

SHOW LOW PLANNING AND ZONING COMMISSION
REGULAR MEETING - TUESDAY, FEBRUARY 13, 2024

PURSUANT to A.R.S. Section 38-431.02, notice is hereby given to the Show Low Planning and Zoning Commission and to the general public, that a **Regular Meeting** of the Show Low City Council will be held on Tuesday, February 13, 2024, at 7:00 PM in the City Council Chambers, 181 North 9th Street, Show Low, Navajo County, Arizona. The agenda for this meeting is as follows:

1. Call to Order.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.
5. **NEW BUSINESS:**
 - A. Consideration of Conditional Use Permit 602-04-267 submitted by Boomer Construction Inc., to allow for single family homes in the Neighborhood Commercial (C-1) Zone on property located at 40 W. Ellsworth, 280 N. Central Ave., and 300 N. Central Ave, more particularly described as A.P.N. 210-11-030C, 032, and 033. (Justen Tregaskes)
 - B. Consideration of a Preliminary Plat for Entrada, a forty (40) lot subdivision submitted by Gary Stapley of Dasia Equities & Fidelity Limited, located on A.P.N. 309-27-014E, 015B, and 999C. (Justen Tregaskes)
6. **CALL TO THE PUBLIC:**

Any citizen desiring to speak on a matter that is within the jurisdiction of the Planning and Zoning Commission may do so at this time. Comments may be limited to three minutes per person and shall be addressed to the Planning and Zoning Commission as a whole, and not to any individual member. Issues raised shall be limited to those within the jurisdiction of the Planning and Zoning Commission. Pursuant to the Arizona Open Meeting Law, the Planning and Zoning Commission cannot discuss or act on items presented at this time. At the conclusion of the call to the public, individual Planning and Zoning Commission members may (1) respond to criticism made by those who have spoken, (2) ask staff to review a matter, and (3) ask that a matter be put on a future agenda.
7. **SUMMARY OF CURRENT EVENTS:**
 - A. Commission Members
 - B. Planning and Zoning Director
8. **ADJOURNMENT:**

NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before the City of Show Low makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Show Low Planning and Zoning Commission regular meetings are recorded and may be viewed on the City of Show Low's website. If you permit your child to attend/participate in a televised Planning and Zoning Commission meeting, a recording will be made. You may exercise your right not to consent by not allowing your child to attend/participate in the meeting.

Pursuant to the Americans with Disabilities Act (ADA), the Planning and Zoning Commission endeavors to ensure the accessibility of its meetings to all persons with disabilities. If you need accommodation for a meeting, please call the City Clerk's office at (928) 532-4061 at least 48 hours prior to the meeting for accommodation.

Council Chambers will open at least ten minutes prior to the meeting to allow public access to the room. Council Chambers has a maximum occupancy of 139 people.

Justen Tregaskes

I, Justen Tregaskes, do hereby certify that the foregoing notice was posted on February 9, 2024.

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Conditional Use Permit 602-04-267 submitted by Boomer Construction Inc., to allow for single family homes in the Neighborhood Commercial (C-1) Zone on property located at 40 W. Ellsworth, 280 N. Central Ave., and 300 N. Central Ave, more particularly described as A.P.N. 210-11-030C, 032, and 033. (Justen Tregaskes)

RECOMMENDATION

I MOVE TO APPROVE Conditional Use Permit 602-04-267 submitted by Boomer Construction to allow for single-family homes in the C-1 (Neighborhood Commercial) zoning district on A.P.N. 210-11-030C, 032, and 033, subject to staff recommendations.

BACKGROUND

Adam Brewer of Boomer Construction, Inc. has submitted a conditional use permit to allow for the construction of residential, single-family homes on A.P.N. 210-11-030C, 032, and 033. The subject properties are zoned C-1 (Neighborhood Commercial). Single-family homes in the C-1 zone require a conditional use permit and are subject to the R1-10 (Single-Family Residential, Manufactured Homes Excluded, 10,000 Square Feet) zoning district standards. The applicant is proposing to construct a total of four homes on this subject properties. If approved, the lot lines of the three subject properties will be realigned to create a total of four lots.

As required by the R1-10 zoning district, each home will be site built, with a ten thousand (10,000) square foot minimum lot size. Minimum livable area is twelve hundred (1,200) square feet in this zoning district. Two of the proposed lots will front directly onto Central Avenue, the other two lots will have access from W. Ellsworth. There had previously been three single-wide mobile homes and a site-built home on the property, which have now been removed.

ATTACHMENTS

1. Brewer CUP
2. Brewer CUP Section
3. Brewer CUP C1
4. Brewer CUP R110
5. 602-04-267- CUP APP
6. 602-04-267- CUP Site Plan
7. 602-04-267- CUP Subj Prop Maps

FISCAL IMPACT

N/A

FINDINGS OF FACT

1. Adam Brewer of Boomer Construction, Inc. has submitted a conditional use permit to allow for the construction of residential, single-family homes on A.P.N. 210-11-030C, 032, and 033.
2. The subject properties are zoned C-1 (Neighborhood Commercial). Single-family homes in the C-1 zone require a conditional use permit and are subject to the R1-10 (Single-Family Residential, Manufactured Homes Excluded, 10,000 Square Feet) zoning district standards.
3. The applicant is proposing to construct a total of four homes on the subject properties. If approved, the lot lines of the three subject properties will be realigned to create a total of four lots.
4. The subject properties are currently vacant. One home and three single-wide manufactured/mobile homes were previously located on the subject property but have been removed. Regional drainage does run through the northern portion of the subject properties.
5. The zoning of the surrounding properties includes:

North:	C-1 (Neighborhood Commercial)
South:	C-1 (Neighborhood Commercial)
East:	C-2 (General Commercial)
West:	MH (Manufactured Housing)
6. The land uses of the surrounding properties includes:

North:	Single-Family Residential
South:	Manufactured Home Park
East:	VFW, Commercial
West:	Single-Family Residential
7. Transmittal memos were sent to all affected agencies, no applicable comments were received.
8. In accordance with city code, the property was posted and letters were sent to all property owners within three hundred (300) feet of the subject property. No comments have been received.

STAFF RECOMMENDATIONS

After reviewing the Zoning Ordinance, Standards for Review, Findings of Fact, discussions with the applicant, and because the request is consistent with the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve Conditional Use Permit 602-04-267 submitted by Adam Brewer of Boomer Construction, Inc. to allow for the construction of residential, single-family homes on A.P.N. 210-11-030C, 032, and 033, subject to the following conditions:

1. All development shall comply with all applicable federal, state, and local requirements, including the R1-10 (Single-Family Residential, Manufactured Homes Excluded, 10,000 Square Feet) zoning district standards.
2. Drainage improvements shall be approved by the city engineer prior to issuance of a building permit affecting existing drainage.

STANDARDS FOR REVIEW

Project: Conditional Use Permit 602-04-267 submitted by Adam Brewer of Boomer Construction, Inc. to allow for the construction of residential, single-family homes on A.P.N. 210-11-030C, 032, and 033

General Plan

Land Use

- Goal: Preserve the natural surroundings and the rural, hometown atmosphere.
- Objective: Promote infill and indicate prime growth areas for programmed expansion of service systems to discourage sprawl.
- Goal: Target redevelopment improvement efforts.

Housing

- Goal: Maintain residential consistency, balance, and spacious appearance.
- Objective: Provide a Land Use Plan and zoning that strive to achieve compatibility with dissimilar uses next to each other.
- Goal: Clean up housing to create safe, well-maintained areas.

Growth Areas

- Goal: Identify re-development opportunity areas.

Zoning Ordinance

Chapter 19.20

CONDITIONAL USE PERMITS

Sections:

19.20.010	Purpose.
19.20.020	General regulations.
19.20.030	Application process.
19.20.040	Staff review.
19.20.050	Standards for reviewing conditional use permits.
19.20.060	Notification requirements.
19.20.070	Commission action.
19.20.080	Appeals.
19.20.090	Time limits.
19.20.100	Revocation and enforcement.

19.20.010 Purpose.

Every zoning district contains certain uses of land which are normal and complementary to permitted uses in the district, but which, by reason of their typical physical or operational characteristics, influence on the traffic function of adjoining streets, or similar conditions, are potentially incompatible with adjacent activities and uses. It is the intent of this chapter to permit conditional uses if the use can be designed and developed in a manner which assures maximum compatibility with adjoining uses. It is the purpose of this chapter to establish principles and procedures essential to proper guidance and control of such uses. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(A))

19.20.020 General regulations.

(A) Zoning district regulations established elsewhere in this chapter specify that certain uses of land may be allowed by the commission as conditional uses in a given district subject to the provisions of this section and the requirements set forth in district regulations. The planning

and zoning commission is empowered to grant or to deny applications for conditional use permits and to impose conditions upon them.

(B) Any use, legally established and in compliance with the rules and regulations of the state of Arizona and the City of Show Low, that is existing on the effective date of the ordinance codified in this chapter which is reclassified as a conditional use by this chapter for the district in which it is located shall be considered as meeting the conditions which would otherwise be imposed upon such use by this chapter, and its continuance shall not be subject to issuance of a conditional use permit; provided, however, that to the extent that such use fails to conform to the requirements of this chapter, it shall be considered nonconforming as described in Chapter [19.95](#), and its continuance shall be governed by all nonconforming use regulations applicable thereto.

(C) Every conditional use permit issued shall be applicable only to the specific conditional use and to the specific property for which it is issued. The maintenance of special conditions imposed by the permit, as well as the compliance with other provisions of this chapter, shall be the responsibility of the property owner. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(B))

19.20.030 Application process.

(A) *Authorized Applicant.* An applicant for a conditional use permit shall be one (1) of the following:

- (1) The owner(s) and/or authorized agent of the property;
- (2) Any person with a potential interest in the property, together with the name, address and signature of the owner and/or authorized agent of the property.

(B) *Submittal Requirements.* Application for a conditional use permit shall be filed with the planning and zoning department on a form provided by the planning and zoning department. The applicant shall provide the planning and zoning director with a detailed site plan with the information requested in Chapter [19.15](#), and the narrative information as requested on the application form. An applicant shall also furnish the commission any additional information the planning and zoning director may consider relevant.

(C) *Mandatory Applicant Attendance.* Applicants, or their representative with authority to speak for and bind the applicant, shall be present at all meetings and public hearings required under this section.

(D) *Representations of Applicant Binding.* All representations by the applicant, or by the applicant's authorized representative, made in writing, or during any city public meeting or public hearing, or by any submitted plan, plat, drawing or other graphic depiction in support of the application, and designated in the record by the planning and zoning commission and/or city council, shall be deemed to be conditions of approval.

(E) *Diminution of Fair Market Value Waiver Required.* An executed, notarized waiver by the owner of the subject property of any and all claims for diminution in fair market value as defined by A.R.S. § [12-1134](#) arising out of the subject application shall be submitted. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(C))

19.20.040 Staff review.

An application for a conditional use permit shall be submitted to the planning and zoning director at least twenty-one (21) days prior to the public meeting. The recommendation shall be submitted to the planning and zoning commission prior to the scheduled public meeting. The recommendation shall set forth whether the conditional use permit should be granted, granted with conditions, denied, or set for a public hearing. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(D))

19.20.050 Standards for reviewing conditional use permits.

All conditional use permits shall be evaluated for the following standards:

(A) The application shall be consistent with and conform to the general plan and any other adopted plans;

(B) There shall be no significant adverse or intrusive effect upon property within three hundred (300) feet of the external boundaries of the subject property as a result of the proposed use; and

(C) The proposed change would not be detrimental to the public health, safety and general welfare of the persons or property in the surrounding area, nor to the community in general. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(E))

19.20.060 Notification requirements.

Notice of the nature of the conditional use permit application and the date of the meeting at which it will be considered shall be posted on the property and shall be mailed to the owners of all real property within three hundred (300) feet of the property for which application is made at least ten (10) days prior to the meeting. Notwithstanding the notice requirements set forth in this section, the failure of any person or entity to receive notice shall not constitute grounds for any court to invalidate the action for which the notice was given. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(F))

19.20.070 Commission action.

Based on the application, site plan, standards of review, staff's recommendation and any other presented information the commission has the following options in rendering a decision:

- (A) The commission may grant a conditional use permit with conditions the commission deems necessary to secure the intent and purpose of this section and require such guarantees and evidence that such conditions are being, or will be, complied with as the commission may desire.
- (B) Deny the conditional use permit. If the commission finds that the application and supporting data do not indicate that all applicable conditions and requirements of this section will be met, it shall deny the permit. Notice of denial, including reasons therefor, shall be mailed

to the applicant at the address shown in the application, and the commission shall report its actions to the city council.

(C) At its discretion, set the matter for a public hearing. If the commission does set the matter for public hearing, notice thereof shall be given to the public by publication of a notice in the official newspaper of the city and by posting the property included in the application not less than fifteen (15) days prior to the hearing. The notice shall set forth the time and place of the hearing and include a general explanation of the matter to be considered and a general description of the area affected.

(D) Continue the matter one (1) time to a specific date not to exceed thirty (30) days from the original meeting date. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(G))

19.20.080 Appeals.

(A) Any aggrieved person may file an appeal with the city council regarding any decision of the planning and zoning commission regarding the commission's action on a conditional use permit by filing a written notice of appeal with the city clerk specifying the request. If no appeal is filed with the council within seven (7) days after commission action, the action of the commission shall be considered final.

(B) When an appeal is filed with the city clerk, the planning and zoning director shall place the item on the next available regular city council meeting agenda, or, in the alternative, the planning and zoning director may set the matter for public hearing before the council as per the notification requirements outlined in Section [19.20.070\(C\)](#). Notice shall be given to the planning and zoning commission of such appeal and the commission shall submit a report to the council prior to the hearing setting forth the reasons for its action taken. The commission shall be represented at the hearing by the commission chairman or his designee.

(C) *Council Action.*

(1) May grant or deny it; the council may elect to set the matter for a public hearing, and the latter action shall require notification as outlined in Section [19.20.070\(C\)](#).

(2) The council shall, within fifteen (15) days of the public hearing, either uphold the decision of the planning and zoning commission or make a decision of its own. The council is not bound by the record of the commission's findings and/or decision in reaching its decision.

(3) The council may grant a conditional use permit with conditions the council deems necessary to secure the intent and purpose of this section and require such guarantees and evidence that such conditions are being, or will be, complied with as the council may desire.

(4) The council's decision shall be final and shall become effective immediately. Notice of the decision shall forthwith be mailed to the applicant at the address shown in the application. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(H))

19.20.090 Time limits.

(A) Conditional use permits become effective seven (7) days after approval by the planning and zoning commission, but in the event an appeal is filed, said permit shall not become effective until a decision upholding granting of the permit is arrived at by the council.

(B) The construction of any improvements allowed by a conditional use permit shall commence within twelve (12) months or as otherwise stipulated by the commission and must be completed within eighteen (18) months or as otherwise stipulated by the commission in accordance with the development plan, unless extended by the planning and zoning commission, otherwise the conditional use permit shall become null and void.

(C) The commission may establish a time limitation for specific conditional use permits and prior to the termination of this time limit, the commission may reconsider said use permit to determine if the permit should be reissued for an additional time period or be terminated.

(D) A conditional use permit shall not be effective until the conditions of the permit are fulfilled unless specific clarifications on the conditional use permit as to timing of compliance are present.

(E) If a time limit is not established by the commission, and the conditional use is discontinued for more than twelve (12) months, a new conditional use permit shall be required.

(F) An applicant may submit a master plan of a proposed development which requires a conditional use permit and have the development approved by the commission. No further conditional use permit process will be necessary to implement this plan as long as it is in substantial compliance with the master plan and is completed within the time period established by the commission.

(G) No person shall reapply for the same or substantially the same use permit on the same or substantially the same plot, lot, or parcel of land within a period of one (1) year from the date of denial or revocation of said use permit. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(I))

19.20.100 Revocation and enforcement.

(A) Use permits granted in accordance with the provisions of this chapter may be revoked if any of the conditions or terms of the permit are violated or if any law or division is violated in connection therewith. The planning and zoning director shall notify the permittee of a violation of a conditional use permit. If the violation is not remedied or the remedy is not substantially begun in the opinion of the planning and zoning director, the permittee shall be served with a notice that the planning and zoning commission will consider revocation of the conditional use permit at a commission meeting specified in the notice. This commission meeting shall not be held less than ten (10) days after the notice is mailed by certified mail or by personal delivery. If the commission decides to revoke the permit, the property owner shall cease the use for which the conditional use permit was issued.

(B) Failure to comply with the conditional use permit or the standards of this chapter may result in a complaint being filed in the magistrate court as per Section [19.10.080](#). (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(J))

The Show Low City Code is current through Ordinance 2023-03, passed June 6, 2023.

Disclaimer: The city clerk's office has the official version of the Show Low City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.showlowaz.gov](http://www.showlowaz.gov)

[Hosted by Code Publishing Company, A General Code Company.](#)

Article I. C-1 Zone – Neighborhood Commercial

19.70.010 Purpose.

The purpose of this district is to provide for neighborhood retail and service uses which serve the needs of adjoining residential neighborhoods and provide for medical and professional uses that accommodate regional medical service needs. The property development standards are designed to ensure compatibility between these uses and nearby residential uses. Because no list of uses can be complete, decisions on specific uses not included as examples on the following lists of permitted and conditional uses will be made by the planning and zoning director. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-59(A))

19.70.020 Permitted uses.

(A) Retailing merchandise must be sold on site. Uses permitted under this category shall include, but are not limited to, the following:

Art galleries;

Arts and crafts supply, retail sales;

Baby shops;

Bakers and baked goods, retail sales;

Barbershops;

Beauty shops;

Book sales, retail;

Butcher shops (no slaughtering);

Bicycle repair and retail sales;

Camera shops;

Candy shops (retail sales);

Caterers;

Clothing, retail sales;

Coffee shops;

Coin dealers;

Contractors' offices (inside storage only);

Convenience stores;

Curio shops, retail sales;

Dairy products, retail sales;

Day care centers;

Delicatessens;

Delivery service, office;

Drapery, retail sales;

Dressmakers, custom;

Drug stores, retail sales;

Dry cleaning outlets (no plant);

Dry goods;

Employment agencies;

Financial institutions (drive through accessibility prohibited);

Florists, retail sales;

Gift shops;

Handicrafts;

Health food stores;

Hemstitching;

Hobby shops;

Ice (package sales);

Ice cream shops;

Imported goods (retail sales);

Interior decorators (retail sales/display);

Jewels (retail sales and repairs);

Laundries (collecting shops/self service);

Libraries, private, rental;

Linens, retail sales;

Magazines, retail sales;

Milliners, custom and retail sales;

Nail salons;

Newspapers (advertising) sales office;

Notions (retail sales);

Office: Administrative and professional, including, but not limited to, architect, accountant, attorney, dentist, doctor, engineer, finance and other similar professions;

Optical goods (retail sales);

Pet grooming;

Pharmacies;

Philatelists (stamp dealers);

Photographer (commercial studios);

Picture framing, custom;

Plant nurseries, indoor (retail sales);

Pottery and ceramics (retail sales);

Realty sales and management;

Recreation and health club centers;

Restaurants, no alcoholic beverages (no drive through);

Rugs (retail sales);

Schools, including, but not limited to, academic, beauty, business, dancing, martial arts, vocational-technical;

Shoe sales and service (retail only);

Stationery (retail sales);

Tailors, custom;

Tapestries;

Tea rooms;

Theatrical agency;

Toys (retail sales);

Variety stores (retail sales);

Video sales and rental;

Watches, sales and repairing;

Weaving, handicraft and custom.

(B) *Warehousing*. Warehousing and storage of items incidental to allowed sales or service shall be permitted, subject to the following:

(1) All products incidental to a permitted use that are stored on the premises shall be sold at retail only and on the premises only.

(2) All such storage shall be conducted within a completely enclosed building, and there shall be no external evidence of the activity such as noise, vibration, smoke, odor, dust, gas, glare, etc.

(C) *Public and Civic Uses (No Alcoholic Beverages).*

Government offices;

Publicly owned and operated parks and recreation areas and centers;

Schools, public or private elementary and high schools, colleges and universities;

Places of worship, fraternal and social facilities, meeting halls and similar uses;

Cemeteries. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-59(B))

19.70.030 Conditional uses.

Antique dealers;

Bed and breakfast;

Fuel dispensing (retail only). No auto or truck repair;

Heliport (medically related);

Hospitals;

Hotels and motels;

Manufactured home parks and subdivisions, subject to the property development standards of the MH zone;

Microbrewery with restaurant;

Multiple-family dwellings (must meet the standards of the R2-7 zone). Manufactured homes are excluded;

Nursing homes;

Overnight boarding of animals (indoor only – no livestock);

Public and civic uses serving alcoholic beverages;

Public/private utility structures and appurtenances thereto for public service use;

Recreational vehicle park or campground in accordance with Section [19.25.200](#);

Restaurants serving alcoholic beverages;

Restaurants, drive-through;

Single-family residential subject to development standards of the R1-10 zone;

Veterinary clinic. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-59(C))

19.70.040 Property development standards.

(A) *Minimum Lot Area.* Five thousand (5,000) square feet.

(B) *Minimum Lot Width.* Fifty (50) feet.

(C) *Minimum Front Yard.* Ten (10) feet. Where lots have a double frontage, the ten (10) foot yard shall be provided on both streets.

(D) *Minimum Side Yard.* None, except where a side lot line adjoins a lot in a residential zone, there shall be a fifteen (15) foot side yard, and where a side lot line abuts a street, there shall be a ten (10) foot side yard. Requirements for separation as outlined in the International Building Code shall be met.

(E) *Minimum Rear Yard.* Six (6) feet, except where a rear lot line adjoins a lot in a residential zone, there shall be a twenty (20) foot rear yard or the height of the building, whichever is

greater. Requirements for separation as outlined in the International Building Code shall be met.

(F) *Building Design.* Maximum building height shall be thirty-five (35) feet, except by conditional use permit. The placement of manufactured homes/buildings is prohibited. All buildings located within the Neighborhood Commercial zoning district shall comply with the following:

- (1) A minimum of two-thirds (2/3) of the primary building surface (defined as walls visible from the right-of-way or adjacent properties) exclusive of windows and doorways shall be treated with natural appearing materials such as stone, split face block, siding, brick, or exposed beams. The remaining one-third (1/3) of the primary building surface shall be treated with materials complementary in characteristics to the primary treatment material. Treatment shall be equally distributed on all building sides.
- (2) Primary facade planes which are visible from the public right-of-way and exceed fifty (50) feet in length shall require the addition of architectural elements such as building offsets, covered porches, or bay windows.
- (3) All roof overhangs shall be a minimum of twelve (12) inches in width.
- (4) No metal siding utilizing vertical seams shall be allowed.

(G) *Landscaping.* All development located within the C-1 (Neighborhood Commercial) zoning district shall be accompanied with a landscaping plan. This landscaping plan shall incorporate the following:

- (1) An average of ten (10) feet of the lot measured from the front property line and the street side property line, extending the developed length of the property (except for driveways) with a minimum distance of three (3) feet from the front property line and the street side property line, extending the developed length of the property (except for driveways), shall be landscaped.
- (2) All open areas not designated and surfaced for parking shall be landscaped with trees, shrubs, ground cover, pedestrian walkways and plazas in a manner acceptable to the planning and zoning director or his/her designee.
- (3) A minimum of thirty (30) percent of the required landscaping area shall consist of vegetative ground cover. The remaining area may be landscaped with rock, gravel or

similar landscaping materials. A minimum of one (1) tree per two hundred (200) square feet of required landscaped area shall be provided. In addition, a minimum of one (1) bush or shrub shall be provided for every one hundred (100) square feet of required landscaped area. Trees, bushes and shrubs may be grouped. The use of native or indigenous species is required. A list of approved trees, shrubs, bushes and ground cover is available from the community development department. Deviations from this list may be permitted following written approval from the planning and zoning director. In addition to these landscaped portions, an area equal to at least five (5) percent of the required parking area exceeding ten thousand (10,000) square feet shall be landscaped. Preservation of existing trees is strongly encouraged.

(4) All landscaping shall be installed and maintained in substantial conformance to the submitted and approved landscaping plan.

(H) *Screening*. Where the lot adjoins a residential zone, dissimilar uses shall be screened from the residential property by a solid material fence six (6) feet in height as defined in Chapter [19.25](#) or as otherwise allowed or required by the planning and zoning commission.

(I) *Outdoor Storage*. All outdoor storage is prohibited. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-59(D))

19.70.050 General provisions.

The provisions of Chapter [19.25](#) shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-59(E))

19.70.060 Signs.

The provisions of Chapter [19.100](#) shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-59(F))

19.70.070 Parking and loading.

The provisions of Chapter [19.105](#) shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-59(G))

19.70.080 Plan review.

The provisions of Chapter [19.15](#) shall apply to all uses. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-59(H))

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Article III. R1-10 Zone – Single-Family Residential, Manufactured Homes Excluded (10,000 Square Feet)

19.50.170 Purpose.

This district is intended to promote and preserve low-density single-family residential development. Regulations and property development standards are designed to protect the single-family residential character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes, together with required recreational, religious and educational facilities. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-53(A))

19.50.180 Permitted uses.

- (A) One (1) single-family dwelling. Manufactured homes are prohibited.
- (B) Customary accessory uses and buildings, provided such uses are incidental to the principal use.
- (C) Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
- (D) Publicly owned and operated schools, parks and recreation areas and centers.
- (E) Home occupations.
- (F) Attached guest units in accordance with Section [19.25.230\(A\)](#). (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-53(B))

19.50.190 Conditional uses.

- (A)

(1) One (1) additional single-family dwelling for use as a guest house not to exceed fifty (50) percent of the total living area of the main dwelling, provided the total intensity of land use shall be a minimum of ten thousand (10,000) square feet of lot area per dwelling unit; or

(2) One (1) additional single-family dwelling for use as a guest house not to exceed the total living area of the main dwelling provided the total intensity of land use shall be a minimum of twenty thousand (20,000) square feet of lot area per dwelling unit.

(B) Churches or similar places of worship.

(C) Public utility buildings, structures, or appurtenances thereto for public service use.

(D) Temporary home and land sales offices provided they are located within the same subdivision as the land and homes that are offered for sale.

(E) Private schools.

(F) Golf courses and associated facilities but not including miniature golf or commercial driving ranges.

(G) Public and quasi-public facilities which provide essential services including hospitals, police and fire stations and substations, and cemeteries.

(H) Bed and breakfast.

(I) Group home for the handicapped. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-53(C))

19.50.200 Property development standards.

(A) *Minimum Lot Area.* Ten thousand (10,000) square feet.

(B) *Minimum Average Lot Width.* Sixty (60) feet.

(C) *Minimum Lot Frontage.* Thirty (30) feet.

(D) *Maximum Lot Coverage.* Forty (40) percent.

(E) *Minimum Front Yard.* Twenty (20) feet.

(F) *Minimum Side Yard.* One (1) side yard of eight (8) feet and one (1) side yard of twelve (12) feet except that where a side lot line abuts a street, there shall be a minimum side yard of twenty (20) feet.

(G) *Minimum Rear Yard.* Fifteen (15) feet.

(H) *Minimum Dwelling Size.* Exclusive of patios, porches and garages, twelve hundred (1,200) square feet.

(I) *Maximum Building Height.* Not to exceed thirty-five (35) feet.

(J) *Minimum Off-Street Parking Required.* Two (2) side-by-side parking stalls. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-53(D))

19.50.210 General provisions.

The provisions of Chapter [19.25](#) shall apply. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-53(E))

19.50.220 Signs.

The provisions of Chapter [19.100](#) shall apply. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-53(F))

19.50.230 Parking and loading.

The provisions of Chapter [19.105](#) shall apply. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-53(G))

19.50.240 Plan review.

The provisions of Chapter [19.15](#) shall apply to all uses. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-53(H))

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City of Show Low Planning & Zoning
180 N. 9th Street, Show Low, AZ 85901
(928) 532-4040

Conditional Use Permit Application
(Filing Fee: \$150.00)

For Office Use Only

Date received: 1-22-24
Time received: 4 AM/PM
Received By: [Signature]

OWNER INFORMATION

Name: Southern Avenue Holdings LLC.
Address: P.O. Box 1371
Mailing Address
Show Low AZ. 85902
City State ZIP Code
Phone: 928-242-9313 Email: gc.brewer@hotmail.com

APPLICANT INFORMATION (if different)

Name: Boomer Construction inc.
Address: 1101 N. 2nd Pl.
Mailing Address
Show Low AZ. 85901
City State ZIP Code
Phone: 480-251-1708 Email: boomer.inc@hotmail.com

PROPERTY INFORMATION

Address of Property: 300 N. Central Ave. Parcel Number (A.P.N.): 210-11-030C/033/032
Legal Description of Property: C.K. Petersen E2 Lot 2 Except N. 90'

Zoning Classification: C-1 Applicant's interest in Land: Residential Single Family Homes
What is the Nature of the Request? Conditional ~~Special~~ use permit for Residential
single family Homes

APPLICATION REQUIREMENTS

1. One (1) copy of 24" X 36" map and one (1) copy of the same map in 11" X 17" (additional maps may be required if requested by Staff) **All maps must be drawn to scale and shall include:**
 - ☐ Lot dimensions.
 - ☐ Location, size, height, use and exterior materials of all buildings and structures.
 - ☐ Size and dimensions of yards and space between buildings.
 - ☐ Location and height of walls and fences.
 - ☐ Location, number of spaces, dimensions, circulation patterns, and surface materials for all off- street parking and loading areas, driveways, access ways and pedestrian walkways.
 - ☐ Location, dimensions area, materials, and lighting of signs.
 - ☐ Location and general nature of exterior lighting.
 - ☐ Street dedications and improvements.
 - ☐ Existing and proposed grades and drainage systems.
 - ☐ Size and location of all existing and proposed public and private utilities. All easements must be shown.
 - ☐ Natural features such as mesas, rock outcroppings, or streams and manmade features such as existing roads and structures, with indication as to which are to be retained and which are to be removed or altered.
 - ☐ Landscaping, including all surfacing material around buildings and in all open spaces.
 - ☐ A vicinity sketch showing the location of the site in relation to the surrounding street system.
 - ☐ Adjacent properties and their uses shall be identified.
 - ☐ A legal description of the land included in the site plan and of the lot; the name, address and telephone number of the owner, developer and designer.
 - ☐ Any information which the zoning administrator may find necessary to establish compliance with this and other ordinances.

2. A statement of how this proposed project or use will comply with the goals and objectives of the Show Low General Plan:

Provide New, Affordable Housing for the
citizens of Show Low.

3. A statement as to what steps will be taken to avoid and minimize any adverse impact on the public health, peace, convenience, comfort, safety and general welfare of the surrounding property owners and users as well as the general welfare of the City.

Work to keep a clean, safe work space. Contractors
will work in daytime only to avoid disturbance to
Neighbors.

4. Explain what utility demands are going to be required and what steps, if any, will have to be made to meet your utility demands.

will need water, sewer, and trash. We have been discussing
Matt in public works.

5. PLEASE NOTE: In accordance with City Code, Title 19 20 030(C) and (D), you or your authorized representative must be present at all Planning and Zoning Commission and/or City Council hearings or public meetings regarding this application. Below please list any person(s) authorized to represent you during this application process. Representations made during those meetings or hearings and designated in the record shall be deemed conditions of approval.

Adam Brewer

Grant Brewer

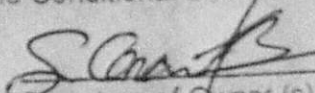
Melissa Brewer

Carissa Brewer

Kevin Brewer

Carolyn Brewer

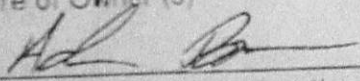
I certify that the information on this application form and attachments are true and correct to the best of my knowledge. I realize that any incorrect information may lead to the cancellation of any proceedings and the Conditional Use Permit if a Conditional Use Permit has been issued.


Signature of Owner (s)

1-22-24
Date

Carolyn M. Brewer
Signature of Owner (s)

1-22-24
Date


Signature of Applicant (If other than owner)

1-22-24
Date

WAIVER OF CLAIMS UNDER ARIZONA REVISED STATUTES § 12-1134

Carolyn Brewer the owner of the property described as A.P.N. 210-11-030C
210-11-033/032

Show Low, Arizona, hereby waive any and all claims for diminution in value to my property which may arise under A.R.S. § 12-1134 as a result of my request and application for a CONDITIONAL USE PERMIT. Further, I agree to defend, indemnify, and hold harmless the City of Show Low, its officers, employees, and agents from and against any and all such claims for diminution in value to my property as defined in A.R.S. § 12-1134 arising out of my application or request for the applicable land use action as described above.

DATED this 22 day of JANUARY, 2024

Carolyn M. Brewer
Signature of Property Owner

STATE OF ARIZONA)
) ss.

County of Maricopa

SUBSCRIBED AND SWORN before me this 22 day of January, 2024
by Carolyn Brewer
Name of Signer

[Signature]
Notary Public

[Notary Seal]





134

SketchUp

3 bed 2Bath
1500 sq.ft home

98'

86' 10"

63'

71'

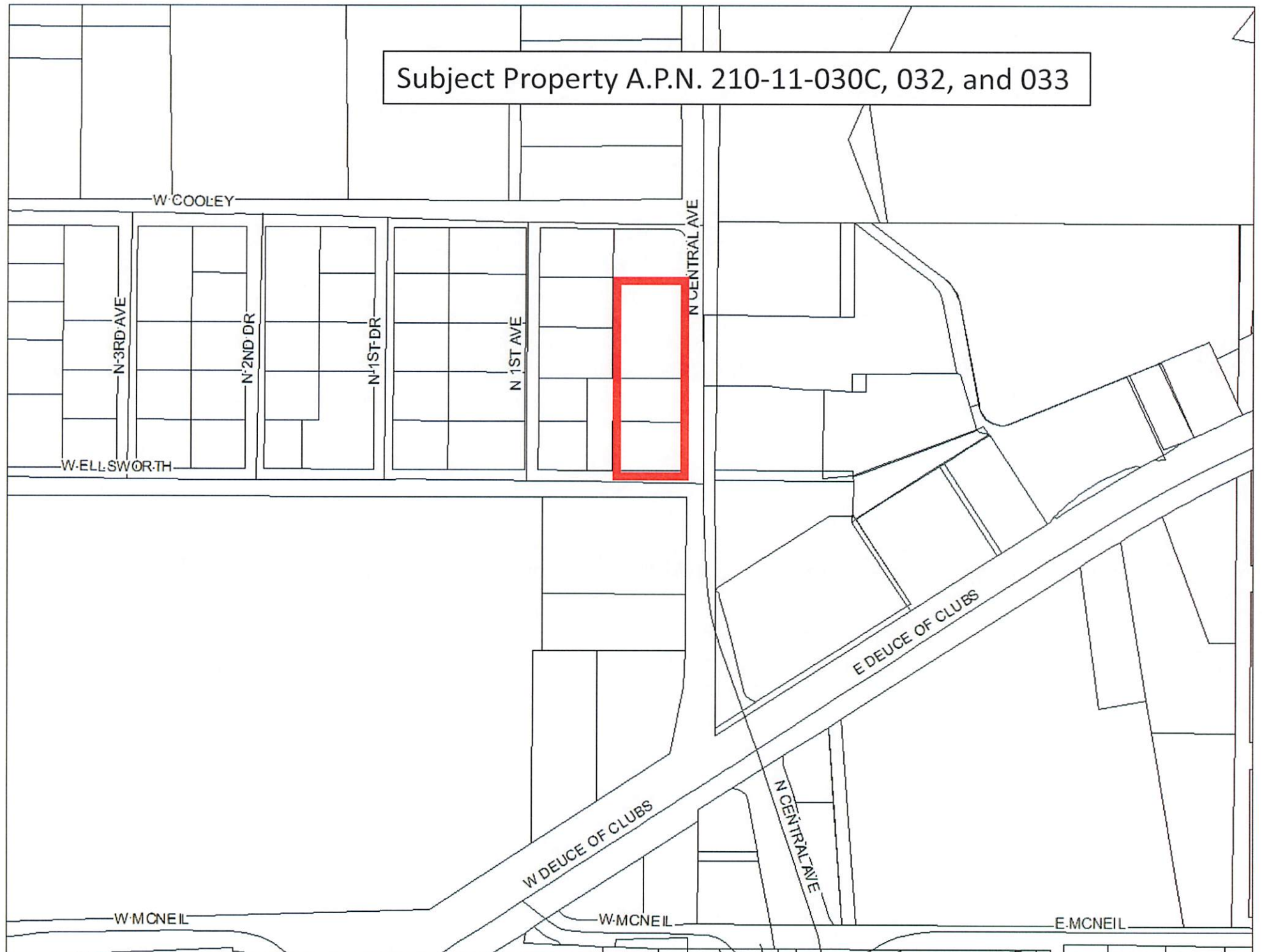
Central

Ellsworth



Subject Property A.P.N. 210-11-030C, 032, and 033

Subject Property A.P.N. 210-11-030C, 032, and 033



**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of a Preliminary Plat for Entrada, a forty (40) lot subdivision submitted by Gary Stapley of Dasia Equities & Fidelity Limited, located on A.P.N. 309-27-014E, 015B, and 999C. (Justen Tregaskes)

RECOMMENDATION

I **MOVE** to recommend approval of the preliminary plat for Entrada, a forty (40) lot subdivision submitted by Gary Stapley of Dasia Equities & Fidelity Limited, located on A.P.N. 309-27-014E, 015B, and 999C, subject to the conditions of approval specified by staff and forward this recommendation to the City Council.

BACKGROUND

Gary Stapley of Dasia Equities & Fidelity Limited, has submitted a preliminary plat for a project to be called Entrada. This project is to be located on A.P.N. 309-27-014E, 015B, and 999C and is directly south of the Whispering Trails subdivision located on Smith Ranch Road. The subject property is approximately 16.97 acres in size and is zoned R1-7X (Single-family Residential, 7,000 Square Feet, Manufactured Homes Excluded).

The submitted plat indicates a total of forty (40) lots, with average, maximum and minimum lot sizes of .33 acres (14,374 square feet), .54 acres (23,522 square feet), and .23 acres (10,018 square feet) respectively. This project is located directly south of the existing Whispering Trails subdivision. Average, maximum and minimum, lot sizes in Whispering Trails are .27 acres (11,761 square feet), .37 acres (16,117 square feet), and .23 acres (10,018 square feet) respectively. The developer has indicated that they will utilize the same CC&R's as are utilized by Whispering Trails. Access will be from Smith Ranch Road, with an emergency access to 43rd Avenue. As indicated on the plat, a sidewalk is proposed on the south side of Smith Ranch Road adjacent to the subdivision. The existing block wall on SR 260 will be retained.

The existing block wall on 43rd Avenue will also be retained and extended to the southern portion of the property along 43rd Avenue. A new, corrugated metal fence similar to the fence utilized at Eagle Mountain will be utilized on the north and south property lines.

This property was rezoned from P.U.D (Planned Unit Development) to R1-7X (Single-family Residential, 7,000 Square Feet, Manufactured Homes Excluded) through Ordinance 2006-17. All Conditions of this ordinance have been met.

ATTACHMENTS

1. Entrada PP FOF
2. Preliminary Plat Requirements
3. R1-7
4. R1-7X
5. 602-01-53- PP- TM Packet

FISCAL IMPACT

N/A

FINDINGS OF FACT

1. Gary Stapley of Dasia Equities & Fidelity Limited, has submitted a preliminary plat for a project to be called Entrada. This project is to be located on A.P.N. 309-27-014E, 015B, and 999C and is directly south of the Whispering Trails subdivision located on Smith Ranch Road.
2. The subject property is approximately 16.97 acres in size and is zoned R1-7X (Single-family Residential, 7,000 Square Feet, Manufactured Homes Excluded).
3. The submitted plat indicates a total of forty (40) lots, with average, maximum and minimum lot sizes of .33 acres (14,374 square feet), .54 acres (23,522 square feet), and .23 acres (10,018 square feet) respectively. Average, maximum and minimum, lot sizes in Whispering Trails are .27 acres (11,761 square feet), .37 acres (16,117 square feet), and .23 acres (10,018 square feet) respectively.
4. The developer has indicated that they will utilize the same CC&R's as are utilized by Whispering Trails. Access will be from Smith Ranch Road, with an emergency access to 43rd Avenue. As indicated on the plat, a sidewalk is proposed on the south side of Smith Ranch Road adjacent to the subdivision. The existing block wall on SR 260 will be retained. The existing block wall on 43rd Avenue will also be retained and extended to the southern portion of the property along 43rd Avenue. A new, corrugated metal fence similar to the fence utilized at Eagle Mountain will be utilized on the north and south property lines.
5. This property was originally included in the application for Whispering Trails and is substantially similar to the originally approved preliminary plat. This plat was approved by the city council at their regular meeting of September 19, 2006. Due to the length of time from the original approval, this portion of the preliminary plat required a resubmittal. Smith Ranch Road improvements were approved based on the original conceptual layout for both phases of Whispering Trails.
6. The zoning of the surrounding properties includes:

North:	R1-7X (Single-family Residential, 7,000 Square Feet, Manufactured Homes Excluded)
South:	P.U.D. (Planned Unit Development)
East:	P.U.D. (Planned Unit Development)
West:	AR-43 (Agricultural-Residential, 43,000 square feet)

7. The land uses of the surrounding properties includes:

North:	Whispering Trails Subdivision
South:	Vacant Residential
East:	Eagle Mountain Planned Unit Development
West:	Forest Service, SR 260

8. Transmittal memos were sent to all affected agencies. Applicable comments were received from the Arizona Department of Transportation (ADOT). As received from ADOT, “ADOT would like a TGP 240-A (Traffic Impact Analysis pre-submittal) completed to see if Smith Ranch Road can handle the additional lots.” This comment has been forwarded to the applicant’s engineer for response and action.

STAFF RECOMMENDATIONS

After reviewing the Zoning Ordinance, Standards for Review, Findings of Fact, discussions with the applicant, and because the request is consistent with the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve the preliminary plat for Entrada, a 40 lot subdivision, subject to the following conditions:

1. All development shall comply with all applicable federal, state, and local requirements, including ADOT requirements.
2. A final plat shall be approved by the city council within twelve (12) months of approval of the preliminary plat.

STANDARDS FOR REVIEW

Project: Preliminary Plat 602-01-53 submitted by Gary Stapley of Dasia Equities & Fidelity Limited, for a 40 lot subdivision to be called Entrada located on A.P.N. 309-27-014E, 015B, and 999C

General Plan

Land Use

Goal: Preserve the natural surroundings and the rural, hometown atmosphere.

Objective: Promote infill and indicate prime growth areas for programmed expansion of service systems to discourage sprawl.

Goal: Target redevelopment improvement efforts.

Housing

Goal: Maintain residential consistency, balance, and spacious appearance.

Growth Areas

Goal: Identify re-development opportunity areas.

17.15.030 Stage II – Preliminary plat.

No later than one hundred twenty (120) days after the date of a Notice to Proceed, an applicant shall apply for a preliminary plat or submit a development master plan (DMP).

(A) *Application Procedures and Requirements.*

(1) *In General.* The preliminary plat stage of land subdivision involves detailed subdivision planning, submittal, review, and approval of the preliminary plat. The preliminary plat must substantially conform to the sketch plat and may only be submitted subsequent to the issuance of a Notice to Proceed, and must be accompanied by payment of the prescribed fee. The developer must provide all essential information outlined below to enable the city to determine the character and general acceptability of the proposed development.

(2) *Diminution of Fair Market Value Waiver Required.* An executed, notarized waiver by the owner of the subject property of any and all claims for diminution in fair market value, as defined by A.R.S. § [12-1134](#), must be submitted with the preliminary plat application or development master plan.

(B) *Preliminary Plat Submission.* In addition to a completed preliminary plat application form, a complete submittal shall include:

(1) Six (6) blue line (or black line) copies of the plat, which must be scaled to fit on one (1) twenty-four (24) inch by thirty-six (36) inch sheet (where practical, although the scale may not exceed one hundred (100) feet to the inch), in addition to one (1) eleven (11) inch by seventeen (17) inch reduced copy, showing:

(a) *Identification and Descriptive Data.*

(i) Proposed subdivision name, location by township, range, and section, and reference by dimension and bearing to a section or quarter section corner.

(ii) North arrow, scale and date of preparation.

(iii) Name, address and phone number of the owner, and of the engineer, surveyor, landscape architect or land planner who prepared the plat.

(iv) Vicinity map showing the relationship of the proposed subdivision to main traffic arteries and any other landmarks that would help to locate the project.

(v) Assessor's parcel numbers for all abutting properties.

(b) *Existing Conditions Data.*

(i) Topography by one (1), two (2) or five (5) foot contour intervals adequate to reflect the character and drainage of the land as determined by the public works director, and related to U.S.

Coastal and Geodetic Survey (USC&GS) datum, or other datum approved by the public works director.

(ii) Surveyed location of all existing improvements on public rights-of-way and private property including land use, structures and fences, walls, shacks, barns, utility lines, wells, streams, irrigation canals and structures, private and public culverts, ditches, washes, lakes, water features of all types, direction of flow, flow pattern, location and extent of areas subject to inundation, and whether such inundation is frequent, periodic, or occasional and data regarding frequency.

(iii) Location, width, and names of all platted streets, drainage and utility easements, public areas, and municipal boundaries within, adjacent to, or extending from the property.

(iv) Location of historic and archaeological sites, if any.

(v) Acreage and zoning of the property and abutting properties.

(vi) Complete boundary dimensions of the property and engineer's calculations and estimated values for each tributary storm runoff channel for two (2), ten (10), and one hundred (100) year frequency storms (the values shall be indicated along the boundary of the survey map for all points of drainage entering and exiting the property).

(vii) Evidence of adequate access from an existing public right-of-way.

(viii) The presence of a solid wall or fence along collectors to be of a consistent material and installed by the developer.

(c) *Proposed Conditions Data.*

(i) Proposed lot configuration, including approximate size and dimensions of each lot, and identification of each lot by number, and total number of lots; building setback lines; street light locations; hydrant locations; street layout, including location, width, curve radii, and proposed names.

(ii) Identification of average and minimum lot size(s).

(iii) Designation of all land(s) to be dedicated and reserved for public use with use and acreage for each indicated.

(iv) Location of all proposed private and controlled access streets and identification of all access devices on local streets within the subdivision; their means of accomplishing access control (e.g., signage, traffic barriers, gates, etc.) and monitoring devices and facilities; and their hours of operation and standards and procedures for admittance.

(v) A general statement regarding proposed utility methods including type of sewer system and status of existing capacities of nearby water, sewer, and other public utilities.

(vi) Preliminary traffic statement from a registered engineer that will address the impact of new development on existing roadways, the condition and capacity of existing streets, typical cross-sections, and determination if a traffic study is required.

(vii) Preliminary drainage statement from a registered engineer that addresses detention, floodplain, a proposed drainage system, the impacts of increased runoff due to development and the impacts to downstream property.

(d) Payment of prescribed filing fee.

(e) A preliminary draft or outline of protective covenants and restrictions that demonstrate the proposed theme and character of the proposed subdivision.

(f) A waiver of any and all claims for diminution in fair market value as defined by A.R.S. § [12-1134](#) arising out of the application.

(g) Such other information as, in the opinion of the director, will be required to complete a thorough analysis of the preliminary plat in terms of its compliance with all city codes, ordinances, rules and regulations.

(h) *Subdivision Trails Master Plan.* New subdivisions shall incorporate trails indicated running through the property by the City of Show Low trails master plan into their subdivision. New subdivisions adjacent to a trail as indicated by the trails master plan shall provide a connection to the trail system. (All trails required as part of the city trails master plan shall be accessible and dedicated to the public.)

(C) *Preliminary Plat Review and Approval.*

(1) Upon acceptance of an application for approval of a preliminary plat, the director will have ten (10) working days to advise the applicant if the submittal is complete. Copies of complete applications will be forwarded to the city departments and utility and public safety agencies that serve the area for their review and comment.

(2) The reviewing agencies and departments shall transmit their comments and recommendations to the planning department. The planning department will then summarize the received comments and recommendations, prepare a staff report and present it to the planning and zoning commission.

(3) The planning and zoning commission shall consider the proposed preliminary plat at its next regularly scheduled meeting no sooner than twenty-one (21) days after an application has been determined to be complete. Upon action of a preliminary plat, or approval with conditions by the commission, the city council shall consider the proposed preliminary plat no sooner than thirty (30) days after the commission decision.

(4) Preliminary plat approval constitutes authorization for the developer to proceed with the preparation and submittal of engineering plans and specifications for public infrastructure improvements and the final plat. Preliminary plat approval does not assure final plat approval and expires without further action of the city if a final plat is not submitted within one (1) year or such other period of time specified at the time of preliminary plat approval. An extension of up to one (1) year may be granted by the planning and zoning

director provided an application for extension is approved prior to the expiration date. (Ord. No. 2008-12, §§ 1, 2, 9-16-08; Ord. No. 2008-12, § 2, 11-18-08. 1976 Code § 12-2-3)

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Article IV. R1-7 Zone – Single-Family Residential (7,000 Square Feet)

19.50.250 Purpose.

This district is intended to promote and preserve medium density single-family residential development. Regulations and property development standards are designed to protect the single-family residential character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes, together with required recreational, religious and educational facilities. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-54(A))

19.50.260 Permitted uses.

- (A) One (1) single-family dwelling.
- (B) Customary accessory uses and buildings, provided such uses are incidental to the principal use.
- (C) Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
- (D) Publicly owned and operated schools, parks and recreation areas and centers.
- (E) Home occupations.
- (F) Manufactured housing not less than twenty (20) feet wide with axles and tongue removed, placed on a permanent foundation and anchored according to applicable codes.
- (G) Attached guest units in accordance with Section [19.25.230\(A\)](#). (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-54(B))

19.50.270 Conditional uses.

- (A)
 - (1) One (1) additional single-family dwelling for use as a guest house not to exceed fifty (50) percent of the total living area of the main dwelling, provided the total intensity of land use shall be a minimum of ten thousand (10,000) square feet of lot area per dwelling unit; or
 - (2) One (1) additional single-family dwelling for use as a guest house not to exceed the total living area of the main dwelling provided the total intensity of land use shall be a minimum of twenty thousand (20,000) square feet of lot area per dwelling unit.
- (B) Churches and similar places of worship.

- (C) Public utility buildings, structures, or appurtenances thereto for public service use.
- (D) Temporary home and land sales offices provided they are located within the same subdivisions as the land and homes that are offered for sale.
- (E) Private schools.
- (F) Public and quasi-public facilities which provide essential services including hospitals, police and fire stations and substations, and cemeteries.
- (G) Bed and breakfast.
- (H) Golf courses and associated facilities but not including miniature golf or commercial driving ranges.
- (I) Group home for the handicapped. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-54(C))

19.50.280 Property development standards.

- (A) *Minimum Lot Area.* Seven thousand (7,000) square feet.
- (B) *Minimum Average Lot Width.* Fifty (50) feet.
- (C) *Minimum Lot Frontage.* Thirty (30) feet.
- (D) *Maximum Lot Coverage.* Forty (40) percent.
- (E) *Minimum Front Yard.* Twenty (20) feet.
- (F) *Minimum Side Yard.* One (1) side yard of five (5) feet and one (1) side yard of twelve (12) feet except that where a side lot line abuts a street, there shall be a minimum side yard of twenty (20) feet. Subdivisions that received final plat approval prior to January 7, 2003, may utilize side yard setbacks of either five (5) feet and twelve (12) feet or eight (8) feet and eight (8) feet except where a side lot line abuts a street, there shall be a minimum side yard of twenty (20) feet.
- (G) *Minimum Rear Yard.* Fifteen (15) feet.
- (H) *Minimum Dwelling Size.* Exclusive of patios, porches, and garages, eight hundred fifty (850) square feet.
- (I) *Maximum Building Height.* Not to exceed thirty-five (35) feet.
- (J) *Minimum Off-Street Parking Requirements.* Two (2) parking stalls. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-54(D))

19.50.290 General provisions.

The provisions of Chapter [19.25](#) shall apply. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-54(E))

19.50.300 Signs.

The provisions of Chapter [19.100](#) shall apply. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-54(F))

19.50.310 Parking and loading.

The provisions of Chapter [19.105](#) shall apply. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-54(G))

19.50.320 Plan review.

The provisions of Chapter [19.15](#) shall apply to all uses. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-54(H))

The Show Low City Code is current through Ordinance 2023-03, passed June 6, 2023.

Disclaimer: The city clerk's office has the official version of the Show Low City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.showlowaz.gov](http://www.showlowaz.gov)

[Hosted by Code Publishing Company, A General Code Company.](#)

Article V. R1-7X Zone – Single-Family Residential, Manufactured Homes Excluded (7,000 Feet)

19.50.330 Purpose.

This district is intended to promote and preserve medium density single-family residential development consisting of conventional construction conforming to the International Building Code standards as made part of the Show Low City Code. Regulations and property standards are designed to protect the single-family residential character of the district and to prohibit manufactured homes and incompatible activities. Land use is chiefly composed of individual “site built” homes, together with required recreational, religious and educational facilities. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 2005-10, § 1, 4-19-05; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-55(A))

19.50.340 Permitted uses.

All provisions of Article [IV](#) of this chapter shall apply with the exception that manufactured homes are prohibited in the R1-7X zone. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 2005-10, § 1, 4-19-05; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-55(B))

The Show Low City Code is current through Ordinance 2023-03, passed June 6, 2023.

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[Hosted by Code Publishing Company, A General Code Company.](#)

City of Show Low Planning & Zoning Transmittal Memo



180 N. 9th Street

Show Low, AZ 85901

(928) 532-4042

kblakeslee@showlowaz.gov

Date |

File No. |

Project Name |

Location |

P & Z Commission Meeting Date |

City Council Meeting Date |

Comments to be returned by |

- ☐ Conditional Use Permit ☐ Preliminary Plat/Development Plan ☐ Final Plat/Development Plan
- ☐ Zone Change ☐ Other _____

Copies to:

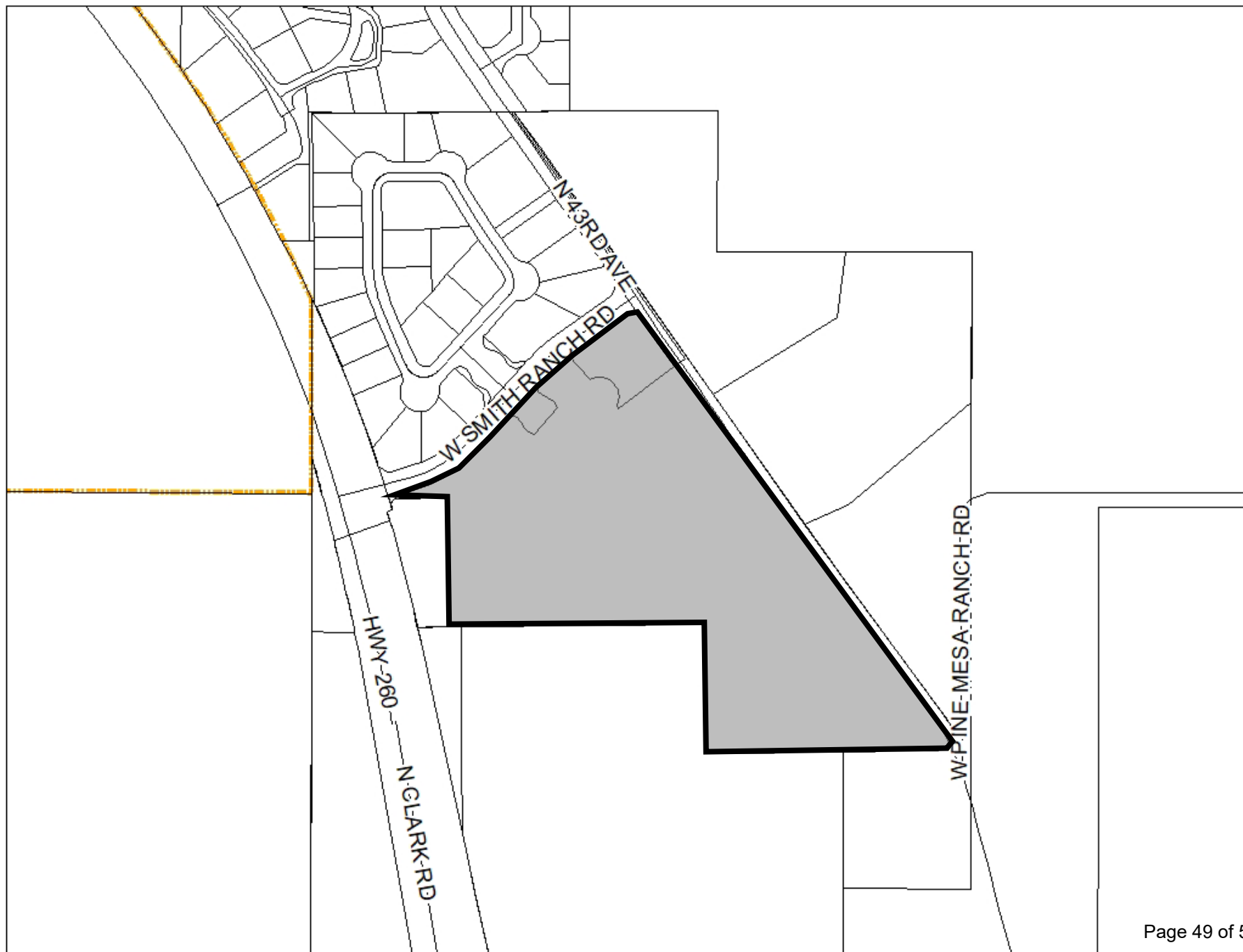
- | | | |
|---|---|--|
| ☐ ADOT | ☐ Frontier Communications | ☐ Show Low Public Works Director |
| ☐ APS Electric | ☐ Navajo County Board of Supervisors | ☐ Show Low Public Works Ops. Mgr. |
| ☐ Airport | ☐ Navajo County Health Department | ☐ Show Low School District |
| ☐ Building Official | ☐ Navajo County Health Department | ☐ Sparklight |
| ☐ City Attorney | ☐ Navopache Electric | ☐ Timber Mesa Fire & Medical District |
| ☐ City Manager | ☐ Show Low Planning & Zoning | ☐ Unisource |
| ☐ Community Services | ☐ Show Low Police Department | |

Instructions- Please mark the following below and note if there are any redlines on the plans.

- ☐ Reviewed
- ☐ Reviewed as noted:

By: |

Date: |





Subject Property:
A.P.N. 309-27-014E



City of Show Low Planning & Zoning

180 N. 9th Street, Show Low, AZ 85901
(928) 532-4040

Preliminary Plat Application

(Filing Fee: see page 3)

For Office Use Only

Date received: 1.2.24
Time received: 4:55 AM/PM
Received by: FD

Title 17.15.030 of the Land Development Ordinance

Please complete this application after a review of the referenced section of the Land Development Ordinance. Incomplete applications will not be considered accepted and may delay consideration of your project by the Planning and Zoning Commission. If you have questions regarding the process or requirements, please contact the Planning and Zoning Department at (928) 532-4042.

Date of REQUIRED preapplication conference: _____

OWNER INFORMATION

Name: DASIA EQUITIES + FIDELITY LTD

Address: 631 W. COMMERCE AVE
Street Address

GILBERT AZ 85233
City State ZIP Code

Phone: _____ Email: _____

APPLICANT INFORMATION (If different)

Name: GARY STAPLEY

Address: 3420 S. 157th ST.
Street Address

GILBERT AZ 85297
City State ZIP Code

Phone: 602-739-4653 Email: gstapley53@gmail.com

PROPERTY INFORMATION

Address of Property: _____ Parcel Number: _____

Legal Description of Property: SEE ATTACHED PLAT

PROPOSAL

Name of proposed subdivision: ~~ANTARA~~ ENTRADA Number of proposed lots: 40

Current Zoning Classification: R1-7 Is a zone change proposed or required? ☐ Yes ☒ No

Provide a brief description of the proposed land development: SINGLE FAMILY LOTS

I certify that the information on this application form and attachments are true and correct to the best of my knowledge.

Signature of
Owner(s):

Rick L. Pancer

Date: 8/8/23

Signature of
Owner(s):

Date: _____

Signature of
Applicant:

Date: _____

Waiver of Claims Under Arizona Revised Statutes § 12-1134

I, Rick L. Pancer, the owner of the property described as A.P.N. 309-27-014E

Show Low, Arizona, hereby waive any and all claims for diminution in value to my property which may arise under A.R.S. § 12-1134 as a result of my request and application for a PRELIMINARY PLAT. Further, I agree to defend, indemnify and hold harmless the City of Show Low, its officers, employees, and agents from and against any and all such claims for diminution in value to my property as defined in A.R.S. § 12-1134 arising out of my application or request for the applicable land use action as described above.

DATED this 8 day of August, 2023.

Rick L. Pancer
Signature of Property Owner

STATE OF ARIZONA)
) ss.
County of Maricopa)

SUBSCRIBED AND SWORN before me this 8th day of August, 2023,
by Heidi M Jones.
Name of Signer

Heidi M Jones
Notary Public

[Notary Seal]



CERTIFICATION

I certify that the information on this application form and attachments are true and correct to the best of my knowledge.

Signature of Owner(s): _____ Date: _____

Signature of Owner(s): _____ Date: _____

Signature of Applicant: Gary Stapley Date: 8/8/23

Waiver of Claims Under Arizona Revised Statutes § 12-1134

I, _____, the owner of the property described as A.P.N. _____

Show Low, Arizona, hereby waive any and all claims for diminution in value to my property which may arise under A.R.S. § 12-1134 as a result of my request and application for a PRELIMINARY PLAT. Further, I agree to defend, indemnify and hold harmless the City of Show Low, its officers, employees, and agents from and against any and all such claims for diminution in value to my property as defined in A.R.S. § 12-1134 arising out of my application or request for the applicable land use action as described above.

DATED this 8 day of August, 2023.

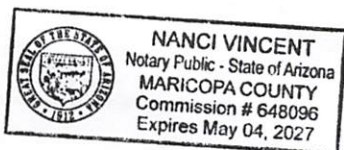
Signature of Property Owner

STATE OF ARIZONA)
) ss.
County of Maricopa)

SUBSCRIBED AND SWORN before me this 8 day of August, 2023
by Nanci Vincent
Name of Signer

Nanci Vincent
Notary Public

[Notary Seal]





RECEIVED

JAN 02 2024

Justen Tregaskes
City of Show Low
Planning & Zoning Director
Planning & Zoning Department
180 N. 9th St.
Show Low, AZ 85901

Subj: **Entrada Subdivision Preliminary Plat**

Justen, included with this letter are the required submittal documents for the proposed Entrada Subdivision.

- Six (6) 24X36 copies of the stage II preliminary plat
- One (1) 11X17 copy of the stage II preliminary plat
- One (1) preliminary plat application form including the required diminution of fair market value waiver.
- Plan review fee check.
- CC&R's for Whispering Trails, Unit 1. It is the intent of the developer to use the same CC&R's.

Sincerely,
Painted Sky Engineering, L.L.C.

Doug Brimhall, P.E.

PRELIMINARY PLAT
FOR
ENTRADA
LOCATED IN THE SW 1/4 OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 21 EAST, GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF SHOW LOW, NAVAJO COUNTY, ARIZONA



LEGAL DESCRIPTION

A PARCEL OF LAND LYING AND BEING SITUATED WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 21 EAST, GILA AND SALT RIVER MERIDIAN, CITY OF SHOW LOW, NAVAJO COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST-QUARTER OF THE NORTHWEST-QUARTER OF THE SOUTHWEST-QUARTER OF THE SOUTHWEST-QUARTER OF SAID SECTION 11;

THENCE NORTH 89°46'27" EAST A DISTANCE OF 258.52 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY OF STATE ROUTE 260 AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°46'27" EAST (BASIS OF BEARING), A DISTANCE OF 735.72 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST-QUARTER OF THE NORTHEAST-QUARTER OF THE SOUTHWEST-QUARTER OF SAID SECTION 11;

THENCE SOUTH 00°29'06" EAST, A DISTANCE OF 331.22 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST-QUARTER OF THE NORTHEAST-QUARTER OF THE SOUTHWEST-QUARTER OF THE SOUTHWEST-QUARTER OF SAID SECTION 11;

THENCE NORTH 89°43'25" EAST, A DISTANCE OF 611.69 FEET TO A NON-TANGENT POINT OF CURVE ON THE WEST RIGHT-OF-WAY LINE OF NORTH 43RD DRIVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 330.00 FEET;

THENCE NORTHWESTERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°02'02" AN ARC LENGTH OF 93.86 FEET (CHRD. BRG. = N 30°01'52" W, CHRD DIST. = 93.74);

THENCE NORTH 36°06'38" WEST, A DISTANCE OF 447.54 FEET; THENCE NORTH 34°41'28" WEST, A DISTANCE OF 195.24 FEET;

THENCE NORTH 34°39'56" WEST, A DISTANCE OF 626.39 FEET TO A POINT OF CURVE ON THE WEST RIGHT-OF-WAY LINE OF NORTH 43RD DRIVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 35.00 FEET;

THENCE NORTHWESTERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°01'36" AN ARC LENGTH OF 54.99 FEET (CHRD. BRG. = N 79°40'44" W, CHRD DIST. = 49.51);

THENCE AWAY FROM SAID RIGHT-OF-WAY SOUTH 55°18'28" WEST, A DISTANCE OF 181.51 FEET TO A POINT OF CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 270.00 FEET;

THENCE SOUTHWESTERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°47'52" AN ARC LENGTH OF 60.31 FEET (CHRD. BRG. = S 48°54'32" W, CHRD DIST. = 60.18);

THENCE SOUTH 42°35'27" WEST, A DISTANCE OF 270.40 FEET TO A POINT OF CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 330.00 FEET;

THENCE SOUTHWESTERLY AND TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°29'00" AN ARC LENGTH OF 175.57 FEET (CHRD. BRG. = S 57°49'16" W, CHRD DIST. = 173.51);

THENCE SOUTH 73°03'46" WEST, A DISTANCE OF 49.53 FEET TO A POINT OF CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 35.00 FEET;

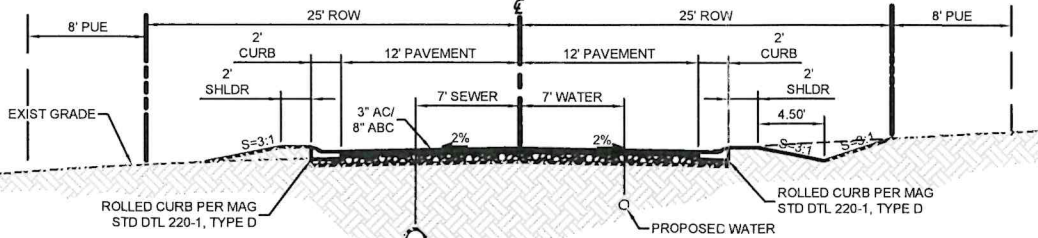
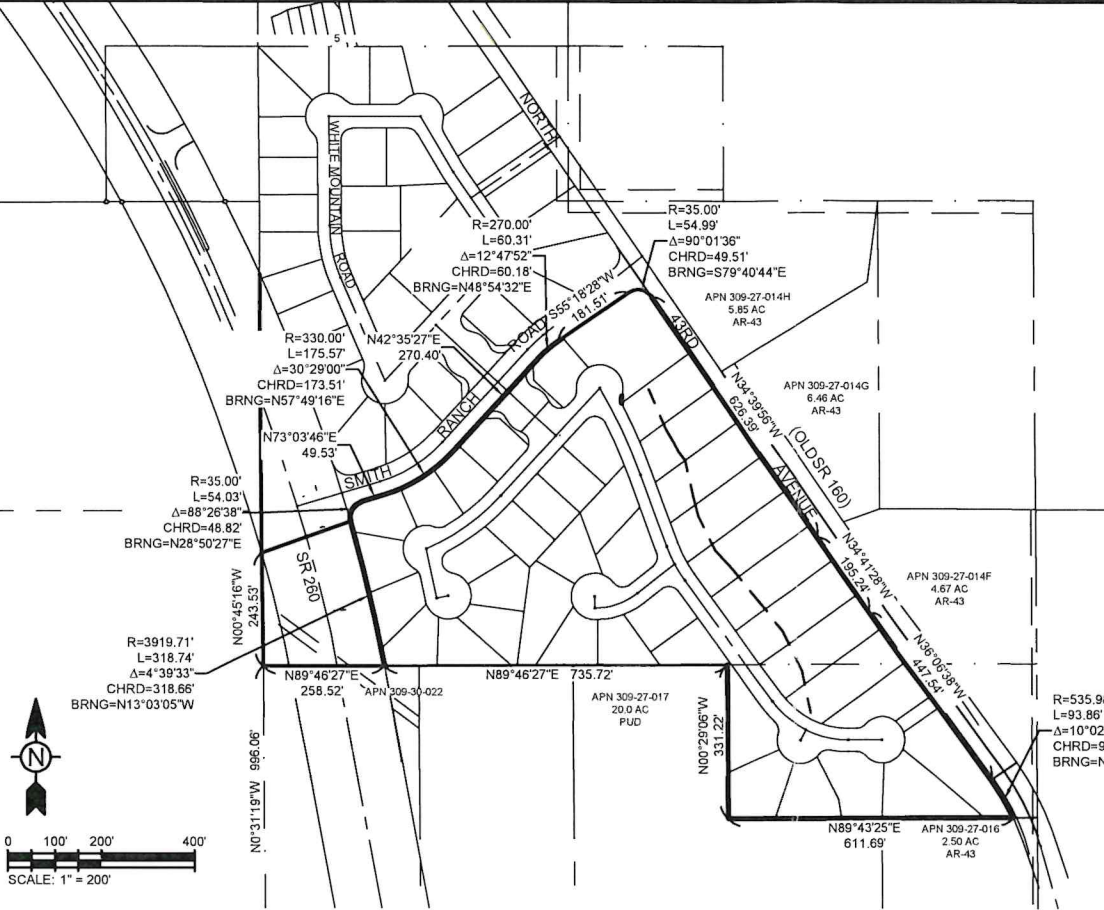
THENCE SOUTHWESTERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF 88°26'38" AN ARC LENGTH OF 54.03 FEET (CHRD. BRG. = S 28°50'27" W, CHRD DIST. = 48.82) TO A POINT OF REVERSE CURVE ON THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 260, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3919.71 FEET;

THENCE SOUTHEASTERLY AND TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°39'33", ALONG SAID RIGHT-OF-WAY, AN ARC LENGTH OF 318.74 FEET (CHRD. BRG. = S 13°03'05" E, CHRD DIST. = 318.66) TO THE TRUE POINT OF BEGINNING.

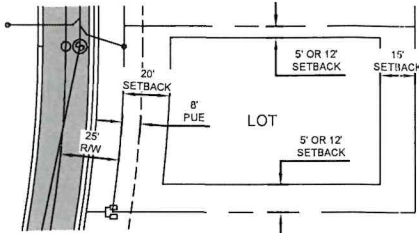
SAID PARCEL OF LAND CONTAINS 16.97 ACRES OF LAND, MORE OR LESS.

PRELIMINARY DRAINAGE STATEMENT

STORMWATER GENERALLY FLOWS IN A SOUTHEAST TO NORTHWEST DIRECTION. THE SITE WILL BE GRADED SUCH THAT FLOWS ENTERING THE SITE WILL BE DIRECTED TOWARDS STREETS THEN INTO A DETENTION BASIN. FLOWS WILL EXIT THE SITE BY WAY OF A CULVERT LEADING FROM THE PROPOSED DETENTION BASIN TO AN ADJACENT LOT LOCATED IN PHASE I. THE PROPOSED DETENTION BASIN WILL REDUCE FLOWS TO OR BELOW THAT OF PRE-DEVELOPMENT LEVELS.



TYPICAL ROADWAY SECTION
N.T.S.



TYPICAL SETBACKS
N.T.S.

OWNER / DEVELOPER

DASIA EQUITIES & FIDELITY LTD
631 WEST COMMERCE AVE,
GILBERT, ARIZONA 85233

UTILITY PROVIDERS

TELEPHONE: FRONTIER COMMUNICATIONS
ELECTRIC: NAVOPACHE ELECTRIC COOPERATIVE
TELEVISION: SPARKLIGHT
GAS: UNISOURCE ENERGY SERVICES
SOLID WASTE: WASTE MANAGEMENT
WATER: CITY OF SHOW LOW
WASTE WATER: CITY OF SHOW LOW
FIRE PROTECTION: TIMBER MESA FIRE DEPARTMENT

SITE DATA

INCLUDES PARCEL NUMBERS:
309-03-999C, 309-27-014E AND 309-27-015B

GROSS AREA OF PROJECT = 16.97 ACRES
TOTAL NO. OF LOTS = 40
GROSS ACRE/LOT = 13.15 ACRES
AVERAGE LOT SIZE = 0.33 ACRES
MAXIMUM LOT SIZE = 0.54 ACRES
MINIMUM LOT SIZE = 0.23 ACRES

TRACT A - PUBLIC INGRESS AND EGRESS, AND PUBLIC UTILITIES = 3.00 ACRES

TRACT B - PUBLIC UTILITIES, AND EMERGENCY INGRESS/EGRESS = 0.06 ACRES

TRACT C - PRIVATE DRAINAGE BASIN = 0.76 ACRES

ZONING:

ZONED R1-7X (7,000 SF MIN), PER CITY OF SHOW LOW ZONING REGULATIONS (TO REMAIN).

BUILDING SETBACKS:

FRONT - 20'
STREET SIDES - 20'
SIDE YARD - 5' OR 12'
REAR YARD - 15'

FLOOD ZONE

BASED ON F.I.R.M. PANEL NUMBER 04017C4489E, NAVAJO COUNTY, ARIZONA AND INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008
ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

- 8" W - EXISTING 8" WATER
- 4" S - EXISTING 4" SEWER
- 8" S - EXISTING 8" SEWER
- 12" W - PROPOSED 12" WATER
- 8" W - PROPOSED 8" WATER
- 8" S - PROPOSED 8" SEWER
- ... - PROPOSED FLOW LINE
- - - - EXISTING RIGHT-OF-WAY
- - - - PROPOSED RIGHT-OF-WAY
- ⊙ - EXISTING SEWER MANHOLE
- ⊙ - PROPOSED SEWER MANHOLE
- ⊙ - PROPOSED SEWER CLEANOUT
- ⊙ - PROPOSED CULVERT/STORM DRAIN PIPE
- ⊙ - EXISTING WATER VALVE
- ⊙ - EXISTING FIRE HYDRANT
- ⊙ - EXISTING WATER METER
- ⊙ - PROPOSED WATER VALVE
- ⊙ - PROPOSED WATER METER
- ⊙ - PROPOSED FIRE HYDRANT
- ⊙ - PROPOSED BLOW OFF
- ⊙ - PROPOSED STREET LIGHT
- - SLOPE ARROW
- - DRAINAGE FLOW DIRECTION
- ▬ - PROPOSED PAVEMENT
- ▬ - EXISTING PAVEMENT

APPROVAL

THIS PLAT IS APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS ____ DAY OF ____, 20__.

CHAIRMAN



PROJECT LOCATION: CLIENT INFORMATION:

Show Low, Arizona
Navajo County

Dasia Equities & Fidelity LTD
631 West Commerce Avenue
Gilbert, Arizona 85233

PROJECT NO:

180667-23001

CLIENT PROJECT NO:

180667-23001

PROJECT NOTES:

Project Manager
Gary Stapley
602-739-4653
August, 2023

ISSUED:

RECEIVED
JAN 02 2024 4:55 PM

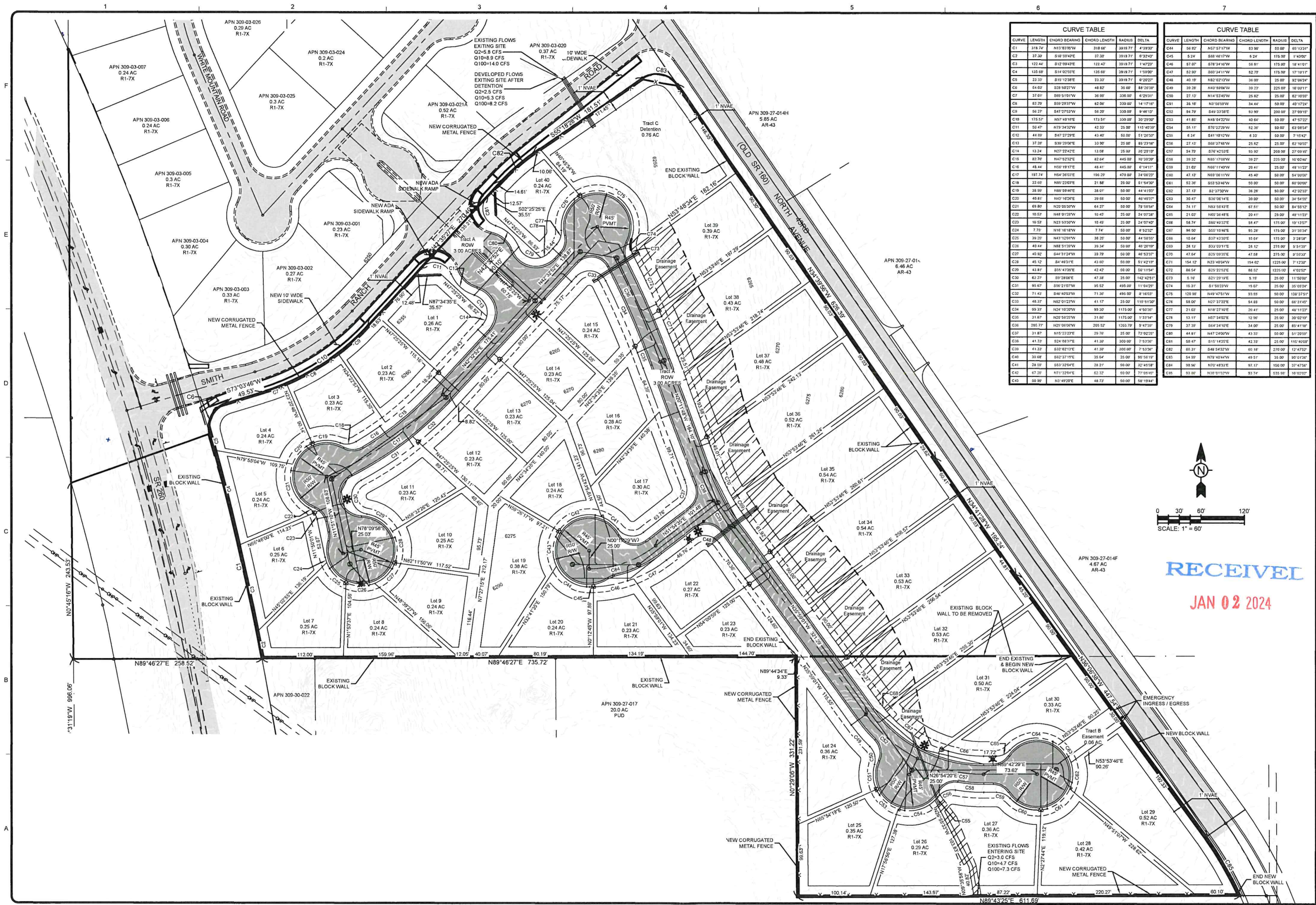
Painted Sky Engineering and Surveying, LLC

176 North Main Street
Snowflake, Arizona 85939
PHONE: 928.537.7218

<http://www.paintedskyes.com>

VICINITY MAP:





CURVE TABLE					
CURVE	LENGTH	CHORD BEARING	CHORD LENGTH	RADIUS	DELTA
C1	318.74	N113°03'55"W	318.66	3918.71	4°39'33"
C2	37.20	S10°59'42"E	37.30	3918.71	0°32'43"
C3	122.44	E12°03'42"E	122.43	3918.71	1°47'23"
C4	135.68	N14°02'55"E	135.68	3918.71	1°59'00"
C5	23.33	E12°13'38"E	23.33	3918.71	0°20'27"
C6	54.03	E28°56'27"W	48.82	350	88°39'15"
C7	37.01	S68°51'01"W	36.95	330.00	6°29'31"
C8	82.29	S59°29'37"E	82.08	330.00	14°17'16"
C9	56.27	S24°27'53"W	56.20	330.00	9°48'15"
C10	175.57	N03°49'18"E	175.51	330	30°29'00"
C11	50.47	N79°34'32"W	42.33	250	115°40'39"
C12	44.89	S47°27'29"E	43.40	50.00	51°26'33"
C13	37.20	S30°29'06"E	33.90	250	85°37'48"
C14	13.24	N27°22'42"E	13.08	250	30°29'19"
C15	82.76	N47°57'32"E	82.64	445.00	10°39'20"
C16	48.44	R56°18'17"E	48.41		61°61'11"
C17	197.74	N54°36'03"E	196.29	470.00	24°06'23"
C18	22.69	N88°23'03"E	21.88	250	51°54'30"
C19	38.99	N88°59'41"E	38.01	50.00	44°46'03"
C20	69.81	N41°16'28"E	39.68	50.00	46°49'57"
C21	69.80	N20°03'50"E	64.27	50.00	79°58'44"
C22	10.53	N48°01'38"E	10.49	250	24°07'38"
C23	10.53	N23°53'50"E	10.49	250	24°07'38"
C24	7.75	N16°16'18"W	7.74	50.00	8°32'32"
C25	39.49	N41°12'01"W	38.25	50.00	44°58'50"
C26	40.44	N88°51'39"W	39.34	50.00	46°20'37"
C27	40.92	S44°31'24"W	39.59	50.00	46°53'37"
C28	45.12	S44°48'31"E	43.60	50.00	51°42'19"
C29	43.95	S45°47'30"E	43.42	50.00	50°11'54"
C30	62.27	S79°28'06"E	47.38	250	142°42'51"
C31	95.67	S62°21'07"W	95.52	495.00	11°04'25"
C32	71.43	S46°40'53"W	71.30	50.00	81°16'03"
C33	48.37	N82°01'21"E	41.17	250	110°18'37"
C34	99.37	N24°10'20"W	99.30	1175.00	4°50'00"
C35	61.33	N20°58'27"W	51.86	1175.00	13°33'44"
C36	205.77	N28°06'00"W	205.52	1203.79	9°47'39"
C37	31.87	N15°23'32"E	28.76	250	73°02'25"
C38	41.33	S24°08'37"E	41.30	300.00	7°53'00"
C39	41.33	S30°02'12"E	41.30	200.00	7°53'54"
C40	39.68	S82°31°19"E	35.64	250	95°58'19"
C41	28.59	S72°31°55"E	28.21	50.00	32°45'58"
C42	67.20	N17°12'28"E	62.32	500	77°05'05"
C43	50.90	N31°49'22"E	48.73	50.00	58°19'54"

CURVE TABLE					
CURVE	LENGTH	CHORD BEARING	CHORD LENGTH	RADIUS	DELTA
C44	56.92	N57°37'17"W	53.90	59.00	65°13'31"
C45	5.24	S88°46'16"W	5.24	175.50	1°43'00"
C46	57.07	S78°34'16"W	56.81	175.50	18°41'01"
C47	52.90	S60°34'11"W	52.70	175.50	17°19'11"
C48	40.19	N32°02'13"W	36.00	25	92°06'24"
C49	39.28	N48°59'06"W	39.23	225.00	10°00'01"
C50	27.12	N14°53'45"W	25.82	25	62°10'09"
C51	35.18	N3°56'59"W	34.44	50.00	40°17'24"
C52	94.79	S49°33'38"E	93.90	200.00	27°09'15"
C53	41.85	N48°04'22"W	40.64	50.00	47°52'22"
C54	55.11	N46°17'22"W	52.36	50.00	63°08'54"
C55	6.34	S41°10'12"W	6.33	50.00	7°15'42"
C56	27.12	S68°37'48"W	25.82	25.00	62°10'09"
C57	94.79	S76°42'53"E	93.90	200.00	27°09'15"
C58	32.42	N30°17'00"W	30.27	215.00	10°00'48"
C59	21.63	N60°11'49"W	20.41	25.00	48°11'23"
C60	47.12	N69°08'11"W	45.40	50.00	54°00'06"
C61	52.36	S53°53'46"W	50.00	50.00	60°00'00"
C62	37.13	S27°37'30"W	36.28	50.00	42°32'33"
C63	30.47	S36°06'16"W	30.00	50.00	34°54'55"
C64	74.11	N83°58'43"E	67.51	50.00	84°55'12"
C65	21.63	N65°36'48"E	20.41	25.00	48°11'23"
C66	58.74	S80°40'32"E	58.47	175.00	19°13'35"
C67	96.50	S55°16'48"E	95.28	175.00	31°30'34"
C68	10.64	S37°43'30"E	10.64	175.00	3°28'58"
C69	28.13	S33°03'11"E	28.12	215.00	5°51'39"
C70	47.64	S25°09'30"E	47.58	215.00	3°50'32"
C71	154.12	N23°48'04"W	154.02	1225.00	71°12'30"
C72	86.64	S25°27'33"E	86.52	1225.00	4°02'52"
C73	5.16	S21°29'19"E	5.10	25.00	11°50'00"
C74	15.31	S1°58'23"W	15.09	25.00	35°02'24"
C75	120.98	N49°47'51"W	93.55	90.00	138°37'15"
C76	58.00	S27°37'22"E	54.65	50.00	68°13'45"
C77	21.63	N18°27'40"E	20.41	25.00	48°11'23"
C78	13.11	S67°34'02"E	12.96	50.00	30°02'19"
C79	37.39	S64°34'10"E	34.00	50.00	65°41'48"
C80	48.81	S67°24'00"W	43.33	50.00	51°20'59"
C81	50.47	S15°14'25"E	42.33	25.00	115°40'48"
C82	60.21	S48°54'32"E	60.18	270.00	12°47'53"
C83	54.99	N79°40'44"W	40.53	50.00	90°01'36"
C84	95.96	N70°48'53"E	97.17	150.00	37°45'50"
C85	93.80	N30°01'52"W	93.74	535.98	10°02'02"



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[illegible]

Dasia Equities & Fidelity LTD
631 West Commerce Ave, Gilbert Arizona 85233

PRELIMINARY PLAT FOR ENTRADA

Project No.:	180667-23001
Designed By:	JDFC
Drawn By:	JDFC
Checked By:	DLB

V-101

1 of 2