



**CITY OF PRESCOTT  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
201 S. Cortez, Prescott, AZ 86301 (928) 777-1207**

**ANNEXATION APPLICATION**

Project Name: AED North

Current Assessor's Parcel Number(s) affected: See Attached

Township 15N Section \_\_\_\_\_ Range 1W Current Zoning: RCU + BR  
17,18,19,20,29+30

		<i>For Staff Use Only</i>
<b>Owner Name &amp; Address:</b> <u>Arizona Eco Development, LLC</u> <u>923 E Gurley St #203</u> <u>Prescott, AZ 86301</u>  Phone: <u>928-778-7421</u> Fax: _____ Email: <u>Jason@jasonjisi.com</u> Note: If the owner is a corporation, include documents showing the signer is an authorized agent of the corporation.		Date Received: _____  Taken In By: _____  Assigned To: _____  Date Application Complete: _____
<b>Applicant / Agent Name &amp; Address</b> <u>Jason J Gisi</u> <u>923 E Gurley St #203</u> <u>Prescott, AZ 86301</u>  Phone: <u>928-778-7421</u> Fax: _____ Email: <u>Jason@jasonjisi.com</u>		Fees & Charges: _____  Receipt #/Date: _____  P&Z WS Date: _____  P&Z Vote Date: _____  Council WS Date: _____  Council Mtg Date: _____

**Request For Annexation:**  
 General Location of Property: East of Airport, North of Granite Dells Pkwy + 89A interchange  
 Total Acres: 1656.38  
 Current Zoning: RCU + BR Proposed Zoning: See attached

Jason J. Gisi \_\_\_\_\_ 8/2/18  
 Print Name Signature Date

(Office Use Only)

\_\_\_\_\_ DATE TAKEN IN  
 PLANNER TAKING IN APPLICATION

AED North Annexation

Parcel #	Current Zoning	Requested Zoning
103-01-031M	BR	RV-IT
103-01-028D-Partial	RCU-2A	MH Floating, MU, IT, NOS, IG
103-01-015-Partial	RCU-2A	MH Floating
103-01-021G-Partial	RCU-2A	NOS
103-01-014-Partial	RCU-2A	NOS

## **AED North**

Arizona Eco Development, LLC (AED) is formally applying for annexation and rezone of 1,656.38 acres, starting north of the AED owned commercial which is north of the Granite Dells Parkway interchange. Requested zoning designations are as follows:

**MH Floating:** This area has been planned for affordable, manufactured housing. Affordable housing is something that the City of Prescott needs more than ever as housing supply is running short locally and nationally and the labor to construct new housing stock is at an all-time low with no signs of relief. A significant amount of capital is being invested in factory built housing across the country as the market evolves to produce manufactured housing that is cheaper and higher quality than site built homes. AED will be on the leading edge of the manufactured housing revolution as the company will not accept manufactured housing that is not high quality, attractive aesthetically and energy efficient.

**MU:** Ideal location for new police and fire stations to serve the growing population in and around the Hwy 89 and 89A corridor.

**IT acres:** Use to be determined.

**IG acres:** Prime industrial land located just off Corsair Ave. Flat, developable industrial sites that will blend in with the existing industrial sites in and around the airport

**NOS acres:** Open space tract will run along the Granite Creek corridor, which will also include the re-alignment of the Peavine Trail.

After recording return to:

Jerry Carver, Esq.  
ROBERTS & CARVER, PLLC - FOLDER

**PETITIONER'S AFFIDAVIT PURSUANT TO A.R.S. § 9-471(A)(6)**

STATE OF ARIZONA        )  
  ) ss.  
County of Yavapai        )

I, **Jason J. Gisi**, being first duly sworn, depose and state:

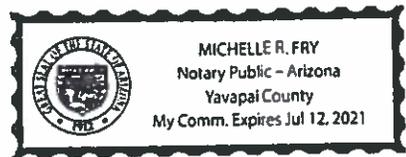
1. I am a member of Cazador Consulting, LLC, a Arizona limited liability company, and have been authorized and empowered to act on behalf of Arizona Eco Development LLC, an Arizona limited liability company ("AED").
2. I make this affidavit based upon personal knowledge.
3. AED is the Petitioner for the Annexation Application for AED North.
4. Pursuant to A.R.S. § 9-471(A)(6), AED verifies that no part of the territory owned by AED, for which the filing is made is already subject to an earlier filing for annexation.

DATED this 2nd day of August, 2018.

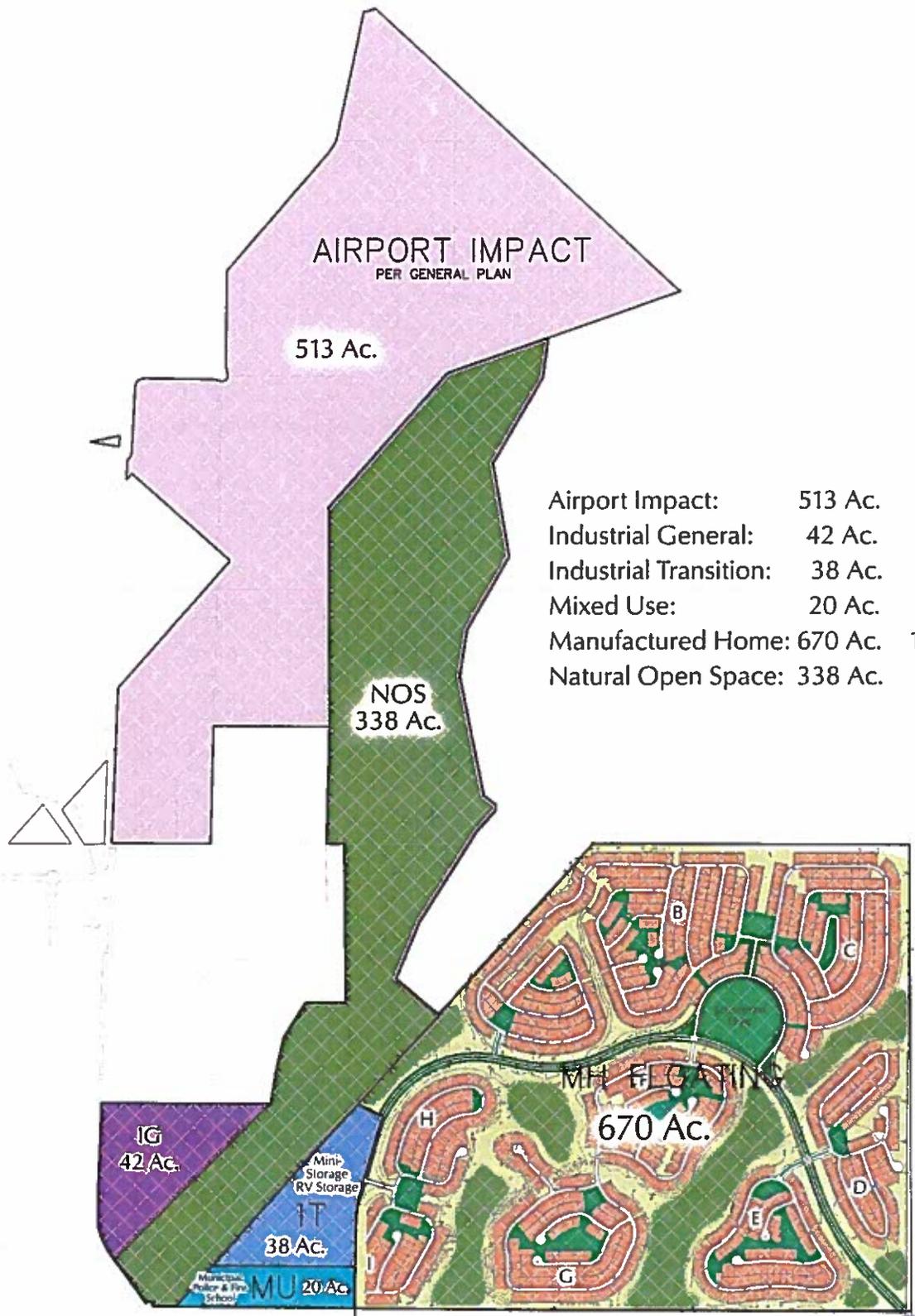
ARIZONA ECO DEVELOPMENT LLC, an Arizona limited liability company,  
By its Administrator,  
Cazador Consulting LLC, an Arizona limited liability company

By   
Jason J. Gisi, Member

On this 2nd day of August, 2018, before me personally appeared Jason J. Gisi who acknowledged himself to be a member of Cazador Consulting, LLC, an Arizona limited liability company, Administrator of **Arizona Eco Development LLC**, an Arizona limited liability company, and that he, being authorized so to do, executed the foregoing Petitioner's Affidavit for the purpose therein contained.



  
Notary Public



AED North: +/- 1,621 Acres

STX



**Section 29**

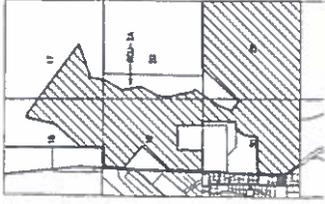
Parcel	Lot Size	Acres	Density	Unit #
A	60 x 90	33	2.5	82
B	60 x 90	128	2.9	369
C	60 x 90	70	3.1	220
D	60 x 90	42	3.1	129
E	60 x 90	44	3.0	133
F	60 x 90	49	2.7	134
G	60 x 90	58	2.8	161
H	60 x 90	29	2.9	84
I	60 x 90	28	2.7	75
J	RV (40 x 60)	36	4.4	160
<b>Subtotal</b>		<b>517</b>	<b>3.0</b>	<b>1,547</b>

**Granite Dells/Section 29**  
**Preliminary Yield Study**



PLAT OF AED NORTH  
TO THE  
ANNEXATION

A PORTION OF SECTIONS 17, 18, 19, 20, 29, AND 30, T19N, R18W  
GASPARAW, YAVAPAI COUNTY, ARIZONA



WOMITY MAP

LEGEND:

- FOUND INAPPLICABLE AS NOTED
- SECTION OR QUARTER CORNER AS NOTED
- SECTION LINE
- PROPOSED ZONING BOUNDARY LINE
- XX PROPOSED ZONING DESIGNATION
- PROPOSED ZONING DESIGNATION
- RETURNED TO ZONING BOUNDARY LEGAL DESCRIPTION
- YAVAPAI COUNTY RECORDS OFFICE
- EXISTING CITY LIMITS PER  
ORDINANCE 1981  
ORDINANCE 1983  
ORDINANCE 1984-1988  
ORDINANCE 1989-1998
- AED AREA 1981 AND 1983  
ALSO THE 1/4 SECTION 17 ACRES
- 1/4 SECTION 18 ACRES
- 1/4 SECTION 19 ACRES
- 1/4 SECTION 20 ACRES
- 1/4 SECTION 29 ACRES
- 1/4 SECTION 30 ACRES

LINE	LENGTH	BEARING
L1	111.41	S89°33'07"W
L2	211.41	S89°33'07"W
L3	201.11	S89°33'07"W
L4	201.11	S89°33'07"W
L5	201.11	S89°33'07"W
L6	201.11	S89°33'07"W
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CURVE	LENGTH	BEARING	DELTA	CHORD	DISTANCE
C1	131.07	S89°33'07"W	180°00'00"	131.07	131.07
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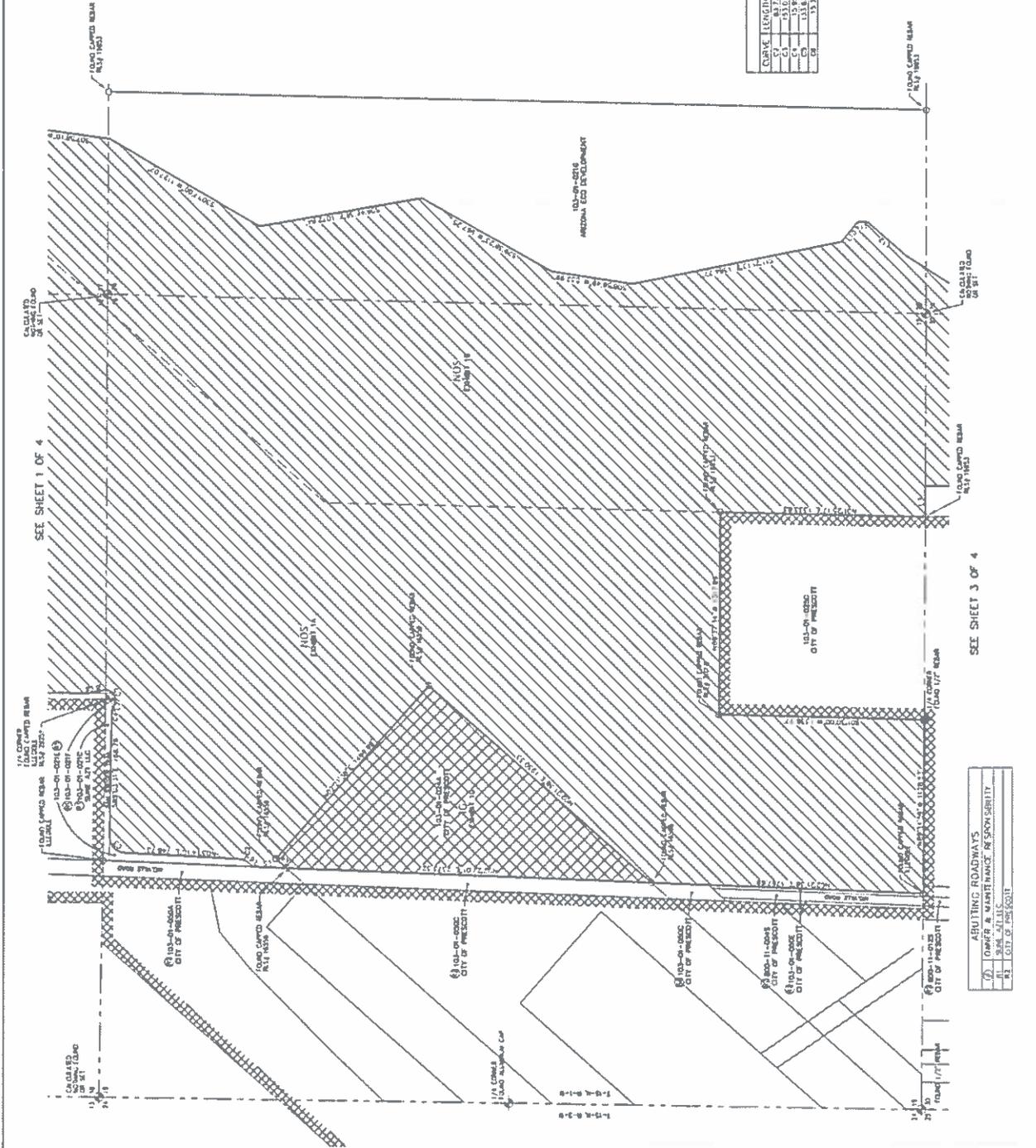
AS SHOWN ON R.L.S.



SCALE: 1" = 300'

CERTIFICATION  
THE ABOVE PLAT IS BASED ON RECORD AND SURVEYED  
THE WORK OF A.L.S. HAS BEEN REVIEWED AND FOUND  
TO BE CORRECT AND ACCURATE AND IS HEREBY  
CERTIFIED TO BE TRUE AND CORRECT AND IS HEREBY  
ALLOWED TO BE RECORDED IN THE PUBLIC RECORDS.

PLAT OF AED NORTH  
TO THE CITY OF PRESCOTT  
DATE: 08-03-18 DRAWN BY: A.M.  
AED NO: 190-11 DELETED BY: J.D.  
SHEET 2 OF 4



SEE SHEET 1 OF 4

SEE SHEET 3 OF 4



