



ANNEXATION APPLICATION

Project Name: AED South

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

Township 14N Section 142 Range 2W
14N 657 1W

Current Zoning: RCU, RIL, BR

		For Staff Use Only
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 WS Date: _____
		Council Mtg Date: _____

Request For Annexation:
General Location of Property: East of Hwy 89, South of 89A
Total Acres: 866
Current Zoning: RCU, RIL, BR Proposed Zoning: See Attached

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

(Office Use Only)

PLANNER TAKING IN APPLICATION _____ DATE TAKEN IN _____

AED South Annexation

Parcel #	Current Zoning	Requested Zoning
103-01-031N-Partial	BR	MH Floating
103-04-002D	RCU-2A	SF6
103-04-003A	RCU-2A	SF6, SF9
103-04-003Q	RCU-2A	SF6, SF9
103-04-004A	RCU-2A	SF9
103-04-004C	RCU-2A	SF9
103-04-010B	RCU-2A	SPC, SF35, SF9
103-04-011	RCU-2A	SF35, SPC
106-01-001	R1L-18, R1L-35	SF6, MFM, SF9
106-01-001A	R1L-18	SF9
106-10-001-Partial	R1L-35	SF9
106-10-001A	R1L-35	SF9

AED South

Arizona Eco Development, LLC is formally applying for annexation and rezone of 866 acres, comprised of the historic Point of Rocks, as well as the old Wilkinson Homestead. Requested zoning designations are as follows:

SF6, SF9: These areas are the existing agricultural fields in and around the old Wilkinson Homestead. The terrain is flat, and suitable for higher density development, which will be consistent and compatible with the density COP has already approved at The Dells and Walden Farms. AED anticipates that there will also be a City Park located within the SF9 zoning designation. Size and exact location of the park to be determined and memorialized in the development agreement.

MFM: Also located in the existing agricultural fields, this area is slated for a high density multi-family site and is near the existing land to the north of the AED property that is zoned light industrial. MF is a standard buffer zoning used between commercial and industrial zoning and single family residential zoning.

SPC: Small, casita style resort concept, consisting of up to 100 rooms. The casita style rooms are envisioned to be "tucked in" to the existing topography, creating the least amount of disturbance possible. The simple concept is to work with the existing land forms to the maximum extent possible so that the finished product blends in to the landscape well and is therefore aesthetically pleasing.

Along with the resort concept, the SPC area will consist of single family housing, ranging from 1 acre lots, down to 65x125 production style housing lots.

SF35: This land sits in and around the Point of Rocks. Low density, custom home lots to be restricted by building envelopes that will be memorialized via deed restriction to maintain the most natural open space and natural view shed possible. The development will include strict CC&Rs and design guidelines to ensure that building heights are limited to maximize view shed for residents of the neighborhood and public trail users alike. Much like the resort concept, our focus is to create minimal disturbance to promote and ensure the quiet enjoyment of public trail users and future residents. The serenity of the Granite Dells and the Point of Rocks is our priority and we are confident that we can act on our vision.

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)

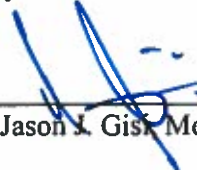
I, **Jason J. Gisi**, being first duly sworn, depose and state:

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 South.
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

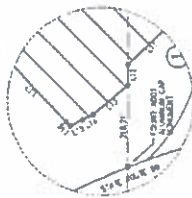
On this 2nd day of August, 2018, before me personally appeared Jason J. Gisi who acknowledged himself to be a member of Cazador Consulting, LLC, an Arizona limited liability company, Administrator of **Arizona Eco Development LLC**, an Arizona limited liability company, and that he, being authorized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



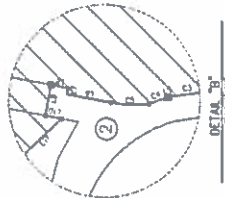
 _____
Notary Public

PLAT OF ADD SOUTH ANNEXATION

TO THE CITY OF PRESCOTT
A PORTION OF SECTIONS 1 AND 12, 11th, 12th AND A PORTION OF SECTIONS 6 AND 7, 11th, 11th AND 12th, T11N, R10W, ARIZONA



DETAIL "A"
SCALE: 1" = 100'



DETAIL "B"
SCALE: 1" = 100'

LINE	LENGTH	BEARING
1-1	20.48	S83.3333°E
1-2	131.17	S20.1111°E
1-3	131.17	S20.1111°E
1-4	131.17	S20.1111°E
1-5	131.17	S20.1111°E
1-6	131.17	S20.1111°E
1-7	131.17	S20.1111°E
1-8	131.17	S20.1111°E
1-9	131.17	S20.1111°E
1-10	131.17	S20.1111°E
1-11	131.17	S20.1111°E
1-12	131.17	S20.1111°E
1-13	131.17	S20.1111°E
1-14	131.17	S20.1111°E
1-15	131.17	S20.1111°E
1-16	131.17	S20.1111°E
1-17	131.17	S20.1111°E
1-18	131.17	S20.1111°E
1-19	131.17	S20.1111°E
1-20	131.17	S20.1111°E

CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
1	131.17	131.17	90.00°	131.17	131.17
2	131.17	131.17	90.00°	131.17	131.17
3	131.17	131.17	90.00°	131.17	131.17
4	131.17	131.17	90.00°	131.17	131.17
5	131.17	131.17	90.00°	131.17	131.17
6	131.17	131.17	90.00°	131.17	131.17
7	131.17	131.17	90.00°	131.17	131.17
8	131.17	131.17	90.00°	131.17	131.17
9	131.17	131.17	90.00°	131.17	131.17
10	131.17	131.17	90.00°	131.17	131.17
11	131.17	131.17	90.00°	131.17	131.17
12	131.17	131.17	90.00°	131.17	131.17
13	131.17	131.17	90.00°	131.17	131.17
14	131.17	131.17	90.00°	131.17	131.17
15	131.17	131.17	90.00°	131.17	131.17
16	131.17	131.17	90.00°	131.17	131.17
17	131.17	131.17	90.00°	131.17	131.17
18	131.17	131.17	90.00°	131.17	131.17
19	131.17	131.17	90.00°	131.17	131.17
20	131.17	131.17	90.00°	131.17	131.17

DESCRIPTION
THE ANNEXATION PLAT IS BASED ON RECORDS AND PLATS ON FILE IN THE OFFICE OF THE COUNTY CLERK OF YAVAPAI COUNTY, ARIZONA. THE ANNEXATION PLAT IS BASED ON RECORDS AND PLATS ON FILE IN THE OFFICE OF THE COUNTY CLERK OF YAVAPAI COUNTY, ARIZONA. THE ANNEXATION PLAT IS BASED ON RECORDS AND PLATS ON FILE IN THE OFFICE OF THE COUNTY CLERK OF YAVAPAI COUNTY, ARIZONA.

LE Legal Engineering
Civil Engineering Services
1000 W. WASHINGTON ST. SUITE 100
PRESCOTT, AZ 86301
(928) 776-1700

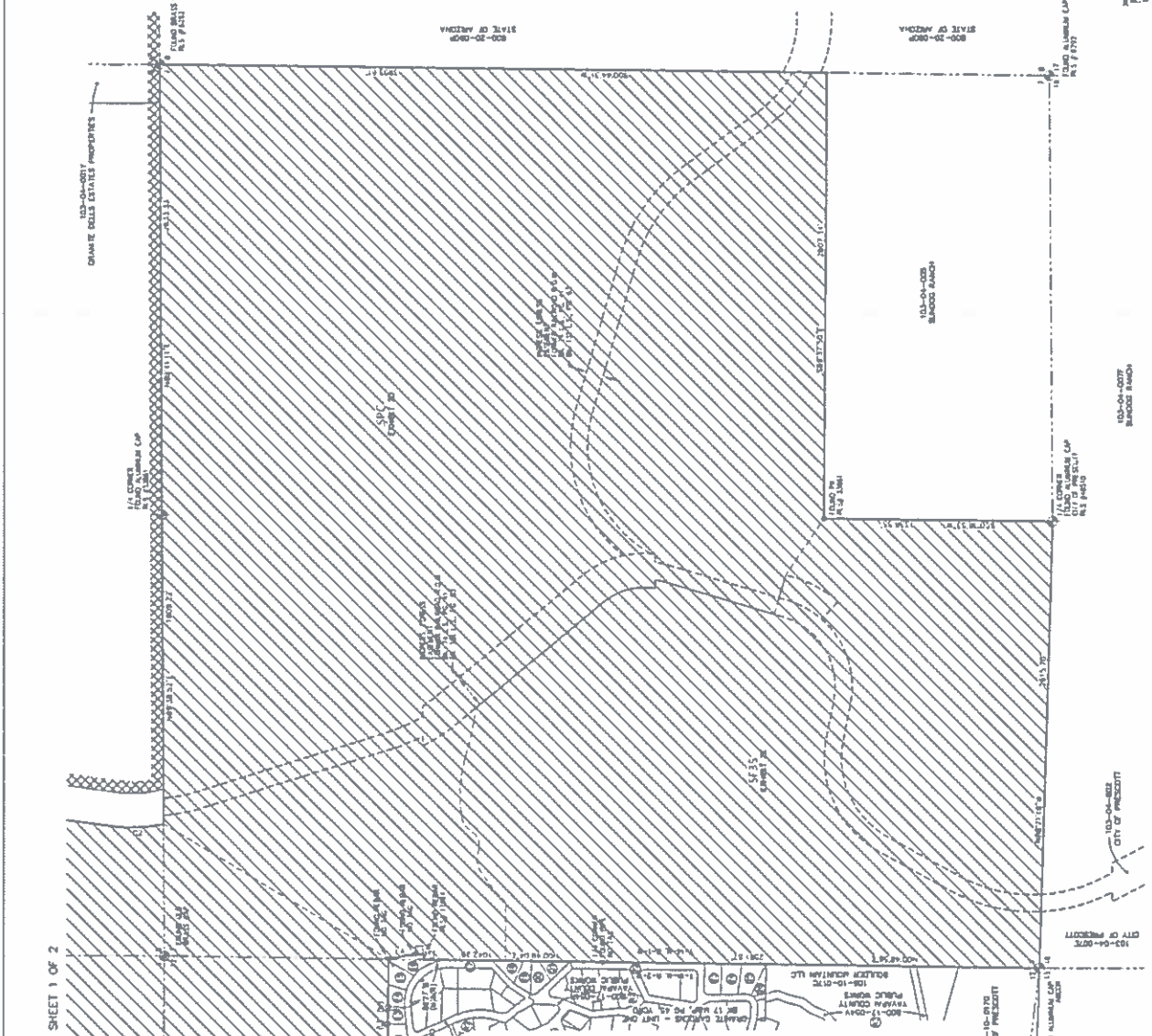
PLAT OF ADD SOUTH ANNEXATION
TO THE CITY OF PRESCOTT

DATE: 08-28-18
DRAWN BY: JAC
CHECKED BY: JAC

JASON GIBSON, P.E.
YAVAPAI COUNTY REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 11000
EXPIRES 8/30/19

SCALE: 1" = 300'

SHEET 2 OF 2

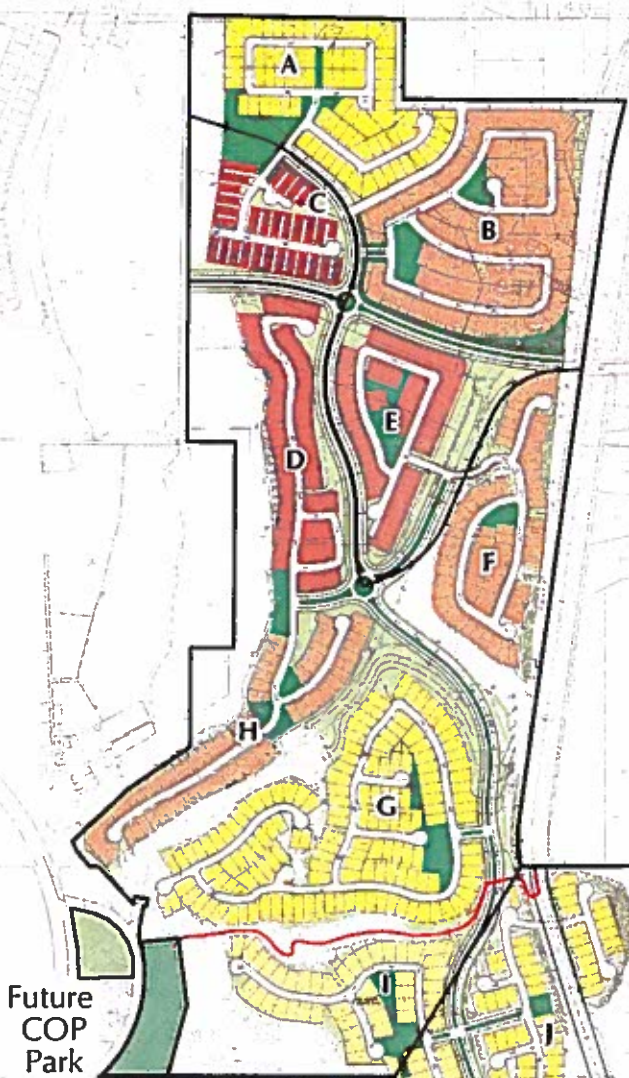


PARCEL #	OWNER
1	SMITH, DANIEL R. & PAULA A. FINE, TRUST
2	SMITH, DANIEL R. & PAULA A. FINE, TRUST
3	SMITH, DANIEL R. & PAULA A. FINE, TRUST
4	SMITH, DANIEL R. & PAULA A. FINE, TRUST
5	SMITH, DANIEL R. & PAULA A. FINE, TRUST
6	SMITH, DANIEL R. & PAULA A. FINE, TRUST
7	SMITH, DANIEL R. & PAULA A. FINE, TRUST
8	SMITH, DANIEL R. & PAULA A. FINE, TRUST
9	SMITH, DANIEL R. & PAULA A. FINE, TRUST
10	SMITH, DANIEL R. & PAULA A. FINE, TRUST
11	SMITH, DANIEL R. & PAULA A. FINE, TRUST
12	SMITH, DANIEL R. & PAULA A. FINE, TRUST
13	SMITH, DANIEL R. & PAULA A. FINE, TRUST
14	SMITH, DANIEL R. & PAULA A. FINE, TRUST
15	SMITH, DANIEL R. & PAULA A. FINE, TRUST
16	SMITH, DANIEL R. & PAULA A. FINE, TRUST
17	SMITH, DANIEL R. & PAULA A. FINE, TRUST
18	SMITH, DANIEL R. & PAULA A. FINE, TRUST
19	SMITH, DANIEL R. & PAULA A. FINE, TRUST
20	SMITH, DANIEL R. & PAULA A. FINE, TRUST

POINT OF BEGINNING	NORTHING	EASTING
1	111.1111	111.1111
2	111.1111	111.1111
3	111.1111	111.1111
4	111.1111	111.1111
5	111.1111	111.1111
6	111.1111	111.1111
7	111.1111	111.1111
8	111.1111	111.1111
9	111.1111	111.1111
10	111.1111	111.1111
11	111.1111	111.1111
12	111.1111	111.1111
13	111.1111	111.1111
14	111.1111	111.1111
15	111.1111	111.1111
16	111.1111	111.1111
17	111.1111	111.1111
18	111.1111	111.1111
19	111.1111	111.1111
20	111.1111	111.1111

NON-BOUNDARY SUPPORTING MONUMENTS	NORTHING	EASTING
1	111.1111	111.1111
2	111.1111	111.1111
3	111.1111	111.1111
4	111.1111	111.1111
5	111.1111	111.1111
6	111.1111	111.1111
7	111.1111	111.1111
8	111.1111	111.1111
9	111.1111	111.1111
10	111.1111	111.1111
11	111.1111	111.1111
12	111.1111	111.1111
13	111.1111	111.1111
14	111.1111	111.1111
15	111.1111	111.1111
16	111.1111	111.1111
17	111.1111	111.1111
18	111.1111	111.1111
19	111.1111	111.1111
20	111.1111	111.1111

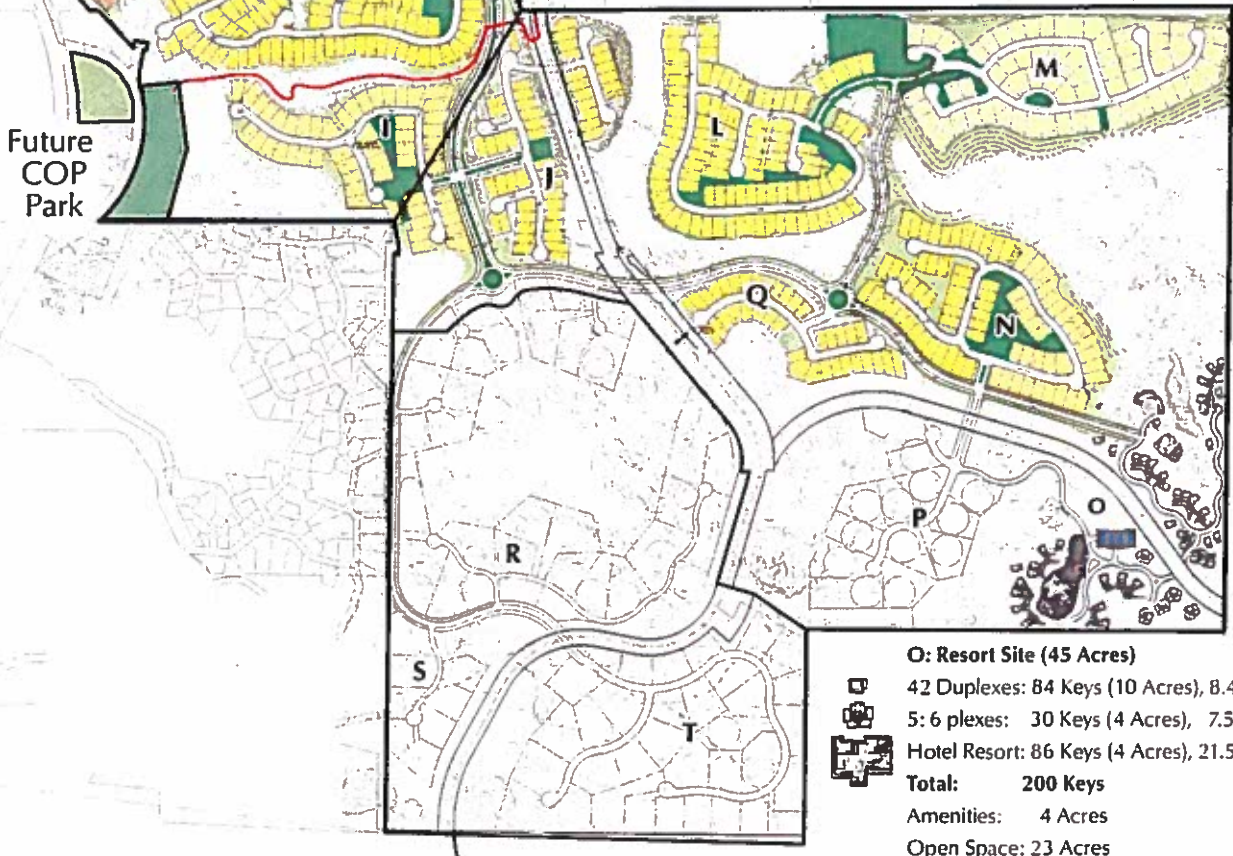
ADJUTING ROADWAYS	OWNER & MAINTENANCE RESPONSIBILITY
1	OWNER & MAINTENANCE BY GROUNDOWN, LLC
2	YAVAPAI COUNTY TRAIL, MONUMENTS



The Homestead				
Parcel	Lot Size	Acreage	Density	Unit #
A	65 x 125	24	3.5	83
B	60 x 125	36	3.4	123
C	6pack	12	7.5	90
D	50 x 120	19	3.9	74
E	55 x 120	19	3.1	59
F	60 x 125	26	2.6	67
G	65 x 125	50	2.9	144
H	60 x 125	20	3.4	68
I	70 x 125	38	1.4	54
J	65 x 125	21	2.4	51
Subtotal		265	3.1	813

Point of Rocks				
Parcel	Lot Size	Acreage	Density	Unit #
L	80 x 130	35	2.9	100
M	90 x 130	45	1.4	63
N	65 x 125	20	2.3	45
N	70 x 135	19	1.7	32
O	Resort	45		
P	1 Ac	25	0.6	16
Q	65 x 125	13	2.8	37
R	1 Ac	47	0.7	34
S	1 Ac	19	0.5	9
T	1 Ac	67	0.5	36
Subtotal		335	1.1	372

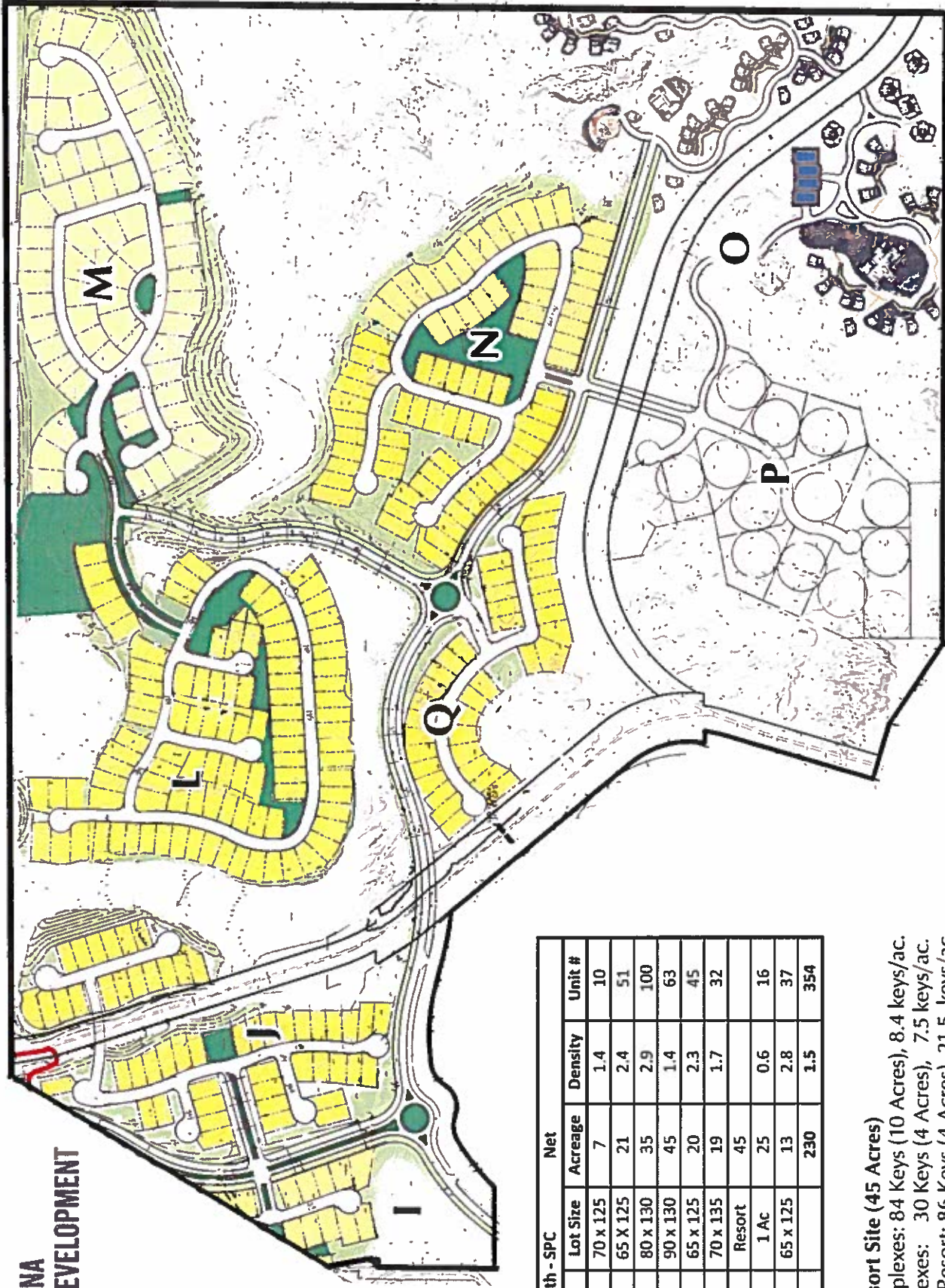
Total	Acreage	Density	Unit #
	600	1.98	1,185



- O: Resort Site (45 Acres)**
-  42 Duplexes: 84 Keys (10 Acres), 8.4 keys/ac.
-  5: 6 plexes: 30 Keys (4 Acres), 7.5 keys/ac.
-  Hotel Resort: 86 Keys (4 Acres), 21.5 keys/ac.
- Total: 200 Keys**
- Amenities: 4 Acres
- Open Space: 23 Acres

AED Homestead: 866 Acres
 Total Developable Acreage: 600 Acres
 Total Open Space Acreage: 266 Acres

**ARIZONA
ECO DEVELOPMENT**



Parcel	Lot Size	Net Acreage	Density	Unit #
I	70 x 125	7	1.4	10
J	65 X 125	21	2.4	51
L	80 x 130	35	2.9	100
M	90 x 130	45	1.4	63
N	65 x 125	20	2.3	45
N	70 x 135	19	1.7	32
O	Resort	45		
P	1 Ac	25	0.6	16
Q	65 x 125	13	2.8	37
Total		230	1.5	354

O: Resort Site (45 Acres)
 42 Duplexes: 84 Keys (10 Acres), 8.4 keys/ac.
 5: 6 plexes: 30 Keys (4 Acres), 7.5 keys/ac.
 Hotel Resort: 86 Keys (4 Acres), 21.5 keys/ac.
Total: 200 Keys
 Amenities: 4 Acres
 Open Space: 23 Acres

August 2, 201



GREY|PIC

AED South - SPC Master Plan (357 Acres)