



NAVAJO COUNTY
PUBLIC WORKS

**SUBDIVISION STAFF
REPORT**

**REQUEST: APPROVAL OF TENTATIVE PLAT
"BATTLE CANYON RANCHES"**

APPLICANT/OWNER: Alisa Templeton
PARCEL LOCATION: Winslow

APN's: 108-21-008, 009, 010, 015, 016

Legal: T18N, R16E, Section 17 Supervisor District: II – Supervisor - Jessie Thompson
Area: Winslow **Direction:** Highway 99 South to Ichiban, Right on Ichiban 1.3 miles
left on Ostrich, 0.5 mil Left on Battle Canyon to Clear Creek Canyon Ranch Unit 2,
Lots 8, 9, 10, 15, & 16

ZONING: RU-1

SUBDIVISION INFORMATION:

Proposed Subdivision Name: **Battle Canyon Ranches**

Point of Contact: **Alisa Templeton**

Gross Area of Subdivision: **200 ± ACRES**

Total Number of Residential Units:

40

Approximate Unit Size: **5 ACRES**

Roads: **PRIVATE/GRAVEL**

Sanitation: **Transfer Station in Winslow**

Variances Requested:

1. **SECTION 3.6 Street Design. (ALL ROADS WILL BE PRIVATE GRADED ROADS.)**
2. **SECTION 3.7 Lot Planning. Corner # 24 & #29 lots are not generally larger.**
3. **SECTION 3.8 Easement Planning. Easements are not provided outside the ROW.**
4. **SECTION 3.12 Water System. COMMUNITY WATER SYSTEM – A.D.E.Q.**
5. **SECTION 3.12 Water System. Fire Hydrants are not provided.**

PUBLIC WORKS COMMENTS:

PLANNING & ZONING:

The Developer has submitted proper paper work for the Tentative Plat for this development. The proposed use is off grid living utilizing solar and wind power. Water will be provided by wells, with an existing well that is 230 feet deep. Lots will have access to this well and tank for water, in the future as more lots are developed, they can foresee other wells in each quadrant. Sewer will be either conventional or alternative septic systems or compost toilets. The Navajo County rules and regulations will be followed. The lots will have deed restrictions that will not allow further splits. The submittal meets all our requirements for a Tentative Plat. Planning & Zoning staff recommends conditional approval of the Tentative Plat with the conditions as listed below.

Initial: D.W. Date: 8-17-15

ENGINEERING:

The plan the Developer submitted provides sufficient information for us to recommend approval of the Tentative Plat with the following stipulations:

1. Detention basin requirements need to be established for this development and additional details for the drainage system will be required with the improvement plans.
2. A Traffic Impact Analysis will be required prior to Final Plat approval.
3. A Roadway Improvement Plan, Constructed and approved by County engineering.

Initial: B.B. Date: 8-17-15

FLOOD CONTROL:

A Drainage Report shall be required that incorporates all the drainage basins and provides preliminary information regarding the size of the offsite flows and on-site flows for the 100 year event. The Drainage Report proposes to reroute the offsite waters via a 15 foot ditch. The Drainage Report proposes to size all drainage culvert crossing under roadways.

Initial: B.B Date: 8-17-15

RECOMMENDATION:

CONDITIONAL APPROVAL

RECOMMENDED CONDITIONS:

1. Variances shall be requested in accordance with Section 4.12 and justified. The Tentative Plat approval is conditional upon applying for a Final Plat approval within a 24 month period from the date of the Tentative Plat approval. If the Final Plat submittal is not in place within this time period and if an extension of time is not requested from the Planning & Zoning Commission, the Tentative Plat will expire and become invalid.
2. All technical requirements of the Subdivision Regulations and Requirements, Flood Control Ordinance, Building Safety Ordinance and applicable codes shall be adhered to and approved at the proper Tentative Plat, Final Plat or Building Permit and construction phase (to include, without limitation, the Traffic Impact Analysis, Flood Plain Study, Drainage Study, Construction Improvement Plans and Grading Plans).
3. No roads inside the subdivision will be maintained by Navajo County. Road maintenance and infrastructure inside the subdivision will be the responsibility of the applicant and Home Owners Association.
4. The developer to determine jurisdictional and other Corps requirements shall consult the Army Corps.

NAVAJO COUNTY PUBLIC WORKS DEPARTMENT

PLANNING & ZONING

Post Office Box 668 - 100 East Carter Drive
Holbrook, Arizona 86025
(928) 524-4100 FAX (928) 524-4399

TENTATIVE PLAT APPLICATION

OWNER INFORMATION:

OWNER'S NAME: ALISA J. TEMPLETON

AGENT/POINT OF CONTACT: SAME

CONTACT PHONE NO.: 928-853-3661 FAX NO.: EMAIL EXTREMEMEASURES@Q.COM

MAILING ADDRESS: 10800 NIGHTHAWK LANE

CITY: FLAGSTAFF STATE: AZ ZIP CODE: 86004

SUBJECT PARCEL INFORMATION:

LEGAL DESCRIPTION: T 18 N-R 16 E, SECTION 17, ASSESSOR PARCEL NO.: 108-21 -008-009-016-015-016

SUBDIVISION NAME: CLEAR CREEK CANYON RANCH UNIT TWO LOT: 8, 9, 10, 15, 16

RURAL ADDRESS: 801, 851, 852 BATTLE CANYON RD AREA: 0100

PARCEL SIZE: 260 ACRES +/- TOTAL DATE OF OWNERSHIP: 2002 (LOT 8) 2003 (9, 10, 15) 2003 (16)

PRESENT USE OF PROPERTY: VACANT

GENERAL DIRECTION TO PARCEL: HWY 99 SOUTH TO ICHABON. RT ON ICHABON 1.3 MILES LEFT ON OSTRICH 0.5 MILES LEFT ON BATTLE CANYON 0.5 MILES TO GATE

CURRENT ZONING: (Please Check appropriate Zoning Classification)

A-Gen RU-20 RU-10 RU-5 X RU-1 R1-43 R1-10
R-2 R-3 C-R I-1 I-2 Special Development

REQUESTED SPECIAL DEVELOPMENT ZONING: Residential Commercial Industrial Mixed

CALCULATED FEE: \$1300.00 (\$500 plus \$20 per lot.)

OWNER'S AFFIDAVIT:

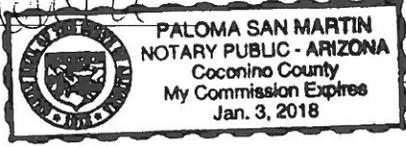
I, (print name) ALISA J. TEMPLETON, being duly sworn, depose and say that I am an owner of the property involved in this application and that the information herewith submitted is true and correct to the best of my knowledge.

Owner's Signature

STATE OF ARIZONA)
) SS
COUNTY OF COCONINO

Sworn and subscribed before me on this 21 Day of July, 2015

Notary Public



01/03/2018
My Commission Expires

To: Planning and Zoning
Navajo County, AZ

August 2nd, 2015

Re: INTENT FOR THE DEVELOPMENT OF BATTLE CANYON RANCHES (REVISED)

A 40 lot Subdivision of Lots 8, 9, 10, 15 & 16 of Clear Creeks Ranches Unit 2
In Section 17, T18N, R16E G&SRB&M Navajo County, Arizona

Owner & Developer: Alisa J. Templeton
10800 Nighthawk Lane
Flagstaff, AZ 86004 928.853.3661

Battle Canyon Ranches is a subdivision of 200 acres into 5 acre +/- lots just west of Clear Creek Canyon. A portion of the subdivision extends into Battle Canyon along the North. No building will be allowed within the canyon. The intent is for this subdivision to be a community of people who are interested in sustainable, off the grid living. The land is rolling hills with areas of sandstone outcrops and magnificent views.

Once the Tentative Plat is approved I will form Battle Canyon Ranches, LLC.

The roadway easements are laid out to follow existing paths in order to make access to the lots feasible, particularly Lots 1-8. All roadway easements are 50.00 feet in width and also designated as utility easements although at this time no underground utility systems are planned for. The two turn around easements have a radius of 50.00 feet.

The City of Winslow owns the parcel to the Southeast of the subdivision where a 5 million gallon reservoir was built many years ago. It is no longer in use. A roadway will be graded in along the South line of the subdivision allowing for both legal and physical access by City employees to the Northwest corner of their property. The City also has an easement 50 feet in width across the subdivision as shown on the plat. Remnants of a water line and the bases of old power poles are found along this route. Winslow got it's water from Clear Creek Canyon pumped into the 5 million gallon reservoir and the piped to the City. This line is no longer viable or in use. However until such time as the City of Winslow agrees to abandon this easement in exchange for an alternate route along roadway and utility easements in the subdivision, no building of structures will be allowed within this easement.

Sewage will be handled by individual septic systems. Each lot owner will have to abide by the Navajo County Health Department standards for sewage disposal. It is anticipated that some of the lots will require alternative systems.

Lot 9 currently has a well on it with a 1500 gallon tank. It is my intent that this lot will be owned by me and that I will build a house there in the next year. I plan on putting a large capacity tank (5000 gallon) on Lot 8 that my well will pump to and keep filled. Lot 8 will be owned by Battle Canyon Ranches, LLC. Other lot owners will be able to use the water from this tank. As the subdivision develops it is possible that others will want to drill either group or individual wells.

Lot 8, the community lot, will be the site of a gathering area with possibly a cabana, a storage area for large tools that can be shared by the homeowners, along with a cabin that can be used by visitors to the subdivision. It will have it's own septic system. It could also have more park like amenities and access to the state land and to Clear Creek Canyon.

The CC&R's will state that these lots cannot be split any further. The area is zoned RU-1 but it is my view that the land would be better suited to less density.

This subdivision will not be serviced by any electric utility company. All lots will be off-grid living utilizing solar and wind power.

Roads will be graded in and appropriately sized culverts installed. Ichabon Road and Ostrich Lane are nicely graded roads in dedicated easements. Both Battle Canyon Road and Aquarius Drive will be upgraded and culverts installed.

Trash and recycle will be taken to the transfer station in Winslow.

There is no natural gas service in this area. Propane tanks will be the gas source.

Telephone, TV, Internet will all be the responsibility of the individual lot owners.

No traditional mobile homes will be allowed. Lot owners will be encouraged but not required to use alternative building techniques. Lot owners will be encouraged to use passive solar, grey water and rain water catchment systems. County regulations will be followed for building permits and setbacks.

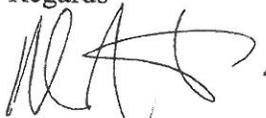
I have spoken with the Chief of the Winslow Fire Department. They will be the responders to 911 calls. There is also a private ambulance service that respond to medical calls.

This area designated as ZONE X as per FEMA Panel No 04017C3250E effective date of September 26, 2008.

I will be providing you with a letter from a licensed Civil Engineer as regards any impact this development might have on storm water runoff.

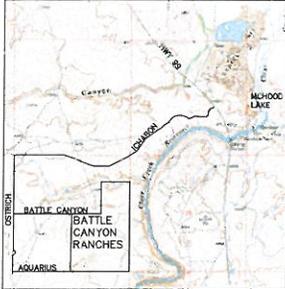
Thank you for your consideration. Please let me know if you need any additional information.

Regards

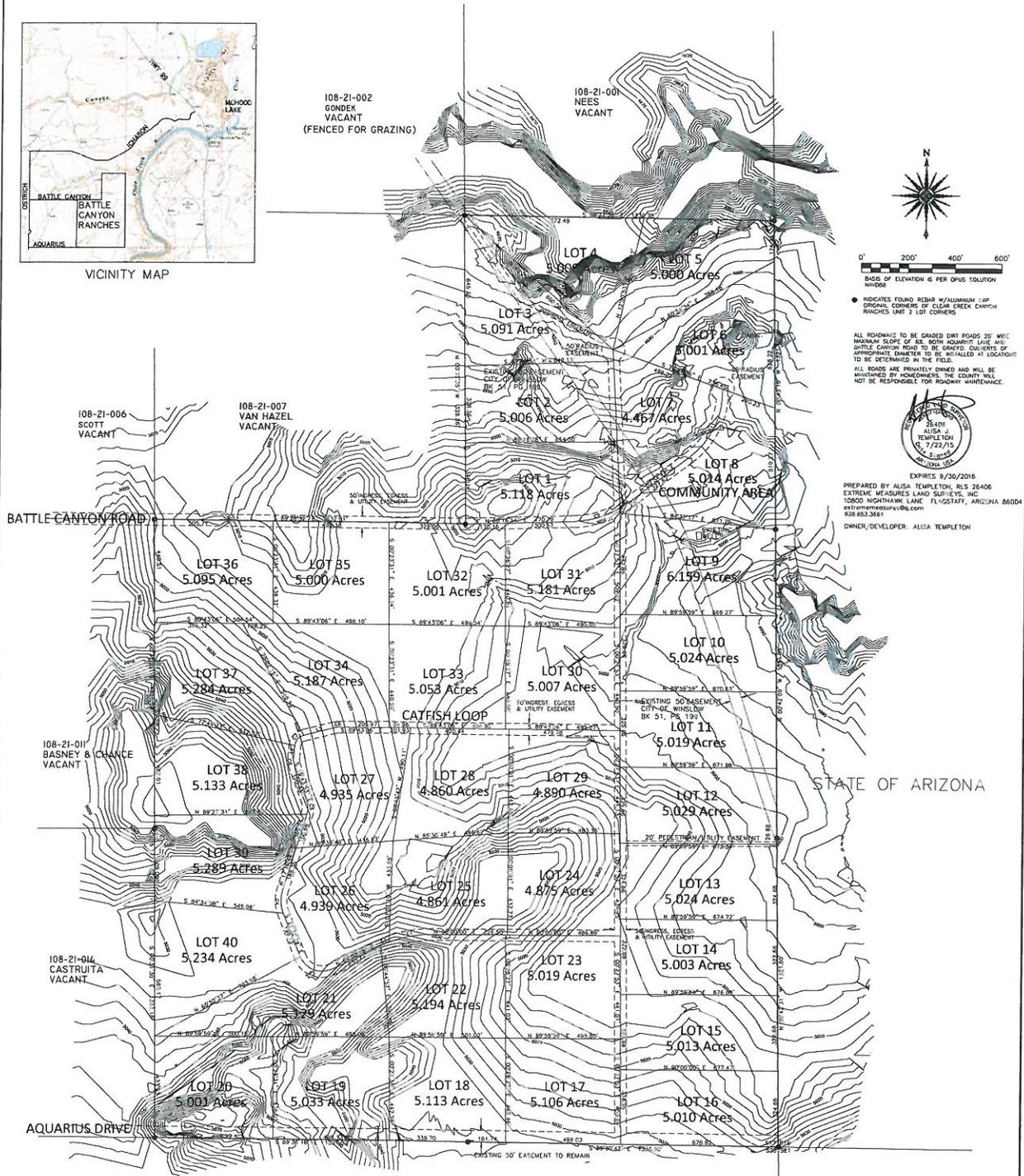


Alisa J. Templeton

TENTATIVE PLAT OF BATTLE CANYON RANCHES
 A SUBDIVISION OF LOTS 8,9,10,15 & 16 OF CLEAR CREEK RANCHES UNIT 2
 SITUATED IN SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, G&SRB&M
 NAVAJO COUNTY, ARIZONA



VICINITY MAP



BASE OF ELEVATION IS PER DPUS SOLUTION
 INDICATES FOUND REBAR W/ALUMINUM CAP
 ORIGINAL CORNERS OF CLEAR CREEK CANYON
 RANCHES UNIT 2 LOT CORNERS
 ALL ROADWAYS TO BE GRADED DIRT ROADS 20' W/CH
 MAXIMUM SLOPE OF 8% BOTH SIDINGS DUE AND
 BATTLE CANYON ROAD TO BE GRADED CURB/TOE OF
 APPROPRIATE DIMENSIONS TO BE INSTALLED IN LOCATION
 TO BE DETERMINED IN THE FIELD.
 ALL ROADS ARE PRIVATELY OWNED AND WILL BE
 MAINTAINED BY HOMEOWNERS. THE COUNTY WILL
 NOT BE RESPONSIBLE FOR ROADWAY MAINTENANCE.



EXPIRES 8/30/2016
 PREPARED BY ALESIA TEMPLETON, NLS 25496
 EXTREME MEASURES LAND SURVEYS, INC.
 12800 NORTHWAY LANE FLG STAFF, ARIZONA 86004
 extrememeasures@msn.com
 920.653.3681
 OWNER/DEVELOPER: ALESIA TEMPLETON

STATE OF ARIZONA

108-08-007
 CITY OF WINSLOW
 ABANDONED WATER RESERVOIR

LINE	BEARING	DISTANCE
L1	N 80°00'00" W	67.7
L2	N 80°00'00" W	135.4
L3	N 70°00'00" E	135.4
L4	S 89°43'06" E	201.87

LINE	RADIUS	START ANGLE	STOP ANGLE	CHORD BEARING	DELTA ANGLE
C1	500.00	118.88	118.88	S 71°20'00" W	217.76
C2	500.00	39.00	185.89	S 71°20'00" W	217.76
C3	150.00	161.88	148.81	N 69°40'00" W	84°37'22"
C4	150.00	101.89	69.89	S 09°42'45" E	58°40'00"
C5	100.00	61.87	85.48	S 61°13'34" E	37°00'37"
C6	100.00	41.86	43.71	N 07°58'11" E	31°14'44"
C7	50.00	81.83	57.81	J 49°50'24" W	76°38'06"
C8	100.00	21.84	24.81	N 83°18'11" E	16°38'06"
C9	400.00	202.50	190.31	N 74°45'34" E	28°08'34"
C10	400.00	44.50	44.50	N 85°05'11" E	55°05'11"
C11	350.00	358.14	358.14	N 29°11'00" E	58°21'16"

APPROVAL BLOCK

CHAIRMAN OF THE PLANNING & ZONING COMMISSION: _____ DATE: _____

NAVAJO COUNTY ENGINEER: _____ DATE: _____

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
BATTLE CANYON RANCHES

DECLARATION is made this _____ day of _____, 2015, by Battle Canyon Ranches, LLC

BATTLE CANYON RANCHES is a subdivision of Lots 8, 9, 10, 15 and 16 of Clear Creek Ranches Unit 2 in Section 17, Township 18 North, Range 16 East of the Gila and Salt River Base and Meridian in Navajo County, Arizona.

PREAMBLE

The Declarant wishes to develop Battle Canyon Ranches in a manner that will ensure the full enjoyment of the natural advantages of the area for all who acquire property at Battle Canyon Ranches by fostering a beneficial land use that retains the unique beauty of the land and creates an atmosphere enriching the spirit of its participants. Battle Canyon Ranches is intended to be a community of neighbors who are interested and dedicated to the ideas of "Sustainable and off the grid building techniques."

It is assumed that all who acquire and own property at Battle Canyon Ranches are motivated by the character of the natural environment in which it is located and accept, for and among themselves, the principle that the development and use of the property must preserve and protect the character for present and future enjoyment by all Owners. The Declarant does hereby establish a general plan for the development and use of Battle Canyon Ranches, and do hereby establish and declare that the Covered Property shall be held, sold and conveyed subject to the following easements, covenants and restrictions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the property. These easements, covenants and restrictions shall run with the Covered Property and shall be binding upon all parties having or acquiring any right, title or interest in the described properties or any part thereof.

GENERAL RESTRICTIONS APPLICABLE TO ALL PARCELS

A. SINGLE FAMILY AND RESIDENTIAL USE ONLY:

All Parcels shall be used for residential and recreational purposes only. Anything contained in this Restriction shall not prohibit home offices in the residential property where business is conducted through telephone, computer, or other electronic means and where the business is not apparent from the exterior of the residence, does not create noise or congestion from traffic or parking, and preserves the residential nature of the property. All uses shall be in compliance with Navajo County zoning regulations and restrictions.

B. LOTS SHALL NOT BE FURTHER DIVIDED:

None of the Lots shall be subdivided into smaller lots, and no portion of any said Lots or any easement or other interest therein shall be conveyed, leased or otherwise disposed of without prior written approval of the Declarant.

C. CONSTRUCTION:

1. Battle Canyon Ranches is an Off-Grid subdivision meaning electricity needs will be met by individual or joint alternative energy sources.
2. Lot Owners are encouraged to use sustainable building techniques including, but not limited to, passive and active solar energy, wind energy, gray water harvesting, green site planning, selection of building materials, orientation of homes and rain water collection.
3. No mobile homes are to brought onto any lot. The makers of these covenants recognize that great changes are taking place in the art of building and construction, and it is the intent hereof to remain reasonably flexible in the face of new developments of that art, but to prohibit in the subdivision all traditional mobile homes. Lot owners are encouraged to utilize alternative forms of building in keeping with the spirit of community. Examples of building techniques encouraged to be used, but not limited to are SIPS panels, straw bale, earthship, flexcrete, cob, stone, adobe, and Insulated Concrete Forms (ICF's). All construction must be done in conformance with the Navajo County Building Department requirements.

D. SANITARY FACILITIES:

All dwellings and/or living quarters shall be self-contained and connected to a septic system, compost toilet or alternative system approved by the Navajo County Health Department.

E. ROADWAY AND PEDESTRIAN EASEMENTS

The roadway and pedestrian easements shown on the recorded plat are for the use and benefit of the owners of Lots in the subdivision, members of their families, guests, invitees, and other persons authorized to have access to Battle Canyon Ranches and no other person whatsoever. Roads and pedestrian easements in Battle Canyon Ranches are closed to the general public who shall have no authority to use said roads or pedestrian easements.

No structure, including fencing, shall be constructed on the recorded roadway or pedestrian easements shown on the plat of Battle Canyon Ranches.

F. COMMUNITY TRACT

Lot 8 of Battle Canyon Ranches is designated as a Community Tract and is for the benefit of the owners of Lots in the subdivision, members of their families, guests, invitees, and other persons authorized to have access to Battle Canyon Ranches. It is anticipated that Lot 8 will be the site of

a community gathering area such as a cabana, a community water tank, a community storage facility or shop that will house larger tools that can be used by the Lot Owners, a community garden, and possibly a Casita to be available to invited guests visiting Battle Canyon Ranches.

G. ELECTRICITY

Battle Canyon Ranches is an "Off the Grid" subdivision. No power grid electricity shall run on this land. All energy will be solar or wind produced independently by home owners in accordance with the Navajo County building codes. Limited use of back up generators is allowed but shall not be the sole source of power for any home in the subdivision. Generators may be used during the construction of dwellings. All generators shall be situated as to have minimal noise impact on neighboring properties.

H. ANIMALS

The owner of each lot may have dogs, cats or other common household pets, livestock, poultry and other domestic animals on the lots, provided the animals are confined within fencing or walls upon the owner's property unless under the direct control of any member of the owner's household.

No swine shall be raised, bred or kept on any Lot. A reasonable number of horses or cattle may be kept on each parcel. Under no circumstances shall a stockyard, dairy, kennel, poultry farm or any other commercial activity involving animals be permitted.

I. NUISANCES:

No nuisance (either public or private) shall be permitted to exist or operate upon any Lot so as to be offensive or detrimental to any other property in the subdivision. No motorcycle, motorbike, all-terrain vehicle, off road vehicle or any other motor vehicle shall be used on any Lot so as to create a nuisance.

No shooting is allowed within the subdivision.

J. TERM:

These Declarations of Covenants, Conditions and Restrictions shall run with the land and, as amended from time to time, shall remain in full force and effect for a period of twenty (20) years from and after the date of recording of this Declaration. This Declaration shall be automatically renewed and extended for successive periods of ten (10) years each, unless terminated by a vote of 75 percent of Lot owners and the consent of the Declarant.

Executed this ___ day of _____ 2015 by:

Battle Canyon Ranches, LLC

Mayor
Robin R. Boyd

(928) 289-2422
FX (928) 289-3742
TDD (928) 289-4784



Council Members
Peter Cake
Thomas Chacon, Sr.
Gary Hardy
Marshall Losey
Bob Schlesinger
Harold Soehner

Discover Winslow-A City in Motion

August 1, 2015

To whom it may concern,

The City of Winslow Fire Department provides fire related services and limited EMS related services to area outside the cooperate City limits. These services are provided based on availability (i.e. the department is not working any major incidents within the city limits) and or availability of equipment and personnel.

The City of Winslow Fire Department currently has an Insurance Services (ISO) rating of a 5. However, due to the location of the proposed sub-division the rating will be a 10. This is based on the distance from the Fire Station and water supply.

The City of Winslow charges a fee for service, to the property owner/renter when the department responses out of the city limits. These fees are outlined in the Winslow City Code; Ordinance No. 637; Schedule of Rates, Fees and Charge; Schedule 6 – Fire Department Fees; Sections 6-1 & 6-3. Please bear in mind the access roads into and around the sub-division need to be maintained as to allow for safe access to the area with our fire apparatus and without causing damage to said equipment.

Should you have any questions please do not hesitate to contact me.

Sincerely,

James D. Hernandez
Fire Chief
Winslow Fire Department
215 N Taylor Ave
Winslow, Arizona 86047
928-289-2091 (station)
928-289-2119 (fax)
928-587-5357 (mobile)
james.hernandez@ci.winslow.az.us

August 12-2015

To: Peggy Saunders and the Planning and Zoning Commission.

I thank you for the invite to attend the Planning and Zoning Commission hearing on Alisa Templeton's Tentative Plat for Battle Canyon Ranches - a partial re-subdivision of Clear Creek Ranches Unit 11 - scheduled for August 20-2015 at 6:00 P.M.

I have owned Four - 40 acre lots on the Clear Creek Ranch. Right now I own one 40 acre lot #11 which borders the Alisa Templeton Tentative Plat for Battle Canyon Ranches. I am very familiar with all 5 of the 40 acre lots she owns and I just talked to Alisa at length as to what she is proposing and planning to do.

I strongly feel that her proposed re-subdivision will be a very positive-uplifting development for Winslow and the entire Clear Creek Ranch and especially for the entire area on the way out to her proposed subdivision and all the owners near and around it like myself! Just the

improvements to all the roads out to and around this subdivision will uplift this whole area of the ranch.

I think that Alisa Templeton's proposed subdivision and what she has planned for this wonderful area of the Clear Creek Ranch will be of great benefit to all involved and every owner in this beautiful part of the Ranch!

I would be delighted to talk to anyone on the Planning and Zoning Commission to strongly recommend Alisa Templeton and her Tentative Plat map at your convenience!

Feb 1-928-567-4711

With Respect,

Robert S. Basney

205 Sunset Drive Lot 183
Sedona, AZ. 86336

P.S. I am writing this letter of recommendation because driving from Sedona to the Hearing is over a 4 hour round trip drive. Please call me anytime - at your convenience to verify anything said in this letter. Thank You! and God Bless!

Bob Basney