



PLANNING & ZONING COMMISSION A G E N D A

**PLANNING & ZONING COMMISSION
PUBLIC HEARING
THURSDAY, APRIL 24, 2008
9:00 AM**

**COUNCIL CHAMBERS / CITY HALL
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1207**

The following Agenda will be considered by the **PLANNING & ZONING COMMISSION** at its **REGULAR MEETING / PUBLIC HEARING** to be held on **THURSDAY, APRIL 24, 2008**, in **COUNCIL CHAMBERS** in **CITY HALL**, located at **201 S. CORTEZ STREET**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

I. CALL TO ORDER

II. ATTENDANCE

MEMBERS

Joe Gardner, Chairman
Tom Menser, Vice Chairman
Don Michelman
Richard Rosa

Seymour Petrovsky
Len Scamardo
George Wiant

III. REGULAR ACTION ITEMS

(May be voted on contingent upon any related public items below as being acted on unless otherwise noted).

- 1. Approve the minutes** of April 10, 2008 meeting.

IV. PUBLIC HEARING ITEMS

(May be voted on May 8, 2008 unless otherwise noted).

- 2. GP08-001, Hwy. 89 Commercial Park.** Generally located on the southwest side of the intersection of Hwy. 89 and Prescott Lakes Parkway. APNs: 105-09-295A, 105-09-003D, 105-09-004H and totaling ± 16.57 acres. Request General Plan Amendment for a commercial subdivision. Owner/applicant is Fann Contracting. Design Professional is Dava & Associates, Inc. Community Planner is Wendell Hardin (928) 777-1259. *(May be voted on May 8, 2008).*

-- associated with --

- 3. RZ08-003, Hwy. 89 Commercial Park.** Generally located on the southwest side of the intersection of Hwy. 89 and Prescott Lakes Parkway. APNs: 105-09-295A, 105-09-003D, 105-09-004H and totaling ± 16.57 acres. Request rezoning from Single-Family 9 (PAD) [(SF-9PAD)] and Multi-Family Medium (MF-M) to Business General (BG) for a commercial subdivision; and, request an additional 4-lot subdivision, Single-Family 9

(SF-9) zoning district at the end of Rycosa Lane. Owner/applicant is Fann Contracting. Design Professional is Dava & Associates, Inc. Community Planner is Wendell Hardin (928) 777-1259.

4. **RZ08-002, Granite Dells Estates**, located generally south of SR 89A, east of the Peavine Trail. APNs: 103-03-002A, 103-04-001E, 103-04-001K, 103-04-001L, 103-04-001M, 103-04-001P, 103-04-003B, 103-04-004B, 103-04-009B, 103-04-009C and totaling ± 1,117.9 acres. Request rezoning from Rural Estate, 2 acre (RE-2ac) to the following seven specifications: 1) ± 189.8 acres to Single-Family 35 (SF-35); 2) ± 92.20 acres to Single-Family 9 (SF-9); 3) ± 34.1 acres to Multi-Family Medium (MF-M); 4) ± 155.3 acres to Business General (BG); 5) ± 72.8 acres to Industrial General (IG); 6) ± 10.1 acres to Industrial Light (IL); and, 7) ± 563 acres will retain current zoning of Rural Estate, 2 acre (RE-2ac). Owner(s) are; Granite Dells Estates Properties, Inc.; Granite Dells Estates Properties II, Inc.; and, Michael Fann. Applicants/agents are Prescor Management/Cazador Consulting, Inc.; Rick Radavich; and, Jason Gisi. Community Planner is Steve Gaber (928)777-1206. *(May be voted on May 8, 2008).*

-- associated with --

5. **PP08-002, Granite Dells Estates**, located generally south of SR 89A, east of the Peavine Trail. APNs: 103-03-002A, 103-04-001E, 103-04-001K, 103-04-001L, 103-04-001M, 103-04-001P, 103-04-003B, 103-04-004B, 103-04-009B, 103-04-009C and totaling ± 1,117.9 acres. Request preliminary plat approval for Granite Dells Estates, a Planned Area Development (PAD), with 11 phases of residential development along with commercial and industrial units. Owner(s) are; Granite Dells Estates Properties, Inc.; Granite Dells Estates Properties II, Inc.; and, Michael Fann. Applicants/agents are Prescor Management/Cazador Consulting, Inc.; Rick Radavich; and, Jason Gisi. Community Planner is Steve Gaber (928)777-1206. *(May be voted on May 8, 2008 after the rezoning).*

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on April 18, 2008, at 1:00 PM in accordance with the statement filed with the City Clerk's Office.

**Kelly Sammeli, Boards & Commissions
Administrative Specialist**