



PLANNING & ZONING COMMISSION AGENDA

**PLANNING & ZONING COMMISSION
REGULAR MEETING / PUBLIC HEARING
THURSDAY, JULY 11, 2013
9:00 AM**

**COUNCIL CHAMBERS
CITY HALL
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1207**

The following agenda will be considered by the **PLANNING & ZONING COMMISSION** at its **REGULAR MEETING / PUBLIC HEARING** to be held on **THURSDAY, JULY 11, 2013, at 9:00 AM** in **COUNCIL CHAMBERS, CITY HALL**, located at **201 S. CORTEZ STREET**. Notice of this meeting is given pursuant to *Arizona Revised Statutes*, Section 38-431.02.

I. CALL TO ORDER

II. ATTENDANCE

MEMBERS

Tom Menser, Chairman
Ken Mabarak, Vice Chairman
Joseph Gardner
Timothy Greseth

George Sheats
Don Michelman
Terry Marshall

III. REGULAR ACTION ITEMS

IV. PUBLIC HEARING ITEMS

1. ANX13-002, North Airport Annexation. APNs: 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, 102-01-213Q, totaling 497 acres. Located generally north of the Prescott Airport and east of State Route 89, in a portion of Sections 23, 24, 25 and 26 of Township 15 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Zoning is R1L-70 and RCU-2A. Owner is James Deep Well Ranches #1 and City of Prescott. Planner is Ruth Traxler (928) 777-1319.

2. MP13-002, North Airport Master Plan. APNs: 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, 102-01-213Q, totaling 497 acres. Located generally north of the Prescott Airport and east of State Route 89. Master Plan for the North Airport Annexation area as required by Proposition 400. Owner is James Deep Well Ranches #1 and City of Prescott. Planner is Ruth Traxler (928) 777-1319.
3. RZ13-003, North Airport Rezoning. APNs: 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, 102-01-213Q, totaling 497 acres. Located generally north of the Prescott Airport and east of State Route 89. Existing zoning is R1L-70 and RCU-2A. The request is for a rezoning to Business Regional and Industrial Light. Owner is James Deep Well Ranches #1 and City of Prescott. Planner is Ruth Traxler (928) 777-1319.

V. CITY UPDATES

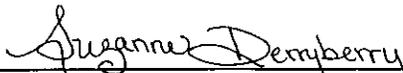
VI. SUMMARY OF CURRENT OR RECENT EVENTS

VII. ADJOURNMENT

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on July 5, 2013 at 2:00 p.m. in accordance with the statement filed with the City Clerk's Office.



Suzanne Derryberry, Administrative Specialist
Community Development Department



**PLANNING & ZONING COMMISSION
REGULAR MEETING / PUBLIC HEARING
MAY 30, 2013
PRESCOTT, ARIZONA**

MINUTES of the **PRESCOTT PLANNING & ZONING COMMISSION** held on **May 30, 2013** at **9:00 AM** in **COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.**

I. CALL TO ORDER

Chairman Menser called the meeting to order at 9:00 a.m.

II. ATTENDANCE

BOARD MEMBERS.	STAFF MEMBERS
Tom Menser, Chairman	George Worley, Planning Manager
Ken Mabarak, Vice Chairman	Tom Guice, Community Development Director
Tim Greseth	Suzanne Derryberry, Administrative Specialist
Don Michelman	Ruth Hennings, City Planner
George Sheats	Matt Podracky, Senior Assistant City Attorney
Terry Marshall	John Palidini, City Attorney
	Jeff Tripp, Airport Manager
	Scott Tkach, City Engineer
BOARD MEMBERS ABSENT	COUNCIL PRESENT
Joe Gardner	Mayor Kuykendall
	Len Scamardo

III. REGULAR ACTION ITEMS

1. Approval of the minutes from the May 9, 2013 meeting.

Mr. Michelman, MOTION to approve the minutes of the May 9, 2013 meeting.
Mr. Mabarak, 2nd. VOTE 6-0; passed

IV. PUBLIC HEARING ITEMS

1. RZ13-001, Granite Dells Estates Rezoning. APNs: 103-04-001L / -002A / -003N / -003L / -003M / -003K / -001Q / -001S / -004B / -009B / -001K / -001E, totaling 72 acres. Located south of the Granite Dells Parkway and State Route 89A interchange. Request is to rezone a portion of the existing Industrial General, Industrial Light, and Business General areas to Single-Family 6. Owner is Michael Fann / Granite Dells Estates Properties. Planner is Ruth Hennings (928) 777-1319.

Ms. Hennings reviewed the staff report and indicated that the purpose of the change in zoning was to allow for smaller single family lots and multi-family development in the same area. She displayed zoning areas on the overhead projector and noted that

the amendment to the Master Plan would also require a change to the underlying zoning districts. They were proposing a conversion to a single-family 6 zoning district which would allow for smaller residential units. Only a portion of the commercial zoning area would be required to be converted; they would have the option to develop either commercial uses or multi-family uses.

Ms. Hennings continued by discussing the Airport Impact Zones and noise contours as well as the criterion which should be used when evaluating the four different components which should be based on land use compatibility. Ms. Hennings concluded by suggesting a motion to recommend approval of MP13-001, GP13-001, LUP13-001 and RZ13-001.

Mr. Michelman discussed open space designation, potential for denser concentration, as well as its potential affect on current open space. Ms. Hennings stated that the amount of open space had not changed and none of the area had been final platted; the open space allocations would need to be appropriately designated to each component of the subdivision if they would want to meet the requirements for a PAD.

Mr. Michelman discussed street crossings. Ian Tkach, City Engineer, stated that the national standards would be reviewed and the options would then be determined at that point in time.

Mr. Michelman discussed the airport and air traffic. Jeff Tripp, Airport Manager, discussed the airport runways and the homes located to the south and stated that they would not be impacted by potential growth.

Mr. Mabarak discussed the ASAP map prior to the change and wanted to know the difference between the two. Ms. Hennings and Mr. Tripp addressed his concerns.

Jason Gisi, 3200 Lakeside Village Dr, discussed the different aspects related to the property and its future development. He also spoke about the rezoning changes and how it would have to adhere to designated open space. Mr. Gisi concluded by discussing the at grade crossing at the Pevine Trail.

Ms. Hennings discussed the definition of a SF-6 zoning district.

Mr. Greseth, MOTION to approve RZ13-001. Mr. Marshall, 2nd. VOTE 6-0; passed.

2. MP13-001, Granite Dells Estates master plan amendment. APNs: 103-04-001L / -002A / -003N / -003L / -003M / -003K / -001Q / -001S / -004B / -009B / -001K / -001E, totaling approximately 1140 acres. Located south of the Granite Dells Parkway and State Route 89A interchange. Request is to change a portion of the existing industrial and business areas in the master plan to single and multi-family residential uses. Owner is Michael Fann / Granite Dells Estates Properties. Planner is Ruth Hennings (928) 777-1319.

Mr. Greseth, MOTION to approve MP13-001. Mr. Mabarak, 2nd. VOTE 6-0; passed.

3. GP13-001, General Plan minor amendment. APN: 103-04-001L, totaling 162 acres. Located south of the Granite Dells Parkway and State Route 89A interchange.

Existing General Plan Land Use Map designation is Commercial / Recreation. The request is to amend the General Plan Land Use Map in this location to Mixed Use. Owner is Michael Fann / Granite Dells Estates Properties. Planner is Ruth Hennings (928) 777-1319.

Mr. Michelson, MOTION to approve GP13-001. Mr. Marshall, 2nd. VOTE 6-0; passed.

4. LUP13-001, Airport Specific Area Plan amendment. APN: 103-04-001L, totaling 162 acres. Located south of the Granite Dells Parkway and State Route 89A interchange. Amendments to reflect changes in the Airport Master Plan and General Plan. Applicant is City of Prescott. Planner is Ruth Hennings (928) 777-1319.

Mr. Sheats, MOTION to approve LUP13-001. Mr. Greseth, 2nd. VOTE 6-0; passed.

5. ANX13-001, West Airport Annexation. APNs: 102-05-032C, 102-05-324L, and 102-04-010A, totaling 247 acres. Located at the intersection of Pioneer Parkway, Willow Creek Road, and State Route 89. Located in a portion of Sections 26 and 35 of Township 15 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Zoning is R1L-18 and R1L-70. Owner is James Deep Well Ranches #1. Planner is Ruth Hennings (928) 777-1319.

Ms. Hennings reviewed the staff report and indicated that there were two different requests; the West Airport Annexation and Rezoning. Ms. Hennings continued by discussing specifics related to the two requests as well as the permitted uses in the different districts.

Mr. Tkach stated that staff was anticipating the need for work to be done on Willow Creek Road, therefore, they had budgeted money for the realignment of that road. He continued by displaying images on the overhead projector to discuss the construction process.

Oce Dotson, 5501 Angel Tear Dr, discussed issues regarding water.

Tom Britzman, 5798 Goldenrod Way, discussed concerns regarding inadequate supplies of water.

Ms. Hennings stated that water for the annexation had already been allocated in a pre-annexation agreement which had been signed by City Council.

Mike Willinger, 7 Perkins Dr, discussed various aspects related to the annexation such as the projected growth in Prescott, the height contours around the airport, noise, smoke and smell, as well as Industrial Transitional uses and the reasons for the rezoning.

Michael Garramone, 720 Peppermint Way, discussed the uses permitted in the Industrial Light Zoning District.

Ms. Hennings discussed the document received by Mr. Queen and elaborated on the permitted uses for the proposed zoning.

Chuck Queen, 5983 Symphony, discussed the document which he had handed out to staff, the commissioners, and the audience members. Other discussions were related to permitted uses and different zoning districts.

Matt Podracky, Senior Assistant City Attorney discussed legal implications regarding the exclusion of uses related to a zoning district.

Mr. Willinger discussed issues regarding Industrial Light Zoning, CCNR's and airport noise.

Mr. Queen discussed the current commercial corridor overlay district and the realignment of Willow Creek Road.

Ms. Hennings stated that there were additional controls for industrial uses that would not require a special, or conditional use permit, and continued by briefly discussing those controls.

Mr. Tripp discussed airport requirements related to FAA approvals in conjunction with city zoning.

Mr. Guice discussed land use planning and Industrial Light Zoning.

Mr. Willinger discussed the agreement which was in place by the James family and wanted to know if an amendment could be made to that agreement. John Palidini, City Attorney, addressed Mr. Willinger's concerns regarding the current agreement.

Mr. Menser closed the public hearing.

Members of the commission provided comments regarding their opinion related to the rezoning.

Mr. Greseth, move to recommend approval of ANX13-001, Annexation of 247 acres in Yavapai County. Mr. Mabarak, 2nd. VOTE 6-0; passed.

Mr. Michelman, move to recommend Single Family 18 (SF-18) and Rural Estate 2 Acre (RE-2) zoning classifications at the time of annexation for ANX13-001. Mr. Sheats, 2nd. VOTE 6-0; passed.

6. RZ13-002, West Airport Rezoning. APNs: 102-05-032C, 102-05-324L, and 102-04-010A, totaling 247 acres. Located at the intersection of Pioneer Parkway, Willow Creek Road, and State Route 89. Existing zoning is R1L-18 and R1L-70. The request is for a rezoning to Business Regional and Industrial Light. Owner is James Deep Well Ranches #1. Planner is Ruth Hennings (928) 777-1319.

Mr. Mabarak, move to recommend approval of RZ13-002, a rezoning from Single Family 18 and Rural Estate 2 Acre zoning districts to Multi-Family High, Business Regional, and Industrial Light zoning districts, as depicted on the Rezoning Map, Attachment 2. Mr. Marshall, 2nd. VOTE 6-0; passed.

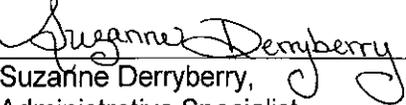
V. CITY UPDATES

None

VI. SUMMARY OF CURRENT OR RECENT EVENTS
None

VII. ADJOURNMENT

Chairman Menser adjourned the meeting at 11:07 a.m.



Suzanne Derryberry,
Administrative Specialist

Tom Menser, Chairman



**PLANNING & ZONING COMMISSION
REGULAR MEETING / STUDY PLAN
JUNE 27, 2013
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION held on June 27, 2013 at 9:00 AM in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

I. CALL TO ORDER

Chairman Menser called the meeting to order at 8:58 a.m.

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
Tom Menser, Chairman	George Worley, Planning Manager
Ken Mabarak, Vice Chairman	Tom Guice, Community Development Director
Tim Greseth	Suzanne Derryberry, Administrative Specialist
Don Michelman	Ruth Hennings, City Planner
George Sheats	Matt Podracky, Senior Assistant City Attorney
Terry Marshall	Scott Tkach, City Engineer
	Jeff Tripp, Airport Manager
BOARD MEMBERS ABSENT	COUNCIL PRESENT
Joe Gardner	Jim Lamerson
	Len Scamardo

III. REGULAR ACTION ITEMS

1. ANX13-002, North Airport Annexation. APNs: 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, 102-01-213Q, totaling 497 acres. Located generally north of the Prescott Airport and east of State Route 89, in a portion of Sections 23, 24, 25 and 26 of Township 15 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Zoning is R1L-70 and RCU-2A. Owner is James Deep Well Ranches #1 and City of Prescott. Planner is Ruth Hennings (928) 777-1319.

Ms. Hennings reviewed the staff report and indicated that the item was a city initiated annexation located just north of the airport. She stated that the annexation was for a total of 497 acres which would be an extension of the Yavapai Regional Medical Center campus and would total 180 acres of the area to be annexed.

Ms. Hennings continued by discussing the procedural pre-annexation agreement signed between the city and Deep Well Ranches. She also noted that because the annexation was greater than 250 acres, it would be subject to proposition 400, along with those requirements.

Ms. Hennings displayed images on the overhead projector and continued by discussing other items pertaining to the rezoning.

Ms. Hennings stated that the item was just a study session and it could be voted on during the July 11, 2013 public hearing.

Mr. Michelman discussed potential effects on the future hospital expansion caused by the airport as well as the short cross runway. Jeff Tripp, Airport Manager, stated that he could not foresee the runway extension as being feasible or even needed.

Mr. Tripp continued by discussing aspects related directly to the airport.

Mr. Sheats discussed the Airport Master Plan. Ms. Hennings stated that the master plan shown in the proposal was its own master plan specific to the north airport area but separate from the Airport Master Plan.

Ms. Hennings stated that the area was included in the General Plan but the amendment to a commercial employment land use area had just been made the previous year. In addition, commercial employment was appropriate for Industrial Zoning districts.

Councilman Scamardo discussed preexisting agreements and water rights.

Mr. Menser discussed a loop road. Scott Tkach, City Engineer, stated that they were contemplating a major collector road which would tie into the new Deep Well Ranch roundabout as part of the 89A expansion.

Mr. Menser called for any other questions; there were none.

2. MP13-002, North Airport Master Plan. APNs: 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, 102-01-213Q, totaling 497 acres. Located generally north of the Prescott Airport and east of State Route 89. Master Plan for the North Airport Annexation area as required by Proposition 400. Owner is James Deep Well Ranches #1 and City of Prescott. Planner is Ruth Hennings (928) 777-1319.
3. RZ13-003, North Airport Rezoning. APNs: 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, 102-01-213Q, totaling 497 acres. Located generally north of the Prescott Airport and east of State Route 89. Existing zoning is R1L-70 and RCU-2A. The request is for a rezoning to Business Regional and Industrial Light. Owner is James Deep Well Ranches #1 and City of Prescott. Planner is Ruth Hennings (928) 777-1319.

IV. PUBLIC HEARING ITEMS

None

V. CITY UPDATES

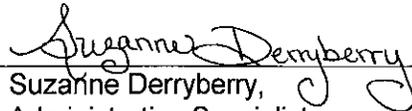
Ms. Hennings stated that on July 16, 2013 there would be a joint study session with the City Council and Planning and Zoning Commission to discuss changes in the land development code related to group homes.

VI. **SUMMARY OF CURRENT OR RECENT EVENTS**

None

VII. **ADJOURNMENT**

Chairman Menser adjourned the meeting at 9:22a.m.



Suzanne Derryberry,
Administrative Specialist

Tom Menser, Chairman

ANX13-002 / MP13-002 / RZ13-003
Annexation / Master Plan / Rezoning
North Airport

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION
PLANNING AND ZONING COMMISSION for July 11, 2013

STAFF REPORT

TO: City of Prescott Planning and Zoning Commission

FROM: Tom Guice, Community Development Director
George Worley, Planning Manager *GW*
Ruth Traxler, Community Planner *RT*

DATE: July 11, 2013

SUBJECT: Public Hearing for the North Airport Annexation, Master Plan, and Rezoning

ZONING: (County) R1L-70 and RCU-2A

APNs: 102-02-004A / 102-02-004B / 102-03-008 / 102-03-008A / 102-04-001A / 102-04-001B / 102-01-002A / 102-01-002B / 102-01-213Q

OWNER: James Deep Well Ranches #1
8400 N US Hwy 89
Prescott, AZ 86301

APPLICANT: City of Prescott
201 S. Cortez St.
Prescott, AZ 86303

ITEM SUMMARY: This is a City-initiated annexation of ± 497 acres in Yavapai County, located north of the Prescott Municipal Airport (Attachment 1). The property is bounded on the west by State Route 89 and on the east and south by the Prescott Airport. It is currently vacant. In association with the annexation request are a master plan and a rezoning. The master plan is a requirement of Proposition 400 (Attachment 2) and is used as a basis for the cost-benefit analysis. Shown on the master plan are the YMRC Planning Area (approximately 180 acres), commercial and industrial areas, and an area to be used for ranching purposes.

While a rezoning is proposed, Arizona State Statute 9-471.L requires that the City first adopt a zoning classification that permits densities no greater than those permitted by the County. The Yavapai County zoning designations are R1L-70 and RCU-2A, which permit single family uses on minimum lot sizes of 70,000 square feet and two acres. Thus, the appropriate City zoning

designation to adopt at the time of annexation is RE-2, which permits single family uses on minimum lot sizes of two acres.

After the City has adopted the zoning classification required by State statutes, a rezoning may be heard and voted on. The General Plan Land Use Map designates this area as appropriate for commercial and industrial development. The proposed rezoning to Industrial Light and Business Regional zoning districts are compatible with the General Plan and the Airport Specific Area Plan land use designations for that area (Attachment 3).

UPDATE: A Study Session was held to consider the request at the Planning and Zoning Commission meeting on June 27, 2013. Staff presented a summary of the proposed annexation, master plan, and rezoning and a discussion with Commission members followed. There was no public comment at the meeting. One phone call was been received, requesting additional information on the project.

REVIEW CRITERIA: The City of Prescott's adopted Annexation Policy (Resolution 2739) describes factors to be considered and states that annexation priorities are property with potential commercial or industrial uses and property located in relationship to long-term goals of the City. Resolution 3878 set forth specific guidelines to improve the cost-benefit review of annexations and established an Advisory Annexation Financial Review Committee. The analysis is to include all identifiable costs and benefits to the City that can be expected to result from the annexation. The formal cost-benefit analysis will be presented to City Council.

The Planning and Zoning Commission have the responsibility of making several recommendations to City Council in regards to this request. The Commission must recommend action on the annexation, the master plan, and the appropriate zoning classification to be adopted at the time of annexation. The Commission must also make a recommendation in regards to the rezoning request, should the annexation be approved. After the Commission takes action on these items, the 60-day public comment period begins, as required by Proposition 400.

UPCOMING MEETING:

September 10, 2013: End of the 60-day public comment period, City Council to hear presentation on cost-benefit analysis and to hold Public Hearing for annexation and rezoning.

Attachments:

- 1) Annexation map
- 2) Master Plan
- 3) Rezoning Map

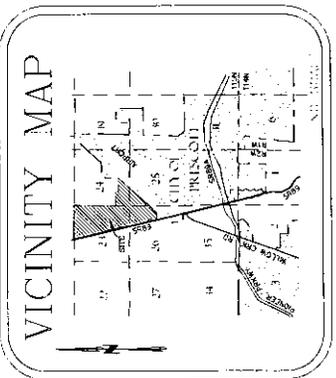
SUGGESTED MOTIONS:

- 1) Move to Recommend Approval of ANX13-002, Annexation of 497 acres in Yavapai County.
- 2) Move to Recommend Rural Estate 2 Acre zoning classification at the time of annexation for ANX13-002.

- 3) Move to Recommend Approval of MP13-002, Master Plan for Annexation ANX13-002.
- 4) Move to Recommend Approval of RZ13-003, a rezoning from Rural Estate 2 Acre zoning district to Business Regional and Industrial Light zoning districts.

PLAN OF ANNEXATION TO THE CITY OF PRESCOTT

PORTIONS OF SECS. 23, 24, 25 & 26, T15N, R2W
G&SRB&M, YAVAPAI COUNTY, ARIZONA

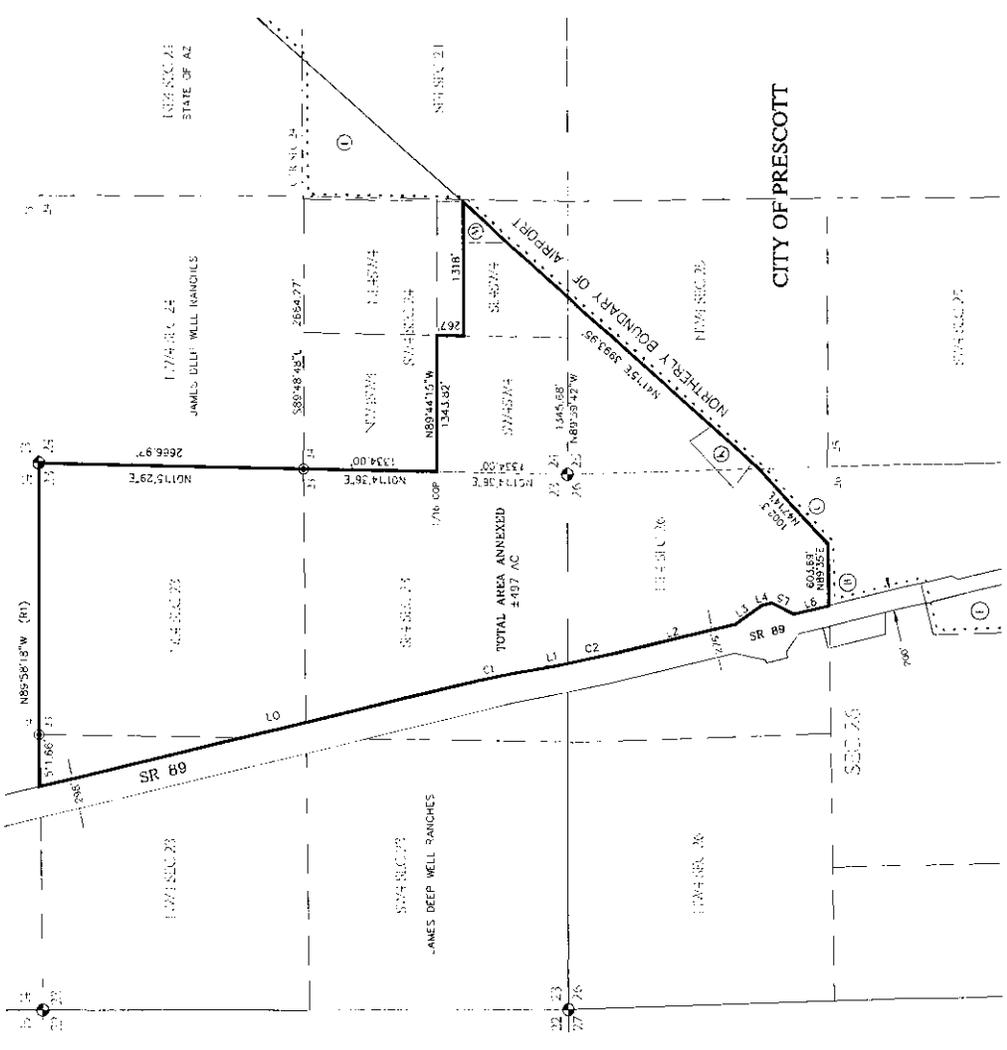


- REFERENCES USED TO PREPARE THIS PLAN:
- (1) ANNEXED BY ORDINANCE 504-1/2 BK. 5 MAPS PG 145
 - (2) ANNEXED BY ORDINANCE 542 BK 7 MAPS PG 44
 - (3) APACHE HELLS SUBDIVISION BK 10 MAPS PG 38
 - (4) ANNEXED BY ORDINANCE 628 BK 9 MAPS PG 70
 - (5) AIRPORT BOUNDARY BK 10 LAND SURVEYS PGS 46-50
 - (6) ANNEXED BY ORDINANCE 1106 BK 19 MAPS PG 34
 - (7) VILLAS AT THE RIDGE SUBD. BK 45 MAPS PG 84
 - (8) CITY OF PRESCOTT CLEAR ZONE PARCELS, 192 03 0084A BK 1247 OFFICIAL RECORDS, PG 284 YCRD
 - (9) ANNEXED BY ORDINANCE 4550 BK 18 MAPS PG 38
 - (10) CITY OF PRESCOTT PARCELS, BK 4785 OFFICIAL RECORDS PG 985 YCRD
 - (11) SR 89 RIGHT-OF-WAY PROJECT 389-(M03)JA (2013) BOOK 4949 OFFICIAL RECORDS, PAGE 363, YCRD
 - (12) AIRPORT SURVEY BK 10 LAND SURVEYS PGS 46-50 YCRD
 - (13) LAND SURVEY BOOK 51 PG 2 YCRD



SR 89 ROW DATA	
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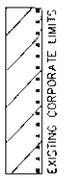
This and hereinafter in respect of
CITY OF PRESCOTT
AD 2011
Book _____ of _____
Page _____
Recorder of Yavapai County, Arizona
ISSUED BY: J. HOPKINSON
County Recorder
Official Number: _____



APPROVAL.

APPROVED UNDER ORDINANCE NO. _____
PASSED AND ADOPTED BY THE MAYOR AND CITY
COUNCIL OF THE CITY OF PRESCOTT, ARIZONA
ON THIS _____ DAY OF _____, 2011.

MAYOR _____
CITY CLERK _____
CITY ENGINEER _____



AREA TO BE ANNEXED

THIS PLAN WAS PREPARED BY ME DURING THE MONTH
OF APRIL 2013 BASED ON RECORD INFORMATION
AND IS REPRESENTED ACCURATELY TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

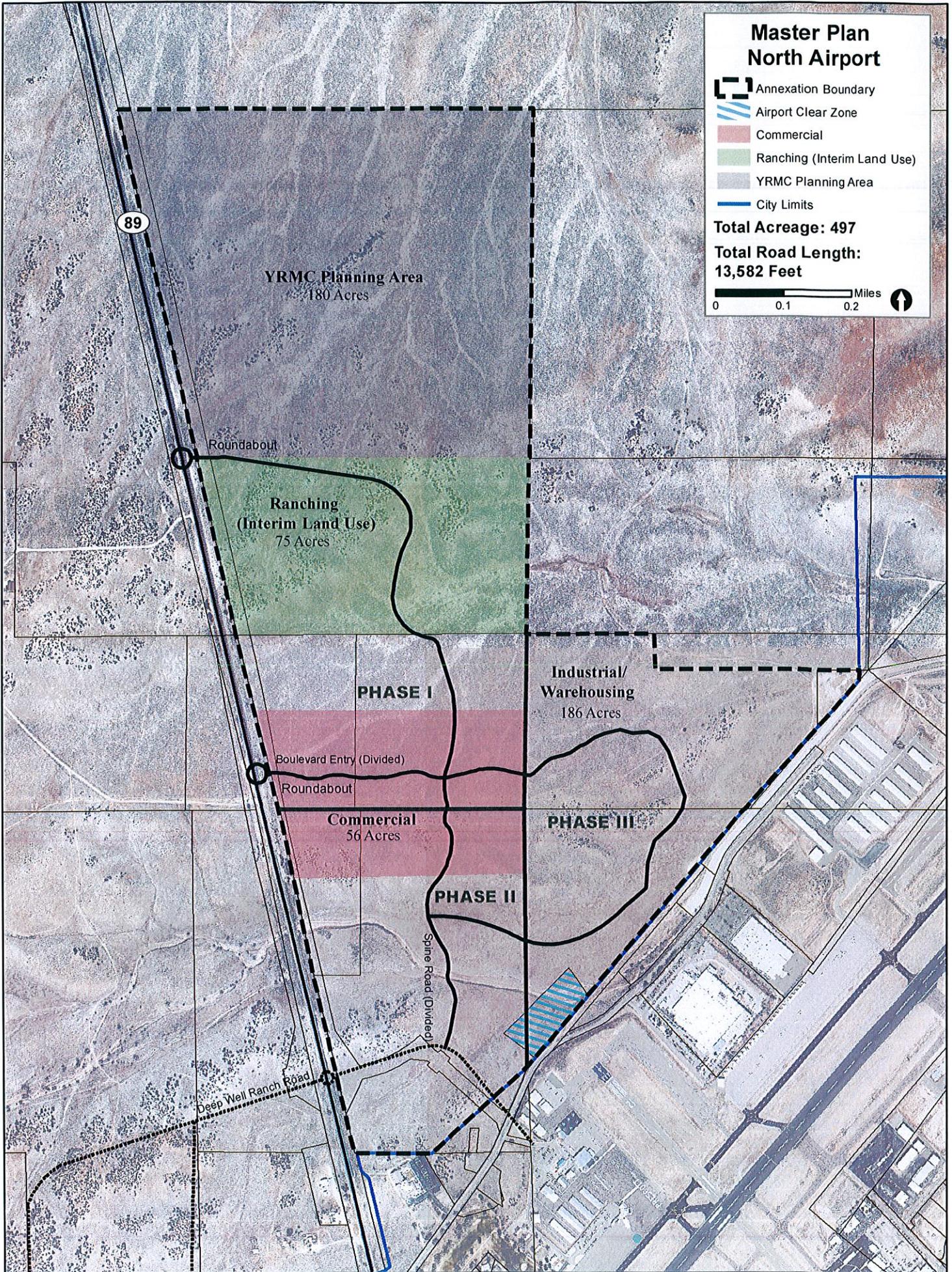


DUANE FARNAS PLS
114 WASHINGTON ST., PRESCOTT, AZ 86302
PHONE: (928) 443-0075

Master Plan North Airport

-  Annexation Boundary
-  Airport Clear Zone
-  Commercial
-  Ranching (Interim Land Use)
-  YRMC Planning Area
-  City Limits

Total Acreage: 497
Total Road Length: 13,582 Feet



89

YRMC Planning Area
180 Acres

Roundabout

Ranching
(Interim Land Use)
75 Acres

PHASE I

Industrial/
Warehousing
186 Acres

Boulevard Entry (Divided)
Roundabout

Commercial
56 Acres

PHASE III

PHASE II

Spine Road (Divided)

Deep Well Ranch Road

Rezoning Map North Airport

 Annexation Boundary

 City Limits

Zoning

 BG

 BR

 IL

 IT

 MF-H

 SF-9

