



CITY OF PRESCOTT  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 201 S. Cortez, Prescott, AZ 86301 (928) 777-1356

**REZONE APPLICATION**

Property Address: \_\_\_\_\_

Assessor's Parcel Number (s)(APN): See Attached

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

Subdivision Name: AED North

		<i>For Staff Use Only</i>
<b>Legal Owner Name &amp; Address:</b> <u>Arizona Eco Development, LLC</u> <u>923 E Gurley St #203</u> <u>Prescott, AZ 86301</u>		RZ# _____
Phone: <u>928-778-7421</u> Fax: _____ Email: <u>Jason@jasongisi.com</u>		Date Received: _____
<b>Applicant/Agent Name &amp; Address</b> (If different than property owner, Agent letter must accompany submittal): <u>Jason J. Gisi</u> <u>923 E Gurley St #203</u> <u>Prescott, AZ 86301</u>		Taken In By: _____
Phone: <u>928-778-7421</u> Fax: _____ Email: <u>Jason@jasongisi.com</u>		Assigned To: _____
		Date Application Complete: _____
		Fees & Charges: _____
		Receipt #/Date: _____

Detailed Description of Request: See Attached

Total Acres: 1656.38 Current Zoning: RCU + BR Proposed Zoning See Attached  
 General Plan Designation: \_\_\_\_\_ Area Specific Plan: \_\_\_\_\_

I/we hereby certify that I am/we are the legal owner/s of record of the property described in this application.

Jason J. Gisi \_\_\_\_\_ 6/2/18  
 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.

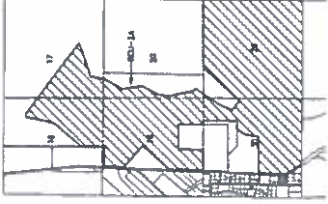
**IT acres:** Use to be determined.

**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.

# PLAT OF AID NORTH TO THE ANNEXATION

CITY OF PRESCOTT  
A PORTION OF SECTIONS 17, 18, 19, 20, 29, AND 30, T18N, R1W  
GARIBOLDI, YAVAPI COUNTY, ARIZONA



VICINITY MAP  
815

- LEGEND:**
- LAND MARKS AS NOTED
  - SECTION OR QUARTER CORNER AS NOTED
  - SECTION LINE
  - PROPOSED ZONING BOUNDARY LINE
  - XX PROPOSED ZONING BOUNDARY LINE
  - RETURN TO ZONING BOUNDARY LINE, DEPARTMENT OF LAND MANAGEMENT
  - YAVAPI COUNTY RECORDS OFFICE

- EARTH CITY LIMIT PER ORDINANCE NO. 1773
- DISTANCE 1773
- DISTANCE 1784-1789
- DISTANCE 1790-1799
- AID ANNEXATION AREA
- PLANNING UNIT OR TOWN BLOCK
- COP ANNEXATION AREA
- CORNER TO LOT OF 34 ACRES
- WITH ANNEXATION AREA
- RETURN TO SECTION BOUNDARY

**APPROVALS**

APPROVED UNDER ORDINANCE NO. \_\_\_\_\_ PASSED AND ADOPTED BY THE MAYOR AND COUNCIL FOR THE CITY OF PRESCOTT, ARIZONA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MAYOR \_\_\_\_\_  
CITY CLERK \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_



JASON COOPER R.L.S.  
LE Land Engineering  
1950 S. JEFFERSON ROAD  
PRESCOTT, AZ 86301  
(928) 776-1750

PLAT OF AID NORTH  
ANNEXATION  
TO THE CITY OF PRESCOTT  
DATE: 08-03-18 DRAWN BY: JAC  
JOB NO: 870-11 CHECKED BY: JAC

SHEET 1 OF 4

**ZONING MOVE**  
EXISTING ZONING IS RCU-1A FOR THE PROPOSED ANNEXATION AREA. THE CITY ENGINEER HAS REVIEWED THE VICINITY MAP FOR EXISTING COUNTY ZONING REGULATIONS.

**BASIS OF BEARINGS:**  
BEARINGS AS INDICATED BETWEEN THE CORNER POINTS OF THE ANNEXATION AREA ARE BASED ON THE CITY OF PRESCOTT LOCALITY SYSTEM AS PUBLISHED ON THE CITY OF PRESCOTT WEBSITE.

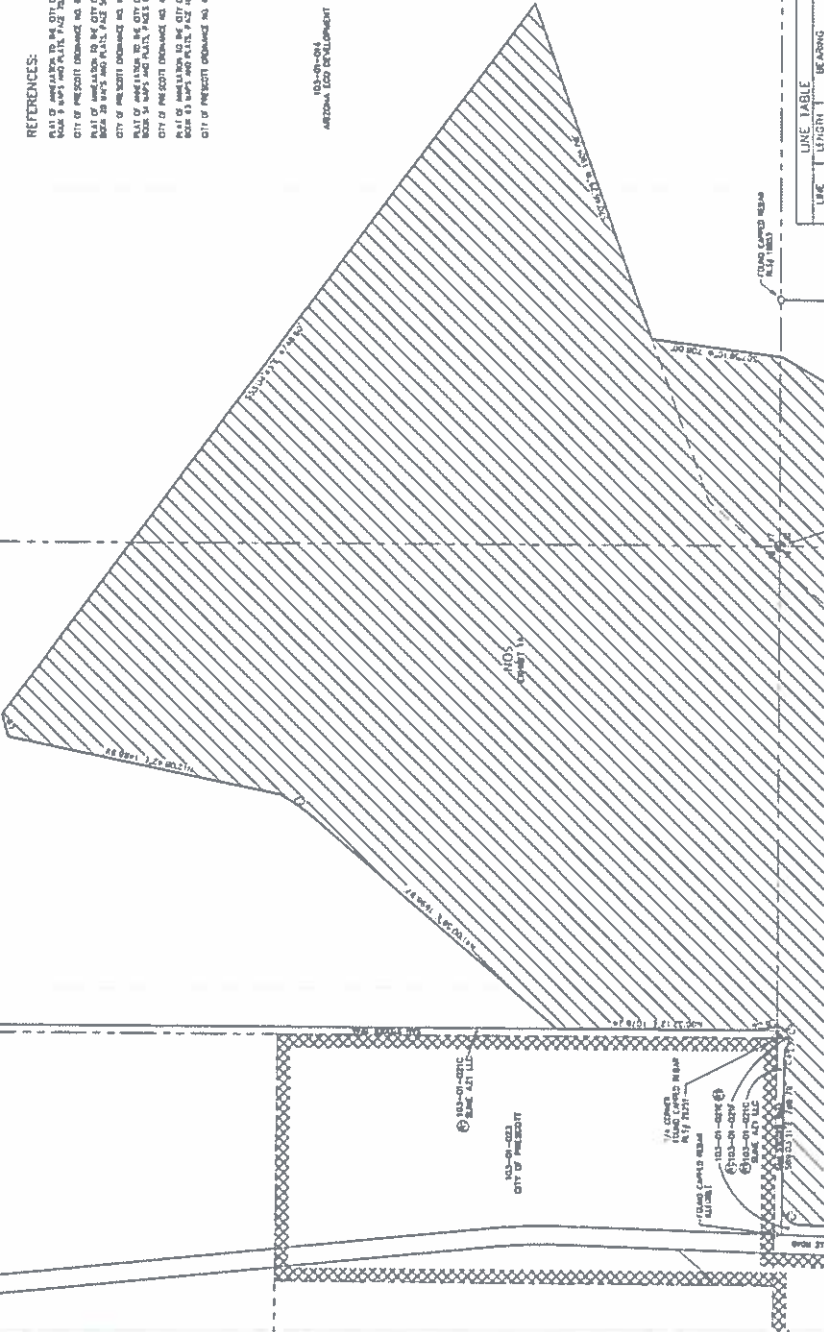
**REFERENCES:**  
PLAT OF ANNEXATION TO THE CITY OF PRESCOTT MADE BY MAPS AND PLATS, PAGE 142, VOL. 1000  
CITY OF PRESCOTT ORDINANCE NO. 128  
PLAT OF ANNEXATION TO THE CITY OF PRESCOTT MADE BY MAPS AND PLATS, PAGE 142, VOL. 1000  
CITY OF PRESCOTT ORDINANCE NO. 1803  
PLAT OF ANNEXATION TO THE CITY OF PRESCOTT MADE BY MAPS AND PLATS, PAGE 142, VOL. 1000  
CITY OF PRESCOTT ORDINANCE NO. 4407  
PLAT OF ANNEXATION TO THE CITY OF PRESCOTT MADE BY MAPS AND PLATS, PAGE 142, VOL. 1000  
CITY OF PRESCOTT ORDINANCE NO. 1770-1789

**ADJACENT ROADWAYS**

(A) OWNER'S MAINTENANCE RESPONSIBILITY
(B) STATE AID
(C) CITY OF PRESCOTT

103-01-0276  
ARIZONA LAND DEVELOPMENT

103-01-0276  
ARIZONA LAND DEVELOPMENT



**LINE TABLE**

LINE	LENGTH	BEARING
1	72.23	S 72° 21' 00\"/>

**CURVE TABLE**

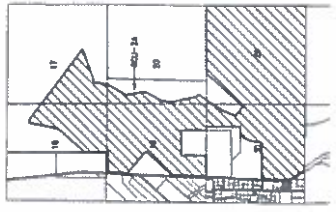
CURVE	LENGTH (IN FEET)	DELTA	CHORD	DISTANCE
C1	105.00	87.213°	167.021	138.94
C2	105.00	87.213°	167.021	138.94
C3	133.87	61.704°	204.337	171.40
C4	153.11	63.081°	237.824	202.618
C5	247.05	68.028°	359.077	291.125

SEE SHEET 2 OF 4



# PLAT OF AED NORTH TO THE CITY OF PRESCOTT

A PORTION OF SECTIONS 17, 18, 19, 20, 29, AND 30, T19N, R1W  
GASPARA, YAVAPI COUNTY, ARIZONA



WONTRY MAP  
411

- LEGEND:**
- ROAD BOUNDARY AS SHOWN
  - SECTION OR QUARTER CORNER AS SHOWN
  - SECTION LINE
  - PROPOSED ZONING BOUNDARY LINES
  - PROPOSED ZONING DESIGNATION
  - REFERENCE TO ZONING BOUNDARY LINES, LOCAL ORDINANCE
  - TOWN OF AED COUNTY RECORDER'S OFFICE
  - PLANNING CITY CLERK PER ORDINANCE 143
  - PLANNING CITY CLERK PER ORDINANCE 144
  - PLANNING CITY CLERK PER ORDINANCE 145
  - PLANNING CITY CLERK PER ORDINANCE 146
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  - PLANNING CITY CLERK PER ORDINANCE 199
  - PLANNING CITY CLERK PER ORDINANCE 200

LINE NUMBER	BEARING	LENGTH	CURVE DATA
1	S 15° 54' 00" E	232.11	
2	S 89° 00' 00" W	55.48	
3	S 89° 00' 00" W	200.00	
4	S 15° 54' 00" E	232.11	

CURVE	LENGTH	CHORD	CHORD BEARING
1	232.11	232.11	S 15° 54' 00" E
2	55.48	55.48	S 89° 00' 00" W
3	200.00	200.00	S 89° 00' 00" W
4	232.11	232.11	S 15° 54' 00" E

1850 WILLOW CREEK ROAD  
PRESCOTT, ARIZONA 86301  
(928) 778-1750

PLAT OF AED NORTH  
TO THE CITY OF PRESCOTT

DATE: 08-02-18  
DRAWN BY: JAW  
JOB NO: 19-11  
CHECKED BY: JAW

SHEET 3 OF 4

**LE** *Land Engineering*  
Civil Engineers & Land Surveyors

PLANNING CITY CLERK PER ORDINANCE 143

PLANNING CITY CLERK PER ORDINANCE 144

PLANNING CITY CLERK PER ORDINANCE 145

PLANNING CITY CLERK PER ORDINANCE 146

PLANNING CITY CLERK PER ORDINANCE 147

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PLANNING CITY CLERK PER ORDINANCE 195

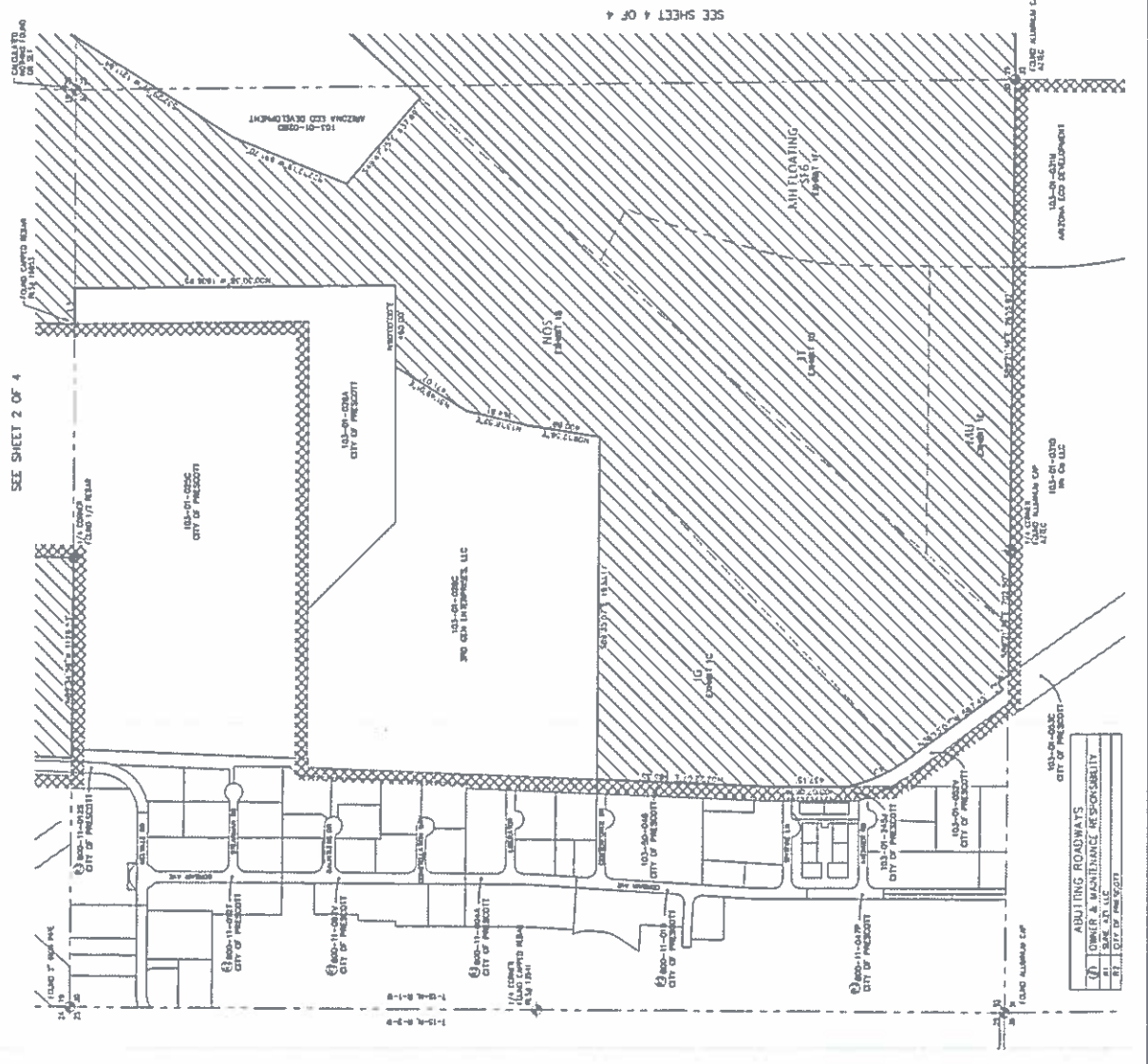
PLANNING CITY CLERK PER ORDINANCE 196

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PLANNING CITY CLERK PER ORDINANCE 199

PLANNING CITY CLERK PER ORDINANCE 200



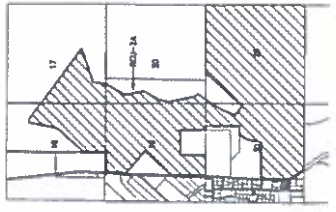
SEE SHEET 2 OF 4

SEE SHEET 4 OF 4

ADJUTING ROADWAYS	OWNER & MAINTENANCE RESPONSIBILITY
1	STATE OF ARIZONA
2	CITY OF PRESCOTT

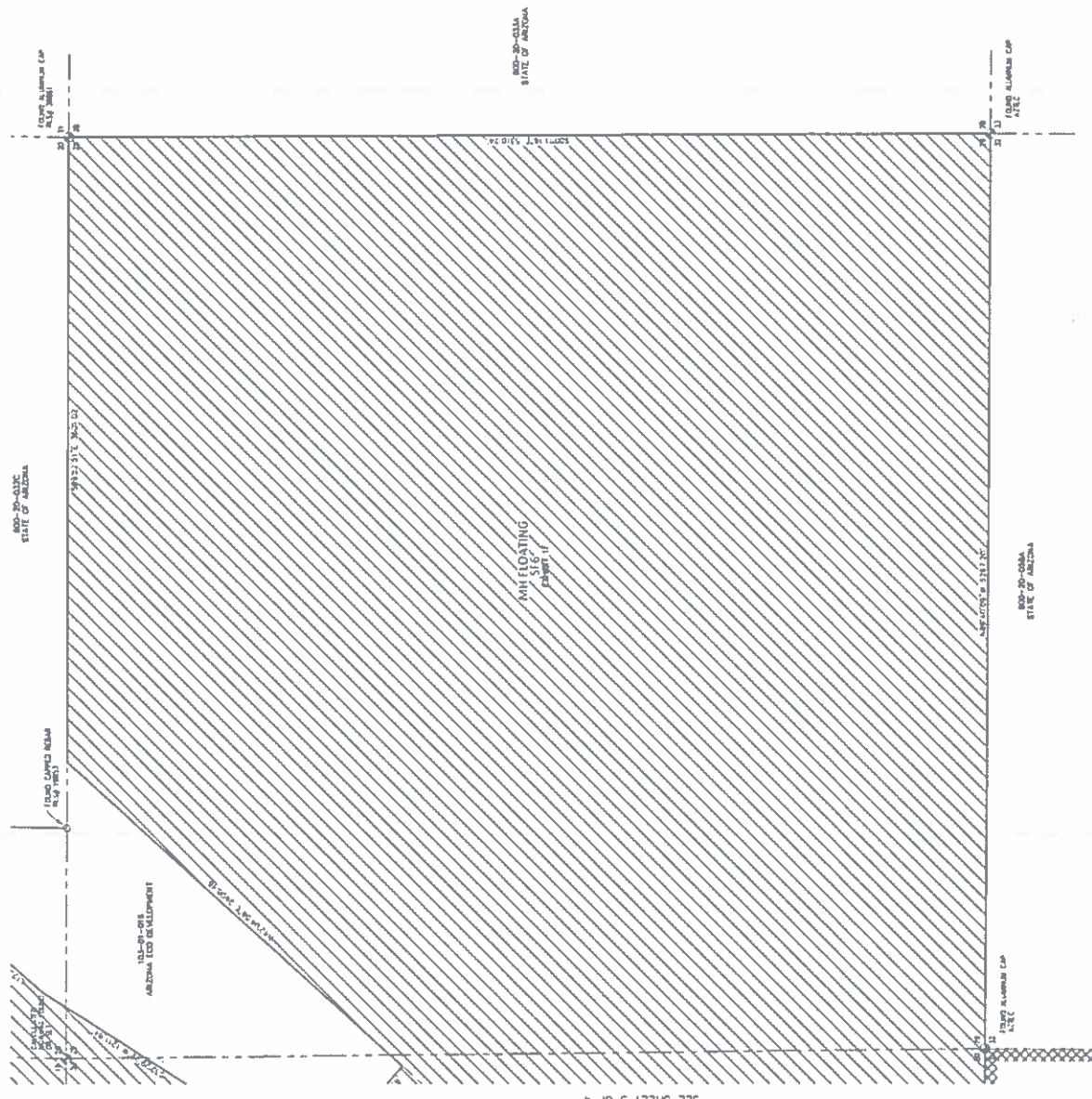
# PLAT OF AED NORTH ANNEXATION

TO THE  
CITY OF PRESCOTT  
A PORTION OF SECTIONS 17, 18, 20, 22, AND 30, T19N, R19E  
GREENSBAY, YAVAPAI COUNTY, ARIZONA



VICINITY MAP  
1:1

- LEGEND:**
- EXISTING WELLS AS NOTED
  - ⊕ EXISTING OR PROPOSED WATER TOWER AS NOTED
  - SECTION LINE
  - PROPOSED ZONING BOUNDARY LINE
  - 1/4-ACRE "L" INTEREST TO ZONING BOARD AS LOCAL DEVELOPER
  - YAVAPAI COUNTY RECORDS OFFICE
  - EXISTING CITY LIMITS PER GREENSBAY, ARIZONA 1997
  - PROPOSED CITY LIMITS PER GREENSBAY, ARIZONA 1997
  - 1/4-ACRE "L" INTEREST TO ZONING BOARD AS LOCAL DEVELOPER
  - YAVAPAI COUNTY RECORDS OFFICE
  - 1/4-ACRE "L" INTEREST TO ZONING BOARD AS LOCAL DEVELOPER
  - YAVAPAI COUNTY RECORDS OFFICE
  - 1/4-ACRE "L" INTEREST TO ZONING BOARD AS LOCAL DEVELOPER
  - YAVAPAI COUNTY RECORDS OFFICE



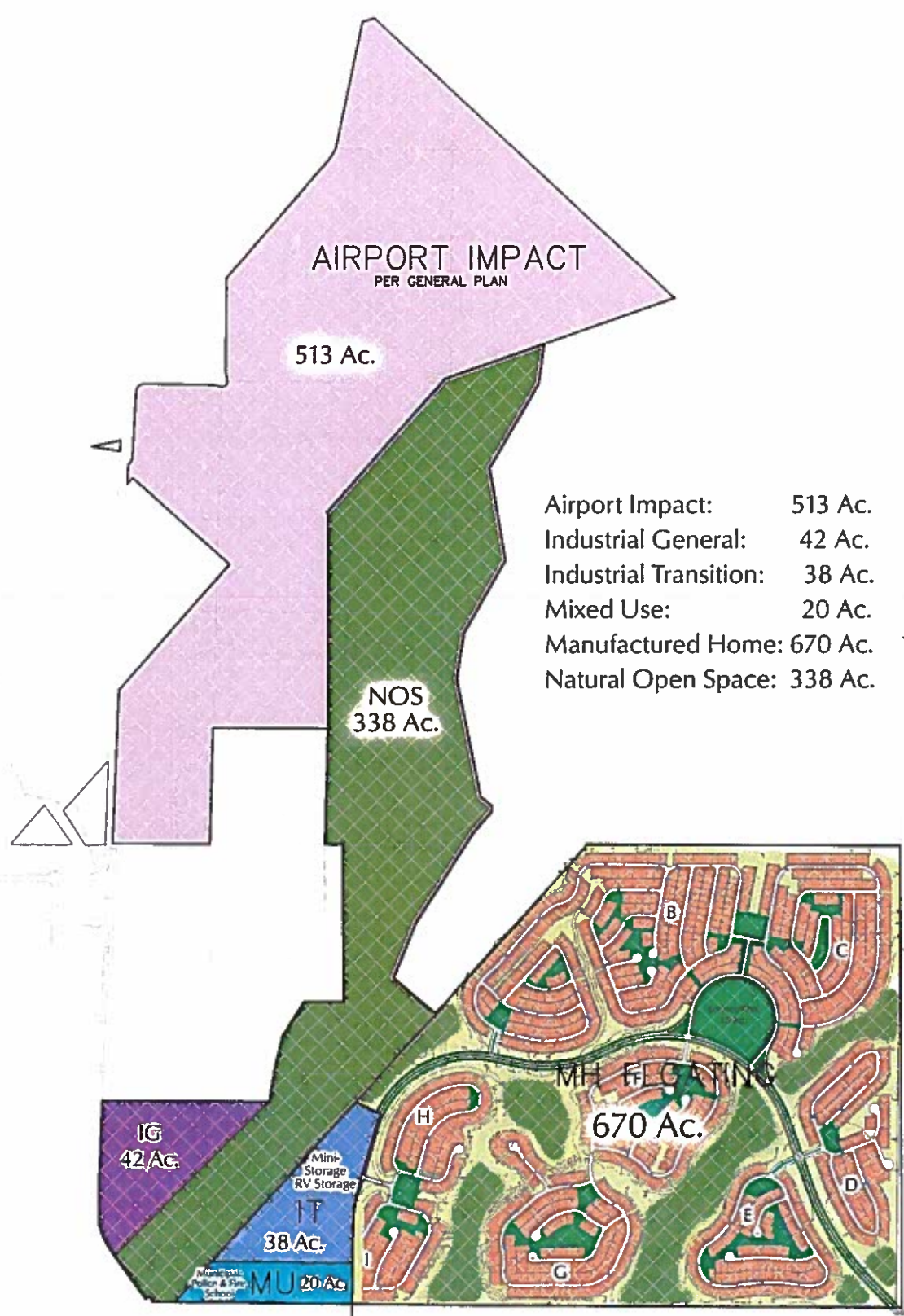
LE  
Lynn Engineering  
Civil Engineering Services  
1500 WEST WHEELER ROAD  
PRESCOTT, AZ 86301  
(928) 778-1750

PLAT OF AED NORTH  
TO THE CITY OF PRESCOTT

DATE: 08-02-18 | DRAWN BY: PWR  
JOB NO: 970-11 | CHECKED BY: JO

SHEET 4 OF 4

CERTIFICATION  
THIS ANNEXATION PLAT IS BASED ON RECORD AND BUREAU  
SURVEYS AND FIELD MEASUREMENTS. THE SURVEYOR  
HAS BEEN AWARE OF ALL INTERESTS IN THE LAND  
AND HAS BEEN ADVISED BY THE RECORDS OFFICE OF  
THE COUNTY OF YAVAPAI THAT THE PLAT IS CORRECT  
AND ACCURATE AND THAT THE PLAT IS IN ACCORDANCE  
WITH THE REQUIREMENTS OF THE ARIZONA  
PLANNING AND ZONING ACT, CHAPTER 17, ARTICLE 10,  
SECTION 10-101, AND THE ARIZONA  
PLANNING AND ZONING ACT, CHAPTER 17, ARTICLE 10,  
SECTION 10-102.



AED North: +/- 1,621 Acres

SK





**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**