

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Williams Planning and Zoning Commission will hold a public hearing on Thursday, December 17, 2020 at 7:00 p.m. and the City Council will hold a public hearing on Thursday, January 14, 2021, at 7:00 p.m. in City of Williams Council Chambers located at 113 S. First Street, Williams, Arizona, 86046. All interested persons may attend and address their comments to the Commission/City Council, or may submit written comments to the Commission/City Council at the above address.

The following public matter will be heard: Request by Steve Iverson (Fairway in the Pines), for Final Plat approval of a proposed 35 lot subdivision, located in the 2800 block of Country Club Rd. APN 202-24-001L.

For further information, please contact Tim Pettit, Community Development Director 928-635-4451 ext. 208 or e-mail [tpettit@williamsaz.gov](mailto:tpettit@williamsaz.gov) .

**REPORT TO:**

**PLANNING & ZONING COMMISSION**

**CASE NO.** Final Plat FP.2019-05-02; Steve Iverson "Fairway in the Pines"

**DRT MEETING:** March 27, 2019

**PPlat-PLANNING & ZONING COMMISSION MEETING:** June 20, 2019

**PPlat-CITY COUNCIL MEETING;** June 27, 2019

**PLANNING & ZONING COMMISSION MEETING:** December 17, 2020

**CITY COUNCIL MEETING:** January 14, 2020

**REQUEST:** Final Plat approval by Steve Iverson, Fairway in the Pines.

**PROPOSED LAND USE:** 35 lot R-2 subdivision

**SITE LOCATION:** 2801 Country Club Rd. APN 202-24-001L

**SITE SIZE:** 7.24 acres

**CONFORMANCE TO CITY OF WILLIAMS GENERAL PLAN:**

According to the General Plan adopted December 2013, this request is in compliance with our General Plan. This area is currently zoned R-2 Residential.

**EXISTING AND SURROUNDING ZONING & LAND USE:**

- On-site – Residential 1 & 2 family (R-2) / Vacant Land*
- East – Estate Residential (ER) / Developing Subdivision
- North – City of Williams/ Golf Course
- West – Agricultural Residential (AR) / Vacant Land
- South – Agricultural Residential (AR) / Single Family Homes

**ACCESS ROAD STATUS:**

Property has accessed off of Country Club Rd.

**EXISTING UTILITIES AND SERVICES STATUS:**

- Water, Sewer, Police Protection & Trash Collection – City of Williams;
- Fire Protection – City of Williams Volunteer Fire Department;
- Electricity – APS;
- Natural Gas – UniSource;
- Telephone – CenturyLink.

**PROPOSED UTILITIES:** Water, Sewer, Electric, Natural Gas and Centurylink

**BACKGROUND:**

1. Final Plat application was submitted and all fees have been paid.
2. Preliminary Plat was approved by City Council June 27, 2020
3. Notice of Public Hearing was published in the local paper on December 2<sup>nd</sup> and December 9<sup>th</sup>, 2020
4. Notice of Public Hearing was posted on site, mailed to property owners within 300 feet and posted at City Hall, on December 2, 2020.
5. To date \_\_\_\_\_ response have been received.
6. The status of required documentation and or issues as follows:
  - All conditions of the Preliminary Plat have been met.
  - Variance request of 5' side yard setbacks was approved during Preliminary Plat and moves forward to Final Plat.
  - The construction documents have been submitted and reviewed by Woodson Engineering and staff and are substantially complete to move forward.
  - Utilities have been approved and signed off on Final Plat
  - Development agreement is 90% complete and will need to be 100% and fees paid prior to sign off of the Final Plat and recording.
  - CCR's are final and are in place.
  - Financial assurances /bond will need to be in place prior to sign off of the Final Plat and recording.
  - All reports are updated and complete (Water and Sewer Impact Analysis, Traffic Impact Analysis, Stormwater and Subdivision Report)

**STAFF RECOMMENDATION:**

Staff recommends approval of the Final Plat for Fairway in the Pines, 35 lot subdivision.

**MODEL MOTIONS-****FOR APPROVAL:**

I move to recommend the request by Steve Iverson for Final Plat approval of the 35 lot subdivision known as "Fairway in the Pines".

**FOR DISAPPROVAL:**

I move to deny the request by Steve Iverson for the proposed subdivision on APN 202-24-001L

# FAIRWAY IN THE PINES AT WILLIAMS COUNTRY CLUB

LOCATED IN THE NW 1/4 OF SECTION 31  
TOWNSHIP 22 NORTH, RANGE 2 EAST, C. AND S.R.M.  
WILLIAMS, ARIZONA  
FINAL PLAT

## SUBMISSION NOTES

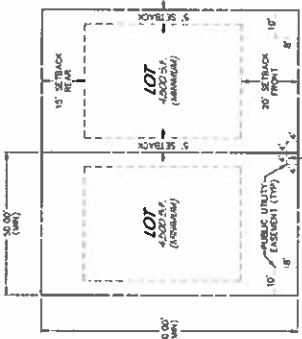
TRACTS 'A' & 'B' ARE TO BE DEDICATED TO THE CITY OF WILLIAMS FOR PUBLIC RIGHT OF WAY.  
TRACTS 'C' & 'D' SHALL BE OPEN SPACE, BUSH DRIVE BODIES AND POTENTIAL OFF-STREET PARKING  
DEDICATED TO THE HOA-OWNERS ASSOCIATION.  
THE SUBDIVISION ROADWAYS ARE PUBLIC ROADS AND CONSIST OF 30' OF A.C. PAVEMENT WITH ROLLED  
GRAVEL UNDERLAY. DRIVEWAYS SHALL HAVE A 4' SIDEWALK ADJACENT TO THE CURB ON BOTH  
SIDES. THE ROADWAY AND DRIVEWAY UTILITIES ARE TO BE LOCATED WITHIN THE NEW PORTION OF WAY  
(EXCEPT FOR SERVICE SERVICES).  
TRASH RECEPTACLES SHALL BE SITED INSIDE THE LOT OWNERS GARAGE.  
ALL STRUCTURES WILL HAVE A 10' MINIMUM SETBACK AND ALL BUILDING SHALL HAVE A 10' BUILDING TO  
BUILDING SETBACK. A VARIANCE FROM THE REQUIRED SETBACKS HAS BEEN GRANTED BY  
THE CITY OF WILLIAMS.

**LEGAL NAME OF SUBDIVISION:**  
FAIRWAY IN THE PINES AT WILLIAMS COUNTRY CLUB

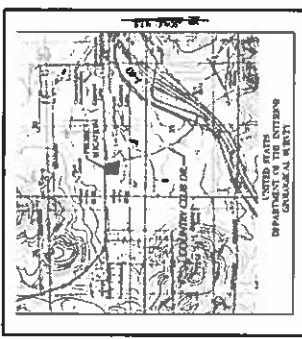
**DESCRIPTION:**  
A SUBDIVISION OF A PARCEL OF LAND IN THE CITY OF WILLIAMS, ARIZONA, LOCATED IN THE NORTHWEST  
CORNER OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST, C. AND S.R.M., AS SHOWN  
ON INSTRUMENT NO. 3392907, COCONINO COUNTY RECORDS OFFICE.

**COMMISSIONER'S ADDRESS:**  
77400141 ADDRESS

**NOTARIAL CERTIFICATE:**  
I, \_\_\_\_\_, CLERK AND RECORDER OF COCONINO COUNTY, ARIZONA, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020, AND IS RECORDED IN PLAT BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_.



## TYPICAL LOT DIMENSIONS SCALE 1/8"



## PROJECT INFORMATION

**SUBDIVISION NAME:** FAIRWAY IN THE PINES AT WILLIAMS COUNTRY CLUB  
**ADDRESS:** 2807 COUNTRY CLUB ROAD, WILLIAMS, AZ, 86046

**NUMBER OF SINGLE FAMILY LOTS:** 35  
**GROSS SQUARE FOOTAGE:** 315,376  
**GROSS ACREAGE:** 7.24067 = 686,283 S.F.  
**PUBLIC A.C.W. DEDICATION:** 2,026,670 = 686,283 S.F.  
**NET SQUARE FOOTAGE:** 232,093  
**NET ACREAGE:** 5.27334 =  
**OPEN SPACE:**  
**TRACT 'C':** 7,356 S.F.  
**TRACT 'D':** 5,960 S.F.  
**GROSS FOOTPRINT OF SETBACKS:** 117,336 S.F. = 37.21%  
**TOTAL:**  
**CROSS DENSITY:** 35 / 7.24 = 4.83 UNITS / ACRE  
**NET DENSITY:** 35 / 5.27 = 6.72 UNITS / ACRE

**UNITS PER ACRE:**  
**ASSESSORS PARCEL NUMBER:** 202-24-0011  
**EXISTING ZONING DISTRICT:** R-2  
**PROPOSED USE:** SINGLE FAMILY DETACHED  
MINIMUM LOT DIMENSIONS:  
MIN LOT WIDTH: 40'  
MIN LOT DEPTH: 30'

**BUILDING SETBACKS:**  
FRONT = 20' MIN  
SIDE = 5' MIN  
REAR = 15' MIN  
BUILDING SEPARATION = 10' MINIMUM  
BSR = 15' MIN

**OWNER/DEVELOPER:** PHANTOM RANCH, L.L.C.  
156 FAIRWAY DRIVE  
WILLIAMS, AZ 86046

**INDEX OF SHEETS**  
1 COVER SHEET AND SUBDIVISION INFORMATION  
2 FINAL PLAT

**SHEET NO. 1 OF 2**

## FEMA INFORMATION

NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A FEMA  
DEVELOPED HAZARD ZONE (SEE FEMA PANEL D4020200250)

## SURVEY NOTE

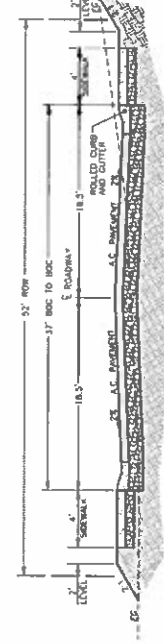
SUBDIVISION BOUNDARY INFORMATION HEREON IS BASED ON A RECORD OF SURVEY  
AND RECORDED IN INSTRUMENT NO. 3392907, COCONINO COUNTY RECORDS OFFICE.

## UTILITY COMPANY ACKNOWLEDGMENT

UTILITY COMPANY	DATE
ARIZONA PUBLIC SERVICE	_____ DATE _____
UNISOURCE ENERGY	_____ DATE _____
CITY WATER	_____ DATE _____
CITY SEWER	_____ DATE _____



I HEREBY CERTIFY THAT THIS PLAT HAS BEEN MADE BY ME OR BY AN  
AGENT UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY  
KNOWLEDGE.



**TYPICAL PUBLIC ROADWAY SECTION**  
(GRADE CATTLE AND ROOST CARVE) NOT TO SCALE

**NOTARIAL CERTIFICATE:**  
I, \_\_\_\_\_, CLERK AND RECORDER OF COCONINO COUNTY, ARIZONA, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020, AND IS RECORDED IN PLAT BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_.

**LEGAL DESCRIPTION**  
Record of Survey Instrument 3392907

Beginning at the W 1/4 corner of said section 31, a found USD BLM brass cap:  
Thence South 86°59'42" West a distance of 417.04 feet;  
Thence South 00°48'29" East a distance of 654.90 feet;  
Thence North 80°10'50" East a distance of 419.85 feet;  
Thence North 86°57'27" East a distance of 157.42 feet;  
Thence North 11°50'58" East a distance of 334.93 feet;  
Thence South 86°54'57" West a distance of 932.8 feet;  
Thence North 00°55'26" West a distance of 326.31 feet to the Point of Beginning.

# FAIRWAY IN THE PINES AT WILLIAMS COUNTRY CLUB

LOCATED IN THE NW 1/4 OF SECTION 31  
TOWNSHIP 22 NORTH, RANGE 2 EAST, C. AND S.R.M.  
WILLIAMS, ARIZONA

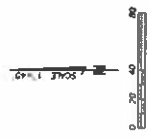
## FINAL PLAT

11/06/20  
11/06/20  
AT WILLIAMS COUNTRY CLUB  
FAIRWAY IN THE PINES  
FINAL PLAT

**Mogollon**  
ENGINEERING  
SURVEY NO. 201-24011  
Phone 928-214-0214  
Flagstaff, Arizona 86001



DATE: 11/06/20  
PROJECT NO. 201-24011  
SHEET NO. 2 OF 2  
CITY PROJECT

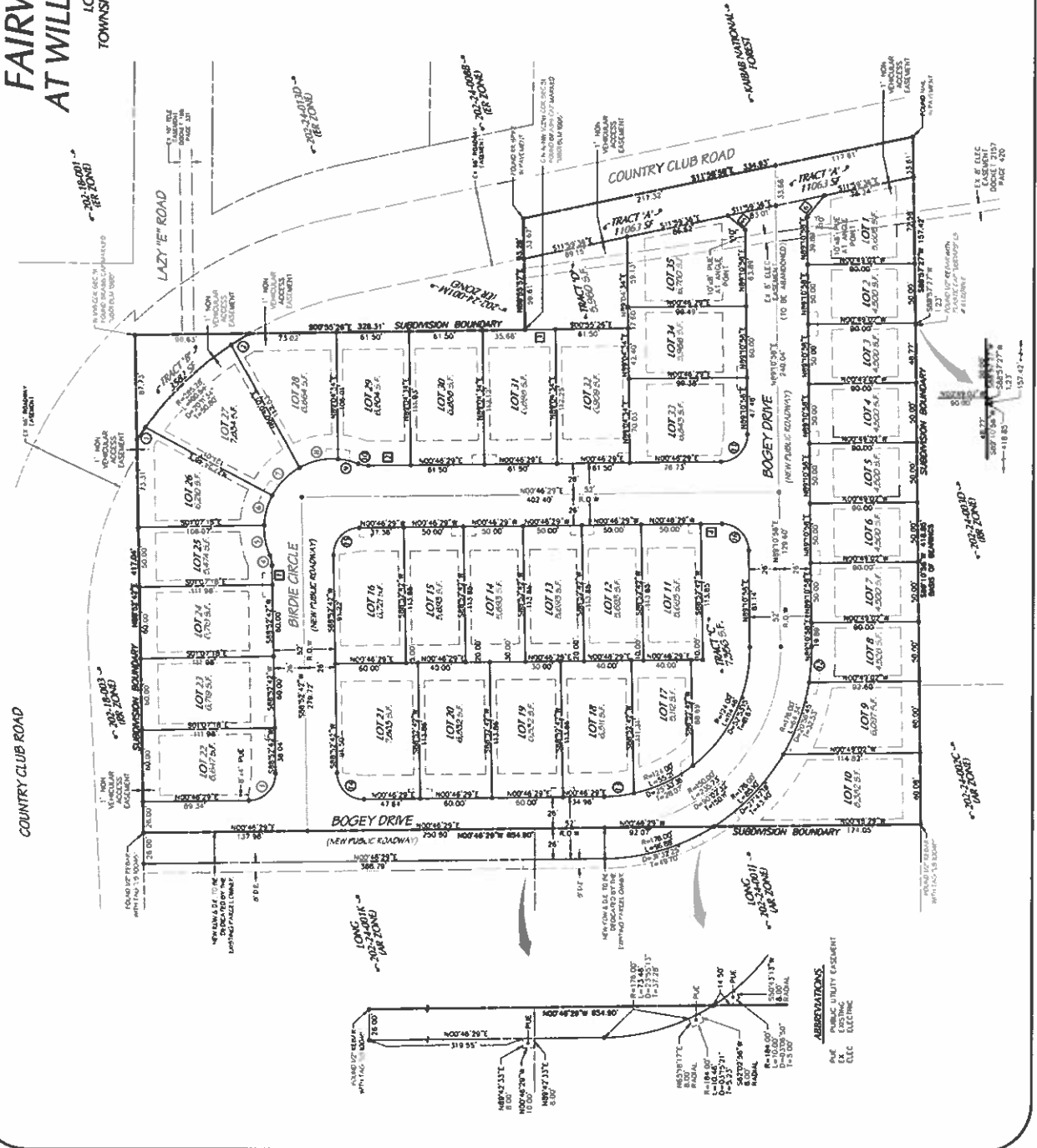


LINE DATA

#	BEARING	DISTANCE
1	S88°32'42"W	19.33
2	N00°48'29"E	35.86
3	S00°53'20"E	26.84
4	N00°48'29"E	17.27
5	N88°35'41"E	19.60
6	S51°24'18"W	23.18

CURVE DATA

#	RADIUS	LENGTH	DELTA	ANGLE
1	269.98	12.27	107.3316°	6.56
2	268.28	18.20	159.9616°	9.10
3	27.50	35.48	180.2049°	22.62
4	38.00	20.81	229.2950°	13.12
5	38.00	28.11	259.4948°	13.28
6	38.00	33.88	327.2758°	17.44
7	38.00	27.57	172.1151°	8.85
8	32.00	8.74	27.1541°	4.43
9	32.50	35.38	160.2537°	23.52
10	176.00	20.26	105.9106°	15.17
11	176.00	20.26	117.3841°	12.84
12	72.50	20.21	68.5911°	20.26
13	22.50	35.48	180.2049°	22.64
14	22.50	35.43	187.3728°	22.48



**ABBREVIATIONS**  
 PUE PUBLIC UTILITY EASEMENT  
 EX EXISTING  
 ELEC ELECTRIC



## COMMITMENT FOR TITLE INSURANCE

Issued by

Pioneer Title Agency, Inc.

Order Number: 208776 BA  
Escrow Officer: Bobbie Acklin at (928) 774-3000

First Amendment

### EXHIBIT A LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Coconino, State of Arizona, and is described as follows:

That part of Lot 5, Section 31, Township 22 North, Range 2 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, together with that portion of Lot 14, Section 31, Township 22 North, Range 2 East, according to Book 13 of Surveys, page 69, records of Coconino County, Arizona, and part of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 31, Township 22 North, Range 2 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, lying Westerly of the centerline of Country Club Road, as it existed on August 1, 2002, described as follows:

Beginning at the Northwest corner of said Northwest Quarter of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 31, which is also the Northeast corner of said Lot 5 (found U.S. Dept. of the Interior Bureau of Land Management Brass Cap marked W 1/16 S 30/31 1995;

Thence South 00 degrees 43 minutes 00 seconds East (record) South 00 degrees 37 minutes 47 seconds East (measured) along the West line of said Northwest Quarter of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 31, and the East line of said Lot 5, a distance of 37.57 feet to a non-tangent point on a curve on the centerline of said Country Club Road, said point being marked with a P.K. nail in pavement, concave to the Southwest, whose center bears South 50 degrees 54 minutes 06 seconds West, having a radius of 318.28 feet and an interior angle of 27 degrees 23 minutes 41 seconds;

Thence Southeasterly along said curve and said centerline, a distance of 152.18 feet, together with a chord bearing South 25 degrees 29 minutes 16 seconds East (record) South 25 degrees 24 minutes 03 seconds East (measured), having a chord distance of 150.73 feet to a non-tangent point on said centerline of Country Club Road, said point being marked with a small aluminum cap in pavement marked "LS 11369";

Thence South 11 degrees 48 minutes 32 seconds East and South 11 degrees 44 minutes 00 seconds East (record) South 11 degrees 47 minutes 00 seconds East (measured) along said centerline of Country Club Road and the East line of said Lot 14, a distance of 491.51 feet (record) 491.48 feet (measured) to a found nail in pavement;

Thence South 89 degrees 09 minutes 42 seconds West (record and measured) a distance of 157.66 feet (record), 157.81 feet (measured) to the Southeast corner of said Lot 5 and a found yellow-capped rebar marked 'USDAF RLS 821';

Thence South 89 degrees 10 minutes 58 seconds West (measured) along the South line of said Lot 5, a distance of 418.68 feet to the Southwest corner of the East 1/3 of said Lot 5 (measured by distance);

Thence North 00 degrees 29 minutes 03 seconds West along the West line of the East 1/3 of said Lot 5, a distance of 657.39 feet to the Northwest corner of said Lot 5 (measured by distance);

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by FIRST NATIONAL TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

FNTI Form No.: Com16 ALTA Commitment for Title Insurance Adopted 8-01-2016

Page 2

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COMMITMENT FOR TITLE INSURANCE  
Issued by  
**Pioneer Title Agency, Inc.**

Order Number: 208776 BA  
Escrow Officer: Bobbie Acklin at (928) 774-3000

**EXHIBIT A**  
(Continued)

Thence North 89 degrees 11 minutes 46 seconds East along the North line of said Lot 5, a distance of 417.01 feet to the Point of Beginning;

**EXCEPTING THEREFROM**, that part of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 31, Township 22 North, Range 2 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, lying Westerly of the centerline of Country Club Road, as it existed on August 1, 2002, described as follows:

Beginning at the Southwest corner of said Northwest Quarter of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 31, being marked with a US Department of the Interior Bureau of Land Management Brass Cap marked CNN Northwest quarter 1/256 831 1995;

Thence North 00 degrees 43 minutes 00 seconds West along the West line of said Northwest Quarter of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 31, a distance of 290.81 feet to a non-tangent point on a curve concave to the Southwest whose center bears South 50 degrees 48 minutes 53 seconds West having a radius of 318.28 feet and an interior angle of 27 degrees 23 minutes 41 seconds, said point being a point on said centerline of Country Club Road being marked with a P.K. nail in pavement;

Thence Southeasterly along said curve and said centerline a distance of 152.18 feet, together with a chord bearing South 25 degrees 29 minutes 16 seconds East having a chord distance of 150.73 feet to a non-tangent point on a said centerline of Country Club Road, said point being marked with a small aluminum cap in pavement marked LS11369;

Thence South 11 degrees 48 minutes 32 seconds East along said centerline of Country Club Road, a distance of 156.63 feet to a point on a South line of said Northwest Quarter of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 31, being marked with a railroad spike in pavement;

Thence South 89 degrees 08 minutes 04 seconds West along said South line of said Northwest Quarter of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 31, a distance of 93.29 feet to the Point of Beginning.

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