PLANNING & ZONING COMMISSION REVISED A G E N D A

PLANNING & ZONING COMMISSION
PUBLIC MEETING
THURSDAY, SEPTEMBER 10, 2015
9:00 AM

CITY 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** to be held on **THURSDAY, SEPTEMBER 10, 2015, at 9:00 AM in the City Council Chambers, 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	
Tom Menser, Chairman	George Sheats
Ken Mabarak, Vice-Chairman	Terry Marshall
Joe Gardner	David Stringer
Len Scamardo	

III. REGULAR ACTION ITEMS

1. Approval of the July 10, 2015 and August 27, 2015 meeting minutes.

2. RP15-003, Revision of Plat of Prescott Heights 5th Subdivision, to subdivide Lot 7 (1.13 Acres) into two (2) lots creating one new parcel. [Zoning: Single-family 9 (SF-9); APN: 116-17-242 Property Owner: Schnitzius Family Trust]

IV. PUBLIC HEARING ITEMS

1. Use Permit (SUP15-002) for the installation of a stealth cellular antenna array behind the façade of the Room Store located at 3090 Gateway Boulevard. [Site zoning is Business Regional (BR). Property owner is Store Master Funding III, LLC. Site APN is 103-20-570J.]

2. ANX 15-001 Deep Well Ranches North Annexation. APNs**:** 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, and 102-01-213Q**.** Totaling 1304 acres. Located generally west of the airport and north of Pioneer Parkway. Zoning is R1L70 and C1. Owner is Deep Well Ranches #1, Brooke and City of Prescott. Planning Manager George Worley (928-777-1207). *Public Hearing Sept. 10, 2015.*

3. MP15-001 Deep Well Ranches Master Plan, APNs: 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, and 102-01-213Q. Located generally west of the airport and north of Pioneer Parkway. Master Plan Amendment to include a portion of Section 27 (north of Bottleneck Wash) in the plan. Owner is Deep Well Ranches #1. Planning Manager George Worley (928) 777-1207). *Public Hearing Sept. 10, 2015.*

4. RZ15-004 Deep Well Ranches North Rezoning. APNs: 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, and 102-01-213Q totaling approximately 1304 acres. Located Generally west of the airport and north of Pioneer Parkway. Existing zoning is R1L70 and C1. The request is rezoning to Industrial Light, Business Regional, Mixed Use, Multi-family High and Single-family 18. Owner is Deep Well Ranches #1. Planning Manager George Worley (928-777-1207). *Public Hearing Sept. 10, 2015.*

5. ANX 15-002 Deep Well Ranches South Annexation. APNs: 106-04-001D totaling approximately 321 acres. Located generally west of Pinon Oaks and north of Pioneer Park. Owner is Deep Well Ranches #1. Planning Manager George Worley (928-777-1207). *Public Hearing Sept. 10, 2015.*

6. RZ 15-005 Deep Well Ranches South Rezoning. APNs: 106-04-001 totaling approximately 321 acres. Located generally west of Pinon Oaks and north of Pioneer Park. Existing zoning is R1L70. The request is for a rezoning to Multi-family High and Single-family 18. Owner is Deep Well Ranches #1. Planning Manager George Worley (928) 777-1207. *Public Hearing Sept. 10, 2015.*

V. CITY UPDATES

VI. SUMMARY OF CURRENT OR RECENT EVENTS

VII. ADJOURNMENT

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 Wednesday, September 2, 2015 at 3:00 p.m. in accordance with the statement filed with the City Clerk's Office.

Darla Eastman, Administrative Specialist
Community Development Department

Planning and Zoning Commission Agenda Memo September 10, 2015	
DEPARTMENT:	Community Development
AGENDA ITEM: RP15-003, Revision of Plat of Prescott Heights 5th Subdivision, to subdivide Lot 7 (1.13 Acres) into two (2) lots creating one new parcel. [Zoning: Single-family 9 (SF-9); APN: 116-17-242 Property Owner: Schnitzius Family Trust]	

Approved By:		**Date:**
Department Head	Tom Guice TG	9.2.15
Planning Manager	George Worley GW	9/2/15
Community Planner	Frank Hall FWH	9/2/15

Item Summary

The property address is 613 Prescott Highlands Drive which is located nearly in the middle of the block between Demerse Avenue and Campbell Avenue. The lot is the largest parcel in the neighborhood at 1.13 acres.

The applicant is requesting to subdivide the lot into two parcels. The larger of the two (29,688 sf) will include the existing single family residence. The new vacant lot will be 19,482 sf. Therefore, both lots meet the SF-9 minimum lot size requirements.

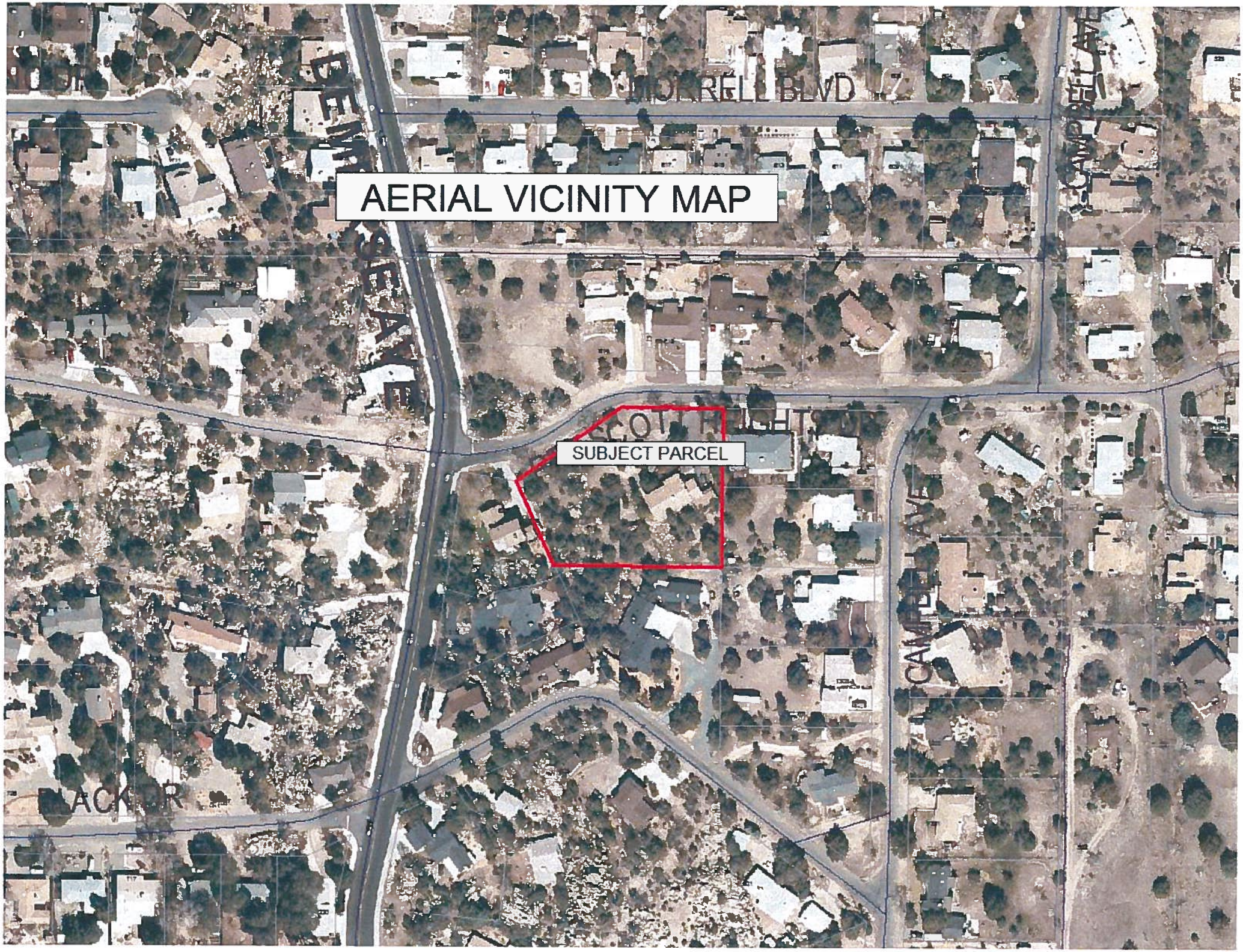
Background

The Prescott Heights subdivision was created in 1956. Today, the subject parcel and all of the surrounding neighborhoods are zoned Single Family 9 (SF-9). Both lots will be served by Prescott water and sewage utilities.

Attachments

1. Vicinity Map
2. Final Plat Prescott Heights (May, 1956)
3. Revision of Plat (RE-15-003)

Recommended Action: **MOVE** to approve RP15-003, the Revision of Plat of Lot 7, Prescott Heights 5th Subdivision.

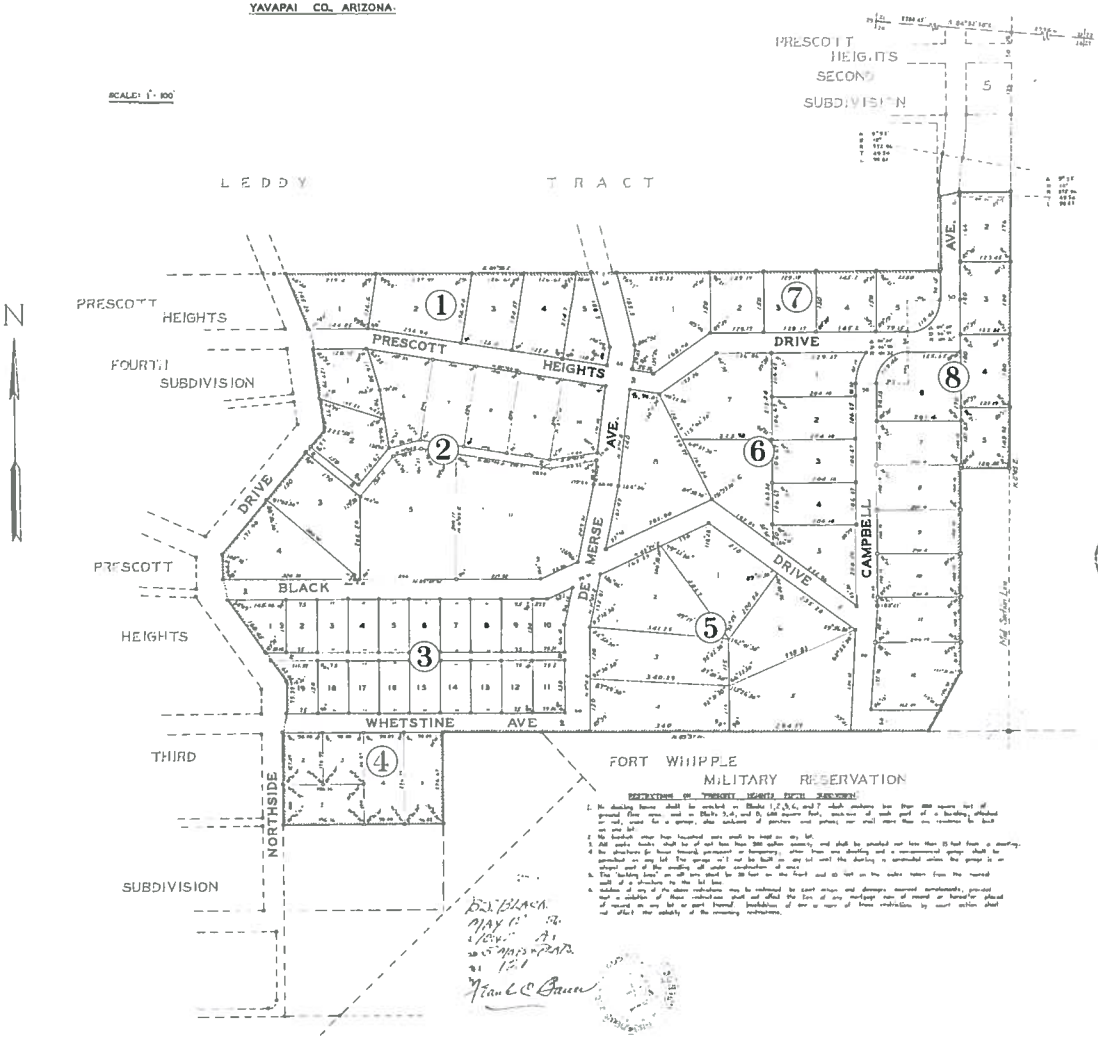

AERIAL VICINITY MAP
SUBJECT PARCEL

PRESCOTT HEIGHTS FIFTH SUBDIVISION

PART OF THE NW¼ OF FRAC. SEC. 28, T. 14 N., R. 2 W., G.&S.R.B.&M.

YAVAPAI CO., ARIZONA.

SCALE: 1" = 100'



We, the undersigned, do hereby certify that we are the surveyor & owners of the parcel of land shown on this plat, which is part of the NW¼ of Section 28, T.14N., R.2W., G.&S.R.B.&M., Yavapai Co., Arizona; that we have caused the same to be surveyed and platted into lots and streets as shown, and shall be known as "Prescott Heights Fifth Subdivision".

We hereby dedicate to the public for their general use all the streets and alleys within this subdivision.

Signed at Prescott, Arizona, this ___ day of ___ 1958.

STATE of ARIZONA
COUNTY of YAVAPAI

This instrument was acknowledged before me this ___ day of ___ 1958 by ___

My commission expires ___

Notary Public

Prescott, Arizona.
This subdivision was surveyed and platted by the undersigned.

Registered Engineer

Approved by the Mayor and Common Council of the City of Prescott this ___ day of ___ 1958.

Mayor

City Clerk

Prescott, Arizona.
Date April 17, 1958

Approved

County Health Dept

Approved by the County Board of Supervisors, County of Yavapai, State of Arizona, this ___ day of ___ 1958.

Chairman

Clerk.

RESTRICTIONS ON "PRESCOTT HEIGHTS FIFTH SUBDIVISION"

1. No dwelling hereon shall be erected on Blocks 1, 2, 3, 6, and 7 which contains less than 800 square feet of ground floor area, and on Blocks 5, 4, and 8, 600 square feet, exclusive of one story porches, or one story attached or detached garage, also exclusive of porches and patios; nor shall more than one residence be built on any lot.
2. No livestock other than household pets shall be kept on any lot.
3. All septic tanks shall be of not less than 500 gallon capacity, and shall be provided not less than 10 feet from a dwelling.
4. No structures for human habitation, permanent or temporary, other than one dwelling and a conventional garage shall be permitted on any lot. The garage will not be built on any lot until the dwelling is constructed unless the garage is an integral part of the dwelling all under construction at once.
5. The "building lines" on all lots shall be 20 feet on the front and 10 feet on the outer lines from the nearest wall of a structure to the lot line.
6. Violation of any of the above restrictions may be restrained by court action and damages assessed accordingly, provided that violation of these restrictions shall not affect the lien of any mortgage now of record or hereafter placed of record on any lot or part thereof. Invalidation of one or more of these restrictions by court action shall not affect the validity of the remaining restrictions.

BY BLACK
MAY 15 '58
1:50 P.M.
RECORDED
No. 15-1
Jean L. S. Bauer

Planning and Zoning Commission Agenda Memo September 10, 2015			
DEPARTMENT:	Community Development		
AGENDA ITEM: Public Hearing for Special Use Permit (SUP15-002) for the installation of a stealth cellular antenna array behind the façade of the Room Store located at 3090 Gateway Boulevard. [Site zoning is Business Regional (BR). Property owner is Store Master Funding III, LLC. Site APN is 103-20-570J.]			
Approved By:			**Date:**
Department Head	Tom Guice	TG	9.2.15
Planning Manager	George Worley	GW	9/2/15
Community Planner	Frank Hall	FvH	9/2/15

Item Summary

This is a request for a Special Use Permit (SUP) for the placement of a cellular antenna array concealed behind the façade of the Room Store at Gateway Mall. The Land Development Code (LDC) establishes the SUP process for all Cellular communications towers and antenna installations, except those owned and operated by a governmental entity. LDC Section 2.4.49 establishes the design and approval process. The location is zoned Business Regional (BR), which allows telecommunications facilities with an approved SUP.

Background

T-Mobile is seeking to install the antenna array behind the corner façades of the Room Store to provide improved cellular service for vehicular traffic on State Route 69.

Site Design

The equipment and antenna will be concealed behind radio-frequency friendly material on the rooftop of the Room Store. The antenna installation and supporting equipment will not alter any existing vehicular or pedestrian movement.

Modification of Standard Requirements

This SUP application is not requesting any modification of standard BR district requirements since the antenna array is being installed behind the existing façade.

Neighborhood Comments

The closest residential property is located at the Yavapai Hills Unit 3 & 4 (PAD) subdivisions approximately ½ to ¾ of a mile from the proposed antenna site. Notice was mailed to

property owners within the first 300 feet of those subdivisions closest to the antenna site. At the time of this writing, no objections have been received.

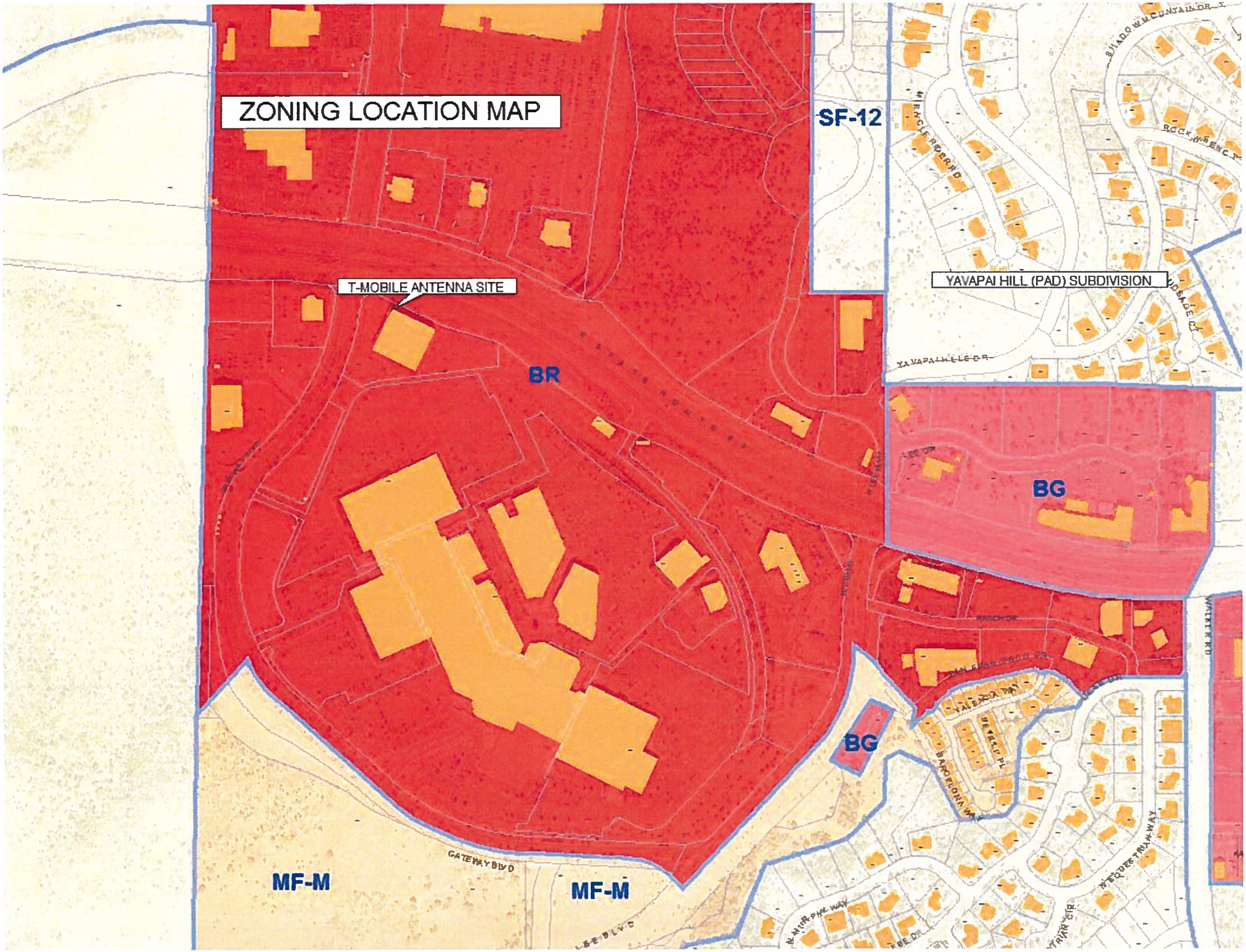
Attachments

1. Aerial Vicinity Map
2. Zoning Vicinity Map
3. Site plan packet

Recommended Action:

1. **MOVE** to recommend approval of SUP15-002 for a concealed cellular antenna array located behind the northwest rooftop façade of the Room Store.

AERIAL LOCATION MAP
T-MOBILE ANTENNA SITE
YAVAPAI HILL (PAD) SUBDIVISION
E STATE ROUTE 69
LEE BLVD
RANCH DR
SAN FRANCISCO DR
LEE BLVD


ZONING LOCATION MAP
SF-12
T-MOBILE ANTENNA SITE
YAVAPAI HILL (PAD) SUBDIVISION
BR
BG
BG
MF-M
MF-M
GATEWAY BLVD

T··Mobile®

SITE #: PH35133A
SITE NAME: PRESCOTT VALLEY ALT ROOMSTORE
CITY: PRESCOTT
STATE: AZ
COUNTY: YAVAPAI
DESIGN TYPE: ROOFTOP

PROJECT INFORMATION

ADDRESS
3090 GATEWAY BLVD.
PRESCOTT, AZ 86303

LANDLORD
STORE MASTER FUNDING III LLC
3011 E BROADWAY RD
PHOENIX, AZ 85040

JURISDICTION
CITY OF PRESCOTT

LAND DESCRIPTION OF SUBJECT PARCEL
ZONING: BR
APN: 103-20-570J

PROJECT OWNER
T-MOBILE WEST LLC
2625 S. PLAZA DRIVE, #400
TEMPE, ARIZONA, 85282
CONTACT: TERRY QUINN
PHONE: (602) 326-0049

PROJECT DESCRIPTION
NEW T-MOBILE EQUIPMENT MOUNTED TO NEW EQUIPMENT PLATFORM AND SCREENED BY RF SCREENING AT EXTERIOR WALL . NEW T-MOBILE ANTENNAS TO BE MOUNTED BEHIND RF FRIENDLY MATERIAL

CONSULTING TEAM

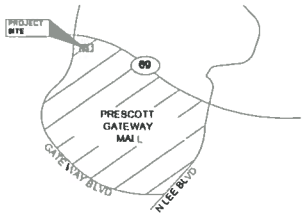
ARCHITECT
YOUNG DESIGN CORP.
10245 E. VIA LINDA #211
SCOTTSDALE, AZ, 85258
CONTACT: JOHN SULTZBACH
PHONE: (480) 451-9609

ZONING
COAL CREEK CONSULTING
1525 N. HAYDEN ROAD, # 100
SCOTTSDALE, AZ 85257
CONTACT: DECLAN MURPHY
PHONE: (602) 326-0111

INDEX OF DRAWINGS

NUMBER	NAME OF SHEET	REV.
T-1	TITLE PAGE	0
LS-1	TOPOGRAPHIC SURVEY	0
A-1	SITE PLAN	0
A-2	ENLARGED SITE PLAN	0
A-3	ELEVATIONS	0
A-4	ELEVATIONS	0

VICINITY MAP



DRIVING DIRECTIONS

FROM THE T-MOBILE OFFICES IN TEMPE, ARIZONA HEAD SOUTHEAST TOWARD SOUTH PRIEST DRIVE. TURN RIGHT ONTO SOUTH PRIEST DRIVE. TURN LEFT TO MERGE ONTO US-60 WEST TOWARDS I-10 WEST. TO I-17 NORTH. PROCEED (APPROX 70 MILES) TO ARIZONA 69 (TO PRESCOTT) APPROX 31 MILES TO GATEWAY BLVD. TURN LEFT. SITE IS LOCATED ON LEFT HAND SIDE

N NORTH

CLIENT
T··Mobile·
2625 S. PLAZA DR. #400, TEMPE, ARIZONA, 85282
PHONE: (480) 638-2600 FAX: (480) 638-2652

PLANS PREPARED BY
young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax 480 451 9608

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NO.	DATE	DESCRIPTION
0	10/7/14	SUBMITTAL

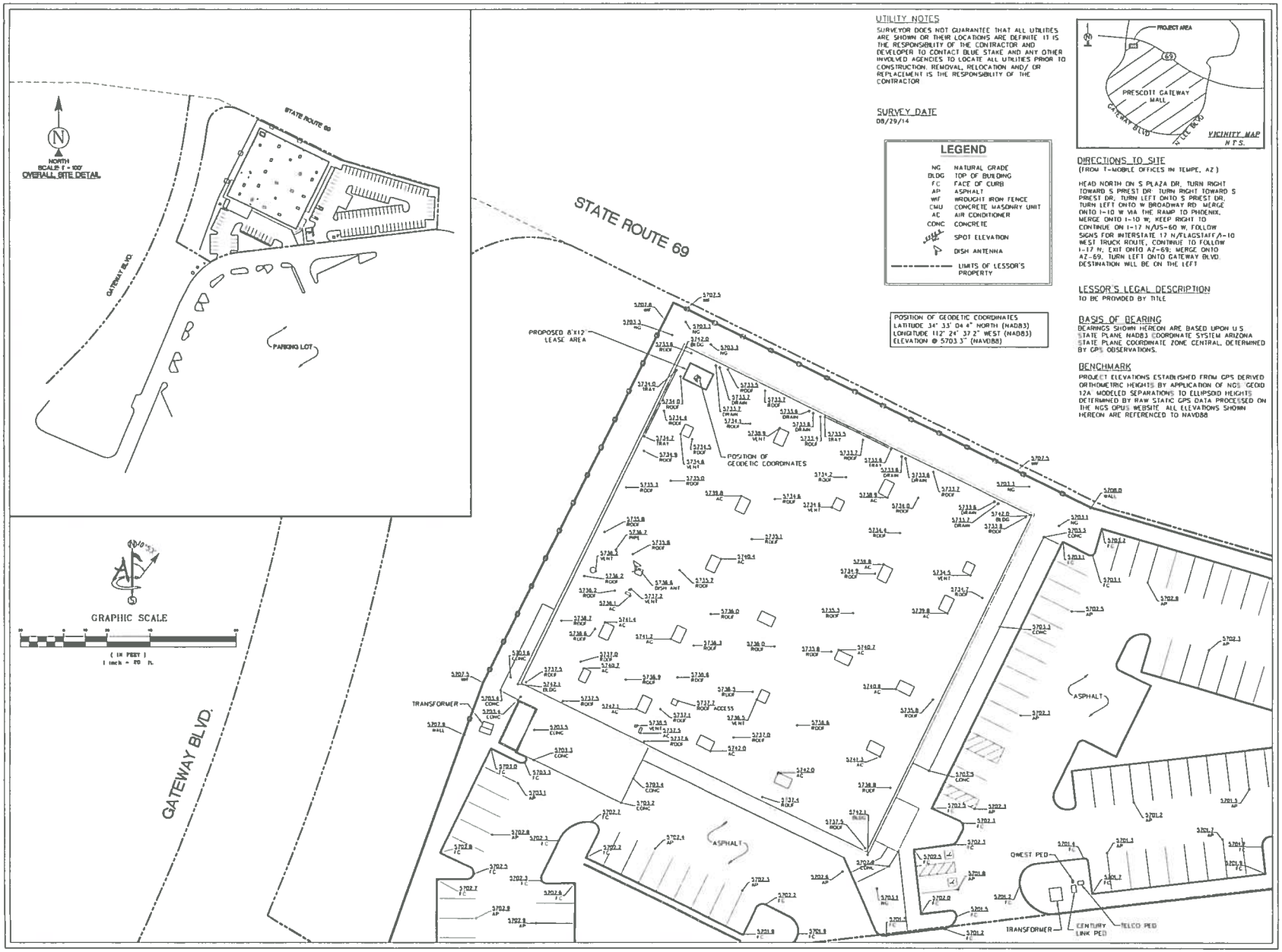
ARCHITECTS JOB NO
YDC-8099

PROJECT INFORMATION
PH35133A
PRESCOTT VALLEY
ALT ROOMSTORE
3090 GATEWAY BLVD.
PRESCOTT, AZ 86303

SHEET TITLE
TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER
T-1



UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR

SURVEY DATE

08/29/14

LEGEND

NG	NATURAL GRADE
BLDG	TOP OF BUILDING
FC	FACE OF CURB
AP	ASPHALT
WF	WROUGHT IRON FENCE
CMU	CONCRETE MASONRY UNIT
AC	AIR CONDITIONER
CONC	CONCRETE
	SPOT ELEVATION
	DISH ANTENNA
	LIMITS OF LESSOR'S PROPERTY

POSITION OF GEODETIC COORDINATES
LATITUDE 34° 33' 04.4" NORTH (NAD83)
LONGITUDE 112° 24' 37.2" WEST (NAD83)
ELEVATION @ 5703.3' (NAVD88)

DIRECTIONS TO SITE

(FROM T-MOBILE OFFICES IN TEMPE, AZ)

HEAD NORTH ON S PLAZA DR. TURN RIGHT TOWARD S PRIEST DR. TURN RIGHT TOWARD S PRIEST DR. TURN LEFT ONTO S PRIEST DR. TURN LEFT ONTO W BROADWAY RD. MERGE ONTO I-10 W VIA THE RAMP TO PHOENIX. MERGE ONTO I-10 W. KEEP RIGHT TO CONTINUE ON I-17 N/US-60 W. FOLLOW SIGNS FOR INTERSTATE 17 N/FLAGSTAFF/I-10 WEST TRUCK ROUTE. CONTINUE TO FOLLOW I-17 N. EXIT ONTO AZ-69. MERGE ONTO AZ-69. TURN LEFT ONTO GATEWAY BLVD. DESTINATION WILL BE ON THE LEFT

LESSOR'S LEGAL DESCRIPTION

TO BE PROVIDED BY TITLE

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS GEOID 12A MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY RAW STATIC GPS DATA PROCESSED ON THE NGS OPUS WEBSITE. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88

T-Mobile
2625 S PLAZA DR. #400, TEMPE, ARIZONA, 85282
PHONE (480) 638-2600 FAX: (480) 638-2652

PROJECT INFORMATION

PH35133A
PRESCOTT VALLEY ALT
ROOMSTORE
3090 GATEWAY BLVD
PRESCOTT, ARIZONA 86303
YAVAPAI COUNTY

ORIGINAL ISSUE DATE

9/4/2014

REV	DATE	DESCRIPTION	BY
0	9/4/14	PRELIMINARY	JG
1	10/06/14	LEASE AREA	CK

PLANS PREPARED BY

COAL CREEK CONSULTING
1525 W. HAYDEN ROAD, SUITE 100
SCOTTSDALE, AZ 85257
PH: (602) 326-011
FAX: (602) 532-7407

CONSULTANT

Ambit
410 EAST SOUTHERN AVENUE
TEMPE, ARIZONA 85282 (602)463-0472

DRAWN BY	CHK.	APV
JG	MF	MF

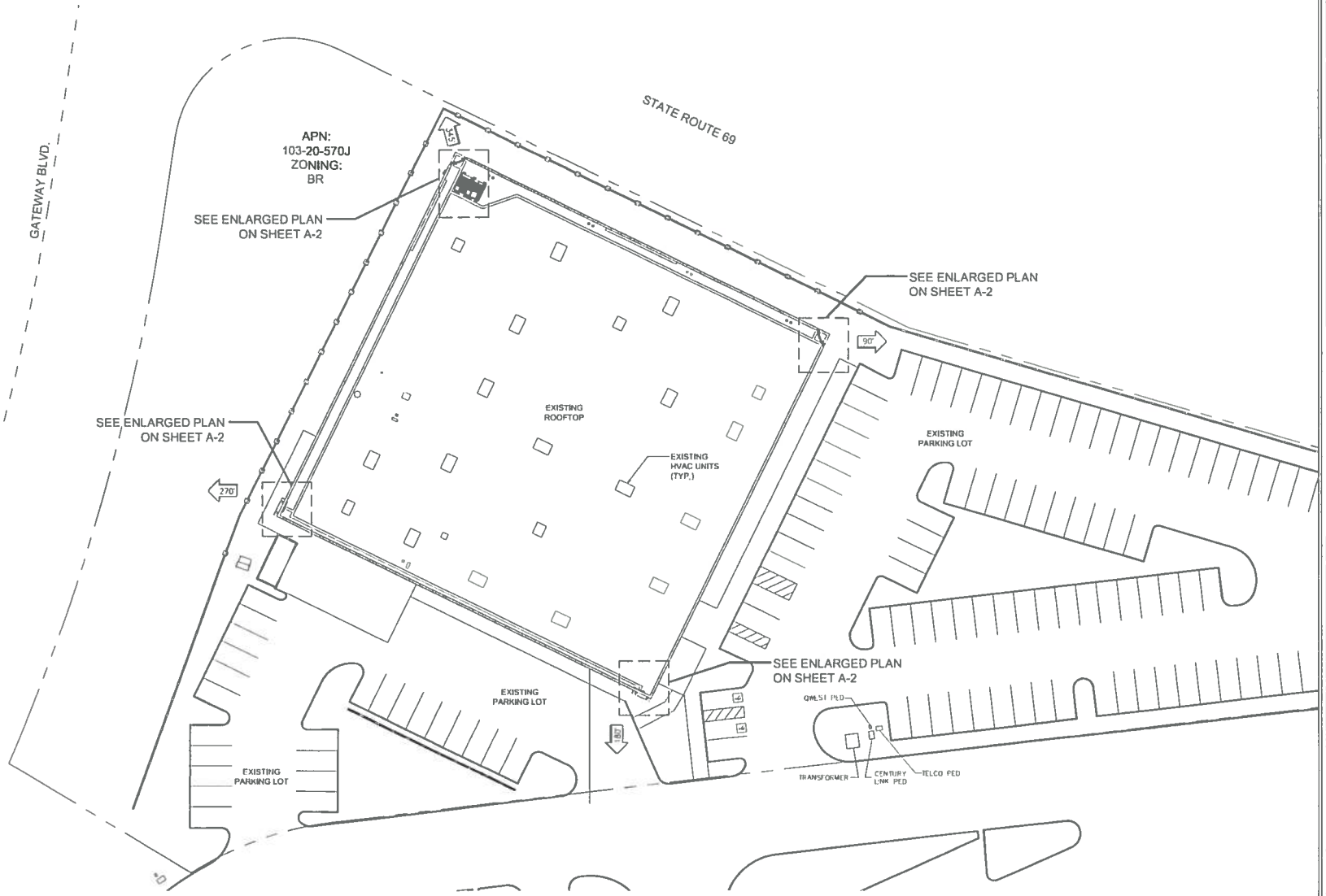
LICENSER:

SHEET TITLE

SITE SURVEY

SHEET NUMBER

LS-1



CLIENT

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STAMP

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NO	DATE	DESCRIPTION
0	10/7/14	SUBMITTAL

ARCHITECTS JOB NO
YDC-6099

PROJECT INFORMATION

PH35133A
PRESCOTT VALLEY
ALT ROOMSTORE
3090 GATEWAY BLVD.
PRESCOTT, AZ 86303

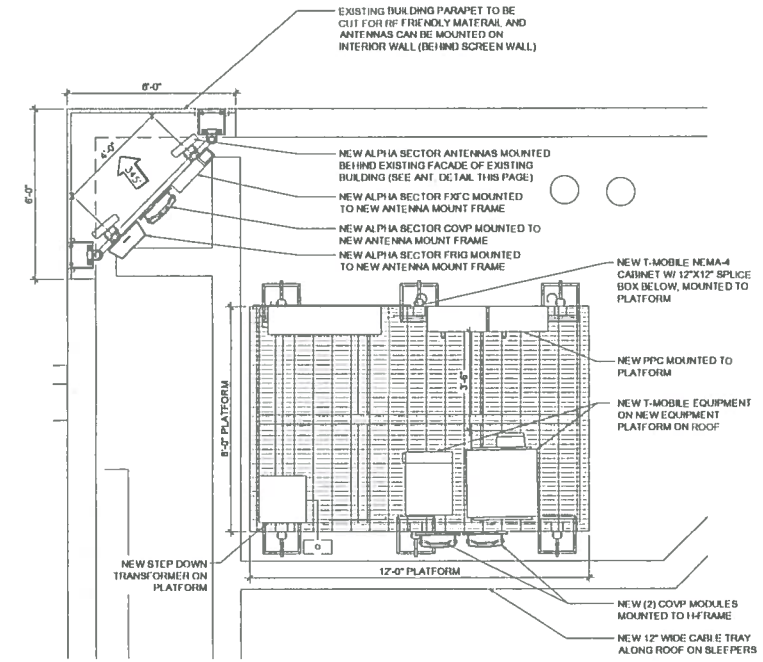
SHEET TITLE

OVERALL
PROPERTY PLAN

JURISDICTION APPROVAL

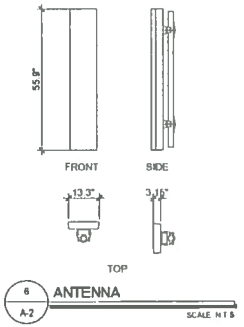
SHEET NUMBER

A-1



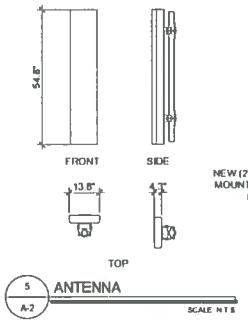
NORTH 1/A-2 SITE PLAN/ ALPHA SECTOR

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"



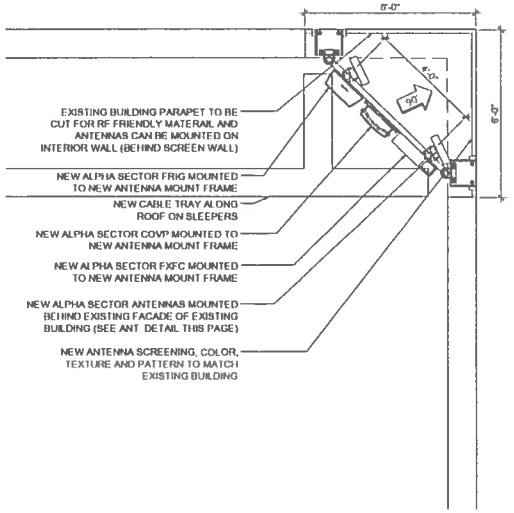
6/A-2 ANTENNA

SCALE: NTS



5/A-2 ANTENNA

SCALE: NTS



NORTH 2/A-2 SITE PLAN/ BETA SECTOR

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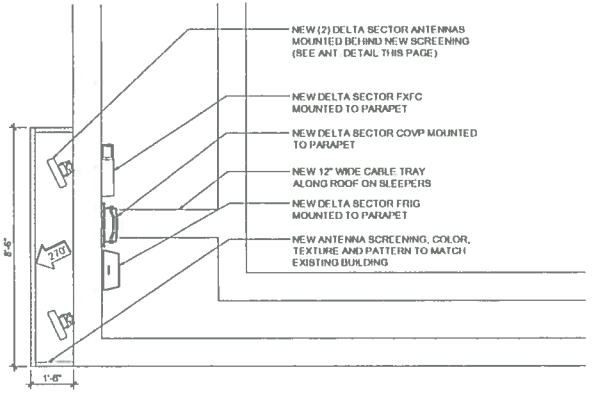

NORTH 4/A-2 SITE PLAN/ DELTA SECTOR

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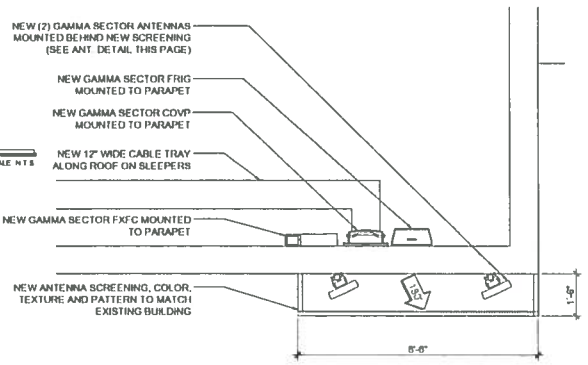

NORTH 3/A-2 SITE PLAN/ GAMMA SECTOR

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

CLIENT

T-Mobile

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NO.	DATE	DESCRIPTION
0	10/7/14	SUBMITTAL

ARCHITECTS JOB NO.
YDC-6099

PROJECT INFORMATION

PH35133A
PRESCOTT VALLEY
ALT ROOMSTORE
3090 GATEWAY BLVD.
PRESCOTT, AZ 86303

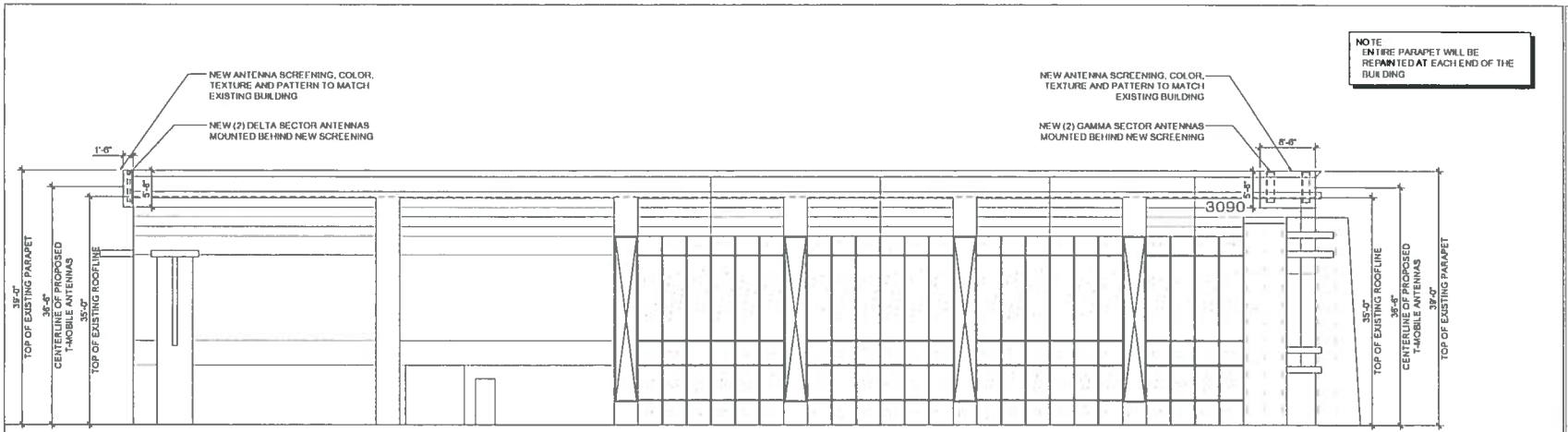
SHEET TITLE

ENLARGED SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

A-2



1 A-3 PROPOSED SOUTH ELEVATION

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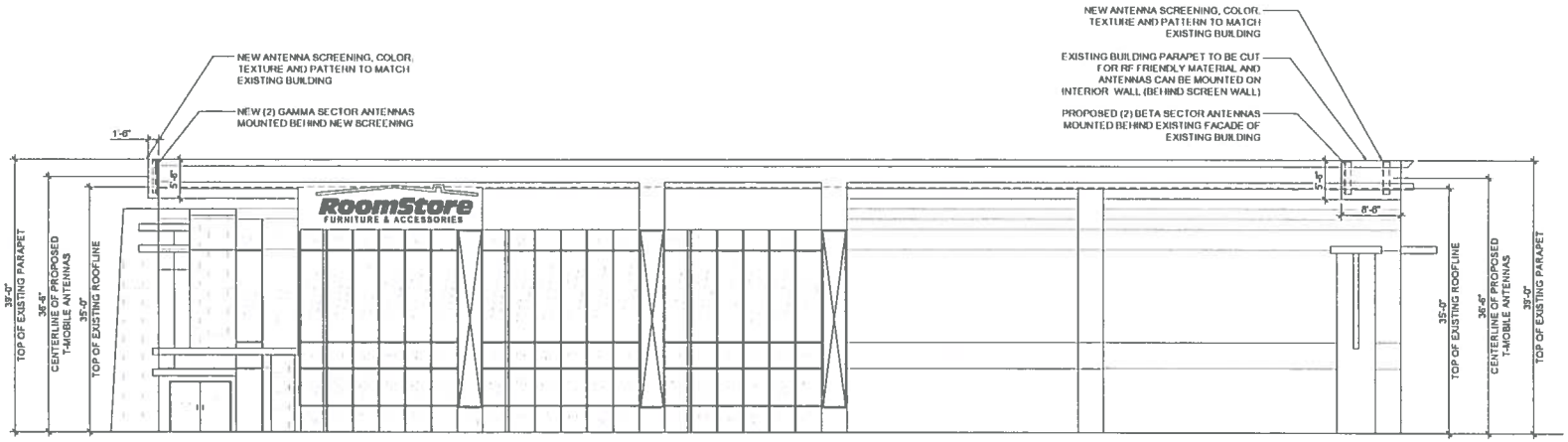
11"x17" SCALE 1/16" = 1'-0"



2 A-3 PROPOSED EAST ELEVATION

24"x36" SCALE 1/8" = 1'-0"
11"x17" SCALE 1/16" = 1'-0"

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NO	DATE	DESCRIPTION
0	10/7/14	SUBMITTAL

ARCHITECTS JOB NO
YDC-8099

PROJECT INFORMATION

PH35133A
PRESCOTT VALLEY
ALT ROOMSTORE
3090 GATEWAY BLVD.
PRESCOTT, AZ 86303

SHEET TITLE

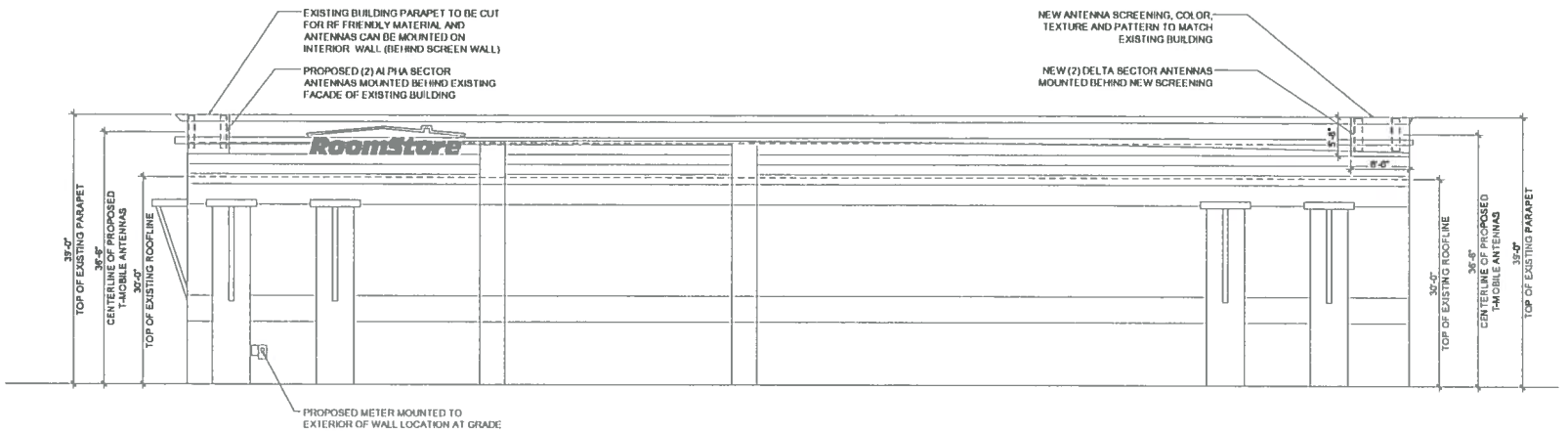
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

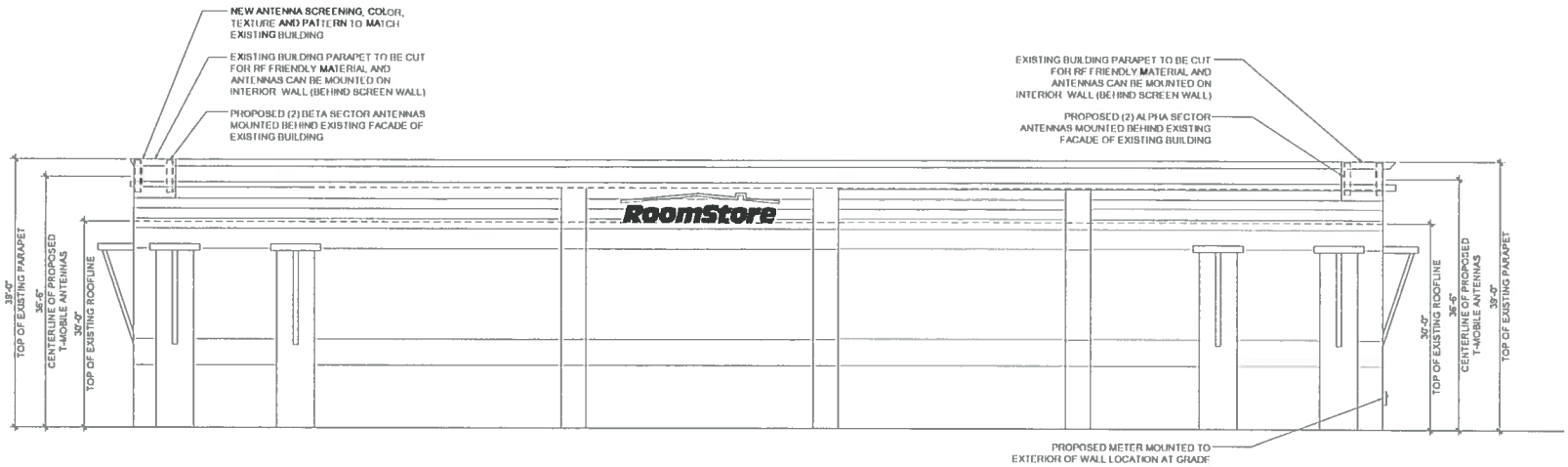
A-3

NOTE
ENTIRE PARAPET WILL BE REPAINTED AT EACH END OF THE BUILDING.



1 A-4 PROPOSED WEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



2 A-4 PROPOSED NORTH ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

CLIENT

T-Mobile

2625 S PLAZA DR #200, TEMPE, ARIZONA, 85282
PHONE: (480) 638-2600 FAX: (480) 638-2852

PLANS PREPARED BY

young design corp
architecture / project management
10245 E Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608

SEAL

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NO	DATE	DESCRIPTION
0	10/7/14	SUBMITTAL

ARCHITECTS JOB NO
YDC-6099

PROJECT INFORMATION

PH35133A
PRESCOTT VALLEY
ALT ROOMSTORE
3090 GATEWAY BLVD.
PRESCOTT, AZ 86303

SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

A-4

Planning and Zoning Commission Agenda Memo September 10, 2015	
DEPARTMENT:	Community Development
AGENDA ITEM:	Deep Well Ranches North - ANX15-001, MP15-001 and RZ15-004 comprising approximately 1304 acres. City initiated applications including portions of APNs 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, and 102-01-213Q [Owner: James Deep Well Ranches #1, Brooke and City of Prescott]

Approved By:		**Date:**
Department Head	Tom Guice	9-2-15
Planning Manager	George Worley	9/2/15

Item Summary

This is a City-initiated annexation, master plan amendment and rezoning of ± 1304 acres located west of the Prescott Municipal Airport (Attachment 1). The subject property is bounded on the east by State Route 89 and on the south by the Pioneer Parkway. The property is currently vacant. This annexation is subject to the Procedural Pre-Annexation Agreement, signed by the City and James Deep Well Ranches, which set forth mutual understandings for future annexations in the vicinity of the airport.

The annexation is subject to Proposition 400 (Resolution No. 3735), as the area is greater than 250 acres.

The proposed rezoning comprises the following approximate acreages (Attachment 2) and is consistent with the General Plan, Airport Master Plan and Airport Specific Area Plan:

Industrial Light (IL)	105 acres
Business Regional (BR)	141 acres
Multi-family High (MF-H)	193 acres
Mixed Use (MU)	20 acres
Single Family 18 (SF-18)	809 acres

Update

There were no questions or comments received from the public regarding this large annexation area. As staff noted at the August 27th meeting, much of this annexation area will develop with commercial or industrial uses. The eastern half of the area is covered by portions of Airport Impact Zones and the proposed zoning districts conform to the Impact Zones to assure land use compatibility with airport operations.

Next Steps

The Planning and Zoning Commission will have an opportunity to make a recommendation to amend the previously adopted master plan on September 10th. This

action formally begins the sixty-day public review period required by Proposition 400. A blank petition, annexation map and legal description will be filed with the Yavapai County Recorder's Office. The City Council will hold a public hearing on October 6, 2015. The annexation fiscal analysis will be presented at that time. Following the sixty-day review period and after the owners of one-half or more in value of the property and more than one-half of the persons owning the property (A.R.S. 9-471.A.4) have signed the petition in favor of the annexation, an Ordinance to approve the annexation will be taken to Council for adoption. It is anticipated that will occur on November 10, 2015.

At the November 10th meeting the City Council will hold a public hearing and consider adopting ordinances annexing the subject property with city equivalent zoning. The Council will also consider amending the Master Plan, adopting an ordinance rezoning the subject properties to be consistent with the General Plan (attachment 3), Airport Specific Plan (attachment 4) and the annexation Master Plan (attachment 5).

Attachments

1) Annexation map
2) Rezoning map
3) General Plan map
4) Airport Impact Zones map
5) Master plan

Move to recommend:

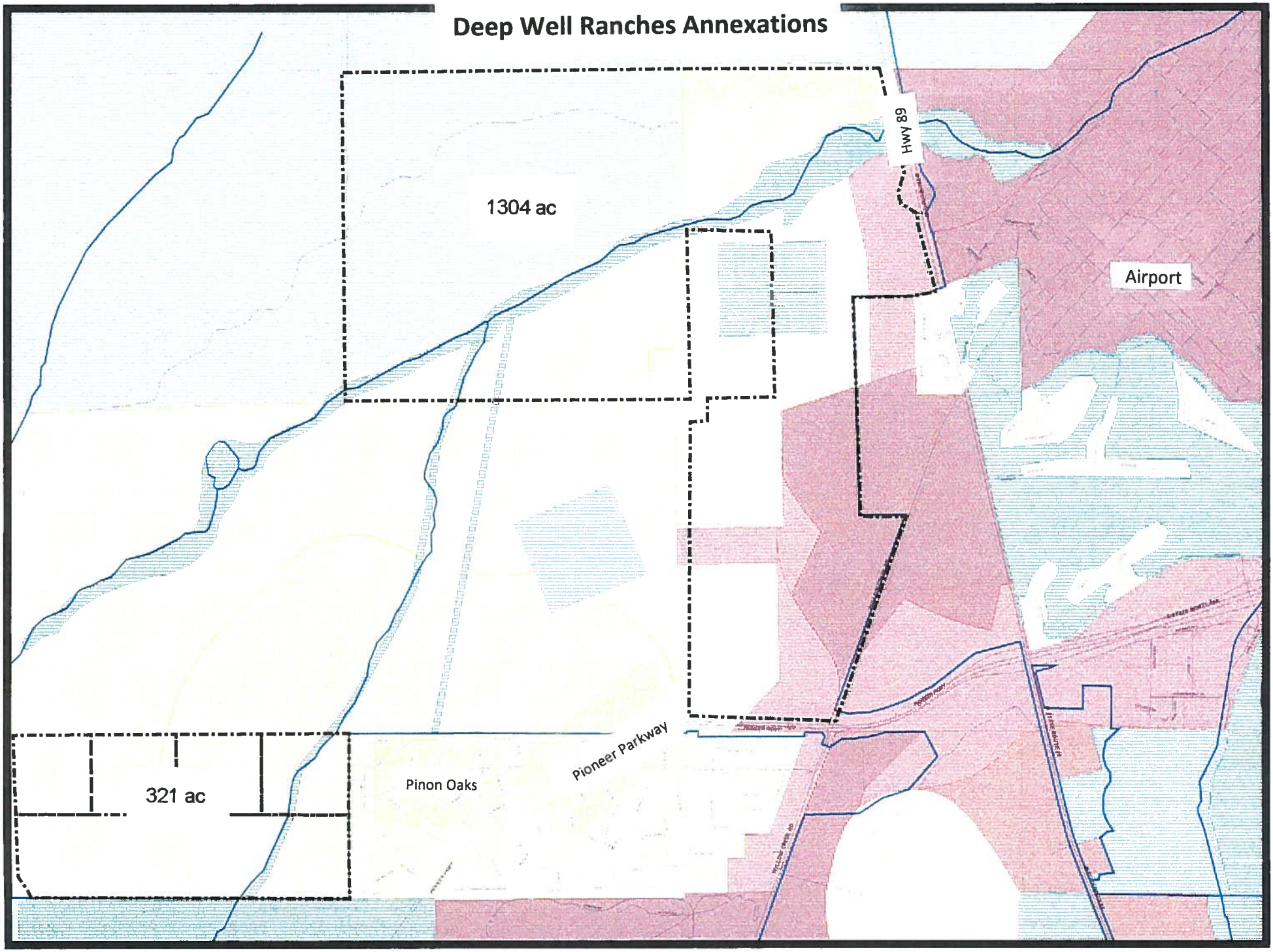
1) Approval of annexation (ANX15-001) of 1304 acres of land adjoining the corporate limits of Prescott,

2) Establishment of the initial City zoning of RE-2 acre and BG for the annexed area

3) Rezoning of the annexation area to SF-18, MF-H, MU, BR and IL (RZ15-004), and

4) Amending the adopted Master Plan, changing the ranching designation of Section 27 to Low-Medium Density Residential.

Deep Well Ranches Annexations



Attachment 1

PLAT OF ANNEXATION TO THE CITY OF PRESCOTT

SECTIONS 26, 27 & 35, T15N, R2W
G&SRB&M, YAVAPAI COUNTY, ARIZONA

REFERENCES USED TO PREPARE THIS PLAT

(A) ANNEXED BY ORDINANCE 234-1/2 — BK 5 PG 145 MAPS
(C) ANNEXED BY ORDINANCE 542 — BK 10 MAPS PG 28; BK 7 PG 44 MAPS
(D) ANNEXED BY ORDINANCE 628 — BK 9 PG 73 MAPS
(E) ANTELOPE VILLAGE SUBDIVISION — BK 14 PG 70 MAPS
ANNEXED BY ORDINANCE 1031 — BK 16 PG 100 MAPS
(F) VILLAS AT THE RIDGE CONDOMINIUMS — BK 45 PG 94 MAPS
ANNEXED BY ORDINANCE 1150 — BK 10 PG 3 MAPS
(G) ANNEXED BY ORDINANCE 1625 — BK 38 PG 06 MAPS
(H) FAIRWAY OAKS SUBDIVISION UNIT 2B — BK 35 PG 93 MAPS
ANNEXED BY ORDINANCE 4039 — BK 41 PG 67 MAPS
(I) ANNEXED BY ORDINANCE 4168 — BK 42 PG 73 MAPS
(J) ANNEXED BY ORDINANCE 4521 — BK 57 PG 47 MAPS
(K) ANNEXED BY ORDINANCE 4554 — BK 58 PG 98 MAPS
(L) ANNEXED BY ORDINANCE 4667-1405 — BK 64 PG 64 MAPS

(M1) SR 89 ADOT RIGHT OF WAY MAP DATED 13 JULY 1949 (UNRD)
(M2) WILLOW CREEK ROAD RIGHT-OF-WAY — BK 9 MAPS PG 58, YCRD
BK 2571 OFFICIAL RECORDS, PG 951, YCRD
(M3) PIONEER PARKWAY RIGHT OF WAY — BK 54 MAPS PG 49, YCRD
BK 3614 OFFICIAL RECORD, PG 627, YCRD
(R4) SR 89 ADOT RIGHT OF WAY MAP DATED 19 NOVEMBER
(R5) WILLOW CREEK ROAD PROPOSED REALIGNMENT — UNRECORDED

APN = ASSESSOR'S PARCEL NUMBER
OR = OFFICIAL RECORDS YAVAPAI COUNTY BOOK/PAGE

(P1) APN 102-01-213C 4789/134 OR CITY OF PRESCOTT
(P2) APN 102-01-213W 1601/803 OR DEEP WELL RANCHES No. 1 LLC
(P3) APN 102-04-003 1601/803 OR ARIZONA PUBLIC SERVICE CO
(P4) APN 102-04-010C 4394/377 OR WILLOW INVESTMENT LLC
(P5) APN 102-04-010E 1601/803 OR DEEP WELL RANCHES No. 1 LLC
(P6) APN 102-05-003 1601/803 OR DEEP WELL RANCHES No. 1 LLC
(P7) APN 102-05-324H 4477/158 OR DW 1 INVESTMENTS LLC
(P8) APN 102-05-144K 4789/134 OR CITY OF PRESCOTT (NOT INCLUDED)
(P9) APN 102-05-324N 1601/803 OR DEEP WELL RANCHES No. 1 LLC
(P10) APN 102-05-323H 1601/803 OR DEEP WELL RANCHES No. 1 LLC
(P11) APN 408-20-003 STATE OF ARIZONA (NOT INCLUDED)

LINE TABLE			
LINE	LENGTH	BEARING	RECORD
L1	489.59	S89°48'43"E	(R4)
L2	280.64	S89°48'43"E	(R4)
L3	1229.32	S1°16'50"E	(R4)
L4	33.99	S24°08'32"E	(R4)
L5	100.00	S1°16'50"E	(R4)
L6	246.41	S26°25'35"E	(R4)
L7	348.89	S1°16'50"E	(R4)
L8	952.24	S1°16'50"E	(R4)
L9	200.00	S76°24'38"W	(S76°22'W) (R1)
L10	514.90	S76°54'55"W	(S76°52'W) (R1)
L11	955.55	S50°16'32"W	(S50°14'40"W) (R1)
L12	1184.00	S01°31'58"E	(S01°31') (R1)
L13		S89°55'22"W	(S89°53'30"W) (R1)
L14	L726	N89°36'32"E	(N89°51'30"E)
L15	±3471.91	S19°53'31"W	(S19°34'W) (R2)
L16	1164.62	N87°55'04"W	(N88°14'20"W) (R3)
L17	309.36	N89°21'52"W	(N88°41'08"W) (R3)
L18	9.24	N80°40'35"W	(N80°59'51"W) (R3)
L19	270.00	N49°39'34"E	(N49°58'20"E) (P1)
L20	340.00	N40°20'14"E	(N40°39'55"E) (P1)
L21	1043.09	N89°39'34"E	

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHRD BEARING	CHORD
C1	504.81	11547.31	S11°59'46"E	504.77

S89°49'56"E 5278.95' (5279.00')
S89°49'56"E 2631.20'
N01°13'53"W 5349.45'
+1,304 ACRES
S89°54'07"W 1314.35'
S01°37'27"E 2646.31'
N01°16'00"W 2640.74'
NOT INCLUDED
N89°39'34"E 1313.09'
N89°33'01"E 5281.39'
S01°31'58"E 3484.70'
S00°34'14"W 5348.38'
N19°53'31"E 3471.91'
(2273.21')
SEC 27
SEC 26
SEC 35
SEC 34
SEC 2
SEC 1
STATE OF AZ SEC 22
BASIS OF BEARING N89°49'20"E 5267.87'
SR 89
PIONEER PARKWAY
WILLOW CREEK RD
CITY OF PRESCOTT
PRESCOTT BOUNDARY OF AIRPORT
T15N R2W
T14N R2W

GRAPHIC SCALE
(IN FEET)
1 inch = 800 ft

APPROVAL

APPROVED UNDER ORDINANCE NO. _____
PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PRESCOTT, ARIZONA
ON THIS _____ DAY OF _____ 201_

MAYOR

CITY CLERK

CITY ENGINEER

EXISTING CORPORATE LIMITS

AREA TO BE ANNEXED ±1304 ACRES TOTAL

THIS PLAT WAS PREPARED BY ME DURING THE MONTH OF JULY 2015 BASED ON RECORD INFORMATION, AND IS REPRESENTED ACCURATELY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DUANE FAMAS RLS 27737

SHEET SIZE 24 X 36

DUANE FAMAS RLS
121 ROBERSON DR PRESCOTT, AZ 86303
Phone (928) 533-0073

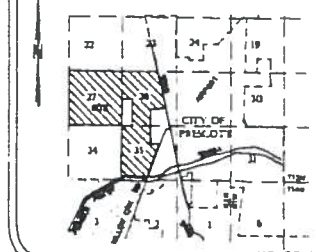
Attachment 2

PLAT OF

ZONING DISTRICTS
IN THE
CITY OF PRESCOTT

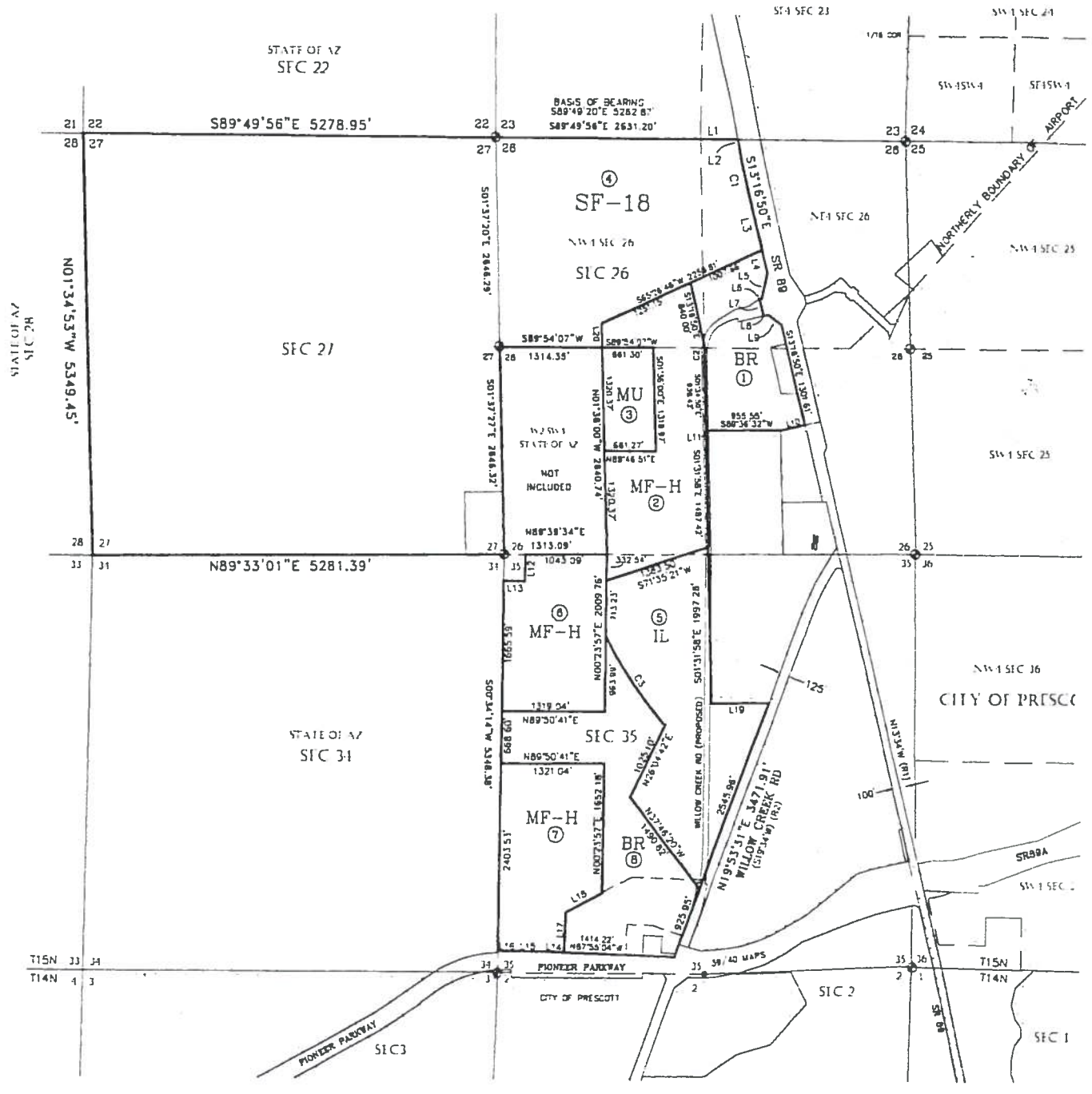
SECTIONS. 26, 27 & 35, T15N, R2W
G&SRB&M, YAVAPAI COUNTY, ARIZONA

VICINITY MAP



LINE TABLE		
LINE	LENGTH	BEARING
L1	489.59	S89°48'45"E
L2	1.25	S10°26'35"E
L3	856.07	S13°16'50"E
L4	300.30	S13°16'50"E
L5	326.18	S11°56'34"W
L6	28.00	S76°43'10"W
L7	220.00	S13°16'50"E
L8	55.00	N76°43'10"E
L9	219.26	S56°26'48"E
L10	314.90	S76°34'38"W
L11	1.20	S88°25'10"W
L12	340.00	N00°34'14"E
L13	270.00	N89°39'34"E
L14	250.40	S87°55'04"E
L15	509.35	S89°21'52"E
L16	99.24	S89°40'35"E
L17	516.11	N01°41'21"E
L18	525.12	N61°02'21"E
L19	725.97	N89°36'32"E
L20	300.00	N01°36'00"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHRD BEARING	CHORD
C1	573.05	11571.16	S11°51'43"E	572.99
C2	112.87	750.00	S02°43'50"W	112.76
C3	1376.02	5000.00	S34°03'41"E	1371.68



GRAPHIC SCALE

(IN FEET)
1 inch = 800 ft.

1. = BR BUSINESS REGIONAL ZONING ±50.6 ACRES
2. = MF-H MULTIFAMILY HIGH ZONING ±79.4 ACRES
3. = MU MULTIUSE ZONING ±20.0 ACRES
4. = SF-18 SINGLE FAMILY RESIDENTIAL ±809.1 ACRES
5. = IL INDUSTRIAL LIGHT ZONING ±104.7 ACRES
6. = MF-H MULTIFAMILY HIGH ZONING ±58.5 ACRES
7. = MF-H MULTIFAMILY HIGH ZONING ±56.6 ACRES
8. = BR BUSINESS REGIONAL ZONING ±9.1 ACRES

THIS PLAT WAS PREPARED BY ME DURING THE MONTH OF MAY 2015 BASED ON RECORD INFORMATION, AND IS REPRESENTED ACCURATELY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

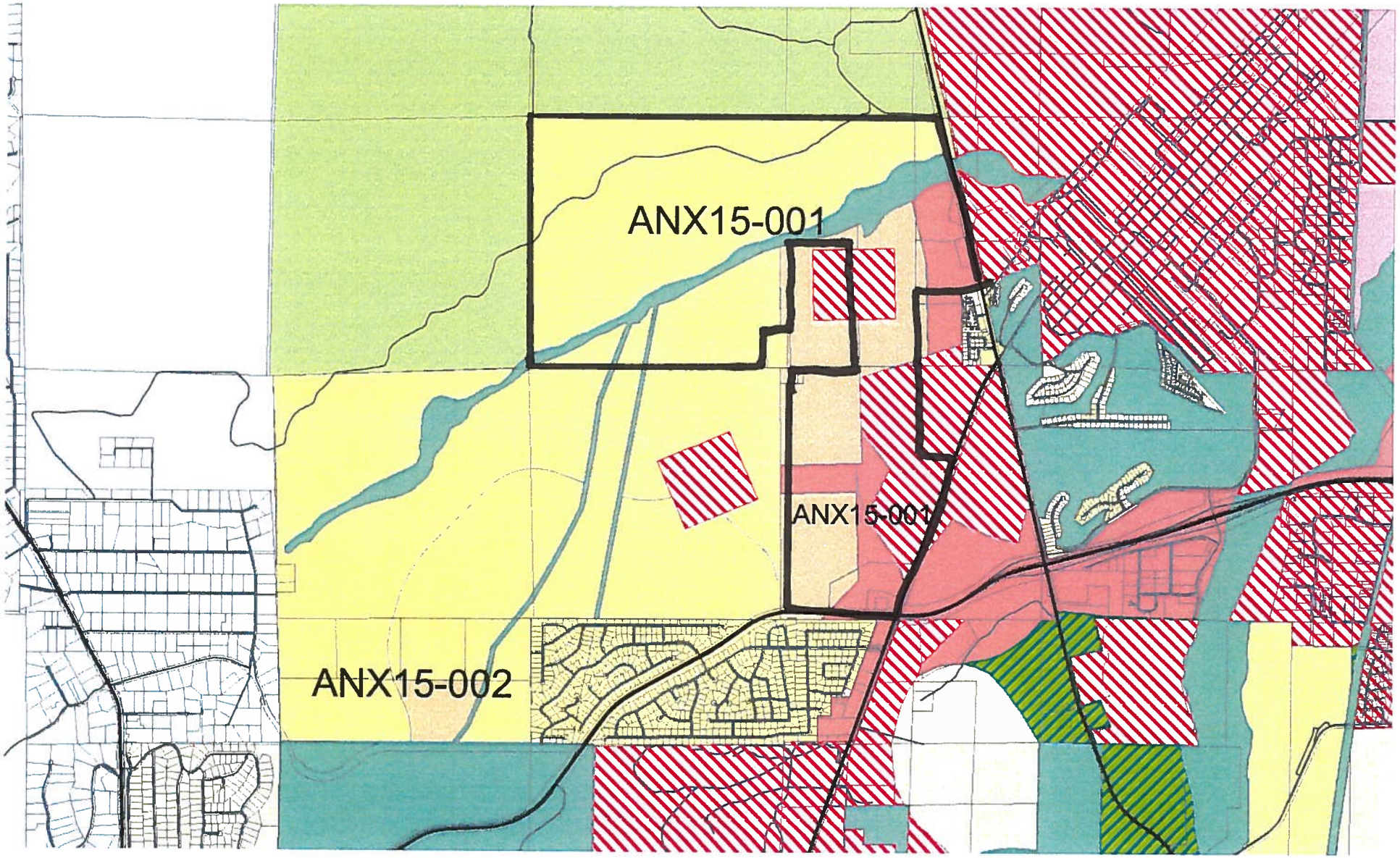
DUANE FAMAS RLS 27737

DUANE FAMAS RLS
131 ROBINSON DR. PRESCOTT AZ 86303
PHONE (928) 925-8972

SHEET SIZE 24 X 36

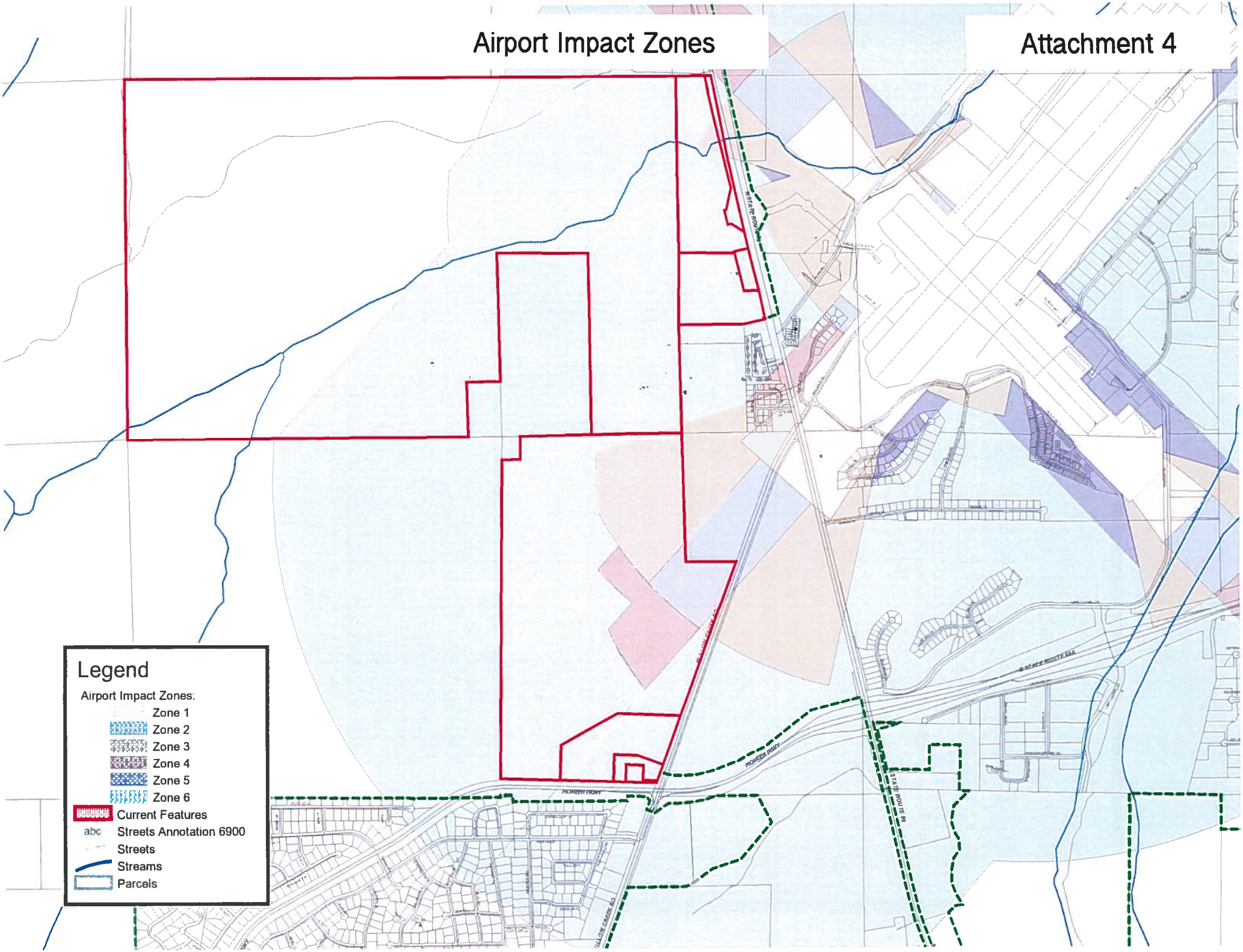
General Plan Land Use

Attachment 3

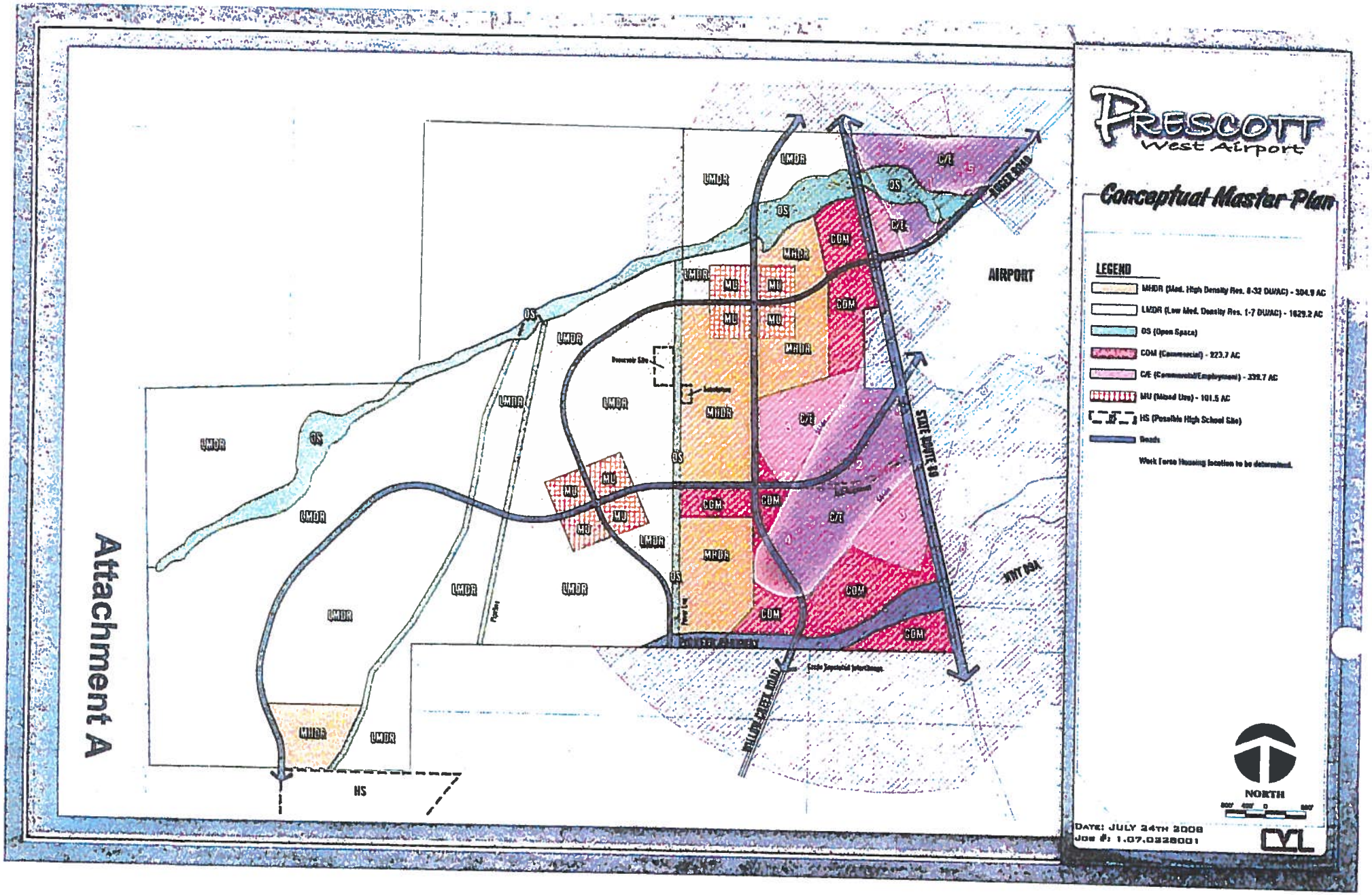


Airport Impact Zones

Attachment 4



Attachment 5



Planning and Zoning Commission Agenda Memo September 10, 2015	
DEPARTMENT:	Community Development
AGENDA ITEM:	Deep Well Ranches North - ANX15-002 and RZ15-005 comprising approximately 321.3 acres. City initiated application includes five parcels sharing APN 106-04-001D [Owner: James Deep Well Ranches #1]

Approved By:		**Date:**
Department Head	Tom Guice	9.2.15
Planning Manager	George Worley	9/2/15

Item Summary

This is a City-initiated annexation and rezoning of ± 321.3 acres located west of the Pinon Oaks Subdivision (Attachment 1). The subject property is bounded on the east by Pinon Oaks, on the west by Williamson Valley Estates (county) and on the south by Pioneer Park. The property is currently vacant. This annexation is subject to the 2009 Procedural Pre-Annexation Agreement, signed by the City and James Deep Well Ranches, which set forth mutual understandings for future annexations in the vicinity of the airport.

The proposed rezoning comprises the following approximate acreages (Attachment 2):

Multi-family High (MF-H)	42.29 acres
Single Family 18 (SF-18)	279.01 acres

Update

At the Planning and Zoning Commission's meeting of August 27th, a number of nearby residents spoke to the Commission about their concerns relating to the annexations. Following is a summary of those concerns and staff responses:

Road connectivity – Several residents of Pinon Oaks and Williamson Valley Estates expressed concern for potential traffic in their neighborhoods when this are eventually develops. *As explained by staff, the primary connectivity will be from Pioneer Parkway via a new road, with only secondary residential street connectivity into the existing neighborhoods. Pioneer Parkway was designed to permit two street extensions north to, and through, the annexation area. The extension of a roadway at the east side of the annexation area could even provide connection to Spearmint Way, creating a second exit for the neighborhood. The recently ratified 2015 Prescott General Plan includes a Circulation Map depicting the major road alignments in this area (attachment 4).*

Water – A number of attendees asked about or expressed concerns for the availability of water to serve the annexed area or about water pressure to the area. Water has two aspects in Arizona, legal availability and physical availability. *The property owner has water legally available to serve the potential development of the area. A water service agreement was approved in 2008, at about the time of the pre-annexation agreement. The physical availability will be provided when infrastructure is installed to serve the*

annexations area. In almost all cases, that installation is the responsibility of the developer. The City will participate in the review of the design and will ensure that looped connections are installed. An improvement to the water (and sewer) infrastructure in the annexation area will most likely improve the service to existing homes in Pinon Oaks.

Open Space – Several comments were made about Pioneer Park open space. *The potential for road connections through Pioneer Park to the annexation areas and beyond was known prior to the construction of Pioneer Parkway through the park. The design of Pioneer Parkway included two points for connecting those roads. The possibility of those roads has been known and planned for nearly 20 years. Prior to that, a road known as College Park Road was planned to run west from Willow Creek Road and connect with Williamson Valley Estates. That roadway concept was abandoned with the approval and construction of Pioneer Parkway.*

Next Steps

The Planning and Zoning Commission will have an opportunity to make a recommendation to ratify the previously adopted master plan on September 10th. This action formally begins the sixty-day public review period required by Proposition 400. The City Council will hold a public hearing on October 6, 2015. The annexation fiscal analysis will be presented at that time. Following the sixty-day review period and after the owners of one-half or more in value of the property and more than one-half of the persons owning the property (A.R.S. 9-471.A.4) have signed the petition in favor of the annexation, an Ordinance to approve the annexation will be taken to Council for adoption. It is anticipated that will occur on November 10, 2015.

Council will also consider approving the amended Master Plan and the ordinance rezoning the subject properties to be consistent with the General Plan (attachments 3 & 4), and the annexation Master Plan (attachment 5).

Attachments

1) Annexation map
2) Rezoning map
3) General Plan Land Use map
4) General Plan Circulation map
5) Master plan

Move to recommend:

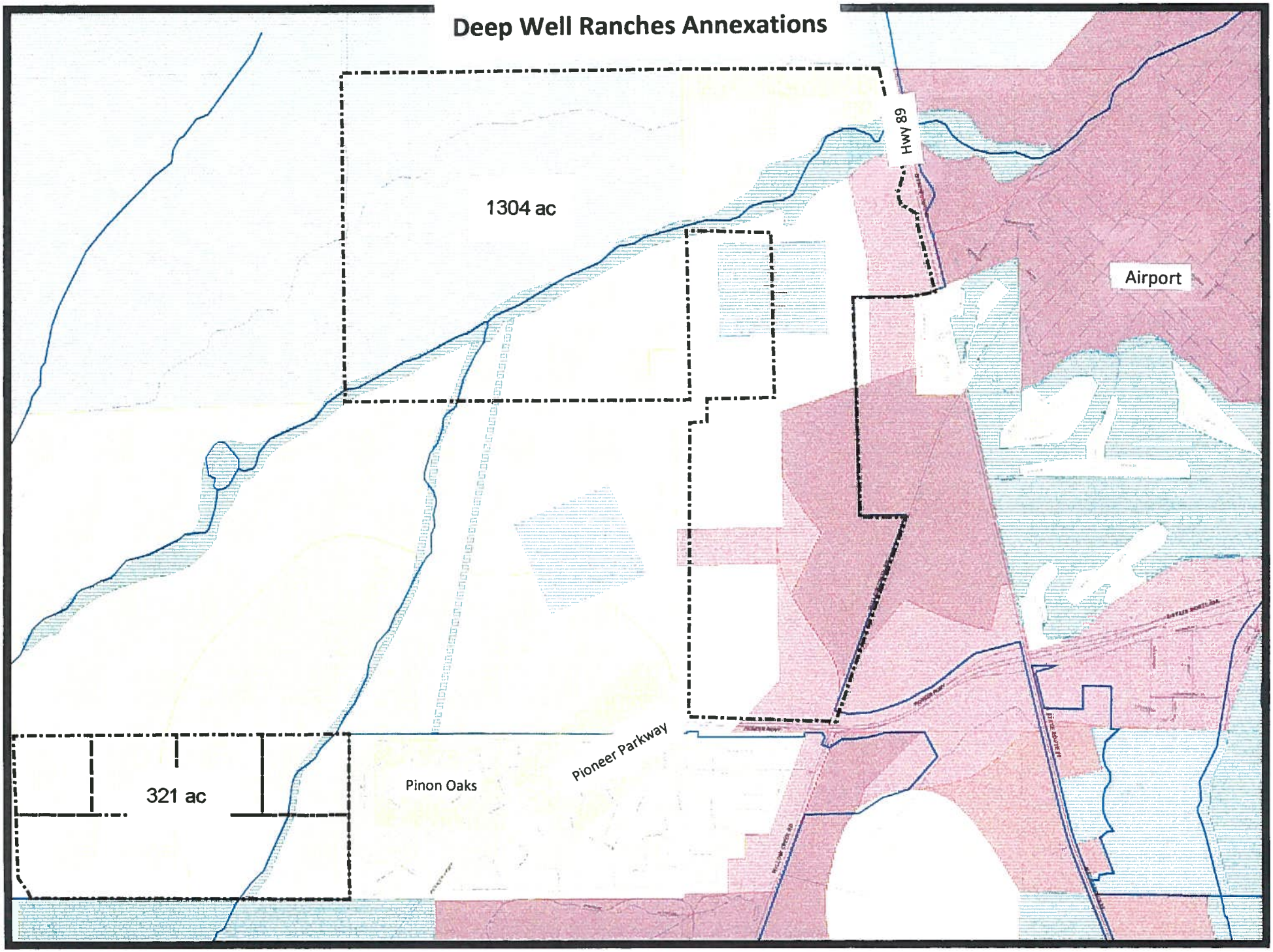
1) Approval of annexation (ANX15-002) of 321.3 acres of land adjoining the corporate limits of Prescott,

2) Establishment of the initial City zoning of RE-2 acre for the annexed area

3) Rezoning of the annexation area to SF-18 and MF-H (RZ15-005), and

4) Ratification of the previously adopted Master Plan for the purpose of beginning the 60-day public comment period.

Deep Well Ranches Annexations



Attachment 1

PLAT OF
ANNEXATION
TO THE
CITY OF PRESCOTT
PORTIONS OF SECTIONS 4 & 5, T14N, R2W
G&SRB&M, YAVAPAI COUNTY, ARIZONA

VICINITY MAP

PARCELS INCLUDED

1. APN 106-04-001D
DEEP WELL RANCHES No. 1 LLC
BOOK 1601 OFFICIAL RECORDS, PAGE 803, YCR
PORTION N2 SEC 4, T14N, R2W, G&SRB&M

2. APN 106-04-001A
YAVAPAI COUNTY COLLEGE ROAD
BOOK 3010 OFFICIAL RECORDS, PAGE 60, YCR
BOOK 31 MAPS, PAGE 06, YCR
PORTION N2 SEC 4, T14N, R2W, G&SRB&M

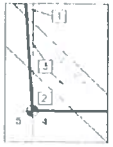
3. APN 800-17-0540
APN 800-17-0540 (PORTION)
COLLEGE ROAD
BOOK 14 MAPS, PAGE 64, YCR
PORTION N2 SEC 4 & 5, T14N, R2W, G&SRB&M

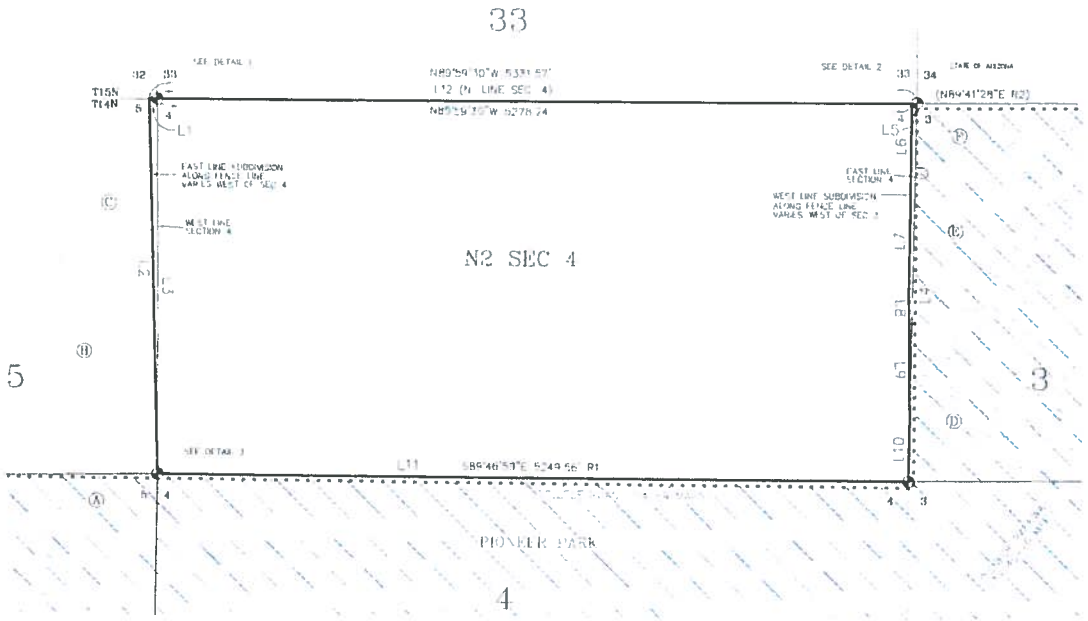
4. APN 102-11-001H
DEEP WELL RANCHES No. 1 LLC
BOOK 1601 OFFICIAL RECORDS, PAGE 803, YCR
BOOK 934 OFFICIAL RECORDS, PAGE 172, YCR
PORTION N2 SEC 5, T14N, R2W, G&SRB&M

DETAIL 1

DETAIL 2

DETAIL 3





LINE TABLE			
LINE	LENGTH	BEARING	RECORD
L1	53.32	N89°59'30"W	SEC LINE R1
L2	2639.17	N01°40'50"W	N02°02'W R2
L3	2637.13	N00°31'21"W	SEC LINE R3
L4	2656.42	S00°51'46"W	N00°32'09"E R3
L5	35.34	S89°59'05"E	N89°41'28"E R5
L6	597.00	N00°25'55"E	N00°06'28"E R5
L7	729.98	N00°33'44"E	N00°34'17"E R4
L8	221.34	N00°58'26"W	N00°37'53"W R4
L9	643.97	N00°34'31"W	N00°33'38"W R5
L10	464.05	N00°51'46"E	N00°51'29"E R3
L11	5249.56	N89°46'59"W	SEC LINE R1
L12	5313.59	S89°59'30"E	SEC LINE R1

(A) = LONGVIEW ESTATES UNIT 4
BOOK 33 MAPS, PAGE 11, YCR

(B) = WILLIAMSON VALLEY ESTATES NO. 2
BOOK 11 MAPS, PAGE 40-41, YCR

(C) = WILLIAMSON VALLEY ESTATES NO. 3
BOOK 12 MAPS, PAGE 13-14, YCR

R3 (D) = PINON OAKS SUBDIVISION UNIT 4 PHASE II
BOOK 49 MAPS, PAGE 87, YCR

R4 (E) = PINON OAKS SUBDIVISION UNIT 4 PHASE IV
BOOK 53 MAPS, PAGE 39, YCR

R5 (F) = ARROYO VISTA SUBDIVISION
BOOK 53 MAPS, PAGE 47, YCR

= SECTION CORNER AND/OR QUARTER CORNER

R1 = CITY OF PRESCOTT GIS SECTION CORNER LOCATIONS ENGINEERING DEPARTMENT

R2 = BOOK 934 OFFICIAL RECORDS, PAGE 172, YCR

R6 = BOOK 3152 OFFICIAL RECORDS, PAGE 724, YCR

GRAPHIC SCALE

(IN FEET)
1 inch = 400 ft

APPROVAL

APPROVED UNDER ORDINANCE NO _____
PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PRESCOTT ARIZONA
ON THIS _____ DAY OF _____ 201__

MAYOR

CITY CLERK

CITY ENGINEER

EXISTING CORPORATE LIMITS

AREA ANNEXED ±321.3 ACRES TOTAL

THIS PLAT WAS PREPARED BY ME DURING THE MONTH OF MAY 2015 BASED ON RECORD INFORMATION, AND IS REPRESENTED ACCURATELY TO THE BEST OF MY KNOWLEDGE AND BELIEF

DUANE FAMAS RLS 27737

SHEET SIZE 24 X 36

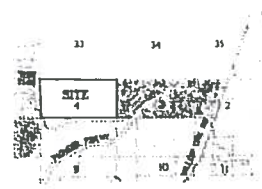
DUANE FAMAS RLS
131 BOBINSON DR. PRESCOTT, AZ 86303
PHONE (928) 925-8073

Attachment 2

PLAT OF ZONING DISTRICTS IN THE CITY OF PRESCOTT

PORTIONS OF SECTIONS 4 & 5, T14N, R2W
G&SRB&M, YAVAPAI COUNTY, ARIZONA

VICINITY MAP



NO SCALE

PARCELS INCLUDED

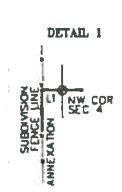
1. APN 106-04-001D
DEEP WELL RANCHES No. 1 LLC
BOOK 1601 OFFICIAL RECORDS, PAGE 803, YCR
PORTION N2 SEC 4, T14N, R2W, G&SRB&M

2. APN 106-04-001A
YAVAPAI COUNTY COLLEGE ROAD
BOOK 3019 OFFICIAL RECORDS, PAGE 60, YCR
BOOK 31 MAPS, PAGE 98, YCR
PORTION N2 SEC 4, T14N, R2W, G&SRB&M

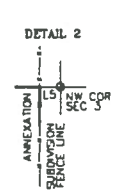
3. APN 800-17-054G
APN 800-17-054D (PORTION)
COLLEGE ROAD
BOOK 14 MAPS, PAGE 69, YCR
PORTION N2 SEC 4 & 5, T14N, R2W, G&SRB&M

4. APN 102-11-001H
DEEP WELL RANCHES No. 1 LLC
BOOK 1601 OFFICIAL RECORDS, PAGE 803, YCR
BOOK 934 OFFICIAL RECORDS, PAGE 172, YCR
PORTION N2 SEC 5, T14N, R2W, G&SRB&M

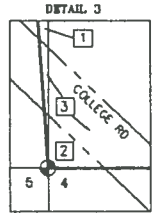
DETAIL 1

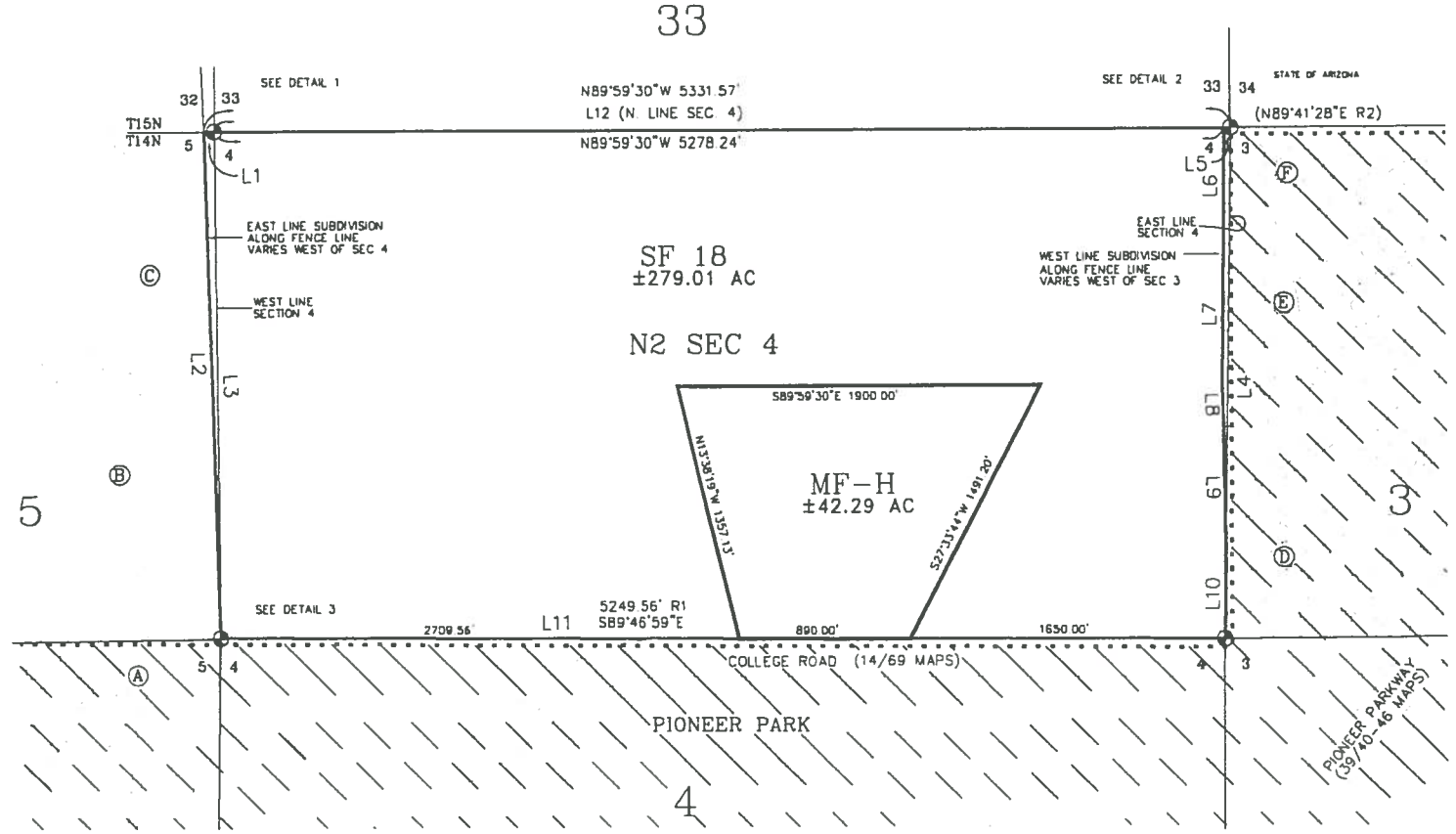


DETAIL 2



DETAIL 3





GRAPHIC SCALE

(IN FEET)
1 inch = 400 ft.

ZONING DISTRICTS

SF-18 ZONING	±279.01 ACRES TOTAL
MF-H ZONING	±42.29 ACRES TOTAL

EXISTING CORPORATE LIMITS

AREA ANNEXED ±321.3 ACRES TOTAL

LINE TABLE			
LINE	LENGTH	BEARING	RECORD
L1	53.32	N89°59'30"W	SEC LINE R1
L2	2638.17	N01°40'50"W	N02°02'W R2
L3	2637.13	N00°31'21"W	SEC LINE R1
L4	2656.42	S00°51'46"W	N00°32'19"E R3
L5	35.34	S89°59'05"E	N89°41'28"E R5
L6	597.00	N00°25'55"E	N00°06'28"E R5
L7	729.98	N00°33'44"E	N00°14'17"E R4
L8	221.34	N00°58'26"W	N01°17'53"W R4
L9	643.97	N00°54'31"W	N01°13'58"W R6
L10	464.05	N00°51'46"E	N00°32'19"E R3
L11	5249.56	N89°46'59"W	SEC LINE R1
L12	5313.59	S89°59'30"E	SEC LINE R1

(A) = LONGVIEW ESTATES UNIT 4 BOOK 30 MAPS, PAGE 11, YCR

(B) = WILLIAMSON VALLEY ESTATES NO. 2 BOOK 11 MAPS, PAGE 40-41, YCR

(C) = WILLIAMSON VALLEY ESTATES NO. 3 BOOK 12 MAPS, PAGE 13-14, YCR

R3 (D) = PINON OAKS SUBDIVISION UNIT 4 PHASE III BOOK 49 MAPS, PAGE 87, YCR

R4 (E) = PINON OAKS SUBDIVISION UNIT 4 PHASE IV BOOK 53 MAPS, PAGE 39, YCR

R5 (F) = ARROYO VISTA SUBDIVISION BOOK 53 MAPS, PAGE 41, YCR

= SECTION CORNER AND/OR QUARTER CORNER

R1 = CITY OF PRESCOTT GPS SECTION CORNER LOCATIONS ENGINEERING DEPARTMENT

R2 = BOOK 934 OFFICIAL RECORDS, PAGE 172, YCR

R6 = BOOK 3152 OFFICIAL RECORDS, PAGE 724, YCR

THIS PLAT WAS PREPARED BY ME DURING THE MONTH OF JUNE 2015 BASED ON RECORD INFORMATION, AND IS REPRESENTED ACCURATELY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

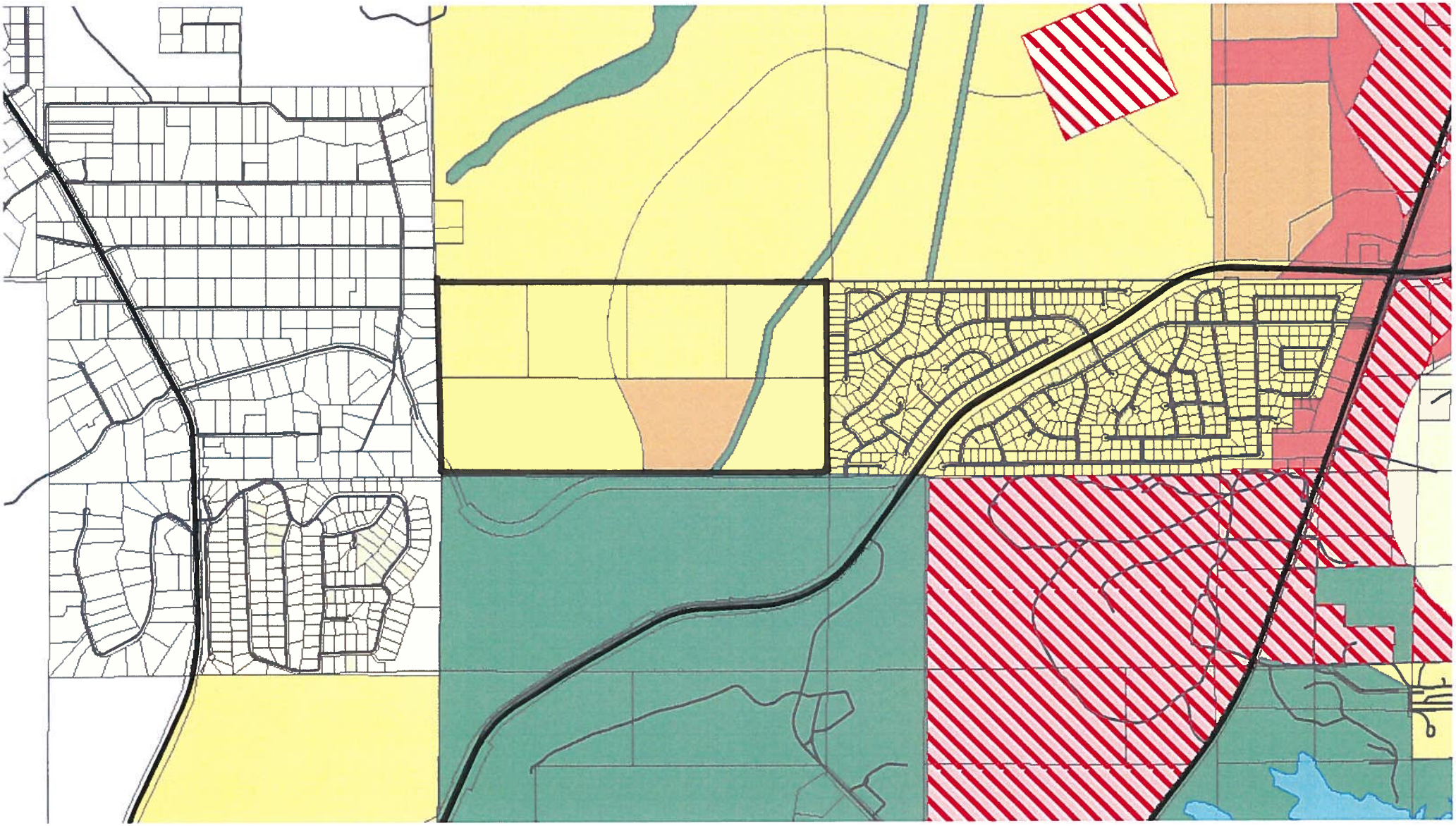
DUANE FAMAS RLS 27737

DUANE FAMAS RLS
181 RODEBAUGH DR. PRESCOTT, AZ 86305
PHONE (928) 899-9573

SHEET SIZE 24 X 36

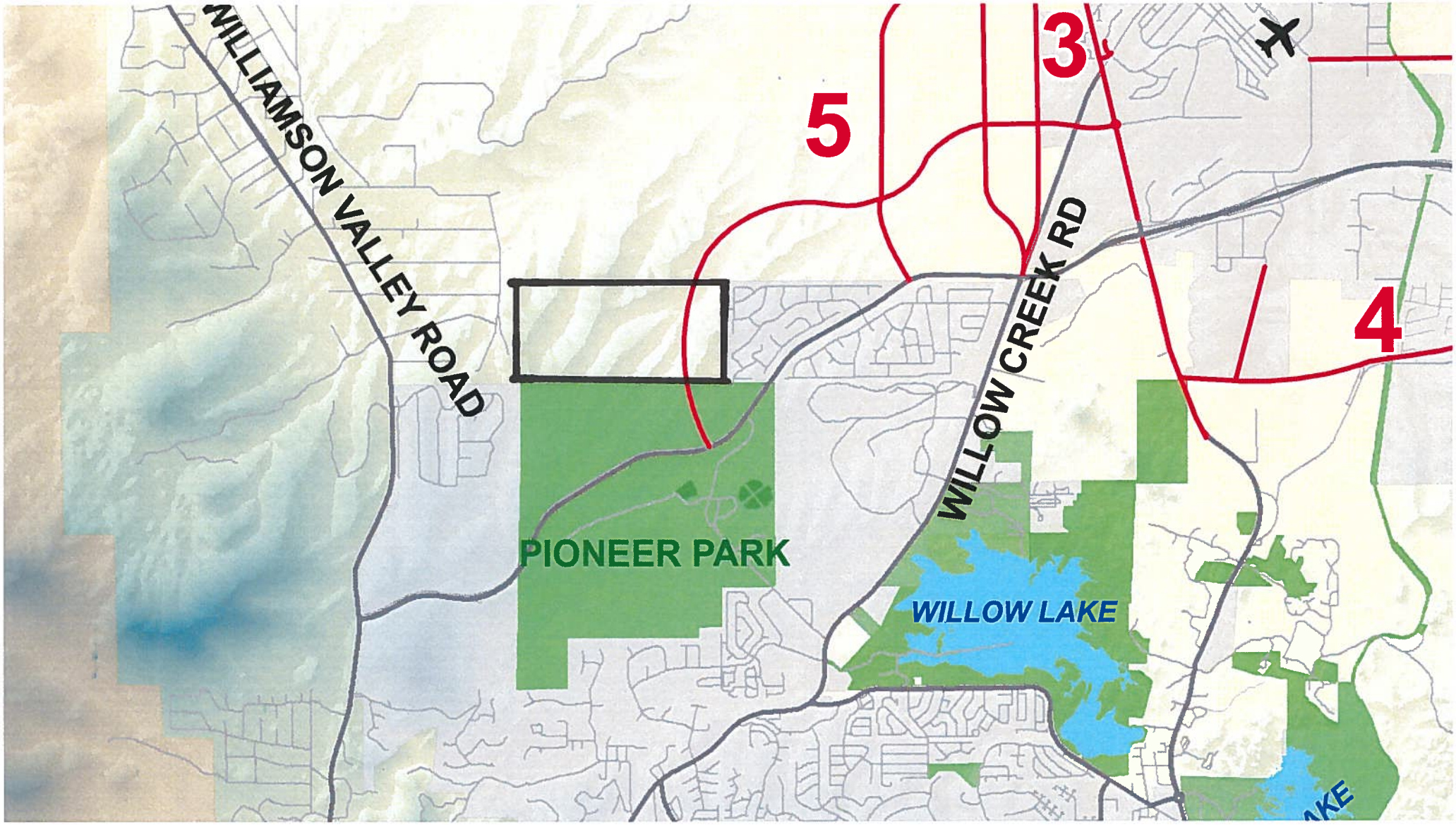
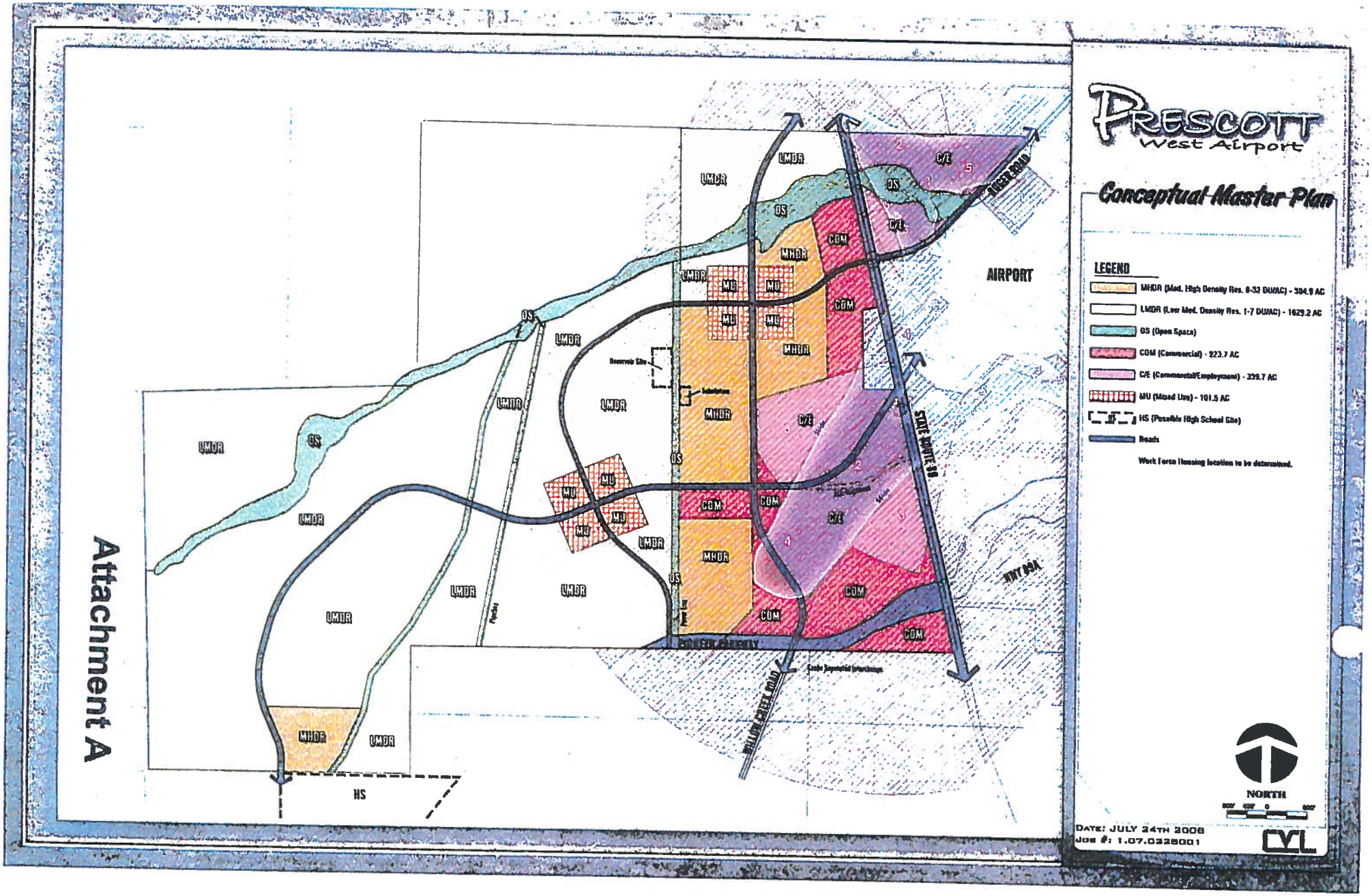
Attachment 3

General Plan Land Use



Attachment 4

General Plan Circulation



Attachment 5