



# PLANNING & ZONING COMMISSION A G E N D A

**PLANNING & ZONING COMMISSION  
REGULAR MEETING / PUBLIC HEARING  
THURSDAY, SEPTEMBER 12, 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, SEPTEMBER 12, 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**

1. Approval of the August 29, 2013 meeting minutes.
2. CC13-003, Comprehensive Sign Plan for the Depot Marketplace. APNs: 113-18-004, 113-18-003B, 113-18-003A, 113-18-002, 113-18-007, 113-18-006, and 113-18-005, totaling 11.5 acres. Located at the intersection of East Sheldon Street and South Montezuma Street. Zoning is Business Regional. Request is to amend existing Comprehensive Sign Plan to modify and add additional monument signage. Owner is Depot Marketplace Investors, LLC and M & I Marshall & Ilsley Bank. Applicant is Signs Plus. Planner is Ruth Traxler, 777-1319.

3. RP13-001, Revision of Plat in the Dameron Park Addition. APN: 113-01-019A, totaling 0.48 acres. Located at the intersection of East Merritt Street and 4th Street. Zoning is Industrial Transition. Request is to revise the plat to configure two lots. Owner and applicant is Donald Grier. Planner is Ruth Traxler, 777-1319.
4. PP13-001, Preliminary Plat for a portion of the Granite Dells Estates. APNs: 103-04-001L and 103-04-001P, totaling 165 acres. Located generally south of the Granite Dells Parkway and State Route 89 interchange. Zoning is Single-Family 6 and Business General. Request is for approval of a preliminary plat for 208 residential lots and 2 commercial lots on 133 acres. Owner is Granite Dells Estates Properties, Inc. Applicant is Lyon Engineering. Planner is Ruth Traxler, 777-1319.

#### **IV. PUBLIC HEARING ITEMS**

1. RZ13-002, Rezoning of a portion of the Granite Dells Estates. APN: 103-04-001L, totaling 157 acres. Located generally south of the Granite Dells Parkway and State Route 89 interchange. The request is for a rezoning of 3 acres to Single-Family 6 from Business General. Owner is Granite Dells Estates Properties, Inc. Applicant is Lyon Engineering. Planner is Ruth Traxler, 777-1319.

#### **V. CITY UPDATES**

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

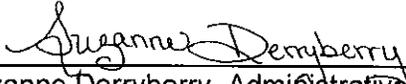
#### **VII. ADJOURNMENT**

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 September 6, 2013 at 3:00 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  
AUGUST 29, 2013  
PRESCOTT, ARIZONA**

**MINUTES** of the **PRESCOTT PLANNING & ZONING COMMISSION** held on **August 29, 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**

<b>BOARD MEMBERS</b>	<b>STAFF MEMBERS</b>
Tom Menser, Chairman	George Worley, Planning Manager
Ken Mabarak, Vice Chairman	Tom Guice, Community Development Director
Don Michelman	Suzanne Derryberry, Administrative Specialist
George Sheats	Ruth Traxler, City Planner
Terry Marshall	Matt Podracky, Senior Assistant City Attorney
Joe Gardner	John Paladini, City Attorney
Tim Greseth	Andy Reinhardt, Deputy Chief of Police
<b>COUNCIL PRESENT</b>	Shaun Rydell, CDBG
Marlin Kuykendall, Mayor	
Len Scamardo	
Chris Kuknyo	
Jim Lamerson	

**III. REGULAR ACTION ITEMS**

1. Approval of the July 11, 2013 meeting minutes.

Mr. Michelman, MOTION to approve the July 11, 2013 meeting minutes.  
Mr. Sheats, 2<sup>nd</sup>. VOTE 7-0; passed.

**IV. PUBLIC HEARING ITEMS**

1. LDC13-003, Land Development Code Amendment, Hospital, amending Article 2, Sections 2.3, Use Table, and 2.4, Use Standards; and Article 11, Sections 11.1.3, Residential Use Categories, and 11.2, Terms Defined. The amendments propose to revise language pertaining to the definition of a hospital.  
*May be voted on 8-29-13.*

George Worley, Planning Manager, stated that the current hospital definition was very limited and the new proposed verbiage would be more comprehensive and would also avoid future conflict. The new definition would state:

"Hospital or Trauma Center: An institution providing health services for inpatient, medical or surgical care for the sick or injured and including related facilities such as laboratories, outpatient departments, training facilities, emergency care departments, and ambulance and heliport facilities which are integral parts of the overall facility. Heliport facilities shall comply with the provisions of Section 2.4.4."

The purpose of the amended Land Development Code Section would be to provide a clear definition and intent. Mr. Worley added that the item could be voted on that day.

Mr. Menser called for any questions.

Mr. Michelman discussed other emergency care centers outside of the actual hospital setting.

Mr. Menser called for a motion.

Mr. Michelman, MOTION to approve LDC13-003. Mr. Sheats, 2<sup>nd</sup>. VOTE 7-0; passed.

2. LDC13-002, Land Development Code Amendment, Community Residences, amending Article 2, Sections 2.3, Use Table, and 2.4, Use Standards; Article 6, Section 6.2, Parking Standards; and Article 11, Sections 11.1.3, Residential Use Categories, and 11.2, Terms Defined. The amendments propose to revise language pertaining to residential uses, including assisted living and congregate living uses, and related definitions.

*May be voted on 8-29-13.*

Ruth Traxler, Community Planner, discussed the code amendments being presented and noted that there were three parts to the presentation:

1. summarize the issue at hand
2. present a discussion of staff's analysis and research
3. explanation of proposed code amendments

Ms. Traxler continued by discussing the complaints which had been received and stated that they primarily stemmed from single and multifamily neighborhoods where there appeared to be clustering of community residences and group homes.

Ms. Traxler discussed the definition of "clustering" and its adverse impacts on the residents in the facilities themselves, as well as on the neighborhoods in which they are located.

Ms. Traxler stated that the issue had been previously discussed at a City Council caucus meeting in June, 2013 and again at the Planning and Zoning Commission Joint Council Workshop in July, 2013, at which time staff had been directed to do further research and analysis to determine the exact issues and if it could be approached through the Land Development Code. Through such analysis, it was

determined that there was a clustering problem; over 75% of the community residences within the city were located within just one to two blocks of each other.

Ms. Traxler continued by discussing the proposed revisions to the definition of family and single housekeeping units and stated the following definitions:

Family: One or more persons living together as a single housekeeping unit, in a dwelling unit.

Single Housekeeping Unit: Any number of related, or up to six unrelated, persons living as the functional equivalent of a traditional family, whose members are an interactive group of persons jointly occupying a single dwelling unit, including the joint use of and responsibility for common areas, and sharing household activities and responsibilities (e.g. meals, chores, household maintenance, expenses, etc.) and where, if the dwelling unit is rented, all adult residents have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease with joint use and responsibility for the premises, and the makeup of the household is determined by the residents of the dwelling unit rather than the landlord or property manager.

Ms. Traxler stated that the goal was to encourage the location of community residences within the residential neighborhoods but with specific development standards to ensure or try to mitigate impacts of clustering and reduce any other adverse impacts.

Ms. Traxler discussed the existing community residences within the city and noted that they would receive grandfathered status under the proposed amendment.

Ms. Traxler noted that the item was a public hearing which gave them the option either continuing the hearing or voting on the item. She indicated that staff was recommending approval of the Land Development Code amendment, LDC13-002.

Mr. Mabarak discussed the monitoring of community residences, Conditional Use Permits as well as grandfathering of existing community residences.

Commissioner and staff discussions included topics related to grandfathering, state statutes, clustering, distance requirements, zoning districts, legal implications, code enforcement and police department issues related to community residences.

Mr. Marshall voiced his concerns regarding the neighbors who have to live with the grandfathering status and deal with the limited monitoring; he wanted to know how relief could be provided to those individuals. Mr. Podracky noted the importance of having the neighbors know their rights and that if crimes were occurring they would need to be reported and then investigated.

Mr. Greseth wanted to know the count of how many established community residences existed in the City of Prescott. Ms. Traxler stated that the research staff had conducted, along with the GIS Department, identified approximately 110 locations but stated there were no formal records to provide an exact number.

Greg Lazzell, 815 N Walnut, discussed the current group housing locations which would be placed in a grandfathered status and questioned if the grandfathering would run with its use or with the property. Ms. Traxler stated that it would run with the land. Mr. Lazzell also discussed group housing in apartment complexes and commercial zoning.

Bob Morse, 726 W Gurley, Northern Arizona Housing Association, wanted to know if Prescott's planning department had coordinated with the office of behavioral health. Ms. Traxler stated they had discussions with that office regarding potential code amendments. Mr. Morse wanted to know what date the potential amendments would become effective. Ms. Traxler stated that it would depend on when council votes on the ordinance.

Erin Burk, 118 Garden Street, discussed different aspects of community housing not meeting proposed codes at the time of grandfathering. Mr. Podracky stated that each individual property would be discussed and dealt with separately. Ms. Burk discussed current code violations taking place in her own neighborhood. Mr. Podracky stated that if she was aware of such violations or crimes being committed that she should contact local law enforcement.

John Farmer, 1732 Idywild Dr, discussed group housing located next door to his home and voiced his concerns regarding the safety of his children living nextdoor to a group home which housed 16 young men whom he did not know. In addition, he wanted to know if there were background checks being done on the individuals living in group housing and if there was a required length of stay for such housing. Ms. Traxler stated that if there were background checks being performed it would be done by the property management since it was not a requirement by the city. She added that sex offenders were required to be registered and would be dealt with through the police department. She also noted that for a use to be considered residential, individuals were required to stay on a month to month basis.

Dr. Kenneth Chance, 1630 Shoup St, owns a licensed outpatient behavior health facility and a licensed level 4 transitional facility. He discussed the regulations of Title 9, Chapter 20 and Title 9, Chapter 10. He stated that it would place the residences under a healthcare institution. He also suggested going to the office of behavior health to file a complaint and continued by discussing the new regulations.

Don Hiserodt, 707 Beach Ave, discussed parking issues and his dismay regarding the grandfathering. Mr. Menser stated that the city cannot make retroactive regulations which is why the grandfathering would occur.

Mr. Gardner and Mr. Farmer discussed the community housing located next door to his home. Ms. Traxler stated that staff was aware of those particular housing locations and noted that the two homes were actually located on two separate parcels within in single family zoning district.

Mr. Mabarak discussed the situation where attempts were being made to try to preserve the concept of single family neighborhoods.

Gary Pasciak, 902 E Gurley St, discussed the application packet and wanted to know how it would be distributed. Ms. Traxler stated that staff had an extensive contact list which would be used to notify the existing community residences.

Collyn Burleson, 615 Hillside Ave, wanted to know when and where the application would be available. Ms. Traxler stated that they would have a drafted version of the application to present to council and it would be come available at the time the ordinance became active.

Daniel Mattson, 148 E Merrit, suggested having the Daily Courier do a news story to help alert the existing homes to fill out the application and to also make it very apparent to them the issues they would run into if they chose not to participate in the application process. He also stated that now would be a good time for the neighbors to begin issuing their complaints; prior to the ordinance being enacted and the grandfathering status taking place.

Arlene Hardy, 606 Windsong Lane, spoke about community housing zoning regulations as well as licensed vs. unlicensed facilities and who was monitoring the unlicensed facilities. Ms. Traxler stated that facilities which were not licensed was because they were not offering services that required to be licensed. In addition, the facilities which were licensed were being monitored by the state not by the city.

Ms. Burk discussed the grandfather status. Ms. Traxler added that the uses which would be grandfathered at the time council adopts the ordinance would be all of the uses in legal non-conforming status at that time.

Mr. Hiserodt discussed crime related to community housing. Andy Reinhard, Deputy Chief of Police, stated that his department had conducted studies and had done crime analysis which came back as being inconclusive that group homes had a higher call for police services. Another study had recently been done which included a 500 foot buffer around a group home and another 500 square foot buffer adjacent to that home where no group homes were located and it was also inconclusive that there was a higher crime rate within the group home area.

Mr. Mattson stated that the City of Prescott was very limited on being able to influence group homes due to the many federal and state laws that tie the city's hands.

Chris Kuknyo, 3519 Nicolette Trail, discussed community housing regulations, success rates, licensed and unlicensed facilities. He also noted that he was in support of the proposal.

Mr. Sheats spoke about deed restrictions, home associations and state statutes. Mr. Podracky stated that HOA's could restrict rentals on the property but it could still be constrained by the overriding constitution and federal state statutes. He suggested contacting the HOA attorney who could provide additional information on that subject.

Mr. Menser called for a recess at 10:22 a.m.

Mr. Menser called the meeting back to order at 10:31 a.m.

John Paladini, City Attorney, explained the meaning of a legal non-conforming use as well as licensed and unlicensed facilities. In addition, Mr. Paladini stated that there is no reference in the new proposed zoning code that talks about or distinguishes between disability or homes with disabled individuals and the non-disabled. He continued by discussing the housekeeping unit definition and small community residences whether it's a group of disabled individuals or a group of unrelated people living there who were not disabled.

Dr. Chance discussed land use and new state requirements.

Mr. Gardner stated that he felt that it was a step in the right direction and was in support of the proposal.

Mr. Marshall stated that based on the comments from the City Attorney and staff, that the consensus was to move forward with the proposal. He also stated that he was sorry that the burden was being placed on the neighbors being affected by community residences.

Mr. Sheats stated that he hadn't heard any negative comments from the audience or citizens, so he agreed that this would be a good step forward.

Mr. Mabarak agreed that it was a difficult topic to deal with but he liked the definition of the single housekeeping unit and noted that it would really help to maintain the integrity of the single family zoning concept.

Mr. Michelman stated that he was ready to vote on the item and added that it cannot all fall on the city, that the residents of Prescott would have to ensure that the city is aware of potential violations so they can be dealt with.

Mr. Greseth thanked the public for their input. He also stated that the best thing that could come from this that the clustering could be mitigated in the future.

Mr. Menser stated that he felt for the citizens who would have to continue living with the existing conditions but the best they could do, at least for now, would be to create long term changes.

Mr. Mabarak, MOTION to recommend approval of LDC13-002, amending Article 2, Sections 2.3, Use Table, and 2.4, Use Standards; Article 6, Section 6.2, Parking Standards; and Article 11, Sections 11.1.3, Residential Use Categories, and 11.2, Terms Defined, related to zoning and definitions for residential uses.

Mr. Michelman, 2<sup>nd</sup>. VOTE 7-0; passed.

V. **CITY UPDATES**

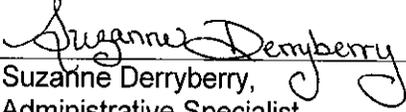
None

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

None

VII. **ADJOURNMENT**

Chairman Menser adjourned the meeting at 10:50a.m.

  
Suzanne Derryberry,  
Administrative Specialist

\_\_\_\_\_  
Tom Menser, Chairman

**CC13-003**

**Comprehensive Sign Plan Amendment**

**Depot Marketplace**

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION  
PLANNING AND ZONING COMMISSION for September 12, 2013

**STAFF REPORT**

**TO:** City of Prescott Planning and Zoning Commission

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

**DATE:** September 12, 2013

**SUBJECT:** An amendment to the Comprehensive Sign Plan for the Depot Marketplace

**ZONING:** Business Regional (BR)

**APNs:** 113-18-004 / 113-18-003B / 113-18-003A / 113-18-002 / 113-18-007 / 113-18-006 / 113-18-005

**OWNER:** Depot Marketplace Investors LLC  
1670 Willow Creek Road #A  
Prescott, AZ 86301

**APPLICANT:** Signs Plus  
9200 Valley Road  
Prescott Valley, AZ 86314

---

**ITEM SUMMARY:** The Depot Marketplace is requesting an amendment to the existing Comprehensive Sign Plan. The revisions include an additional monument sign on Sheldon Street and expansion of the existing monument sign on the corner of Sheldon Street and Montezuma Street. The purpose of the request is to increase signage for interior, non-anchor tenants that is visible from the street.

**BACKGROUND:** The original Comprehensive Sign Plan was approved by City Council in 1991. The plan includes the Depot shops, the bank, and the historic train depot. In 2009, the plan was amended to allow for additional signage for Panda Express.

The current proposal adds square footage and tenant panels to the existing monument sign on the corner of Sheldon Street and Montezuma Street (Attachment 1). The proposal also includes a new monument sign just east of the historic depot building (Attachment 2). However, the sign proposed on Sheldon Street, east of the depot building, is within a local Historic Preservation district, and is not recommended by staff. Given this recommendation, the applicant has

provided an alternate location for a monument sign, still to be located on Sheldon Street, in a landscaped return further east from the original location (Attachment 3). The size of the sign was also reduced to accommodate the location and sight triangle. The alternate may be considered by the Commission as a condition of approval of the proposed amendment.

**COMPREHENSIVE SIGN PLAN REVIEW CRITERIA:** Comprehensive sign plans regulate the appearance and location of signs within a single commercial project. They are expected to result in higher quality signage than is otherwise required. To be approved, the comprehensive sign plan must either: 1) provide signs of a similar type within the development that will have a consistent size, style, color, and construction, and must provide signs that meet the size, location and other requirements, or 2) result in an improved design in exchange for a greater number of signs or larger sign face area than otherwise permitted.

**SUGGESTED MOTION:** Move to Recommend Approval of CC13-003, an amendment to the Comprehensive Sign Plan for the Depot Marketplace, for expansion of the existing monument sign located at the corner of Sheldon Street and Montezuma Street and for the alternate location for the monument sign on Sheldon Street, subject to the site plan and details dated September 5, 2013 and meeting applicable sight triangle requirements.

**Attachments:**

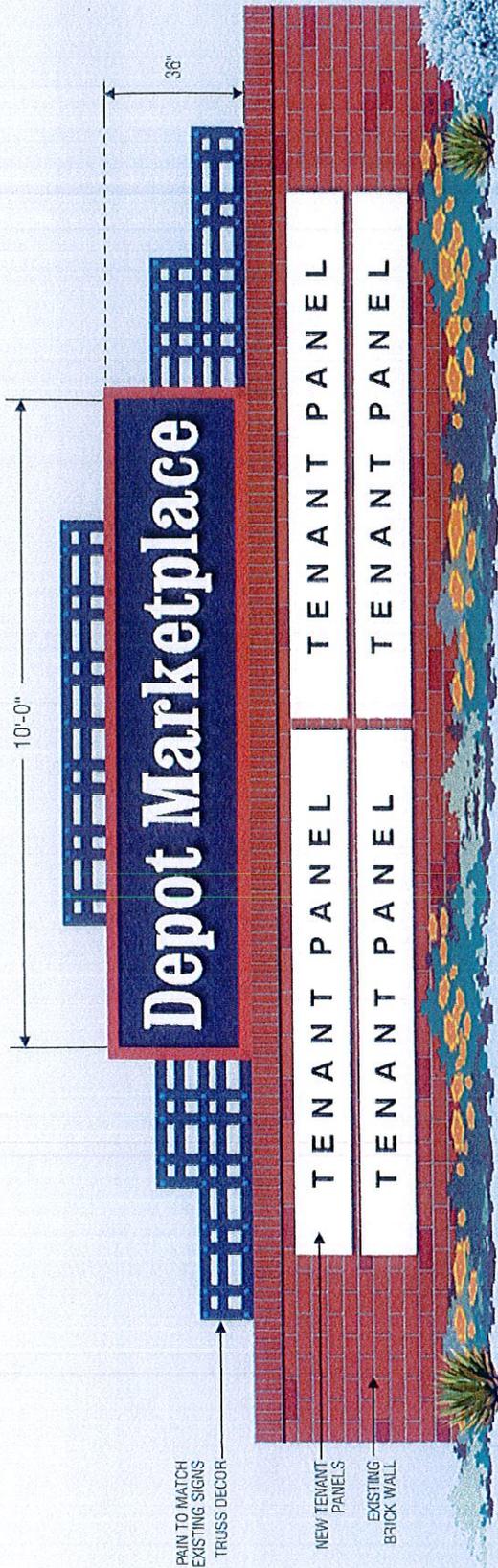
- 1) Sign detail for existing monument sign on the corner of Sheldon and Montezuma Streets
- 2) Sign detail for new monument sign on Sheldon Street (proposed location)
- 3) Sign detail for new monument sign on Sheldon Street (alternate location)
- 4) Revised Comprehensive Sign Plan
- 5) Site plan



SITE PHOTO SURVEY - RELATIVE SCALE



ALL SIZES TO BE CONFIRMED  
VIA FIELD SURVEY AND FINAL  
PRODUCTION DRAWINGS AS NEEDED.



REMODEL EXISTING WALL SIGN AS SHOWN - RELATIVE SCALE

Landlord may assign two tenants per panel.

11 of 18 SHEET

REVISIONS:

AS NOTED

DATE: 07/30/2013

SCALE: AS NOTED

DESIGN NUMBER: 07-22-2013-000

DESIGNER: DALE JOHNSON

ACCOUNT EXECUTIVE: DALE JOHNSON

PC/DRAWERS

800-257-5095



9200 Valley Rd.  
Prescott Valley,  
Arizona  
86314  
800-257-5095

PROJECT:

DEPOT MARKETPLACE

LOCATION:

Anywhere, PRESCOTT, AZ

18 of 18  
SHEET

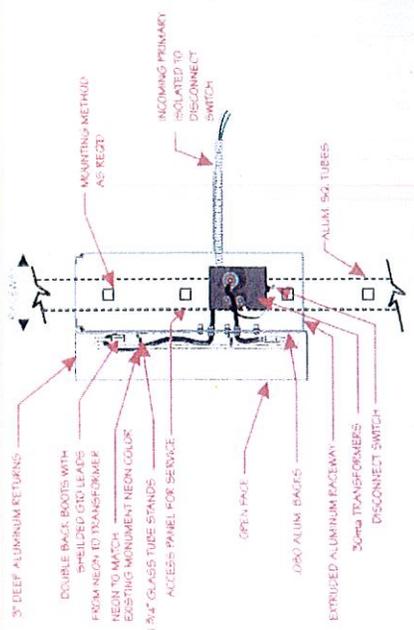
DATE: 07/30/2013  
SCALE: AS NOTED  
REVISIONS:  
AS NOTED  
7/31/2013  
3/05/2013  
9/14/2013

Design Number: 07-22-2013-000  
Designer: DALE JOHNSON  
Revisions: R000005

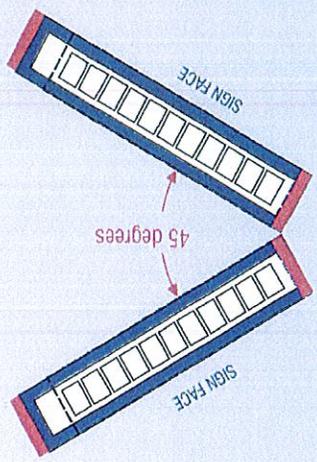


9200 Valley Rd.  
Prescott Valley,  
Arizona  
86314  
800-257-6095

PROJECT:  
**DEPOT MARKETPLACE**  
LOCATION:  
Anywhere, PRESCOTT, AZ

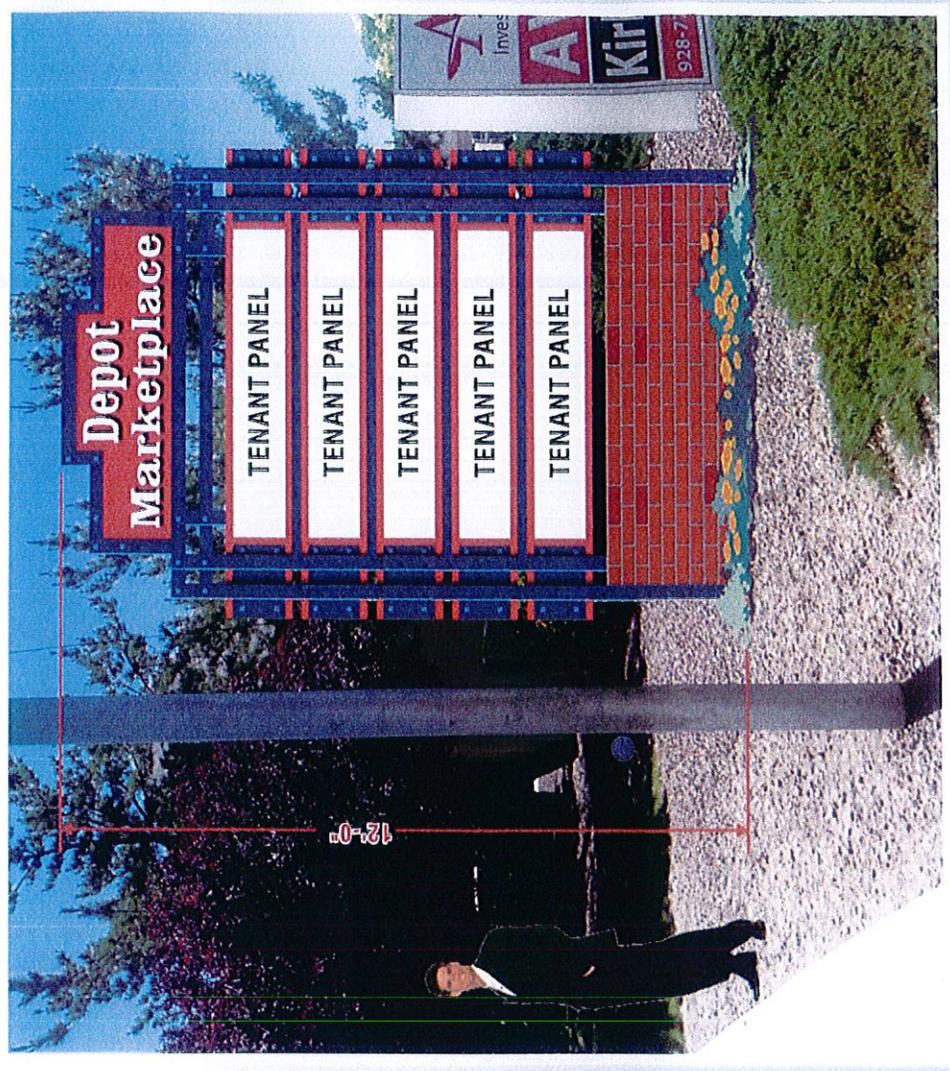


TYPICAL / RACEWAY MOUNTED  
-CHANNEL LETTER NEON ILLUM. CROSS SECTION



TOP VIEW  
EXACT ANGLES  
TO BE DETERMINED

Landlord may assign two tenants per panel.



SITE PHOTO SURVEY - PROPOSED V-SHAPED MONUMENT SIGN  
SCALE: 1/2" = 1'-0"

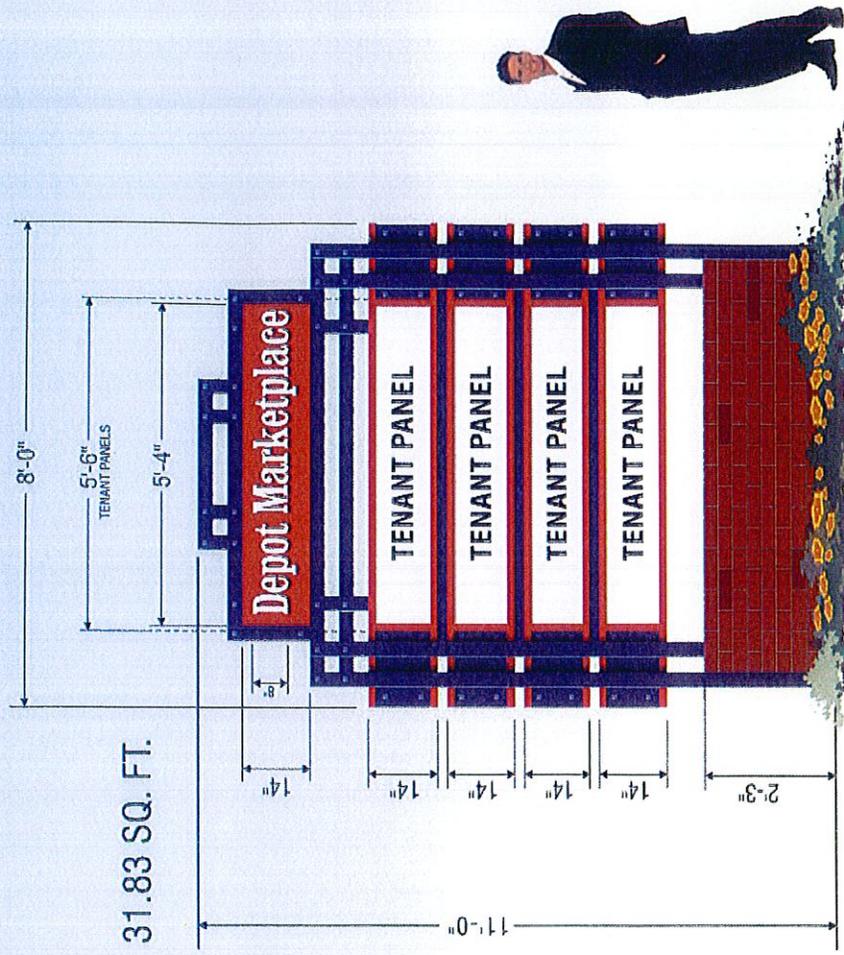
This custom design submitted for your personal use is the exclusive property of SIGNS PLUS. It may not be reproduced, copied, or exhibited in any fashion to anyone outside of your organization without the written permission of an authorized agent of SIGNS PLUS

PROJECT: 9200 Valley Rd. Prescott Valley, AZ 86314  
 DEPOT MARKETPLACE  
 LOCATION: Anywhere, PRESCOTT, AZ  
 800-257-5095



Account Executive: DALE JOHNSON  
 Designer: RCDirectrix  
 Design Number: 07.22.2013-000  
 DATE: 07/30/2013  
 SCALE: AS NOTED  
 REVISIONS:  
 Δ 7/31/2013  
 Δ 8/5/2013  
 Δ 8/14/2013  
 Δ 8/15/2013

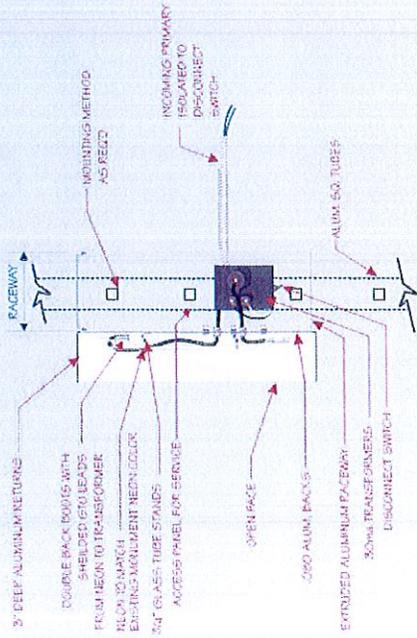
SHEET: 1 of 1



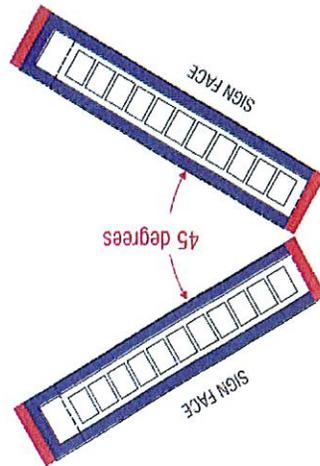
**SITE PHOTO SURVEY - PROPOSED V-SHAPED MONUMENT SIGN**

SCALE: 1/2" = 1'-0"

FABRICATED ALUMINUM PAINTED TO MATCH EXISTING SIGNS  
 BRICK BASE TO MATCH EXISTING SIGNS



**TYPICAL / RACEWAY MOUNTED  
 -CHANNEL LETTER NEON ILLUM. CROSS SECTION**



**TOP VIEW  
 EXACT ANGLES  
 TO BE DETERMINED**



Electrical & Architectural Signage • Awnings • Fascia • Canopies  
Neon • Outdoor Lighting • Flagpoles • Crane Service

STATEWIDE FROM PRESCOTT VALLEY

August 14, 2013

City of Prescott  
201 South Cortez  
Prescott, AZ 86302-2077

RE: Comprehensive Sign Criteria; Depot Marketplace

Dear Ms. Ruth Traxler:

The owners and management of the Depot Marketplace have recently evaluated the signage needs of current and potential tenants, the property, and the approved Comprehensive Sign Criteria. In addition, recent leasing inquiries by national tenants have indicated the need to offer additional tenant signage on street frontages. The consensus is that improved tenant exposure is needed along Sheldon and at the corner of Sheldon and Montezuma as the majority of the center cannot be seen from Sheldon. In addition, the stakeholders desire the flexibility to assign tenant panels to individual tenants regardless of lease space size.

As such, Signs Plus has prepared this revision to the comprehensive sign criteria to request one (1) additional pylon on Sheldon and a revision to the existing monument at the corner of Sheldon and Montezuma to include four (4) tenant panels. In addition, some material specifications called out in the criteria have been revised due to improved technology and manufacturing techniques.

The design, size and height of the proposed sign structures are reasonable and are similar to other Prescott shopping center comprehensive sign plans.

Please consider our request in light of the scope, size and location of the Depot Marketplace. We look forward to presenting our proposal to the Prescott City Council with the support of the city staff.

Thank you,

A handwritten signature in black ink that reads "Dale R. Johnson".

Dale R. Johnson  
President

(928) 772-4070 • Fax (928) 772-7327 • 9200 Valley Rd., Prescott Valley, AZ 86314  
ROC #109394 • Bonded • Insured

# COMPREHENSIVE SIGN CRITERIA

FOR



PARCEL 1,2,3,4,5 & 7  
DEPOT MARKETPLACE PLAT

8/14/13

A DEVELOPMENT BY

**WESSEX**

THE WESSEX COMPANIES

**SIGN CRITERIA**  
(Revised 8/14/13)  
**DEPOT MARKETPLACE**  
**PRESCOTT, ARIZONA**

This Comprehensive Sign Plan includes In-line Major Tenants and adjacent shops A, B and freestanding pad buildings located on parcels 1, 2, 3, 4, 5, & 7 of the Depot Marketplace Plot. It does not including the Depot and Courtyard Shops.

The intent of this sign criteria is to establish and maintain guidelines consistent with the signage policies of the Landlord and the City of Prescott. Furthermore, the purpose is to assure a standard conformance for the design size and material used for Tenant identification.

The Landlord, shall approve all signs prior to erection.

**I. GENERAL REQUIREMENTS**

1. The Tenant or its representative shall submit at least two (2) copies of detailed drawings covering the location, size, layout, design, materials and colors to the Landlord for approval. Tenants should note that approval action by the Landlord will generally take two (2) weeks, no installation will be permitted until the Tenant or its representatives has received a written approval from the Landlord.
2. The Tenant or its representative must secure written Landlord approval prior to submitting a request for a sign permit to the City of Prescott.
3. The Tenant or its representative shall secure all necessary City of Prescott sign permits or variances prior to fabrication and installation of signage.
4. Signs installed prior to written approval by Landlord will be subject to removal and proper reinstallation at the Tenant's expenses.
5. The Tenant and the Tenants sign contractor shall repair any damage caused during the installation of signage.
6. Flashing, portable or audible signs are not permitted.
7. Except as provided herein, no advertising placard, banners, pennants, names, insignias, trademarks and/or other descriptive material shall be affixed or maintained upon glass panes and supports of the show windows and doors, upon the exterior walls of building, or within 24" of the show window.
8. No signage shall be installed, altered or added to after installation, except with the written permission of the Landlord.

9. Landlord may repair or replace any broken or faded signs at the Tenant's expense.
10. Traffic directional signs are permitted, provided that they are no higher than three feet and not greater than three square feet. The sign may be internally illuminated or non-illuminated. Traffic directional signs and placement are subject to approval by the Landlord in writing prior to installation.
11. Each Tenant shall be permitted to place on each entrance of the premises not more than 144 square inches of die cut vinyl lettering not to exceed 2" in height, indicating hours of business, emergency telephone numbers, etc. Vinyl copy to be Scotchcal 3M #3630-005 Ivory.

## II. DESIGN REQUIREMENTS

1. Tenants at their expense, shall identify their premises with an exterior sign(s) on fascia area, as designated by the Landlord. Creative emphasis is encouraged.
2. Wall signs are to be individual pan channel .040 aluminum letters with 1/8" acrylic faces (colors to be chosen by Tenant, subject to Landlord approval, in their sole discretion) and 3/4" trim cap. Letters to have 5" returns. Neon to be 30ma x 15mm 6500 White single, double or triple tube dependant upon width of letter stroke. Cabinet signs will not be permitted. LED modules may be used in lieu of neon.
3. Metal letter returns to be painted Dunn Edwards Q13-60D Blue when installed on Founders Block. Metal letter returns are to be Tenant's choice (subject to Landlord approval) when installed on Stucco Band.
4. Inside of letter to be painted Chromatic White 101-BE.
5. Trim cap color is to be black.
6. All signs shall conform to Uniform Building Code Standards. All electrical signs shall conform to National Electrical Code Standards.
7. Address numbers required on front doors. Numbers will be 3" Scotchcal 3M #3630-005 Ivory vinyl die cut copy.
8. Each Tenant who has a non-customer door that is used for shipping or receiving merchandise may have uniformly applied copy on said door in location, as directed by the Landlord, in two (2) inch high block letters, Scotchcal 3M #3630-006 Ivory vinyl, the Tenant's name and address. Sign supplied by the Landlord and paid by the Tenant.
9. A) Center Pylon Sign – See drawing on page 7 and 18.

One (1) free-standing center identification sign on Montezuma.  
Two (2) on Sheldon.

- B) Center Monument Sign – See drawing on page 11  
One (1) set of individual letters and four tenant panels.
- C) Pad Monument Sign – Pads A, B, & C see drawing on page 1  
Three (3) free-standing pad user identification signs for respective parcels 4, 5 & 7.

### III. SPECIAL REQUIREMENTS

- 1. Major Tenants - Any tenant with a leased floor plan greater than 10,000 square feet.
  - Major Tenant A: See drawing page 14  
To be mounted directly to stucco sign band area, sign not to be mounted on raceway.
  - Major Tenant B: See drawing page 15  
To be mounted directly to stucco sign band area, sign not to be mounted on raceway.
  - Major Tenant C: See drawing page 16  
To be mounted directly to stucco sign band area, sign not to be mounted on raceway.
- A) If the building is to be split between more than one (1) Tenant, the signage area is to be shared. This will be addressed under a separate provision with the maximum signage area allowed by the City of Prescott.
- B) Landlord approves tenants who participate in the use of the pylon/ monument signs. Landlord may use for leasing purposes.
- C) For a leased amount of 12,000 or more square feet, signage is allowed to be five (5') feet high. Length is to be in proportion to storefront as approved by Landlord.
- D) For a leased amount under 12,000 square feet, signage is allowed to be four (4') high. Length is to be in proportion of storefront as approved by the Landlord.
- E) Overall Major Tenant building heights will not include ascending and descending letters.
- 2. Minor Tenants - Any tenant with a leased floor plan less than 10,000 square feet.
  - A) Maximum height of sign not to exceed 30", minimum height not to be less than 12" (single or double line).

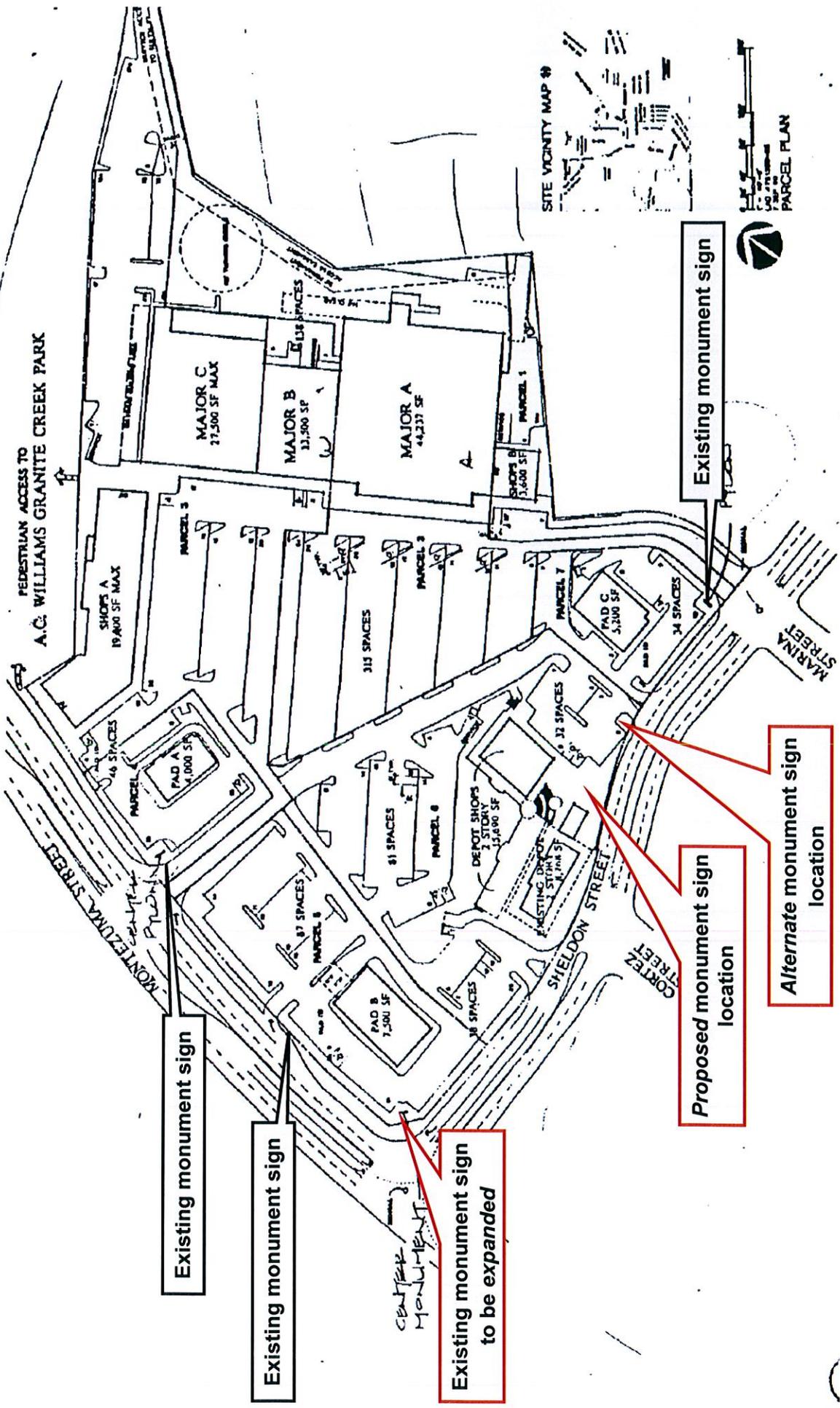
It is preferred that the placements of all wall signs are to be centered horizontally. In the event that horizontal centering is not possible, the Landlord has the option of placement for the Tenant.

- B) Any Tenant whose sign band area is on founders block will have their sign mounted on a raceway, painted to match founders block.
  - C) Any Tenant whose sign band area is on stucco wall will have their sign mounted directly to the wall.
  - D) Special provisions for Blockbuster Video. *See drawing page 13*
3. Pad Tenants - Any free-standing pad user with a building located on parcels 4 (PAD 'A'), 5 (PAD ' B") or 7 (PAD 'C"), of Depot Marketplace Plat (see page 17).
- A) Pad shops will be allowed the maximum signage allowed by the City of Prescott Land Development Code for each building elevation with the exception of the Panda Express PAD "C" site only, whose allowed building signage is as follows:  
Specifically:

North Elevation:	16 sq. ft.
South Elevation:	16 sq. ft
East Elevation:	32 sq. ft.
<u>West Elevation:</u>	<u>32 sq. ft.</u>
Total Sq. Ft	96 sq. ft.
  - B) Placement of wall signs to be centered horizontally and vertically. In the event that horizontal centering is not possible, the Landlord has the option of placement for the Tenant.
  - C) The letter style and colors shall be the Tenant's choice, subject to the approval of the Landlord. Consideration will be given by the Landlord for those Tenants requesting a national logo.
  - D) Each free-standing pad tenant is allowed one (1) monument sign. *See drawing page 10.*

Page 5 – intentionally omitted and left blank

Page 6 – intentionally omitted and left blank



Site Plan (September 5, 2013)

Comprehensive Sign Plan for the Depot Marketplace, monument sign locations

**RP13-001**

**Revision of Plat  
Dameron Park Addition**

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION  
PLANNING AND ZONING COMMISSION for September 12, 2013

**STAFF REPORT**

**TO:** City of Prescott Planning and Zoning Commission

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

**DATE:** September 12, 2013

**SUBJECT:** Revision of Plat in the Dameron Park Addition

**ZONING:** Industrial Transition

**APN:** 113-01-019A

**OWNER:** Donald Grier  
1800 Timber Cove Lane  
Prescott, AZ 86305

---

**ITEM SUMMARY:** The applicant is requesting a Revision of Plat of Lots 2, 4, and 6 of Block 10 of the original Dameron Park Addition subdivision plat (Attachment 1). The purpose of the revision is to configure two legal lots to allow for separate ownership of the existing commercial and residential uses (Attachment 2 and 3). The existing property contains a medical marijuana dispensary and a single-family residence. No changes to those uses or structures are proposed.

**BACKGROUND:** This property was rezoned in 2000 to Residential Office (RO) and is subject to the conditions and restrictions as set in the associated Development Agreement (DA-0022). These restrictions include that the residence located on the property remain a residential use and that no vehicular access is permitted to the commercial building from 4<sup>th</sup> Street. In 2011, the property was rezoned to Industrial Transition (IT). The Development Agreement is still in effect.

The existing structures, the medical marijuana dispensary and the single-family residence, are currently separated by a fence line and for all practical purposes, operate independently of each other. The proposed Revision of Plat configures two lots from the original three lots along the existing fence line. The existing structures are currently non-conforming, as they were built over

existing legal lot boundaries. The proposed Revision of Plat does not modify the non-conforming status of the structures. City Council has the authority to waive procedural and other applicable subdivision requirements and the property owner has requested that they do so in order to accommodate the existing property configuration.

**SUGGESTED MOTION:** Move to Recommend Approval of RP13-001, a Revision of Plat in the Dameron Park Addition to reconfigure two lots in accordance with Exhibit A, Revision of Plat, and Exhibit B, site plan.

**Attachments:**

- 1) Dameron Park Addition
- 2) Revision of Plat
- 3) Site plan

# DAMERON PARK ADDITION

PRESBOTT ARIZONA

SCALE: 1 INCH = 100 FT



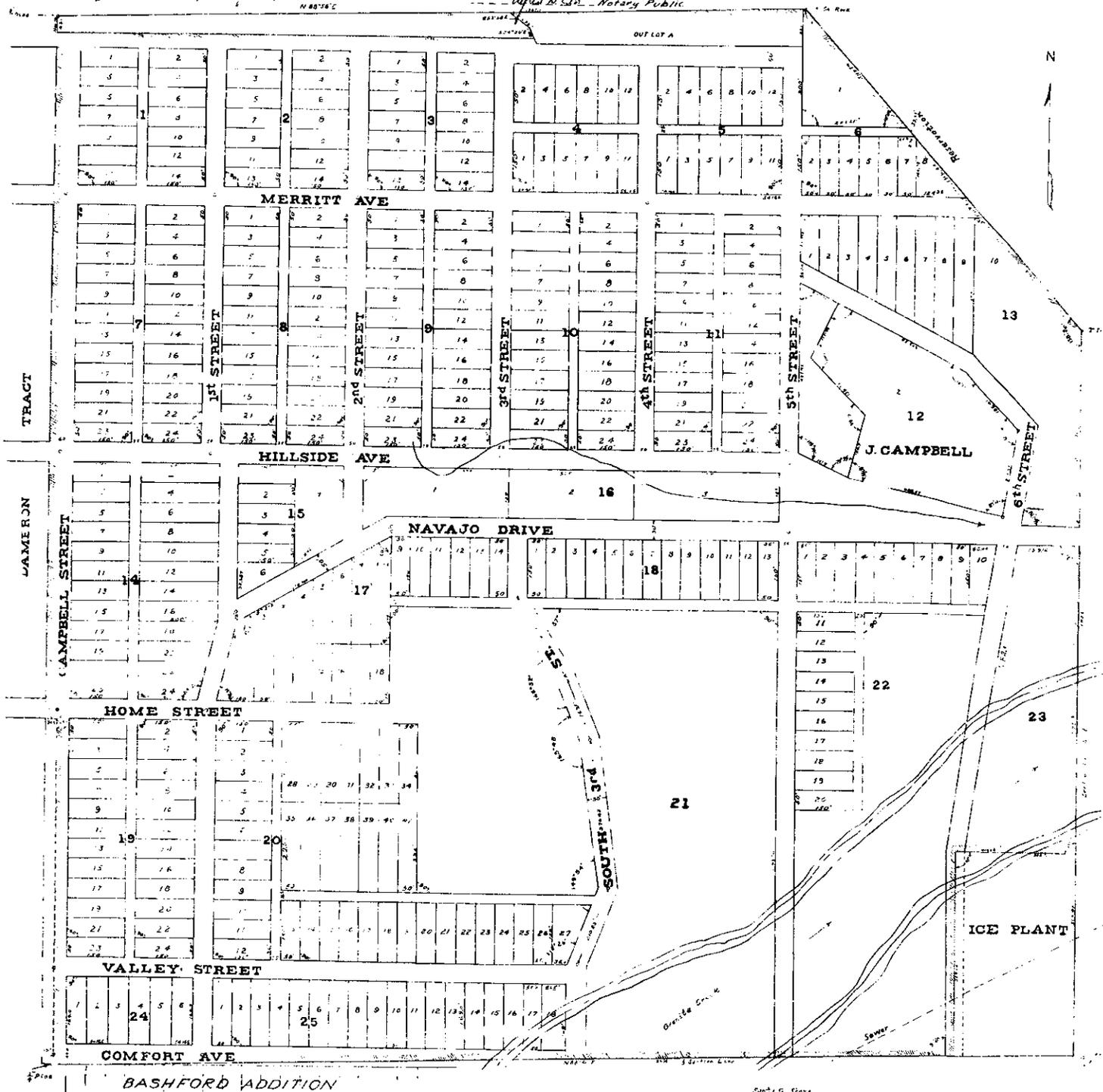
We, the undersigned, and Renal Dameron hereby certify that the map of lots, streets and alleys is a map of a subdivision for known as Dameron Park Addition; that said subdivision of the NE 1/4 of Section 16, T14N, R21W, Grand & B. Band 11, Pinal County, Arizona, that all the lands comprised in said subdivision is owned by the undersigned and that said subdivision is surveyed as a complete plan and survey of said subdivision showing the numbers and sizes of the lots, and the width of the streets and alleys, as surveyed, is recorded and plotted by H. L. Merrill, C.E.; that the said streets and alleys shown are hereby dedicated to the public for its general use as streets and alleys. In witness whereof we have hereunto set our hands this 20th day of November, A.D. 1926

*H. L. Dameron*  
 Notary Public

State of Arizona  
 County of Pinal 55

This instrument was acknowledged before me this 20th day of November, 1926 by H.A. Dameron and Renal Dameron who stated to me that they executed the same for the purposes and considerations therein expressed.  
 My Commission expires Jan. 16, 1928.

*W. B. Lin* - Notary Public



A subdivision of the NE 1/4 of Section 16, T14N, R21W, Grand & B. Band 11, Pinal County Arizona, as surveyed and plotted by H. L. Merrill, C.E.

Approved by the Mayor and Common Council of the City of Prescott this 6th day of December, 1926  
*W. B. Lin*  
 Mayor  
*G. W. [Name]*  
 Clerk of the Common Council

Seal

20

A REPLAT OF  
**LOTS 2, 4 & 6, BLOCK 10, DAMERON PARK**  
 LOCATED IN A PORTION SECTION 33, TOWNSHIP  
 GILA AND SALT RIVER BASE AND MERIDIAN, YA

ORIGINALLY RECORDED IN BOOK 3 OF MAPS AND PLATS, PAGE 28, ON FILE IN

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS:

THAT DONALD S. GRIER, A SINGLE MAN, AS OWNER OF LOTS 2, 4 AND 6, BLOCK 10, DAMERON PARK ADDITION, AS RECORDED IN BOOK 3 OF MAPS AND PLATS, PAGE 28, ON FILE IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER, EXCEPTING THEREFROM THE WEST 15.0 FEET OF SAID LOTS 2 AND 4, LOCATED IN A PORTION OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, HAS CAUSED THIS REPLAT TO BE PREPARED UNDER THE NAME OF "A REPLAT OF LOTS 2, 4 & 6, BLOCK 10, DAMERON PARK ADDITION", AS SHOWN HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR "A REPLAT OF LOTS 2, 4 & 6, BLOCK 10, DAMERON PARK ADDITION", AND HEREBY DECLARES THAT:

1. THE PURPOSE OF THIS PLAT IS TO VACATE THE ORIGINAL LOT LINES OF SAID LOTS 2, 4 AND 6, EXCEPTING THE WEST 15.0 FEET OF SAID LOTS 2 AND 4 AND CREATE THE REVISED LOTS AS SHOWN HEREON;
2. THE REPLATED LOTS SHALL BE KNOWN NOW AND HEREAFTER AS LOTS 2-R AND 4-R, BLOCK 10, DAMERON PARK ADDITION;
3. THE REVISED LOTS ARE SUBJECT TO ALL MATTERS AS MAY BE CURRENTLY OF RECORD AFFECTING THE ORIGINAL PLATTED LOTS;
4. EASEMENTS ARE HEREBY CREATED FOR THE SPECIFIC USES AS SHOWN HEREON.

IN WITNESS WHEREOF, DONALD S. GRIER, A SINGLE MAN, AS OWNER OF LOTS 2, 4 AND 6, BLOCK 10, DAMERON PARK ADDITION, AS RECORDED IN BOOK 3 OF MAPS AND PLATS, PAGE 28, ON FILE IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER, EXCEPTING THEREFROM THE WEST 15.0 FEET OF SAID LOTS 2 AND 4, HAS EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED, BEING DULY AUTHORIZED TO SO DO, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013.

-----  
 DONALD S. GRIER

**ACKNOWLEDGMENT**

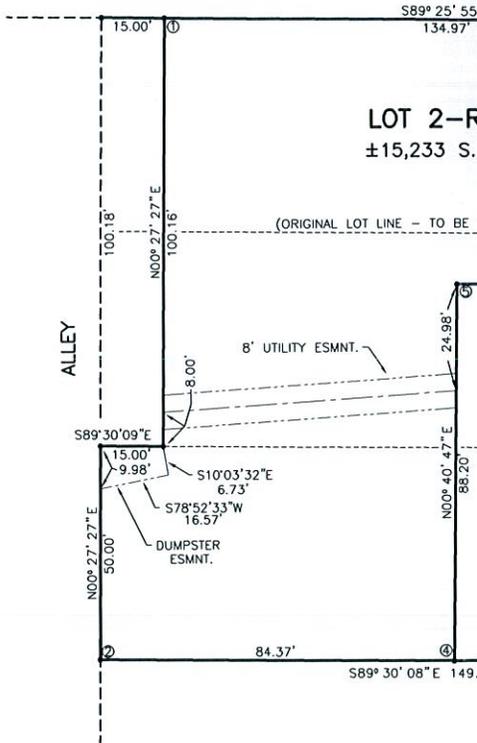
STATE OF ARIZONA )  
 ) SS  
 COUNTY OF YAVAPAI )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DID PERSONALLY APPEAR DONALD S. GRIER, WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BEING DULY AUTHORIZED TO SO DO.

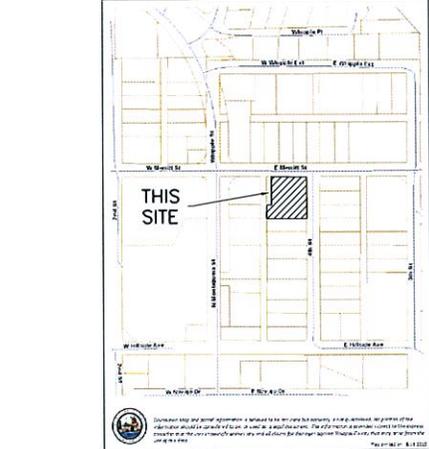
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

-----  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: -----

MERRITT ST



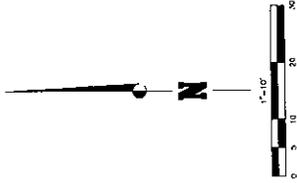
**LOT 2-R**  
 ±15,233 S.



VICINITY MAP

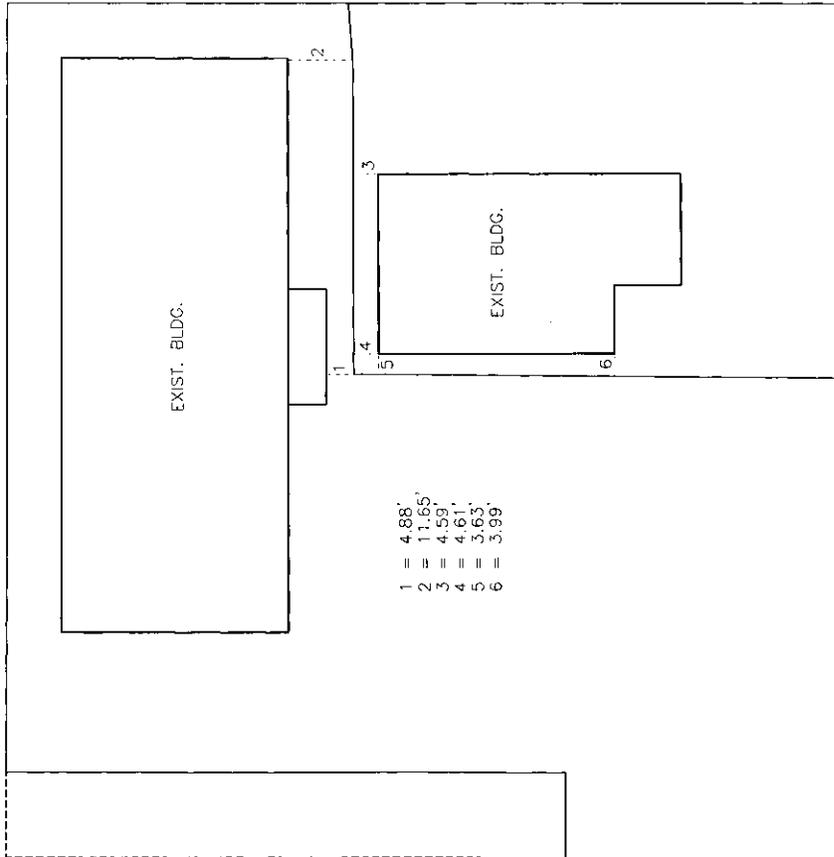
**LEGEND**

- ① = FOUND REBAR W/CAP "
- ② = FOUND REBAR W/TAG "
- ③ = FOUND NAIL W/OBLITER "
- ④ = SET REBAR W/CAP "LS"
- ⑤ = SET CONC. NAIL W/TAG "



DISTANCES FROM EXISTING BUILDINGS  
TO PROPOSED LOT LINES

DON GRIER RE-PLAT



<b>REXUS SOUTHWEST, LLC</b>	
REGISTERED LAND SURVEYORS	
212 S. MARINE AVENUE TALLAHASSEE, FLORIDA 32301	
APP. NO. 12-101	DATE: 8-2-13
DATE: 7/27/12	REVISION: 01
SCALE: 1" = 10'	

**PP13-001 / RZ13-002 Preliminary Plat / Rezoning  
Granite Dells Estates**

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION  
PLANNING AND ZONING COMMISSION for September 12, 2013

**STAFF REPORT**

**TO:** City of Prescott Planning and Zoning Commission

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

**DATE:** September 12, 2013

**SUBJECT:** Public Hearing for the Granite Dells Estates Preliminary Plat and Rezoning

**ZONING:** Single-Family 6 (SF-6) and Business General (BG)

**APN:** 103-04-001L

**OWNER:** Granite Dells Estates Properties / Michael Fann  
1403 Industrial Way  
Prescott, AZ 86301

---

**ITEM SUMMARY:** The Granite Dells Estates is a 1,142 acre master planned development located south of the Granite Dells Parkway and State Route 89 interchange, in the vicinity of the airport. The owner is requesting approval of a preliminary plat in the northwest corner of the property, to create 208 residential lots and two commercial lots. The owner is also requesting a rezoning of three acres of the area zoned Business General to Single-Family 6, so that all single-family uses are within the single-family zoning district.

**BACKGROUND:** The Granite Dells Estates property was annexed into the City in 2007. A development agreement was signed in conjunction with the annexation, which specified water allocations for the residential units and terms for infrastructure development. It was the first annexation subject to Proposition 400, requiring a master plan to be submitted. The original Master Plan showed a combination of residential, commercial, and industrial uses. A total of 550 residential units and an additional 160 workforce housing units were proposed. In 2008, the area was rezoned to districts that correlated with the uses shown on the original Master Plan.

In June 2013, Council approved an amendment to the original Master Plan and a rezoning to develop additional single- and multi-family uses (Attachment 1). The approved Master Plan showed an overall increase in residential units from 710 to 1,310 units and eliminated the majority of the proposed industrial areas. Additional water to support the increase in residential units was not allocated at that time, but will be considered at the time the owner develops subsequent phases of the larger project.

**CURRENT PROPOSAL:** There are two components to the current proposal, as described below:

**Preliminary Plat.** The preliminary plat is for a Planned Area Development (PAD), with a total of 208 residential lots and two commercial lots, on approximately 133 acres (Attachment 2). The 208 residential lots are located within the existing Single-Family 6 zoning district, and lot sizes range from approximately 6,500 square feet to 21,000 square feet. The preliminary plat meets the requirements for a PAD (minimum 25% designated open space), and the lots sizes may be reduced if necessary. The required maximum lot coverage is 50%.

**Rezoning.** Approximately three acres of the northwestern portion of the Granite Dells Estates development are proposed to be rezoned to Single-Family 6 (Attachment 3). The intent is to align the zoning district boundaries with the separation of residential and business uses.

**REVIEW CRITERIA:** Issues for consideration of the Granite Dells Estates preliminary plat by the Planning and Zoning Commission include consistency with the General Plan, consistency with other land use plans (e.g. Airport Master Plan and the ASAP), compatibility with current zoning and nearby uses, suitability of the property for the proposed uses, and infrastructure and service impacts. Staff comments and requested revisions in regards to the proposed projects are included below:

**Engineering:** The radius of the cul-de-sac as shown on the plat required review and consensus between the Public Works and Fire Departments to ensure adequate turning room for emergency services. Due to the required turning radius dictated by the International Fire Code, no on-street parking will be permitted in the cul-de-sac.

**Planning:** The proposed building setbacks shown on the plat are 18' to the garage, 10' to the front, 5' interior side, 10' corner side, and 20' rear. PAD and subdivision requirements state that there shall be a minimum setback of 20 feet to the garage from the right-of-way, to allow for sufficient off-street parking. It is required that a modification be made to the typical setbacks shown on the plat prior to Council approval. There are two additional items that will need to be shown and declared at the time of Final Plat. The open space will be required to be dedicated to the Homeowner's Association. It is also recommended that the Planning and Zoning Commission condition that the location of subdivision identification signage be shown on the final plat. Subdivision signage must

be located in a sign easement or common area maintained by the property owner's association.

**SUGGESTED MOTIONS:**

- 1) Move to Recommend Approval of PP13-001, a Preliminary Plat for Phase 1A of Granite Dells Estates, subject to the following condition:
  - a. Subdivision identification signage locations must be shown on the Final Plat. Signage must be located in a sign easement or a common area maintained by the property owner's association.
- 2) Move to Recommend Approval of RZ13-002, a Rezoning from Business General to Single-Family 6.

**Attachments:**

- 1) Master Plan
- 2) Preliminary Plat
- 3) Rezone map detail

INDUSTRIAL  
GENERAL  
18 AC.

106 D.U.  
55'x125'

MULTI-FAMILY  
RESIDENTIAL  
388 D.U.  
18.8 AC.

BUSINESS  
GENERAL  
13.5 AC.

BUSINESS  
GENERAL  
14 AC.

60 D.U.  
95'x130'

42 D.U.  
75'x125'

OPEN SPACE AND COMMON AREA  
(TYPICAL)

BUSINESS  
GENERAL  
6.5 AC.

BUSINESS  
GENERAL  
13 AC.

EQUESTRIAN  
CENTER  
13 AC.

PEAVINE TRAIL

GRANITE DELLS PKWY

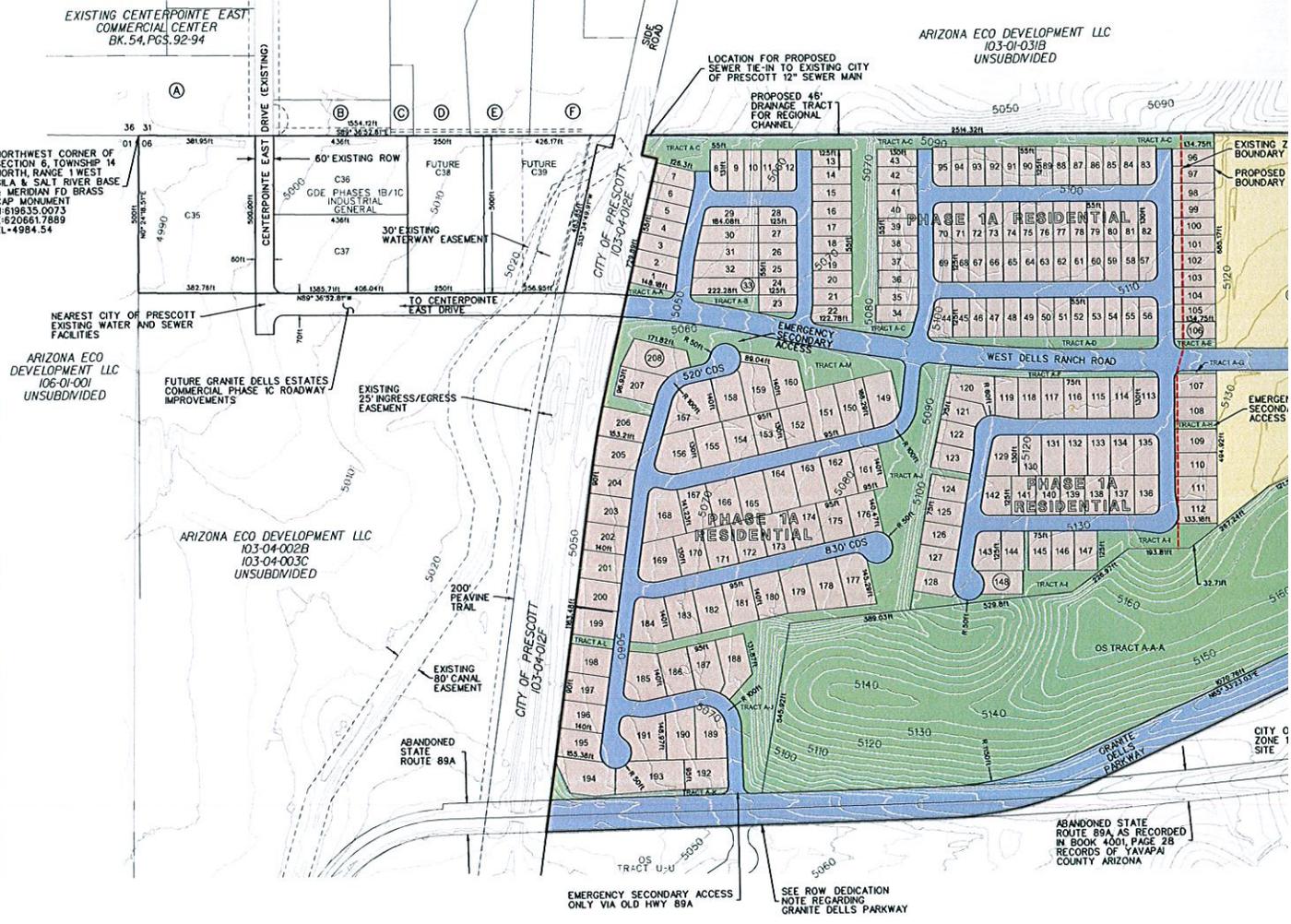
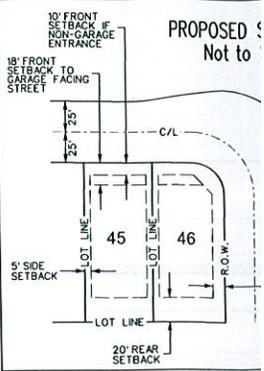
54 D.U. 2-3 AC.  
CUSTOM LOTS

56 D.U. 2-4 AC.  
EQUESTRIAN LOTS



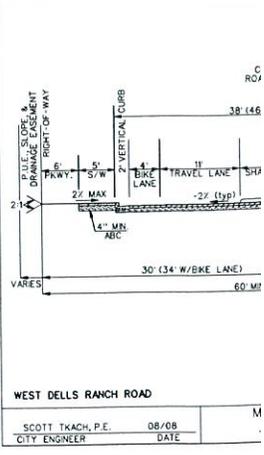
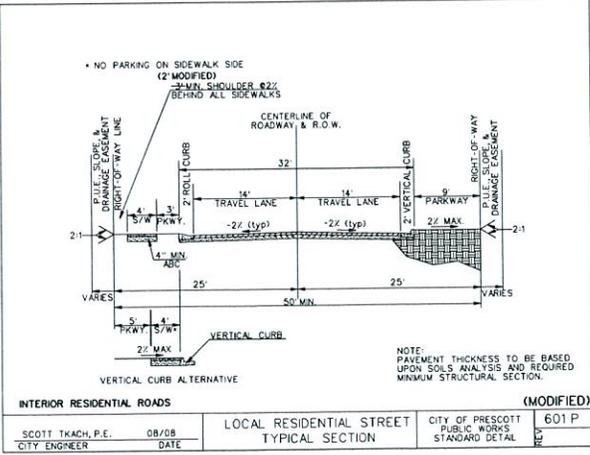
PRELIMINARY PLAT INTERSECTION LEGEND	
①	FUTURE SIGNALIZED INTERSECTION
②	POTENTIAL NORTHBOUND RIGHT IN / RIGHT OUT SPACED MINIMUM 330' FROM INTERSECTION (FEASIBILITY TO BE DETERMINED DURING FINAL DESIGN BASED ON SIGHT DISTANCES AND VERTICAL DESIGN)
③	ROUNDABOUT
④	POTENTIAL EASTBOUND RIGHT IN / RIGHT OUT SPACED MINIMUM 330' FROM INTERSECTION (FEASIBILITY TO BE DETERMINED DURING FINAL DESIGN BASED ON SIGHT DISTANCES AND VERTICAL DESIGN)

PRELIMINARY PLAT LAND OWNERSHIP LEGEND			
ID	OWNER	A.P.N.	BOOK AND PAGE
(A)	NATIONAL BANK OF ARIZONA	103-01-582	BK. 54, PGS. 92-94
(B)	CARLSON PAUL W	103-01-579C	BK. 54, PGS. 92-94
(C)	CONERY SHARON R TRUST	103-01-042	BK. 3001, PG. 339
(D)	JOHN W WRIGHT	103-01-043A	BK. 3001, PG. 340
(E)	HECKETHORN THOMAS DAVID & BETTY C JT	103-01-040T	N/A
(F)	HECKETHORN THOMAS DAVID & BETTY C JT	103-01-040K	N/A



PHASE 1A AREA SUMMARY TABLE			
LOT ID	USE FOR AREA	AREA (SF)	AREA (ACRE)
<b>PHASE 1A RESIDENTIAL SF-6 LOTS</b>			
208 Lots	Single Family SF-6	2,051,290	47.09
<b>1A Residential Total</b>			<b>47.09</b>
<b>PHASE 1A COMMERCIAL TRACTS</b>			
C01	Business General	530,184	12.17
C02	Business General	288,164	6.62
<b>1B Commercial Total</b>			<b>18.79</b>
<b>OPEN SPACE TRACTS</b>			
Tract A-A-A	Master Plan Open Space	545,296	12.52
Tracts A-A - A-M	O.S., Slope, Drain, Utils.	1,166,262	26.77
<b>Open Space Total</b>			<b>39.29</b>
<b>PHASE 1A RESIDENTIAL RIGHT OF WAY</b>			
Right-of-Way	City of Prescott R.O.W.	1,227,116	28.17
<b>Phase 1A ROW Total</b>			<b>28.17</b>
<b>Phase 1A Area Total</b>		<b>5,808,312</b>	<b>133.34</b>

RIGHT-OF-WAY DEDICATION NOTE:  
 ALTHOUGH ROADWAY, UTILITY, AND DRAINAGE IMPROVEMENTS ARE NOT PROPOSED FOR GRANITE DELLS PARKWAY SOUTH OF THE ROUNDABOUT AS A PART OF THE PHASE 1A IMPROVEMENTS, A 100' RIGHT-OF-WAY FOR FUTURE GRANITE DELLS PARKWAY EXTENDING TO THE WEST PROPERTY BOUNDARY WILL BE DEDICATED AS A PART OF THE PHASE 1A RESIDENTIAL FINAL PLAT PER THE CITY'S REQUEST.



SCOTT TKACH, P.E. CITY ENGINEER	08/08 DATE	LOCAL RESIDENTIAL STREET TYPICAL SECTION	CITY OF PRESCOTT STANDARD DETAIL	601 P KEY
------------------------------------	---------------	---	-------------------------------------	--------------

SCOTT TKACH, P.E. CITY ENGINEER	08/08 DATE	WEST DELLS RANCH ROAD
------------------------------------	---------------	-----------------------