



MASTER PLAN AMENDMENT - HEARING APPLICATION

Subdivision Plat / Master Plan Community Name: AED North

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

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

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

Request For Master Plan Amendment Approval:
 Location of Property: East of Airport, North of Granite Dells Pkwy + 89A interchange
 Total Acres: 1656.38 Total Lots: 1550
 Min. Lot Size: 5400 SF Max. Lot Size: _____ Average Lot Size: _____
 Existing Zoning: RCU + BR Proposed Zoning: See Attached
 Is mass grading proposed: Yes
 Is project in a Reimbursement District: No If yes, what type: _____
If a Planned Area Development:
 Total % Area of Open Space: 25% Total Open Space Area: 415 acres
 Total Number of Dwelling Units: 1550

Jason J. Gisi _____ 6/2/18
 Print Name Signature Date

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.

ANNEXATION

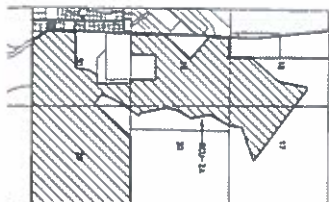
PLAT OF AED NORTH
TO THE
CITY OF PRESCOTT
A PORTION OF SECTIONS 17, 18, 19, 20, 29, AND 30, 15W, 41N
CASHBAW, YAVAPAI COUNTY, ARIZONA

ADJUTING ROADWAYS		
(1)	Corner of Washington Street and SME 2110 S.	
(2)	Corner of SME 2110 S.	

ZONING NOTE
Existing zoning is M-U-1A (Municipal Utility) and is not shown on the proposed plat. All zoning is shown on the City of Prescott Zoning Map for reference.

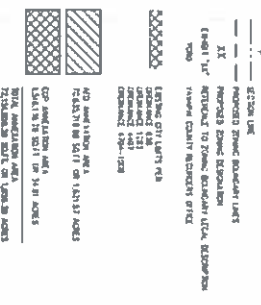
BASIS OF BEARINGS
BEARINGS AND DISTANCES BETWEEN THE CORNER POINTS OF THE AED NORTH PLAT ARE AS SHOWN ON THE CITY OF PRESCOTT RECORD AS REFERENCED ON THE CITY OF PRESCOTT RECORD.

REFERENCES:
PLAT OF AED NORTH TO BE CITY OF PRESCOTT RECORD NO. 100
PLAT OF AED NORTH TO BE CITY OF PRESCOTT RECORD NO. 100
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PLAT OF AED NORTH TO BE CITY OF PRESCOTT RECORD NO. 100



LEGEND:

- Section boundary 1/8 mile
- Section corner 4 1/2 inch
- Section line
- Proposed zone boundary line
- Proposed zone resolution
- Refer to Town boundary file, Resolution
- Refer to County boundary file



APPROVALS
APPROVED LOCAL GOVERNMENT NO. _____ DATED AND
ACCEPTED BY THE MAYOR AND COUNCIL FOR THE CITY OF PRESCOTT,
ARIZONA ON THIS ____ DAY OF _____ 2018

ADJUTING ROADWAYS
CITY OF PRESCOTT
CITY ENGINEER
DATE _____

ADJUTING ROADWAYS
CITY OF PRESCOTT
CITY ENGINEER
DATE _____

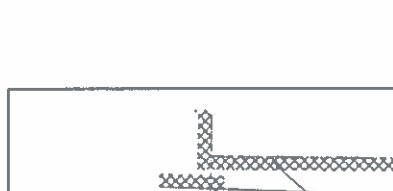
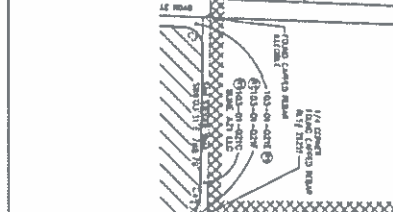
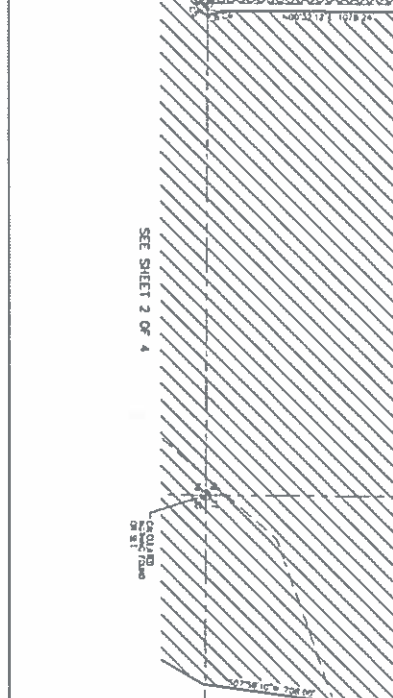
ADJUTING ROADWAYS
CITY OF PRESCOTT
CITY ENGINEER
DATE _____

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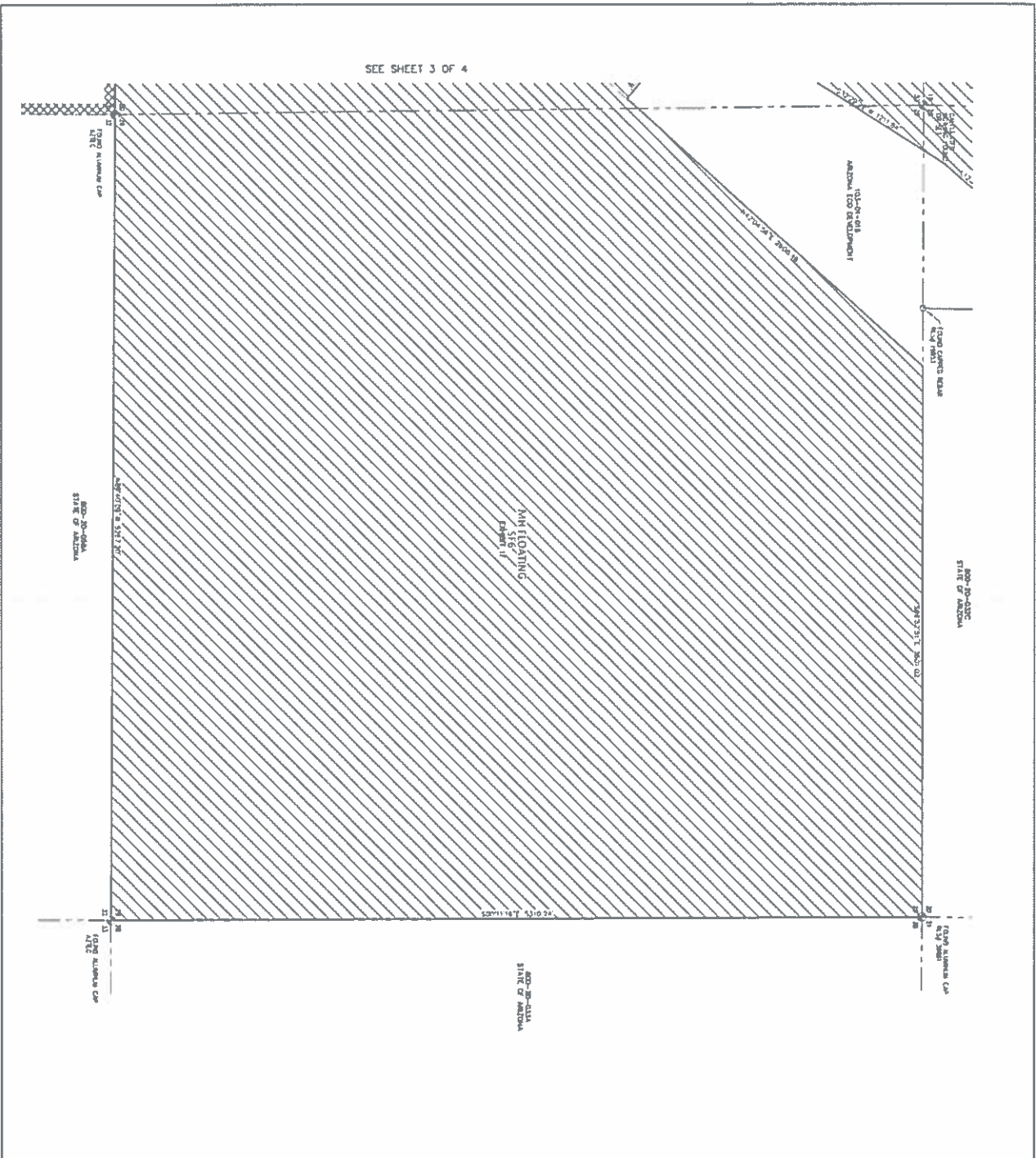
ADJUTING ROADWAYS
CITY OF PRESCOTT
CITY ENGINEER
DATE _____

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CITY OF PRESCOTT
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DATE _____

LINE NUMBER	LINE BEARING	LINE DISTANCE
1	S 21° 21' 00" W	343.00
2	S 89° 30' 00" W	475.00
3	S 89° 30' 00" W	475.00
4	N 00° 00' 00" E	343.00
5	N 13° 00' 00" E	475.00
6	N 13° 00' 00" E	475.00
7	N 00° 00' 00" E	343.00
8	S 21° 21' 00" W	343.00

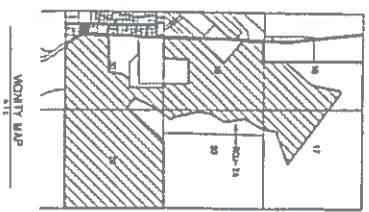


SEE SHEET 3 OF 4



PLAT OF AFD NORTH ANNEXATION

TO THE CITY OF PRESCOTT
 A PORTION OF SECTIONS 17, 18, 19, 20, 29, AND 30, T19N, R18E
 GAVARU, YAVAPAI COUNTY, ARIZONA



LEGEND:

- 100-20-011A 15 ACRES
- ◐ SECTION OF QUADRA CENTER 1/4 ACRES
- SECTION LINE
- RECORDED ZONING DISTRICT MAPS
- EX 1"7" REFERENCE TO ZONING DISTRICT MAPS
- 100-20-011A 15 ACRES
- 100-20-011B 15 ACRES
- 100-20-011C 15 ACRES
- 100-20-011D 15 ACRES
- 100-20-011E 15 ACRES
- 100-20-011F 15 ACRES
- 100-20-011G 15 ACRES
- 100-20-011H 15 ACRES
- 100-20-011I 15 ACRES
- 100-20-011J 15 ACRES
- 100-20-011K 15 ACRES
- 100-20-011L 15 ACRES
- 100-20-011M 15 ACRES
- 100-20-011N 15 ACRES
- 100-20-011O 15 ACRES
- 100-20-011P 15 ACRES
- 100-20-011Q 15 ACRES
- 100-20-011R 15 ACRES
- 100-20-011S 15 ACRES
- 100-20-011T 15 ACRES
- 100-20-011U 15 ACRES
- 100-20-011V 15 ACRES
- 100-20-011W 15 ACRES
- 100-20-011X 15 ACRES
- 100-20-011Y 15 ACRES
- 100-20-011Z 15 ACRES

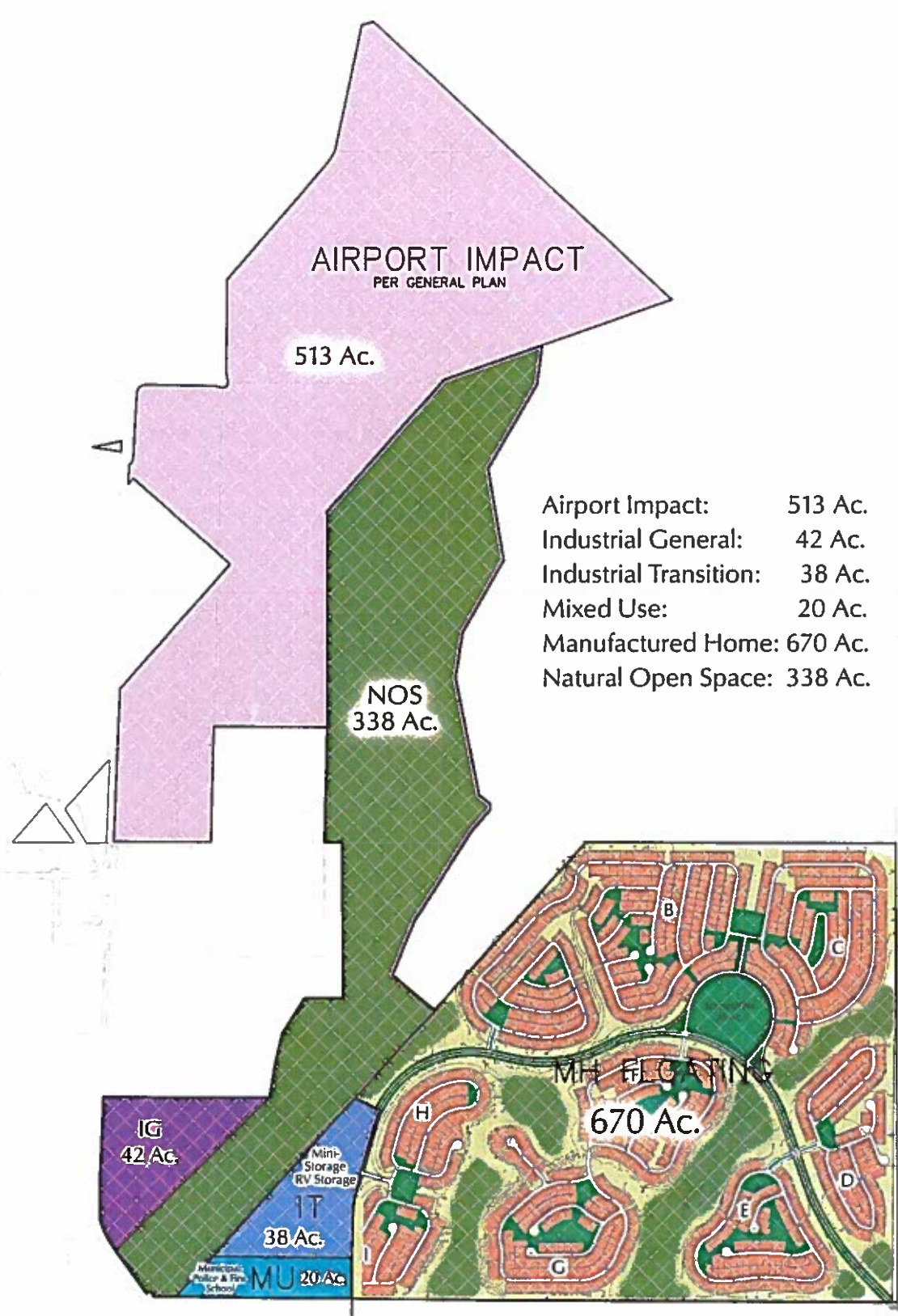
CERTIFICATION
 I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Arizona, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in my office on this 15th day of March, 2011, and that the same conforms to the requirements of the Arizona Revised Statutes, and that the same is a true and correct copy of the original plat as filed in my office on this 15th day of March, 2011, and that the same conforms to the requirements of the Arizona Revised Statutes.

1650 N. MICHIGAN AVE. SUITE 100
 PHOENIX, ARIZONA 85016
 (602) 955-1100
 WWW.LANDSURVEYING.COM

Land Surveying
 Civil Engineers and Surveyors

PLAT OF AFD NORTH
 TO THE CITY OF PRESCOTT
 DATE: 03-22-11 DRAWN BY: JAM
 AFD NO. 870-11 CHECKED BY: JAM

SHEET 4 OF 4



AED North: +/- 1,621 Acres



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
Subtotal		517	3.0	1,547

Granite Dells/Section 29
Preliminary Yield Study