The following agenda will be considered by the PLANNING & ZONING COMMISSION at its Regular Meeting to be held on THURSDAY, JULY 26, 2018, at 9:00 AM in 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

<table>
<thead>
<tr>
<th>MEMBERS</th>
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</thead>
<tbody>
<tr>
<td>George Sheats, Chairman</td>
</tr>
<tr>
<td>Ken Mabarak, Vice-Chairman</td>
</tr>
<tr>
<td>Terry Marshall</td>
</tr>
<tr>
<td>Jared Nanke</td>
</tr>
</tbody>
</table>

III. REGULAR AGENDA ITEM

1. Approval of the May 31, 2018 Meeting Minutes

2. RVP18-016, Revision of Plat of Willow Creek Heights to divide the parcel into two lots. Zoning: Single-family 35 (SF-35); APN: 106-20-026; Property Owner: Grimmett Family Revocable Trust; Location: 715 N Lakeview Drive


IV. ADJOURNMENT

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 July 20, 2018 at 5:00 p.m. in accordance with the statement filed with the City Clerk’s Office.

Maureen Scott, City Clerk

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48 hours advanced notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (928) 777-1272 to request an accommodation to participate in this public meeting. Prescott TDD number is (928) 445-6811. Additionally, free public relay service is available from Arizona Relay Service at 1-800-367-8939 and more information at www.azrelay.org.
I. CALL TO ORDER

Chairman George Sheats called the meeting to order at 9:00 a.m. He thanked Council Lamerson, Wilcox and Goode for attending.

II. ATTENDANCE

<table>
<thead>
<tr>
<th>BOARD MEMBERS</th>
<th>STAFF MEMBERS</th>
</tr>
</thead>
<tbody>
<tr>
<td>George Sheats</td>
<td>George Worley, Planning Manager</td>
</tr>
<tr>
<td>Ken Mabarak, Vice Chairman</td>
<td>Darla Eastman, Recorder</td>
</tr>
<tr>
<td>Terry Marshall</td>
<td>Katie Peterson, Community Planner</td>
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<td>Jared Nanke</td>
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<tr>
<td>Ted Gambogi</td>
<td>COUNCIL</td>
</tr>
<tr>
<td>Mel Roop</td>
<td>Councilman Lamerson</td>
</tr>
<tr>
<td>George Lee</td>
<td>Councilman Goode</td>
</tr>
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</table>

III. REGULAR AGENDA ITEM

1. Approval of the May 10, 2018, Meeting Minutes.

   Mr. Lee, MOTION to approve the Meeting Minutes May 10, 2018. 2nd, Mr. Marshall. Motion passes 7-0.

IV. PUBLIC HEARING ITEMS

1. GNP18-00001, Prescott View General Plan amendment to amend 10.89 acres of residential single-family development at Bradshaw Drive and Benjamin Drive; Zoning is Business General (BG); APN’s 110-04-031C and 110-04-141J.

2. PLN18-00008, Prescott View Rezoning to rezone 10.89 acres to permit a residential single-family development at Bradshaw Drive and Benjamin Drive; Zoning is Business General (BG); APN’s 110-04-031C and 110-04-141J.

George Worley gave an update to the Prescott View General Plan and Rezoning projects. He said that the proposed rezoning is to permit the development of a single-family residential subdivision with 37 single-family lots. The majority of the property is currently zoned BG with restrictions that prohibit residential development and the remainder is zoned SF-9. The rezoning request is for SF-6 over the entire site. Mr. Worley stated that the applicant has provided a modified conceptual lot layout for the site. It has been the usual practice of the Planning and Zoning Commission to consider conceptual lot layouts or site plans in association with requests for rezoning of property. Planning and Zoning Commission action on this request is limited to the General Plan Amendment and the rezoning request. While the lot layout can be considered in the decision-making process, the Commission is not tasked with approval of the layout at this time. A future application and review of a preliminary plat is required. Mr. Worley went into the specific changes to the...
layout, to include the following: the removal of the Phase 2 townhome lots that reduces the units per acre density, enlargement of the northern lots to reduce grading into the steep slope, reduction of the number of lots from 40 to 37, and a proposal to make the internal loop road one-way to reduce the impact of multiple access points on Bradshaw Drive.

Earl Kepler, 274 Jacob Lane, stated that he would like to see the City to obtain the property and turn it into a park.

Connie Barnett, lives across from Manzanita Village, asked how did they come up with single-family 9. The ratio of undeveloped land in Manzanita Village to the developed land is approximately 50/50. When people buy into Manzanita Village, they buy with the understanding that they own the lot and have partial ownership in the common lot, also the garden, plaza, and the trails. She said that she encourages nothing less than single-family 12 so it fits into the terrain.

Dan Buchege, 209 Jacob Lane, said that he has concerns with storm drains and the mud that accumulates when there is a lot of rain. He said that he also has concerns with parking and that there will not be enough parking and people will have to park on the streets.

Mary Kelley, 594 Sycamore Canyon, said that she is concerned with the water issues. She asked how the project will comply with the proposed water policy. Mr. Worley answered the question stating that there will be a subdivision plat and City Council will consider the plat with all the information available on the water issue.

Gary Palmer, 280 Point of View, provided a comparison of the homes in the area versus the proposed homes on the projector. He asked if single-family 6 is the right fit in this community. Mr. Palmer said that Mr. Benner stated in our first meeting that he is sensitive to the neighbor’s views. He said when he heard that, he was encouraged. However, the new plans do not show that he is considering our viewsheds.

Jeffery Zucker, 292 Jacob Lane, stated that he happy to see the townhomes eliminated on the curve of the plans. He asked if they will permanently be removed from the plans and be open space or will there be townhomes there in the future. He also asked if there is any thought to having a stop sign the exit of that [Benjamin Road] road that has no guard rail. He said that he liked the one-way road idea. Mr. Zucker asked if this project will be mass-graded and how does it relate to the houses on the right-hand side. He also asked if there has been consideration to an emergency crash gate off of Point of View.

Davin Benner stated that he would answer a few of the comments. He said that he would like to remind everyone that this is a rezoning request and we are not too far into the details yet. The homes will have a maximum building height of 35 feet, they are single-level ground homes, and will be a modest 1600-2200 square feet in size. Mr. Benner said in regards to the area where the townhomes are removed, the owner will decide what he wants to do with that area whether it be the townhomes or open space. Mr. Benner commented on Mr. Zucker’s questions. He said regarding mass-grading, we are limited to 12% grade and only go so high within the limits of the City standards. He said on the east side, the base will be cut down 8 to 12 feet and will be below the line of sight. He said regarding the emergency access, the owner would need to allow for that. Mr. Brenner said that we did pull the townhomes from the plans due to the public’s concern. Mr. Brenner discussed the curve on Bradshaw Drive. He said that he feels the one-way traffic will fix that issue and that he doesn’t feel it is the owner’s sole responsibility. He said that he welcomes anyone to review the plans.
The Commissioners discussed the comments that were made. They felt that even though it is a rezoning request, it is also a potential site plan that will help determine what that zoning might look like. Most of the commissioners felt that the area should be a lot less dense and to be able to enjoy the views.

Davin Benner asked the Commissioners to look at the map and he said it is mostly multi-family medium zoning surrounding the area. He said that the request is consistent with the surrounding areas and the view will not be different if the zoning is single-family 6 or single family 18. He said that if it is zoned single-family 18, the project should be dropped and a resort put in because the price point will not “pencil out.” People are not willing to pay a 1,000,000 for a lot.

Luther Karaxberger, 1555 Rycosa Drive, Phoenix, asked the Commissioners how it is zoned currently, how many units could there be. He asked could you put a 300 unit hotel or rehab facility there. George Worley and the Commissioners agreed, yes, a hotel is an allowable use, subject to all requirements. Mr. Luther stated that in his opinion, single-family 6 is a downward direction in density. He said that he is sure none of you want a 300 unit facility in that location.

Gary Palmer stated that what Mr. Luther just said is all hypothetical. He said there has been discussion of other uses in the area.

**Mr. Mabarak, MOTION to deny PLN18-00008, Prescott View Rezoning to rezone 10.89 acres to permit a residential single-family development at Bradshaw Drive and Benjamin Drive and suggest the applicant consider single-family 18. 2nd, Mr. Marshall.**

Mr. Roop stated that we should not leave the determination of zoning up to the applicant. We should be clear of the zoning district we want to see. Mr. Roop asked if Mr. Mabarak could amend his motion to read, motion to deny PLN18-00008, and request that the Council recommend a lower density zoning to the applicant appropriate to single-family 18.

Mr. Lee said that he is not in a position today to make a zoning recommendation, but clearly against single-family 6. We need to request the applicant to a resubmit with a new zoning request. Mr. Mabarak said that he would be willing to redact the potion of single-family 18 from the motion.

**MOTION passes 6-1. Mr. Roop opposes.**

The Commission decided not to vote on the General Plan since it coincides with the zoning request.

**III. ADJOURNMENT**

Chairman adjourned the meeting at 10:20 a.m.

____________________  __________________________
Darla Eastman,  George Sheats, Chairman
Recording Secretary
MEETING DATE: 7/26/18

DEPARTMENT: Community Development

AGENDA ITEM: RVP18-016, Revision of Plat of Willow Creek Heights to divide the parcel into two lots. Zoning: Single-Family 35; APN: 106-20-026; Property Owner: Grimmett Family Revocable Trust

Approved By: George Worley 7/20/18

Item Summary

The purpose of this Revision of Plat is to divide Lot 16 into two new lots of the south eastern portion of the Willow Creek Heights subdivision (Attachment 1). The new northern Lot (16R1) will have a total of 56,811 square feet or 1.304 acres; and the southern Lot (16R2) will have a total of 51,928 square feet or 1.912 acres. Both of the lots exceed the minimum lot size requirements for the SF-35 zoning district.

Lot 16R2 will include a new 27 foot wide flagpole connection to Lakeview Drive with an ingress/egress and utility easement. (Attachment 2). Future development activity will be subject to the zoning district standards in which it is located. No portion of this revision of plat falls within a designated flood plain.

Background

Per Article 9, Section 9.10.5C of the Land Development Code, the Revision of Plat process requiring Council action is necessary since the project increases the number of lots within the Willow Creek Heights subdivision.

Attachments

1. Aerial Location Map
2. Revision of Plat
3. Zoning Map

Recommended Action: MOVE to recommend approval of RVP18-016.
DECLARATION

KNOW ALL MEN BY THESE PRESENTS:


1. THE WEST HALF OF LOT 16 SHALL BE DIVIDED INTO 2 LOTS AS SHOWN HEREON:

THE ORIGINAL LOT

2. THE REPLATTED LOTS SHALL BE KNOWN NOW AND HEREAFTER AS LOTS 16R1 AND 16R2.

3. THE REPLATTED LOTS SHALL BE KNOWN NOW AND HEREAFTER AS LOTS 16R1 AND 16R2.


5. THE WEST HALF OF LOT 16, WILLOW CREEK HEIGHTS" AND HEREBY PUBLISH THIS PLAT AS AND FOR A "REVISION OF PLAT, THE WEST HALF OF LOT 16, WILLOW CREEK

ACKNOWLEDGEMENT

THE WEST HALF OF LOT 16, WILLOW CREEK HEIGHTS, AS SOLE OWNER OF THE WEST HALF OF LOT 16, WILLOW CREEK HEIGHTS, ACCORDING TO WILLOW CREEK HEIGHTS MAYOR SECTION 15, TOWNSHIP 14 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND ORIGINALLY RECORDED IN BOOK 7 OF MAPS AND PLATS, PAGE 60.

APPENDIX:

REVISION OF PLAT

THE WEST HALF OF LOT 16, WILLOW CREEK HEIGHTS

COORDINATE SYSTEM: ARIZONA COORDINATE SYSTEM (STATE PLANE), ZONE: CENTRAL (0202)

SCALE: 1" = 60'

G. MICHAEL HAYWOOD, RLS 13941

CERTIFICATION

THE SURVEY OR PLAT OF THIS PROPERTY AS SHOWN HERON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NEXUS SOUTHWEST LLC
212 S. MARINA ST.
PRESCOTT, AZ 86303
(928)778-5101

JOB NO: 18-131
DATE: 5/14/18
CREW: RR/ CM

SCALE: 1" = 60'

NEXUS SOUTHWEST LLC
212 S. MARINA ST.
PRESCOTT, AZ 86303
(928)778-5101

JOB NO: 18-131
DATE: 5/14/18
CREW: RR/ CM

SCALE: 1" = 60'
PLANNING & ZONING COMMISSION MEMO

MEETING DATE: July 26, 2018

DEPARTMENT: Community Development


Approved By:

<table>
<thead>
<tr>
<th>Director:</th>
<th>Date:</th>
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</thead>
<tbody>
<tr>
<td>George Worley</td>
<td>7/20/18</td>
</tr>
<tr>
<td>Katie Peterson</td>
<td>4/20/18</td>
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</tbody>
</table>

Summary
The Yavapai Regional Medical Center has requested a Comprehensive Sign Plan that would encompass replacement of existing signs, installation of new signs, and future sign square footage allowance for three upcoming, capital improvement projects, constructed in phases on the same site.

The Yavapai Regional Medical Center is currently comprised of multiple medical and related buildings and parking areas on several parcels, with wall and freestanding signs. Additional buildings and parking areas planned for the future will need additional signs. The medical center has street frontage on four different streets: Division Street, Whipple Street, Willow Creek Road, and Ainsworth Drive, with vehicular access from each side. Sign sizes and design vary by type.

Proposed Comprehensive Sign Plan
The proposed Comprehensive Sign Plan includes upgrading existing wall and freestanding signs and a total square footage allowance for future signs. The monument sign upgrade proposal includes replacement of 5 existing monument signs, with new signs in the same locations as the existing signs. Each of the monument signs is limited to 12 feet in height, which is the maximum allowed by the Land Development Code. The freestanding signs include monument signs and other ground-mounted signs with varied sizes, with a maximum of 50 square feet each.

Overall, the proposed Comprehensive Sign Plan for existing buildings and parking areas includes a total of 13 building, directional, and service identification wall signs, numbered 1-13; and 11 identification and directional monument signs, numbered 14-24 on the Site Plan. New signs are proposed to have opaque background with internal illumination and all-aluminum construction with aluminum faces consisting of cut-out letter backed up with acrylic with letters, illuminated only at night.

The total wall sign area proposed is 957.83 square feet for existing wall signs and 349.92 for monument/freestanding signs. Additionally, the proposal includes 600 square feet of sign area for future wall and monument signs. The total square footage proposed for existing, proposed, and future signs on this site is 1907.75.

Wall Signs
As specified on the Site Plan, the proposed 13 wall signs on 4 existing buildings include:

- 1 (318 square feet) and 8 (220.5 square feet) are the Yavapai Regional Medical Center identification signs.
- 2, 3, 4, 6 and 7 are entrance (16 square feet), emergency (one at 16 square feet, one at 24 square feet) and ambulance (12.16 square feet each) signs.
- 5 is the red ribbon (105 square feet), symbolic of breast cancer awareness.
- 9-13 are specialty service building and entrance identification signs for Prescott Outpatient Surgical Center (20 square feet), Yavapai Cardiac Surgery (9.75 square feet), The James Family Heart Center at YRMC West (80.82 square feet), YRMC Wellness Center Physical Rehab and Pendleton Center (91 square feet), and the Prescott Medical Imaging building (29.75 square feet).

Freestanding Signs
The Site Plan shows 11 monument signs (numbered 14-24), including 5 replacement signs, distributed throughout the site on 4 parcels:

- 14, a replacement internally illuminated, 3-sided monument sign (12’ high and 6’ 91/2” wide) replacing the existing sign, at the entrance on the southern end of Willow Creek Road.
- 15, a replacement internally illuminated, 2-sided monument sign (12’ high and 6’ 91/2” wide) replacing an existing sign, at the corner of Ainsworth Drive and Willow Creek Road.
- 16, a replacement internally illuminated, 2-sided sign (12’ high and 8’ 6” wide) replacing the existing sign, at the entrance at Ainsworth Drive.
- 17, a one-sided directional address sign (7’ high overall and 4’ wide), at the entrance at Ainsworth Drive.
- 18, a two-sided directional sign (4’ high overall and 4’ wide).
- 19, a two-sided directional sign (4’ high overall and 4’ wide), at the entrance on the north end of Division Street.
- 20, an address monument sign at the east side of Division Street (12’ high overall and 4’ wide.)
- 21, an address monument sign at the building entrance of the Wellness Center (6’ 8” high overall and 4’ wide.)
- 22, a monument sign at the site entrance toward the south end of Division Street.
- 23, a replacement internally illuminated, 2-sided monument sign (12’ high and 6’ 91/2” wide), replacing existing sign at the corner of Whipple Street and Division Street.
- 24, a replacement internally illuminated, 2-sided monument sign (12’ high and 6’ 91/2” wide), replacing existing sign at the entrance on Whipple Street.

Future Signs
Additional signs will be needed for three capital improvement projects, upcoming in phases, that encompass 173,000 square feet of building and parking space, as well as future building and parking areas. The proposed Sign Plan includes a 600 square foot allowance for future wall and monument signs for new buildings and parking areas, including:

- “Cath lab 3” (13,000 square feet, with a completion date in 2018);
- A parking structure (50,000 square feet per floor, with 100,000 total square feet, to be completed in 2019);
- “OSB West” (60,000 square feet, to be completed in 2020); and
- Other future buildings and parking areas.

Comprehensive Sign Plan Review Criteria
Per Land Development Code (LDC) section 9.7.4F/Comprehensive Plan Review Criteria, the objective is “an improved design in exchange for a greater number of signs or larger sign face area than otherwise permitted by Sec. 6.12, Signs.”

The intention of this proposed Comprehensive Sign Plan is to ensure a generally consistent appearance of all signs associated with the medical center as signs are upgraded and as future signs are installed. As a medical service use, clearly visible directional and location signs are crucial. The number and sizes of signs proposed exceed what would be allowed by the LDC, with multiple monument signs on each parcel and on each frontage, as well as on the site interior, and with multiple wall signs. Overall, the proposed Comprehensive Sign Plan meets the existing and future needs of the site and complements the design and scale of the medical center. All internally illuminated sign panels and individual letters are subject to the dark sky lighting provisions, including no white or bright background panels.

Attachments
1. Aerial Location Map
2. Proposed Comprehensive Sign Plan

Recommended Action: MOVE to recommend approval of SIG18-001.
City of Prescott
201 South Cortez
Prescott, AZ 86302-2077

June 20, 2018

RE: Comprehensive Sign Plan; Yavapai Regional Medical Center

Dear Mr. George Worley:

Yavapai Regional Medical Center has retained Signs Plus to upgrade their exterior monument signage and to assess future signage requirements for three capital improvement projects. As such, Signs Plus has been directed to prepare and submit a Comprehensive Sign Plan (CSP) to the City of Prescott.

This CSP includes a survey of existing wall and existing (or replacement) monument signage on the hospital campus. In addition, it includes future signage allowances for three capital improvement projects.

The monument upgrade project replaces five (5) existing monument signs with five (5) new monument signs, placed in the exact location of the current monuments. Each new monument is limited to 12 feet overall height which is the maximum height for copy on a freestanding signage per the City of Prescott sign ordinance. The replacement monument signage is limited to 50 square feet per monument, which is 18 square feet more than the city sign ordinance allowance of 32 SF per monument.

This CSP also requests 600 SF of future wall or monument signage for three capital improvement projects encompassing 173,000 SF of building or parking space.

The new monument signage superimposed on the digital photos have an opaque background and are of the highest quality to include:

- UL listed LED internal illumination / all aluminum construction.
- The aluminum faces consist of cut out letters backed up with acrylic (only the letters are illuminated at night / the background remains opaque).

Please consider our request in light of the scope and size of this facility. We look forward to presenting our proposal to the Prescott City Council with the support of the city staff.

Thank you,

Dale R. Johnson
President

(928) 772-4070 • Fax (928) 772-7327 • 9200 Valley Rd., Prescott Valley, AZ 86314
ROC #109394 • Bonded • Insured
# YRMC Comprehensive Sign Package Inventory

## EXISTING WALL SIGNS

<table>
<thead>
<tr>
<th>#</th>
<th>Sign Description</th>
<th>Size</th>
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<tbody>
<tr>
<td>1</td>
<td>Yavapai Regional Medical Center</td>
<td>318.50 SF</td>
</tr>
<tr>
<td>2</td>
<td>Main Entrance</td>
<td>16.00 SF</td>
</tr>
<tr>
<td>3</td>
<td>EMERGENCY</td>
<td>16.00 SF</td>
</tr>
<tr>
<td>4</td>
<td>EMERGENCY</td>
<td>26.00 SF</td>
</tr>
<tr>
<td>5</td>
<td>Breast Cancer Awareness Ribbon</td>
<td>105.00 SF</td>
</tr>
<tr>
<td>6</td>
<td>Ambulance Only</td>
<td>12.16 SF</td>
</tr>
<tr>
<td>7</td>
<td>Ambulance Exit</td>
<td>12.16 SF</td>
</tr>
<tr>
<td>8</td>
<td>Yavapai Regional Medical Center</td>
<td>220.50 SF</td>
</tr>
<tr>
<td>9</td>
<td>Yavapai Cardiac Surgery</td>
<td>9.75  SF</td>
</tr>
<tr>
<td>10</td>
<td>Prescott Outpatient Surgery Center</td>
<td>20.19 SF</td>
</tr>
<tr>
<td>11</td>
<td>The James Family Heart Center at YRMC West</td>
<td>80.82 SF</td>
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<tr>
<td>12</td>
<td>YRMC Wellness Center Physical Rehab &amp; Pendleton Center</td>
<td>91.00 SF</td>
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<tr>
<td>13</td>
<td>Prescott Medical Imaging A Service of Yavapai Regional Medical Center</td>
<td>29.75 SF</td>
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### TOTAL SQUARE FEET

**957.83** SF

## MONUMENTS (*Indicates Replacement Monument*)

<table>
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<tr>
<th>#</th>
<th>Sign Description</th>
<th>Size</th>
<th>Height</th>
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<tbody>
<tr>
<td>14</td>
<td>*Main Entrance Monument</td>
<td>47.98 SF</td>
<td>12’</td>
</tr>
<tr>
<td>15</td>
<td>*Ainsworth &amp; Willow Creek Monument</td>
<td>47.98 SF</td>
<td>12’</td>
</tr>
<tr>
<td>16</td>
<td>*811 – 815 Ainsworth Monument</td>
<td>50.00 SF</td>
<td>12’</td>
</tr>
<tr>
<td>17</td>
<td>811 Ainsworth Directional (Prescott Urology/ Doctors)</td>
<td>16.00 SF</td>
<td>7’</td>
</tr>
<tr>
<td>18</td>
<td>815 Ainsworth Directional (Physician Care Administration)</td>
<td>8.00 SF</td>
<td>4’</td>
</tr>
<tr>
<td>19</td>
<td>815 Ainsworth Directional (Physician Care Administration)</td>
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<tr>
<td>20</td>
<td>1001 Division Street Monument</td>
<td>32.00 SF</td>
<td>12’</td>
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<tr>
<td>21</td>
<td>930 Division Street Monument – YRMC Wellness Center</td>
<td>32.00 SF</td>
<td>6’-8”</td>
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<tr>
<td>22</td>
<td>930 Directional (YRMC Wellness Center)</td>
<td>12.00 SF</td>
<td>6’-2 ½”</td>
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<td>23</td>
<td>*Prescott Medical Imaging Division Street Monument</td>
<td>47.98 SF</td>
<td>12’</td>
</tr>
<tr>
<td>24</td>
<td>*Whipple Street Entrance Monument</td>
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### TOTAL SQUARE FEET

**349.92** SF

## FUTURE SQUARE FOOTAGE ALLOWANCE (Wall or Monument)

<table>
<thead>
<tr>
<th>Description</th>
<th>Size</th>
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<tbody>
<tr>
<td>Cath Lab 3 (13,000 SF Building – to be completed 2018)</td>
<td>600  SF</td>
</tr>
<tr>
<td>Parking Structure (50,000 SF per Floor – 100,000 total – to be completed 2019)</td>
<td></td>
</tr>
<tr>
<td>OSB West (60,000 SF – to be completed 2020)</td>
<td></td>
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<tr>
<td>Other future signage needs.</td>
<td></td>
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</table>

### TOTAL SQUARE FEET REQUESTED

**1907.75** SF

(928) 772-4070 • Fax (928) 772-7327 • 9200 Valley Rd., Prescott Valley, AZ 86314

ROC #109394 • Bonded • Insured
WALL SIGNS
4 Sign Overall Size: 2'-0" x 13'-0"
   SQFT: 26

5 Sign Overall Size: 144" x 105.45"
   SQFT: 105

6 Sign Overall Size: "AMBULANCE" - 1'-1"x9'-11"
   "ONLY" - 7 1/2"x2'-1 1/2"
   SQFT: 10.71
   SQFT: 1.45
   Total SQFT: 12.16

7 Sign Overall Size: "AMBULANCE" - 1'-1"x9'-11"
   "EXIT" - 7 1/2"x2'-1 1/2"
   SQFT: 10.71
   SQFT: 1.45
   Total SQFT: 12.16
Sign Overall Size: 65" x 408" SQFT: 13.14
LOGO - 48.5" x 31.5" SQFT: 1.237
THE JAMES FAMILY - 11" x 162" SQFT: 1.37
"Heart Center" - 26.5" x 180" SQFT: 3.13
"YRM WEST" - 14.5" x 131" SQFT: 1.9
HEART LOGO - 36" x 236" SQFT: 9
Total SQFT: 80.62

Sign Overall Size: 9" x 13'-0" SQFT: 9.75
MONUMENTS / DIRECTIONALS
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and other applicable codes. The sign shall be constructed of high intensity prismatic glass and shall meet the standards of the American National Standards Institute. The sign shall be illuminated with a minimum of 1,000 lumens per square foot. The sign shall be located on the exterior wall of the building and shall be clearly visible from the street.

The sign shall be composed of the following text:

- EMERGENCY
- EXIT

The sign shall be painted red with a 1/2" border. The sign shall be mounted on a 3-sided monument. The monument shall be constructed of high-strength steel and shall be painted black. The monument shall be secured to the building with a 1/2" hardened steel bolt. The sign shall be illuminated with a minimum of 1,000 lumens per square foot. The sign shall be clearly visible from the street.
Manufacture one (1) illuminated double sided monument.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs.
**SIDE ONE**

- Sign Overall Size: 4'-0" x 4'-0"
- Overall Height: 7'-0"
- SQFT: 16

**SIDE TWO**

- Sign Overall Size: 2'-0" x 4'-0"
- Overall Height: 8'-0"
- SQFT: 8
ILLUMINATED MONUMENT SIGN

Scale: 3/8" = 1'-0"
SOFT: 47.98

Manufacture one (1) illuminated double sided monument.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs.
STREET SIDE

YAVAPAI REGIONAL MEDICAL CENTER

EMERGENCY

Visitor Parking
Registration

Painted Black
Painted Red
Rusted w/ 1/2"
push thru white plex
Painted Black
Painted Brushed Alum.
Water Mark to match the existing

YAVAPAI REGIONAL MEDICAL CENTER

Scale: 3/8" = 1'-0"
SOFT: 47.98

ILLUMINATED MONUMENT SIGN

Manufacture one (1) illuminated double sided monument.

Bull Nose

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the signs.