SURVEYOR

SITE CONSULTANTS, INC. 113 SOUTH ROCKFORD DRIVE TEMPE, ARIZONA 85281 TELE: 480-894-2820 CONTACT: GARY STOCKER R.L.S.

SHEET INDEX

COVER SHEET & KEY MAP 1 NORTH AREA SUBDIVISION 2 SOUTH AREA SUBDIVISION 3



Legend table with symbols for property lines, easements, fences, utilities, and other features.

Site Data table listing existing zoning, density, subdivision area, number of lots, and tract areas.

Notes section detailing requirements for improvements, maintenance, and access.

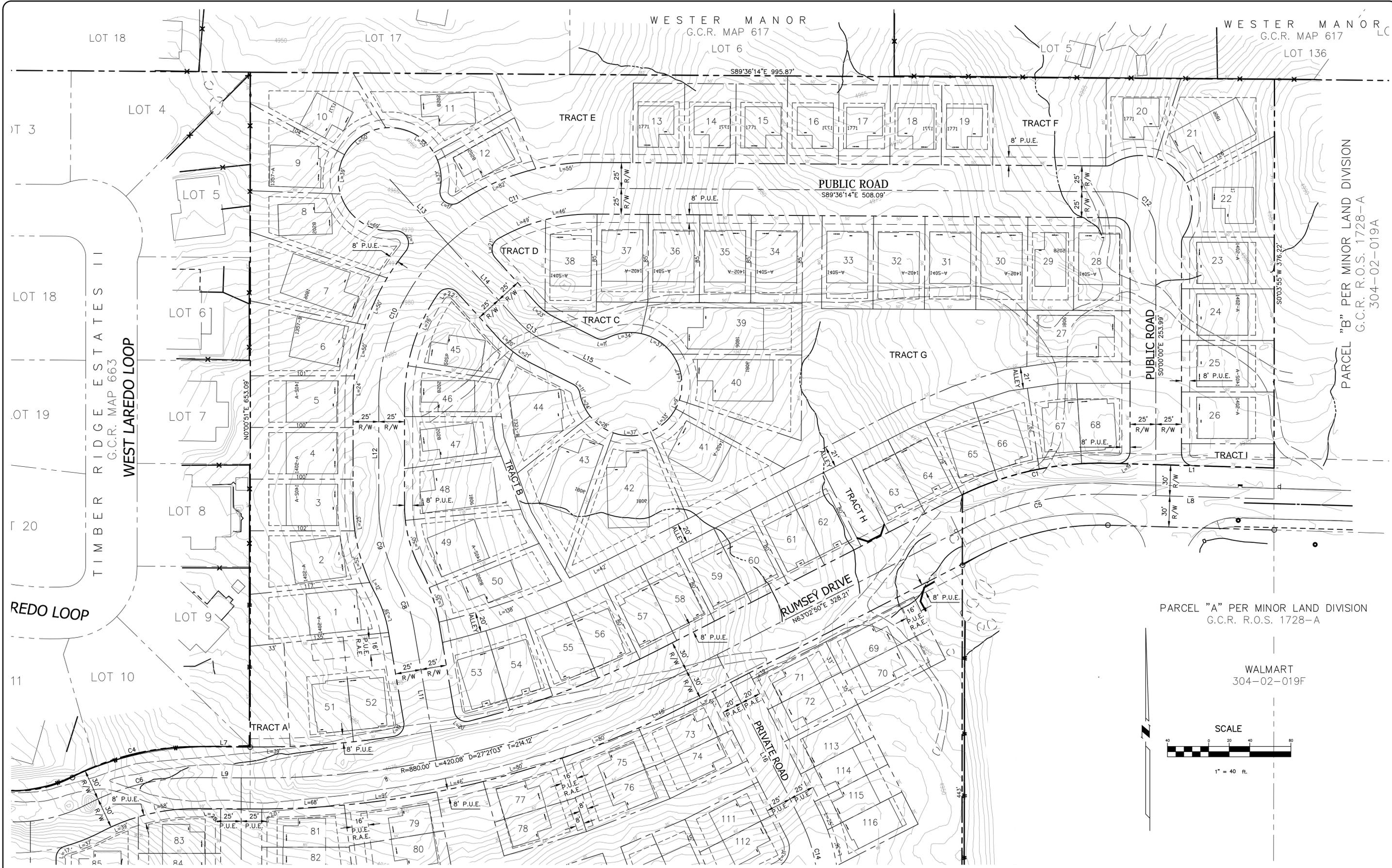
Basis of Bearing and Notes sections providing technical details and survey instructions.

Professional seal for Gary L. Stocker, Registered Land Surveyor, Arizona.

Site Consultants, Inc. logo and contact information.

Preliminary Plat title block with project name and location.

Project metadata including sheet number, scale, and drawing date.



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|------|
| REV. |
| REV. |
| REV. |
| REV. |



Site Consultants, Inc.
ENGINEERS • SURVEYORS • CONSULTANTS
113 SOUTH ROCKFORD DRIVE, TEMPE, ARIZONA 85281
TEL: (480) 894-2820, FAX: (480) 894-2847

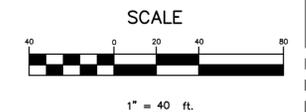
PRELIMINARY PLAT
TIMBER RIDGE
PAYSON, ARIZONA

| | |
|--------------|---------------|
| PROJECT NO.: | 1991 |
| SCALE: | 1" = 40' |
| DRAWN BY: | HTO |
| CHECKED BY: | GES |
| DATE: | 8-25-2014 |
| DWG: | 1991-V-PP.dwg |

2
OF
3



PARCEL "A" PER MINOR LAND DIVISION
G.C.R. R.O.S. 1728-A
WALMART
304-02-019F



| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| L1 | N88°21'02"W | 160.11' |
| L2 | S0°03'55"W | 17.92' |
| L3 | S0°00'41"E | 73.98' |
| L4 | N89°38'36"W | 50.00' |
| L5 | S89°33'21"E | 2.39' |
| L6 | S54°12'02"E | 21.70' |
| L7 | S89°36'07"E | 51.38' |
| L8 | S88°21'02"E | 160.11' |
| L9 | S89°36'07"E | 53.73' |
| L10 | S54°12'02"E | 21.21' |
| L11 | N9°41'20"W | 130.31' |
| L12 | N0°00'10"E | 100.90' |
| L13 | N42°10'16"W | 84.30' |
| L14 | S42°10'16"E | 100.00' |
| L15 | S63°27'55"E | 95.08' |
| L16 | N26°57'10"W | 180.42' |
| L17 | N0°04'39"E | 274.12' |
| L18 | S66°43'44"E | 141.48' |
| L19 | N80°41'35"E | 173.24' |
| L20 | S0°00'00"E | 58.52' |

| CURVE # | RADIUS | LENGTH | DELTA | TANGENT |
|---------|----------|---------|-----------|---------|
| C1 | 310.00' | 147.56' | 27°16'22" | 75.21 |
| C2 | 235.00' | 17.74' | 4°19'31" | 8.87 |
| C3 | 118.05' | 130.66' | 63°24'57" | 72.93 |
| C4 | 258.77' | 126.31' | 27°58'01" | 64.44 |
| C5 | 280.00' | 139.78' | 28°36'08" | 71.38 |
| C6 | 228.77' | 111.67' | 27°58'01" | 56.97 |
| C7 | 148.05' | 163.86' | 63°24'48" | 91.46 |
| C8 | 145.00' | 47.37' | 18°43'06" | 23.90 |
| C9 | 155.00' | 76.89' | 28°25'17" | 39.25 |
| C10 | 206.00' | 171.30' | 47°38'44" | 90.95 |
| C11 | 206.00' | 153.70' | 42°45'02" | 80.63 |
| C12 | 40.00' | 62.56' | 89°36'14" | 39.72 |
| C13 | 86.44' | 31.94' | 21°10'20" | 16.16 |
| C14 | 150.00' | 70.76' | 27°01'49" | 36.05 |
| C15 | 40.00' | 62.74' | 89°52'26" | 39.91 |
| C16 | 150.00' | 61.05' | 23°19'11" | 30.95 |
| C17 | 150.00' | 174.70' | 66°43'44" | 98.77 |
| C18 | 150.00' | 23.77' | 9°04'50" | 11.91 |
| C19 | 152.57' | 30.97' | 11°37'49" | 15.54 |
| C20 | 1110.00' | 354.83' | 18°18'55" | 178.94 |
| C21 | 170.00' | 131.41' | 44°17'27" | 69.19 |
| C22 | 156.77' | 121.02' | 44°13'48" | 63.71 |

PAYSON INDUSTRIAL PARK
G.C.R. MAP 627

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|------|
| REV. |
| REV. |
| REV. |
| REV. |



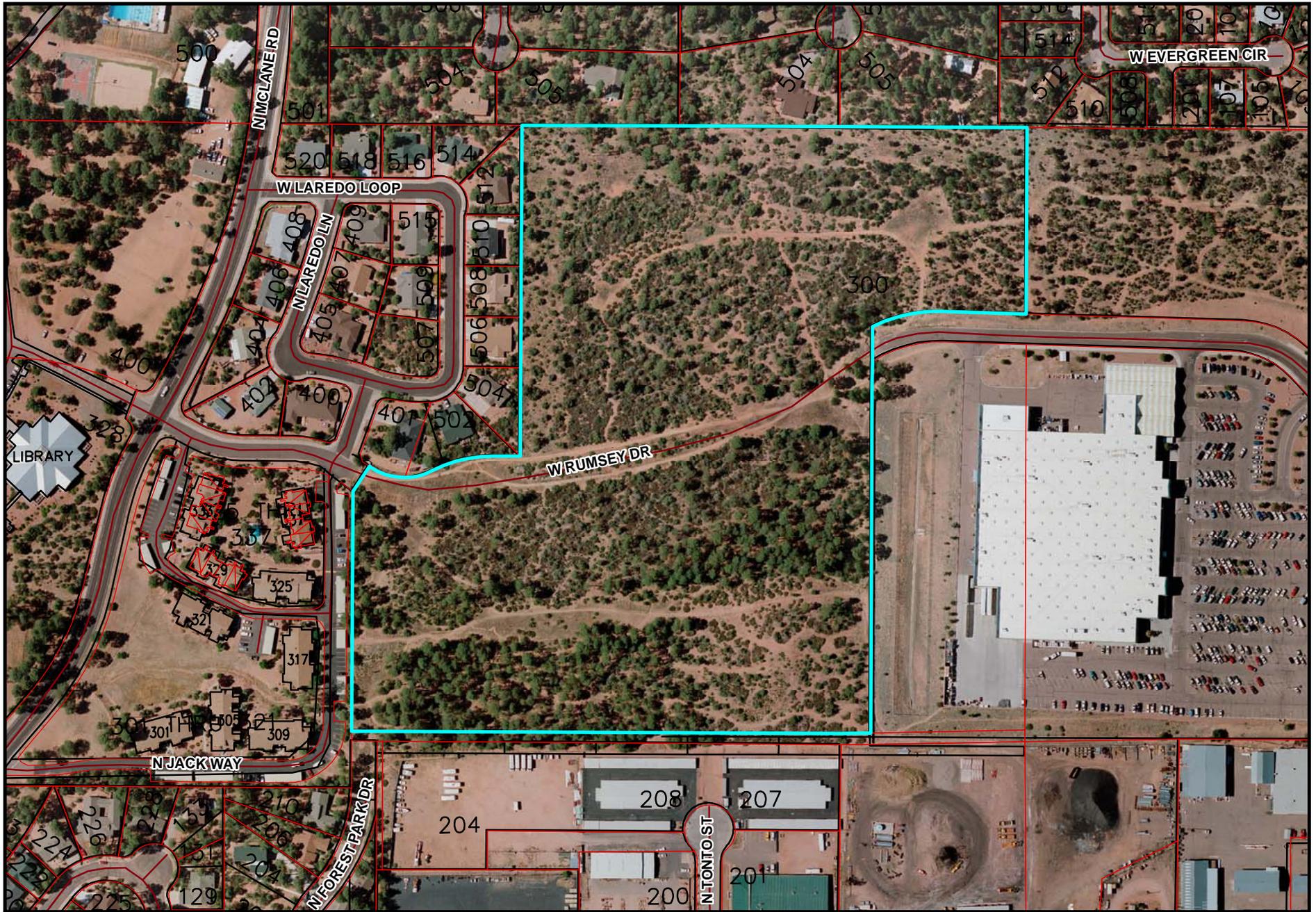
Site Consultants, Inc.
ENGINEERS • SURVEYORS • CONSULTANTS
113 SOUTH ROCKFORD DRIVE, TEMPE, ARIZONA 85281
TEL: (480) 894-2820, FAX: (480) 894-2847

PRELIMINARY PLAT
TIMBER RIDGE
PAYSON, ARIZONA

| | |
|--------------|---------------|
| PROJECT NO.: | 1991 |
| SCALE: | 1" = 40' |
| DRAWN BY: | HTO |
| CHECKED BY: | GES |
| DATE: | 08-25-2014 |
| DWG: | 1991-V-PP.dwg |

3
OF
3

AERIAL VIEW OF SUBJECT SITE AND VICINITY



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.



TOWN OF PAYSON PLANNING AND ZONING

The undersigned Applicant(s) hereby applies for:

- | | | |
|---|---|--|
| <input type="checkbox"/> Abandonment Request | <input type="checkbox"/> Devel. Agreement, PAD & SPD | <input checked="" type="checkbox"/> Preliminary Subdivision Plat |
| <input type="checkbox"/> ADU | <input type="checkbox"/> Development Master Plan | <input type="checkbox"/> P & Z Commission Appeal |
| <input type="checkbox"/> Administrative Appeal | <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Administrative Relief | <input type="checkbox"/> General Plan/Land Use Plan Amendment | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Guest Quarters | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Code Amendment | <input type="checkbox"/> Minor Land Division | |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Mobile Storage | |

Jul, 2014

~~1) 304-05-138D~~

Project Address: A portion of lot 5 and section 4 Tax Parcel Number: 2) 304-05-111A) 304-05-111

Subdivision: Timber Ridge Subdivison Lot Number: _____

Name of Applicant(s): True Life Companies Phone #: 602-626-8776

Mailing Address: 8601 N Scottsdale Road, Suite 335 Town: Phoenix St: AZ Zip: 85253

Name of Property Owner(s): True Life Companies

Mailing Address: 8601 N Scottsdale Road, Suite 335 Town: Scottsdale St: AZ Zip: 85253

Contact Person: Aidan Barry Phone #: 602-626-7198 Fax #: _____

Payson Business License # _____ Sales Tax # _____

Detailed Description of Request:
 Request for approval of Preliminary Plat Abarry@theTrueLifeCompanies.com

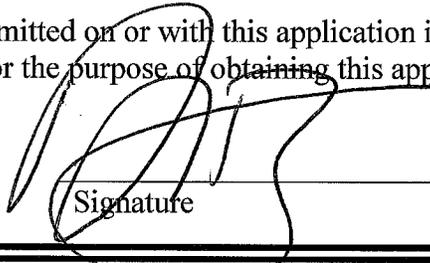
Gila County, Town of Payson, Township 10N, Rangelle Section 4, Northeast
40.56N Quarter, Longitude 111.1974 41.16 W
Quarter, Latitude 34.74

(Note: Additional Description area can be included in an attachment)

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

Aidan Barry

 Print Name



 Signature

6.6.16

 Date

| STAFF USE ONLY - PERTINENT DATA | | | |
|---------------------------------|--------|----------|---|
| APPLICATION | DATE | INITIALS | APPLICATION FEE: |
| DATE FILED | 6-8-16 | SJB | Preliminary Plat Application: \$ 6,125 ⁰⁰ (2000 + [25X167]) CHECK NUMBER: 001615 DATE: 6-8-16 |
| COMPLETED APPLICATION | 6-8-16 | | |
| NEWSPAPER PUBLICATION | n/a | | |
| 300' NOTIFICATION MAILOUT | n/a | | |
| POSTING DATE | n/a | | |

| RECOMMENDATION | DECISIONS |
|-----------------------|-----------------------|
| By: _____ Date: _____ | By: _____ Date: _____ |