



REZONE APPLICATION

Property Address: _____

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

Township 14N Section 1+12 Range 2W Zoning: RCU + RIL + BR

Subdivision Name: AED South 1W

		<i>For Staff Use Only</i>
Legal Owner Name & Address: <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@jasongisi.com</u>		RZ# _____ Date Received: _____ Taken In By: _____ Assigned To: _____
Applicant/Agent Name & Address (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> Phone: <u>928-778-7421</u> Fax: _____ Email: _____		Date Application Complete: _____ Fees & Charges: _____ Receipt #/Date: _____

Detailed Description of Request: See Attached

Total Acres: 866 Current Zoning: RCU + RIL + 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 _____ 12/16
 Name Signature Date

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.

PLAT OF AED SOUTH ANNEXATION TO THE CITY OF PRESCOTT

A PORTION OF SECTIONS 1 AND 12, 11th, R7R AND A PORTION OF SECTIONS 6 AND 7, 11th, R1W GASPARIN, YAVAPAI COUNTY, ARIZONA



VICINITY MAP

LEGEND:

- FIELD REMAINS AS NOTED
- ◊ SECTION OR QUARTER CORNER AS NOTED
- SETBACK LINE
- - - - - PROPOSED ZONING BOUNDARY LINE
- XX PROPOSED ZONING DESCRIPTION
- EWEST "L" REFERENCE TO ZONING BOUNDARY LINE, DISPOSITION
- XXXX YAVAPAI COUNTY RECORDERS OFFICE
- XXXXXX LISTING CITY LOTS BY PER ORDERED (433-4834)
- XXXXXX 1/4 SECTION 12, 11th, R7R AS PER 14, 4083



APPROVALS

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

MAYOR _____

CITY CLERK _____

CITY ENGINEER _____

LINE	LENGTH	BEARING
L1	248.15	S17°21'36" E
L2	48.81	S89°00'00" W
L3	420.79	S22°12'17.2" E

CURVE LENGTH	RADIUS	DELTA	CHORD	DISTANCE
127.27	183.33	20.30107	100.00000	127.27
127.27	183.33	20.30107	100.00000	127.27

CERTIFICATION

THIS ANNEXATION PLAT IS BASED ON RECORD AND SURVEYED DATA. THE ENGINEER HAS REVIEWED THE PLAT AND THE SURVEY DATA AND CERTIFIES THAT THE PLAT IS CORRECT AND ACCURATE. THE ENGINEER HAS ALSO REVIEWED THE RECORD AND SURVEYED DATA AND CERTIFIES THAT THE PLAT IS CORRECT AND ACCURATE. THE ENGINEER HAS ALSO REVIEWED THE RECORD AND SURVEYED DATA AND CERTIFIES THAT THE PLAT IS CORRECT AND ACCURATE.

JASON CORNER, R.L.S.



EXPIRES 6/30/19

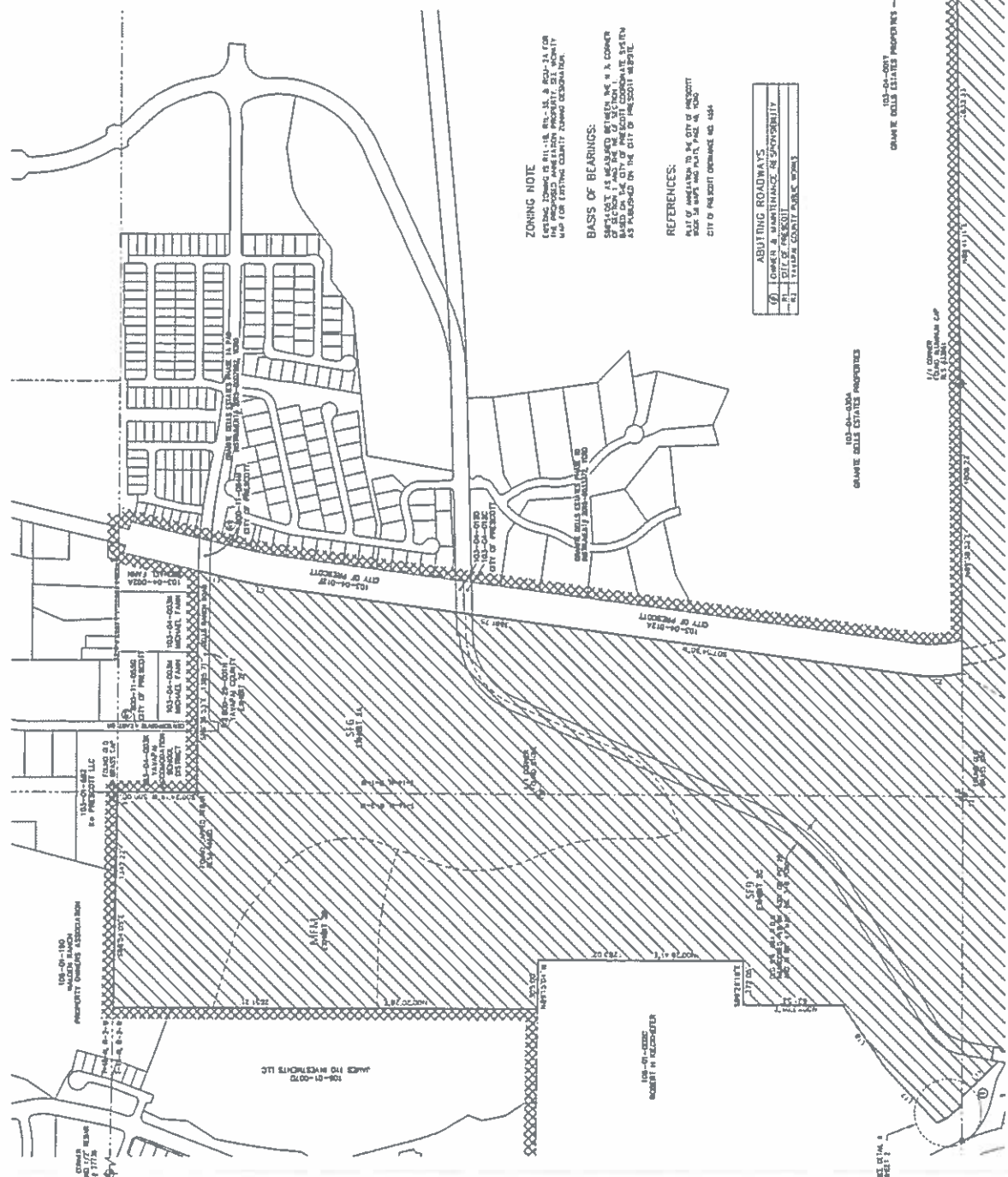
PLAT OF AED SOUTH TO THE CITY OF PRESCOTT

DATE: 08-02-18 DRAWN BY: A.M.

JOB NO: 180-111 CHECKED BY: J.D.

SCALE: 1" = 300'

SHEET 1 OF 2



ZONING NOTE

ZONING IS AS SHOWN IN R11-18, R11-18, R11-18, R11-18 FOR THE PROPOSED ANNEXATION PROPERTY. SEE ADJACENT MAP FOR EXISTING ZONING DESCRIPTION.

BASES OF BEARINGS:

BEARINGS AS MEASURED BETWEEN THE N.A. CORNER AND THE PROPOSED ANNEXATION PROPERTY. SEE ADJACENT MAP FOR EXISTING ZONING DESCRIPTION.

REFERENCES:

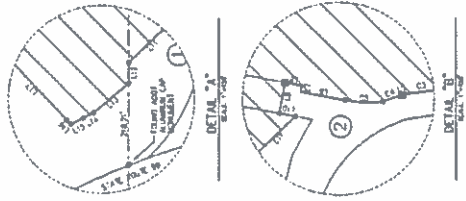
PLAT OF ANNEXATION TO THE CITY OF PRESCOTT, ARIZONA, BY THE CITY OF PRESCOTT, ARIZONA, ORDERED NO. 1484.

ABUTTING ROADWAYS
1/4 CORNER SECTION 12, 11th, R7R AS PER 14, 4083
1/4 CORNER SECTION 6, 11th, R1W AS PER 14, 4083
1/4 CORNER SECTION 12, 11th, R7R AS PER 14, 4083

SEE SHEET 2 OF 2

PLAT OF AED 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, 11th,
GOSHORN, YAVAPAI COUNTY, ARIZONA



LINC TABLE

LINC LENGTH	BEARING
1.2	S 89.36° E 280.233'
1.3	S 89.36° E 303.433'
1.4	S 89.36° E 326.633'
1.5	S 89.36° E 349.833'
1.6	S 89.36° E 373.033'
1.7	S 89.36° E 396.233'
1.8	S 89.36° E 419.433'
1.9	S 89.36° E 442.633'
2.0	S 89.36° E 465.833'
2.1	S 89.36° E 489.033'
2.2	S 89.36° E 512.233'
2.3	S 89.36° E 535.433'
2.4	S 89.36° E 558.633'
2.5	S 89.36° E 581.833'
2.6	S 89.36° E 605.033'
2.7	S 89.36° E 628.233'
2.8	S 89.36° E 651.433'
2.9	S 89.36° E 674.633'
3.0	S 89.36° E 697.833'
3.1	S 89.36° E 721.033'
3.2	S 89.36° E 744.233'
3.3	S 89.36° E 767.433'
3.4	S 89.36° E 790.633'
3.5	S 89.36° E 813.833'
3.6	S 89.36° E 837.033'
3.7	S 89.36° E 860.233'
3.8	S 89.36° E 883.433'
3.9	S 89.36° E 906.633'
4.0	S 89.36° E 929.833'

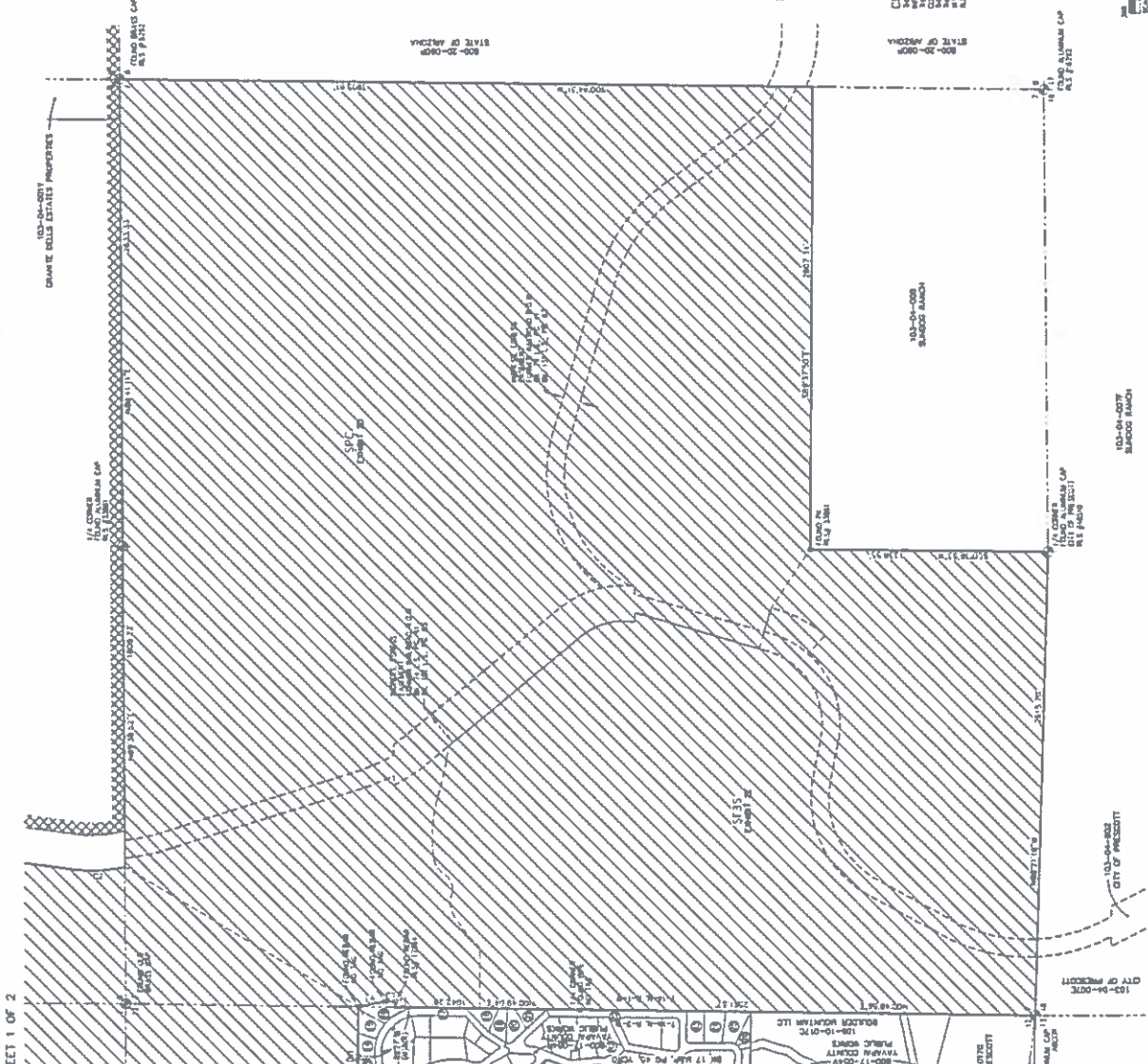
CURVE TABLE

CURVE LENGTH	RADIUS	DELTA	CHORD	CHORD DISTANCE
1.2	89.36'	2.071°	0.413'	0.413'
1.3	89.36'	2.485°	0.500'	0.500'
1.4	89.36'	2.899°	0.587'	0.587'
1.5	89.36'	3.313°	0.674'	0.674'
1.6	89.36'	3.727°	0.761'	0.761'
1.7	89.36'	4.141°	0.848'	0.848'
1.8	89.36'	4.555°	0.935'	0.935'
1.9	89.36'	4.969°	1.022'	1.022'
2.0	89.36'	5.383°	1.109'	1.109'
2.1	89.36'	5.797°	1.196'	1.196'
2.2	89.36'	6.211°	1.283'	1.283'
2.3	89.36'	6.625°	1.370'	1.370'
2.4	89.36'	7.039°	1.457'	1.457'
2.5	89.36'	7.453°	1.544'	1.544'
2.6	89.36'	7.867°	1.631'	1.631'
2.7	89.36'	8.281°	1.718'	1.718'
2.8	89.36'	8.695°	1.805'	1.805'
2.9	89.36'	9.109°	1.892'	1.892'
3.0	89.36'	9.523°	1.979'	1.979'

CERTIFICATION
I, JASON COWEN, R.L.S., being duly sworn, depose and say that I am the duly licensed Professional Engineer in the State of Arizona and that I am the author of the above plat and that the same is correct and true to the best of my knowledge and belief and that I am not aware of any facts or circumstances which would render the same fraudulent, false or misleading. I declare under penalty of perjury that the foregoing is true and correct. Executed on this 15th day of August, 2019. JASON COWEN, R.L.S.

Jason Cowen, R.L.S.
Civil Engineering
1650 WILLOW CREEK ROAD
PRESCOTT, ARIZONA 86301
(928) 778-1750

PLAT OF AED SOUTH
ANNEXATION
TO THE CITY OF PRESCOTT
DATE: 08-02-19 DRAWN BY: [Blank]
JOB NO: 876-11 CHECKED BY: [Blank]
SCALE: 1" = 300'
SHEET 2 OF 2



ADJACENT PROPERTY OWNERSHIP

PARCEL #	OWNER
1	100-15-002 SHELLEY BLAKE B. & WELLS D. ANN. TRUST
2	100-15-003 TAYLOR CORNELL PUBLIC WORKS
3	100-15-004 C. J. & D. J. COWEN
4	100-15-005 JAMES EARL W. & JESSIE J. W.
5	100-15-006 JAMES EARL W. & JESSIE J. W.
6	100-15-007 JAMES EARL W. & JESSIE J. W.
7	100-15-008 JAMES EARL W. & JESSIE J. W.
8	100-15-009 JAMES EARL W. & JESSIE J. W.
9	100-15-010 JAMES EARL W. & JESSIE J. W.
10	100-15-011 JAMES EARL W. & JESSIE J. W.
11	100-15-012 JAMES EARL W. & JESSIE J. W.
12	100-15-013 JAMES EARL W. & JESSIE J. W.
13	100-15-014 JAMES EARL W. & JESSIE J. W.
14	100-15-015 JAMES EARL W. & JESSIE J. W.
15	100-15-016 JAMES EARL W. & JESSIE J. W.
16	100-15-017 JAMES EARL W. & JESSIE J. W.
17	100-15-018 JAMES EARL W. & JESSIE J. W.
18	100-15-019 JAMES EARL W. & JESSIE J. W.
19	100-15-020 JAMES EARL W. & JESSIE J. W.
20	100-15-021 JAMES EARL W. & JESSIE J. W.
21	100-15-022 JAMES EARL W. & JESSIE J. W.
22	100-15-023 JAMES EARL W. & JESSIE J. W.
23	100-15-024 JAMES EARL W. & JESSIE J. W.
24	100-15-025 JAMES EARL W. & JESSIE J. W.
25	100-15-026 JAMES EARL W. & JESSIE J. W.

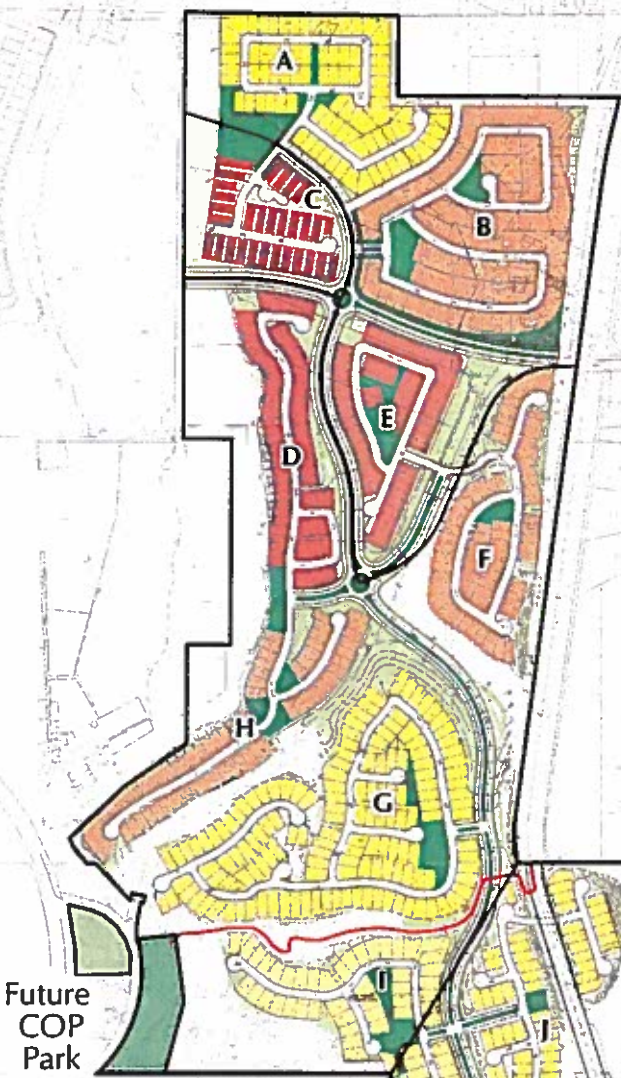
NON-BOUNDARY SUPPORTING MONUMENTS

POINT DESCRIPTION	NON-BEARING	LATITUDE
1	100-15-001	81.154.788
2	100-15-002	81.154.788
3	100-15-003	81.154.788
4	100-15-004	81.154.788
5	100-15-005	81.154.788
6	100-15-006	81.154.788
7	100-15-007	81.154.788
8	100-15-008	81.154.788
9	100-15-009	81.154.788
10	100-15-010	81.154.788
11	100-15-011	81.154.788
12	100-15-012	81.154.788
13	100-15-013	81.154.788
14	100-15-014	81.154.788
15	100-15-015	81.154.788
16	100-15-016	81.154.788
17	100-15-017	81.154.788
18	100-15-018	81.154.788
19	100-15-019	81.154.788
20	100-15-020	81.154.788
21	100-15-021	81.154.788
22	100-15-022	81.154.788
23	100-15-023	81.154.788
24	100-15-024	81.154.788
25	100-15-025	81.154.788

ADJUTING ROADWAYS

ADJUTING ROADWAYS	OWNER & MAINTENANCE RESPONSIBILITY
1	100-15-001 CITY OF PRESCOTT
2	100-15-002 YAVAPAI COUNTY PUBLIC WORKS

SEE SHEET 1 OF 2

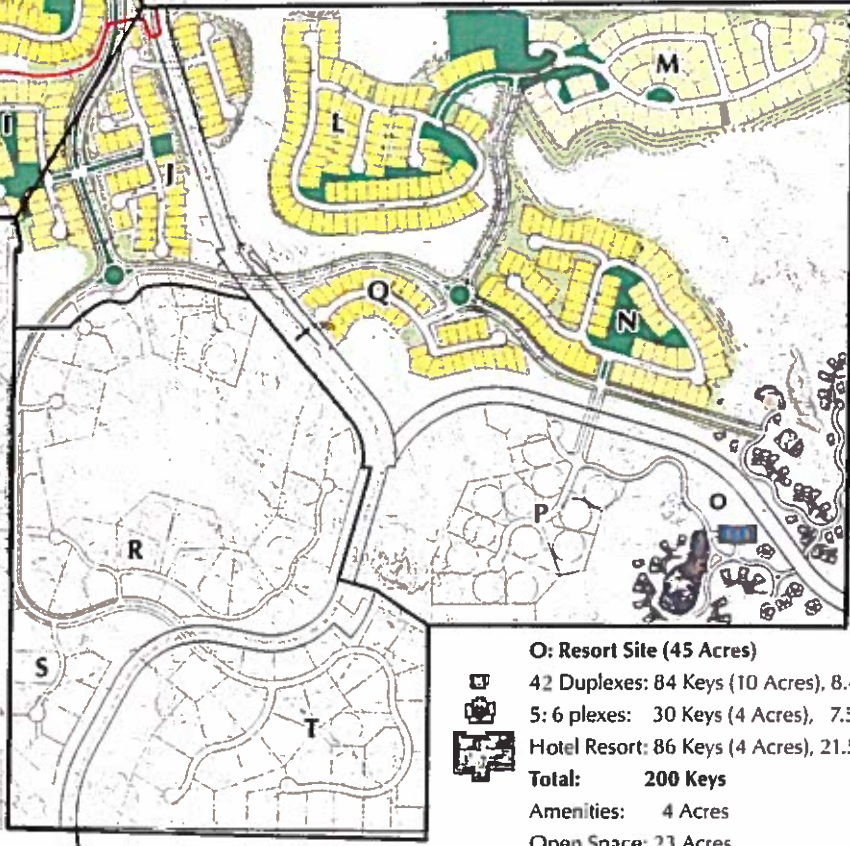


The Homestead				
Parcel	Lot Size	Acreage	Density	Unit #
A	65 x 125	24	3.5	83
B	60 x 125	36	3.4	123
C	6 pack	12	7.5	90
D	50 x 120	19	3.9	74
E	55 x 120	19	3.1	59
F	60 x 125	26	2.6	67
G	65 x 125	50	2.9	144
H	60 x 125	20	3.4	68
I	70 x 125	38	1.4	54
J	65 x 125	21	2.4	51
Subtotal		265	3.1	813

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

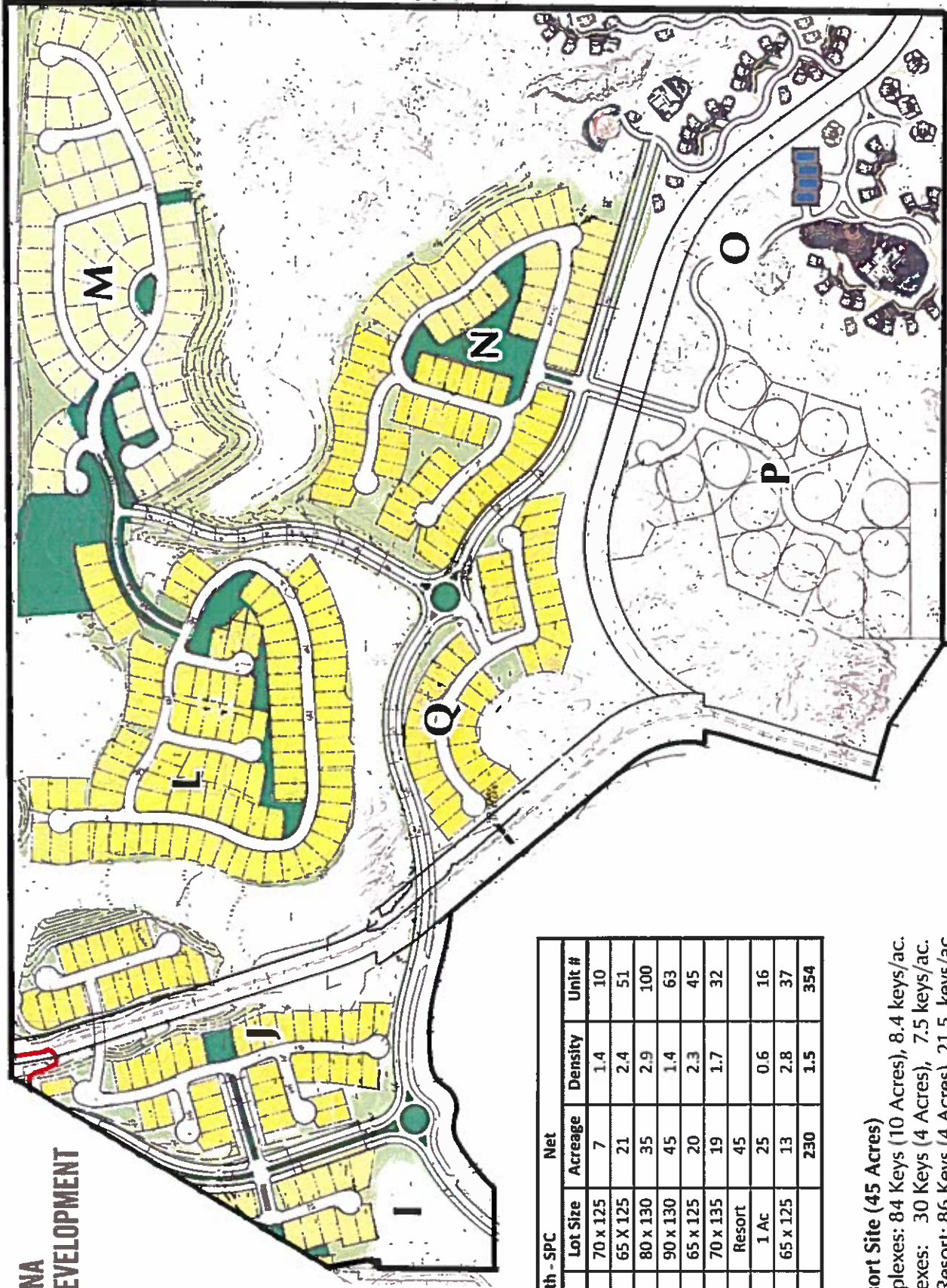
Future COP Park



- 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**



AED South - SPC 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

AED South - SPC Master Plan (357 Acres)

August 2, 201



G R E E Y | P I C