



PLANNING & ZONING COMMISSION AGENDA

**PLANNING & ZONING COMMISSION
REGULAR MEETING / PUBLIC HEARING
THURSDAY, APRIL 10, 2014
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, APRIL 10, 2014, 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	George Sheets
Ken Mabarak, Vice-Chairman	Terry Marshall
Joe Gardner	David Stringer
Len Scamardo	

III. REGULAR ACTION ITEMS

1. Approval of the March 27, 2014 meeting minutes.
2. Review of Final Plat as a condition of the Preliminary Plat for Granite Dells Estates Phase 1A.
3. Request to install commercial sign in City road right-of-way.

IV. PUBLIC HEARING ITEMS

1. Second Public Hearing of the General Plan Update.

V. CITY UPDATES

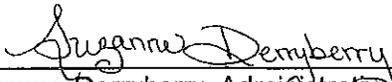
VI. SUMMARY OF CURRENT OR RECENT EVENTS

VII. ADJOURNMENT

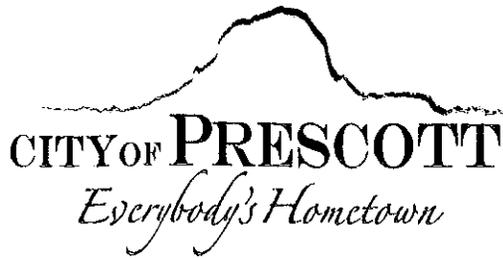
THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE 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 April 4, 2014 at 4:00 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
 MARCH 27, 2014
 PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION held on MARCH 27, 2014 at 9:00 AM at the PRESCOTT COMMUNITY CENTER, 1280 ROSSER 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	Suzanne Derryberry, Administrative Specialist
David Stringer	Ryan Smith, Community Planner
George Sheats	Matt Podracky, Assistant City Attorney
Len Scamardo	Don Prince, Tourism Director
Joe Gardner	Jeff Burt, Economic Development Dir.
Terry Marshall	
MEMBERS ABSENT	COUNCIL PRESENT
None	Jean Wilcox

III. REGULAR ACTION ITEMS

1. Approval of the March 13, 2014 meeting minutes.

Mr. Scamardo, MOTION to approve the March 13, 2014 meeting minutes. Mr. Sheats 2nd, VOTE 7-0; passed.

2. Discussion of the General Plan Update; no action required.

Mr. Smith provided background information regarding the General Plan and stated that due to the Growing Smarter Legislation, it must be updated every ten years.

Continued discussions by staff were related to public participation, voting timeline, and Planning and Zonings recommendation to City Council.

Tom Britzman, 5798 Golden Rod Way, discussed his concerns regarding development and traffic issues along Willow Creek Rd.

Charles Cobos, 322 Dreamweaver Dr, discussed his concerns regarding an empty lot at the corner of Cloudstone and Rosser in relation to allowable uses.

Gene Smylie, 3085 Georgetown Drive, spoke about his concerns regarding water usage. Mr. Menser stated that the Planning and Zoning Commission didn't get involved with water issues. Mr. Smith discusses water allocation for new construction projects. He also stated that the Water Element in the General Plan contained a lot of information on the subject.

Councilwoman Wilcox discussed water monitoring and available resources.

Paul Scrivers, 226 Sleepy Glen Cir, also discussed his concerns about water stating that the average person in Prescott uses 100 gallons of water a day.

Mr. Scamardo discussed the city's "water bank" and the Big Chino and Little Chino.

Other discussions by staff and committee members took place regarding water.

Daniel Mattson, 148 E Merritt, discussed the Water Resources Element and Circulation Element.

Larry Meads, 1504 Dalila Dr, discussed the General Plan voting process.

Mr. Gardner discussed issues related to community residences and suggested adding that information to the General Plan. Mr. Menser pointed out that they would all be writing their recommendations to the City Council and suggested Mr. Gardner include that information.

Continued discussions took place regarding the America Fair Housing and American's with Disabilities Act, community residences and legal implications.

Dava Hoffman, 310 Union Street, discussed Mr. Gardner's recommendation regarding community residences.

Roxane Nielsen stated that the city did not have business licenses but to have a state alcohol license, you are charged a fee of \$80,000 per year.

Mr. Menser requested to have all commissioners write down their recommendations in the next few weeks.

Mr. Podracky stated that he would review the information from Mr. Gardner regarding community residences.

Mr. Meads discussed community residences in relation to zoning districts.

Mr. Mabarak, MOTION to close the public hearing. Mr. Scamardo, 2nd. VOTE 7-0; passed.

IV. CITY UPDATES

Mr. Worley stated that the Touchmark Project would be going to council on April 2, 2014 but would be a presentation only.

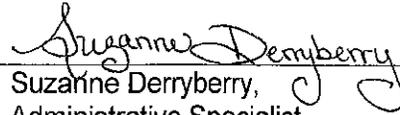
Mr. Menser called for any comments related to Economic Development; it was decided that they would wait to discuss until the following meeting.

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

None

VI. **ADJOURNMENT**

Chairman Menser adjourned the meeting at 10:58p.m.



Suzanne Derryberry,
Administrative Specialist

Tom Menser, Chairman



Town of Prescott Valley
Community Development Department
7501 E. Civic Circle
Prescott Valley, AZ 86314

February 14, 2014

Ryan Smith, Community Planner
City of Prescott
201 S. Cortez
Prescott, AZ 86303

RE: 2014 Prescott General Plan Draft Review

Ryan,

Congratulations to City Staff and General Plan Committee Members on the completion of the draft 2014 City of Prescott General Plan, A Community Vision. We received your request for plan review per A.R.S. Section 9-461.06. The Plan was circulated to Town of Prescott Valley Staff and was reviewed by the Planning and Zoning Commission at a Work Study Session on February 10, 2014. We offer the following comments:

Land Use Interface

The attached Interface Map illustrates our evaluation that the limits of the draft 2014 Prescott General Plan overlap the western boundary of the Prescott Valley General Plan 2025 Growth and Development Tier I, including portions of Incorporated Town Limits. The overlapping plan area comprises T.14 N. R.1 W. Sections 4 and 9, T.15 N. R.1 W. Sections 10, 15, 28 and the East-Half of Section 33. There are four Prescott Land Uses in the overlap areas: Low-Medium Residential (1-7 DU/Acre), Very Low Density Residential (< 1 DU/Acre), Commercial/Employment and Recreation/Open Space. The Prescott Valley Land Uses in Tier I that are overlapped include: Low Density Residential (1.1-4 DU/Acre), Medium Density Residential (4.1-8 DU/Acre), Mixed Use, Open Space and PAD 3-1. The comparative overlapping Land Uses from both plans are similar in nature and have been mirrored from the Airport Specific Area Plan (ASAP) that was first included in the Town of Prescott Valley General Plan 2020 and more recently in the Prescott Valley General Plan 2025 as Exhibit LU-3 (attached), recognizing the ASAP for growth management in the region.

Boundary Agreement

Of interest is the inclusion of Prescott Land Uses in overlapping areas that have previously been identified for annexation in agreement between the two jurisdictions, particularly Sections 4 and 9, now proposed for the Glassford Heights development project. The 2001 Boundary Agreement is discussed in your draft plan Sections 3.3.1 and 5.1.3, is supported by the Town and is shown in the attached Prescott Valley General Plan 2025 Exhibit GA-5, Future Annexations. Consistent with Exhibit GA-5, the Town has initiated the annexation of subject Sections 4 & 9 by filing a blank

petition and holding a public hearing on December 19, 2013. Sections 10 and 15 are not presently included in the Prescott Valley General Plan 2025 Growth and Development Tier I, but are also indicated in Exhibit GA-5 for future annexation. The East-Half of Section 33, and Section 28 are in Growth and Development Tier I, with Section 28 being in the Prescott Valley Town Limits.

We recognize that there is concurrence between the plans on anticipated land uses, consistent with the ASAP. The 2001 Boundary Agreement is discussed in your draft plan Sections 3.3.1 and 5.1.3 and is shown in Prescott Valley General Plan 2025 Exhibit GA-5. We therefore recommend that this boundary be graphically illustrated somewhere in your plan to better provide direction for future development between the jurisdictions.

Open Space – Trail Connections

We are glad to see the inclusion of the Prescott Valley Glassford Hill Trail on the Open Space & Trails Map. The Glassford Hill Trail is a priority for the Town intended for all users. There are indicated Trail Networks on the plan that connect from Peavine Trail to Glassford Hill. Several of these trails are in the Prescott planning area would provide other alternatives to the Iron King Trail to access the Circle Trail. There are also identified trails south of State Route 89A that would take some joint planning, but would be another alternate connection between the Jurisdictions from a heavily urbanized area when fully developed. Future paths along the proposed Sundog Ranch Road Connector and State Route 69 are also supported. Staff is aware that these proposed trails are also part of the Greater Prescott Trails Planning effort and similar comments have been made to the organizations in order to foster more connectivity to all communities and Trail users in the greater Prescott area

Thank you for the opportunity to review and comment on the draft 2014 City of Prescott General Plan. The Town of Prescott Valley is committed to mutual planning efforts as part of the General Plan process and look forward to continued cooperation on issues affecting our communities and the region.

Sincerely,

A handwritten signature in black ink that reads "Joe Scott". The signature is written in a cursive, flowing style.

Joe Scott AICP, Planner

Attachments: Interface Map, Exhibit LU-3, Exhibit GA-5

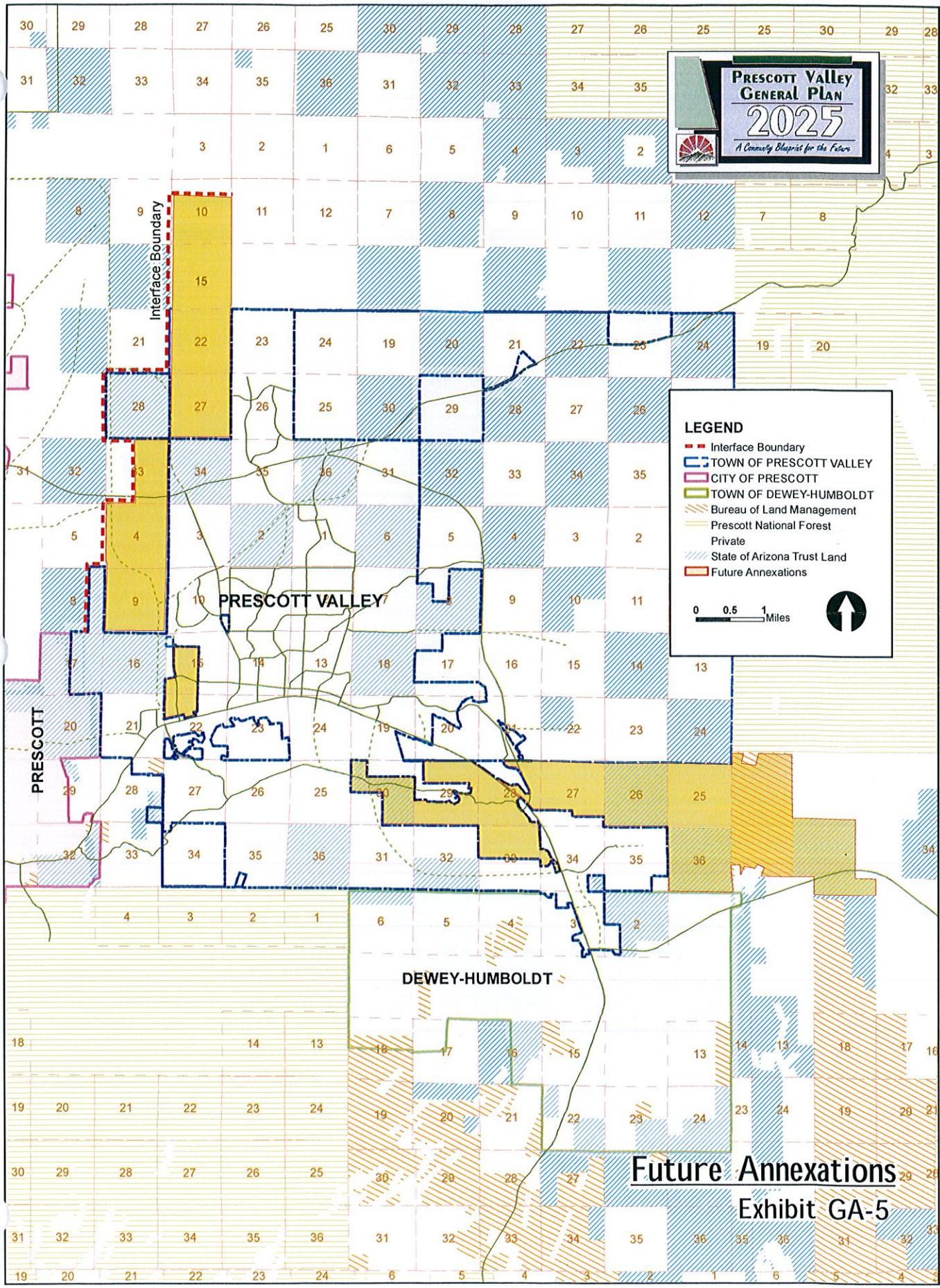
C: Richard T. Parker, Community Development Director



LEGEND

- Interface Boundary
- TOWN OF PRESCOTT VALLEY
- CITY OF PRESCOTT
- TOWN OF DEWEY-HUMBOLDT
- Bureau of Land Management
- Prescott National Forest
- Private
- State of Arizona Trust Land
- Future Annexations

0 0.5 1 Miles



Future Annexations
Exhibit GA-5

Final Plat FP14-001

Granite Dells Estates Phase 1A PAD

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION
PLANNING AND ZONING COMMISSION

Staff Report

Planning Commission Dates: April 10, 2014

TO: Prescott Planning and Zoning Commission

FROM: Tom Guice, Community Development Director 
George Worley, Planning Manager 
Ryan Smith, Community Planner 

DATE: April 4, 2014

APN: 103-04-001K

ZONING: BG and SF-6

Applicant/Agent: Jason Gisi
Gisi Enterprises, Inc.
3200 Lakeside Village Dr. #201
Prescott, AZ 86301

Owner: Michael W. Fann
Granite Dells Estates Properties, Inc.
403 Industrial Way
Prescott, AZ 86302

Item Summary

Review of a Final Plat for 208 residential lots and 2 commercial tracts in a Planned Area Development (PAD) subdivision on 39.17 acres located south of State Route 89A, east of the Peavine Trail and west of Granite Dells Parkway. The project site consists of one parcel zoned BG and SF-6 with primary access from Granite Dells Parkway. The plat features 14 open space tracts satisfying the 25% open space requirement for a PAD.

Background

On July 2, 2013, Council approved a minor General Plan amendment GP13-001, amendment to the Airport Specific Area Plan LUP13-001, Rezoning RZ13-001, amendment to the Granite Dells Estates Master Plan MP13-001, amendment to the Pre-annexation Development Agreement and an amendment to the Water Service Agreement. On October 22, 2013, Council approved Rezoning RZ13-002 and Preliminary Plat PP13-001. The approvals showed an increase from 710 to 1310 residential units and eliminated the majority of the industrial areas. The proposed final plat is in substantial conformance with the above, with lot sizes, number of lots, street connectivity, open space and hillside development all appropriately addressed. As a condition of the Preliminary Plat approval, it was required that the Final Plat be reviewed by the Planning & Zoning Commission. The site was previously mass graded and the Grading Plan was approved by the P&Z Commission.

Staff Recommendation:

The proposed final plat is in substantial conformance with the preliminary plat. Therefore, staff suggests a positive recommendation of approval.

Attachments

- Preliminary Plat
- Final Plat



EXPIRES 6/30/16

YAVAPAI COUNTY RECORDER
PLAT AND RECORD AT REQUEST OF

AT _____ AD IN _____
BY _____ CLERK _____
RECORDS OF YAVAPAI COUNTY, ARIZONA
BOOK NUMBER _____
PAGE NUMBER _____

AE **LYON ENGINEERING**
Civil Engineers and Land Surveyors
1650 WILLOW CREEK ROAD
PHOENIX, ARIZONA 85027
(602) 775-1750

GRANITE BELLS ESTATES
PHASE 1A P.L.M.
DATE: 03-31-14 DRAWN BY: RAW
JOB NO: 614-10 CHECKED BY: JO
SHEET 2 OF 5

LINE NUMBER	LINE LENGTH	BEARING	CURVE DATA	CHORD BEARING	CHORD DISTANCE
1	10.00	N 00° 00' 00" E			10.00
2	10.00	N 45° 00' 00" E			10.00
3	10.00	N 90° 00' 00" E			10.00
4	10.00	N 135° 00' 00" E			10.00
5	10.00	N 180° 00' 00" E			10.00
6	10.00	N 225° 00' 00" E			10.00
7	10.00	N 270° 00' 00" E			10.00
8	10.00	N 315° 00' 00" E			10.00
9	10.00	N 360° 00' 00" E			10.00
10	10.00	N 00° 00' 00" E			10.00

LINE NUMBER	LINE LENGTH	BEARING	CURVE DATA	CHORD BEARING	CHORD DISTANCE
11	10.00	N 00° 00' 00" E			10.00
12	10.00	N 45° 00' 00" E			10.00
13	10.00	N 90° 00' 00" E			10.00
14	10.00	N 135° 00' 00" E			10.00
15	10.00	N 180° 00' 00" E			10.00
16	10.00	N 225° 00' 00" E			10.00
17	10.00	N 270° 00' 00" E			10.00
18	10.00	N 315° 00' 00" E			10.00
19	10.00	N 360° 00' 00" E			10.00
20	10.00	N 00° 00' 00" E			10.00

LINE NUMBER	LINE LENGTH	BEARING	CURVE DATA	CHORD BEARING	CHORD DISTANCE
21	10.00	N 00° 00' 00" E			10.00
22	10.00	N 45° 00' 00" E			10.00
23	10.00	N 90° 00' 00" E			10.00
24	10.00	N 135° 00' 00" E			10.00
25	10.00	N 180° 00' 00" E			10.00
26	10.00	N 225° 00' 00" E			10.00
27	10.00	N 270° 00' 00" E			10.00
28	10.00	N 315° 00' 00" E			10.00
29	10.00	N 360° 00' 00" E			10.00
30	10.00	N 00° 00' 00" E			10.00

LINE NUMBER	LINE LENGTH	BEARING	CURVE DATA	CHORD BEARING	CHORD DISTANCE
31	10.00	N 00° 00' 00" E			10.00
32	10.00	N 45° 00' 00" E			10.00
33	10.00	N 90° 00' 00" E			10.00
34	10.00	N 135° 00' 00" E			10.00
35	10.00	N 180° 00' 00" E			10.00
36	10.00	N 225° 00' 00" E			10.00
37	10.00	N 270° 00' 00" E			10.00
38	10.00	N 315° 00' 00" E			10.00
39	10.00	N 360° 00' 00" E			10.00
40	10.00	N 00° 00' 00" E			10.00

LINE NUMBER	LINE LENGTH	BEARING	CURVE DATA	CHORD BEARING	CHORD DISTANCE
41	10.00	N 00° 00' 00" E			10.00
42	10.00	N 45° 00' 00" E			10.00
43	10.00	N 90° 00' 00" E			10.00
44	10.00	N 135° 00' 00" E			10.00
45	10.00	N 180° 00' 00" E			10.00
46	10.00	N 225° 00' 00" E			10.00
47	10.00	N 270° 00' 00" E			10.00
48	10.00	N 315° 00' 00" E			10.00
49	10.00	N 360° 00' 00" E			10.00
50	10.00	N 00° 00' 00" E			10.00

TRACT AREA (SQ. ACRES)	LOT AREA (SQ. FEET)				
1	7050.00	7050.00	7050.00	7050.00	7050.00
2	7050.00	7050.00	7050.00	7050.00	7050.00
3	7050.00	7050.00	7050.00	7050.00	7050.00
4	7050.00	7050.00	7050.00	7050.00	7050.00
5	7050.00	7050.00	7050.00	7050.00	7050.00
6	7050.00	7050.00	7050.00	7050.00	7050.00
7	7050.00	7050.00	7050.00	7050.00	7050.00
8	7050.00	7050.00	7050.00	7050.00	7050.00
9	7050.00	7050.00	7050.00	7050.00	7050.00
10	7050.00	7050.00	7050.00	7050.00	7050.00

TRACT AREA (SQ. ACRES)	LOT AREA (SQ. FEET)				
11	7050.00	7050.00	7050.00	7050.00	7050.00
12	7050.00	7050.00	7050.00	7050.00	7050.00
13	7050.00	7050.00	7050.00	7050.00	7050.00
14	7050.00	7050.00	7050.00	7050.00	7050.00
15	7050.00	7050.00	7050.00	7050.00	7050.00
16	7050.00	7050.00	7050.00	7050.00	7050.00
17	7050.00	7050.00	7050.00	7050.00	7050.00
18	7050.00	7050.00	7050.00	7050.00	7050.00
19	7050.00	7050.00	7050.00	7050.00	7050.00
20	7050.00	7050.00	7050.00	7050.00	7050.00

Request for Sign in City Right-of-Way Code Interpretation

COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION
PLANNING & ZONING COMMISSION
STAFF REPORT
Meeting Date: April 10, 2014

TO: Planning Commission Members
FROM: Tom Guice, Community Development Director 
George Worley, Planning Manager 

DATE: March 21, 2014

Subject: Request to install commercial sign in City road right-of-way
Parcels: 105-04-011F
Zoning: Industrial General (IG)
Location: 1605 Sundog Ranch Road
Applicant: Yavapai Humane Society
Owner: City of Prescott

APPLICANT REQUEST:

The Yavapai Humane Society (YHS) has requested approval to construct a 20 foot tall, 48 square foot free-standing sign at the southwest corner of the parking lot of the Lost and Found (the former Animal Control Facility) at 1605 Sundog Ranch Road. The parking lot extends into the right-of-way of Prescott Lakes Parkway. Attached are aerial photographs depicting the specific location proposed for the sign, the location of the facility and the location of the right-of-way. Also attached is a rendering of the sign as it would look if this request is approved.

REQUEST FOR P&Z COMMISSION CONSULTATION:

City Code Section 8-6-3 requires a variance, granted by the City Council, to permit placement of commercial signs in the right-of-way. Pursuant to Land Development Code (LDC) Section 8.2.3.D, the Community Development Director requests the consultation of the Planning and Zoning Commission before rendering a determination on the merits of this request. Following consultation with the Planning and Zoning Commission, the Director will forward this request to the City Council with the Planning & Zoning Commission's recommendation to approve, approve with modifications or deny the request.

STAFF ANALYSIS:

Planning staff have reviewed the request and note for the Commission's consideration the following code and site related information:

- A commercial sign placed on private property along Prescott Lakes Parkway would qualify for Highway Commercial sign criteria due to the posted speed limit over 35 miles per hour

- Highway commercial signs can be 20 feet tall
- The size of Highway Commercial signs is determined by setback from the property line at the ratio of 2 square feet of sign for each foot of setback
- To reach 48 square feet in size, the sign would need to be setback 24 feet from the property line
- Under usual circumstances the property line would be close to the outside edge of the sidewalk and the setback would be measured from there
- In this case the sign is proposed approximately 25 feet back of the sidewalk, but is still approximately 40 feet within the right-of-way
- There are two large green informational signs on Prescott Lake Parkway, within the right-of-way, east and west of the facility, which include identification for YHS
- The Lost and Found is visible from the green sign in the west bound lanes and from SR89 from the east bound lanes

CITY CODE VARIANCE REQUIREMENTS:

City Code Section 8-6-3 sets out very limited circumstances where a variance can be granted. City Council must find that an "Extreme Hardship" exists. "Extreme Hardship" is defined as:

1. A topographic situation which exists that prohibits visibility of a business from the adjoining right of way; or
2. A topographic situation which exists that prohibits the visibility of a "shopping mall" (which is defined as retail stores included within a complex having a common parking area and containing a cumulative amount of not less than 100,000 square feet of retail space) from the nearest arterial roadway.

The second definition is not relevant to this request. The question that must be answered in this case is whether or not a topographic situation exists at the YHS site that "prohibits visibility of a business from the adjoining right of way". Attached are photographs of the location from Prescott Lakes Parkway, travelling each direction.

Staff requests the Planning & Zoning Commission make a determination that an Extreme Hardship, as defined by the Prescott City Code, exists or does not exist for the Yavapai Humane Society at their location at 1605 Sundog Ranch Road.

SUGGESTED MOTION:

1. The Planning and Zoning Commission finds that an Extreme Hardship exists for the Yavapai Humane Society and recommends for granting a variance per City Code Section 8-6-3.

Or

2. The Planning and Zoning Commission finds that an Extreme Hardship does not exist for the Yavapai Humane Society and recommends against granting a variance per City Code Section 8-6-3.

APN: 105-04-011F
V14-001



Yavapai Humane Society

1625 Sundog Ranch Rd.
Prescott, AZ 86301
(928)445-2666
yavapaihumane.org

February 21, 2014

Marlin Kuykendall, Mayor
City Council
201 S. Cortez Street
Prescott, AZ 86303

Dear Mr. Mayor:

The Yavapai Humane Society (YHS) is requesting permission to install a sign within the City right of way; which is also within the long established fence line of the City's animal shelter located at 1605 Sundog Ranch Road just off the Prescott Lakes Parkway.

YHS is the only brick and mortar animal shelter for seventy miles in any direction. YHS provides many important quality of life services to our community, some by contract with the City of Prescott. These services include but are not limited to selling City dog licenses; providing quality veterinary and animal sheltering services to the City's lost and homeless pets; reuniting lost pets with their frantic owners; and adopting homeless animals into loving homes.

As the only animal shelter providing these important services to our community it is important City's residents are able to locate and easily access our facilities. Prescott Lakes Parkway is a busy and hazardous thoroughfare and YHS is located around a blind curve for motorists driving west. Consequently, many residents complain they cannot easily find us, or they inadvertently drive pass us and have to inconveniently circle back, sometimes making ill-advised U-turns, putting themselves and others at risk.

For City residents trying to locate YHS, navigating Prescott Lakes Parkway can be confusing at best and infuriating at worst. For good Samaritans bringing a lost animal in need of emergency veterinary care, the time spent trying to find YHS can be life-threatening. The proposed sign situated as requested will significantly enhance City residents' ability to locate YHS and avail themselves of our many services. I thank the City for its consideration of this request.

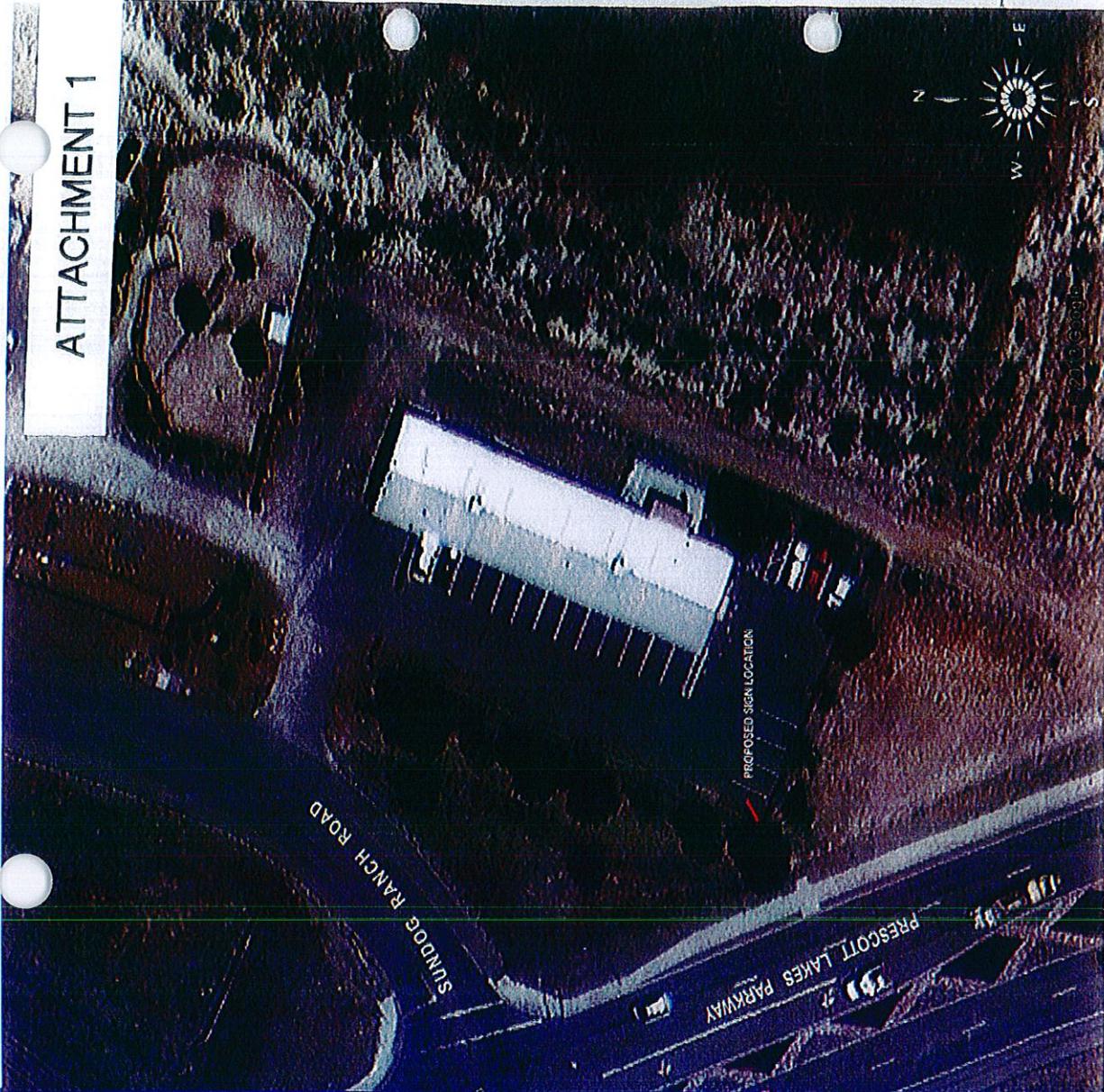
Sincerely,

Edward A. Boks
Executive Director

cc: Tom Guice, Director Community Development

Where Every Animal Counts!

ATTACHMENT 1



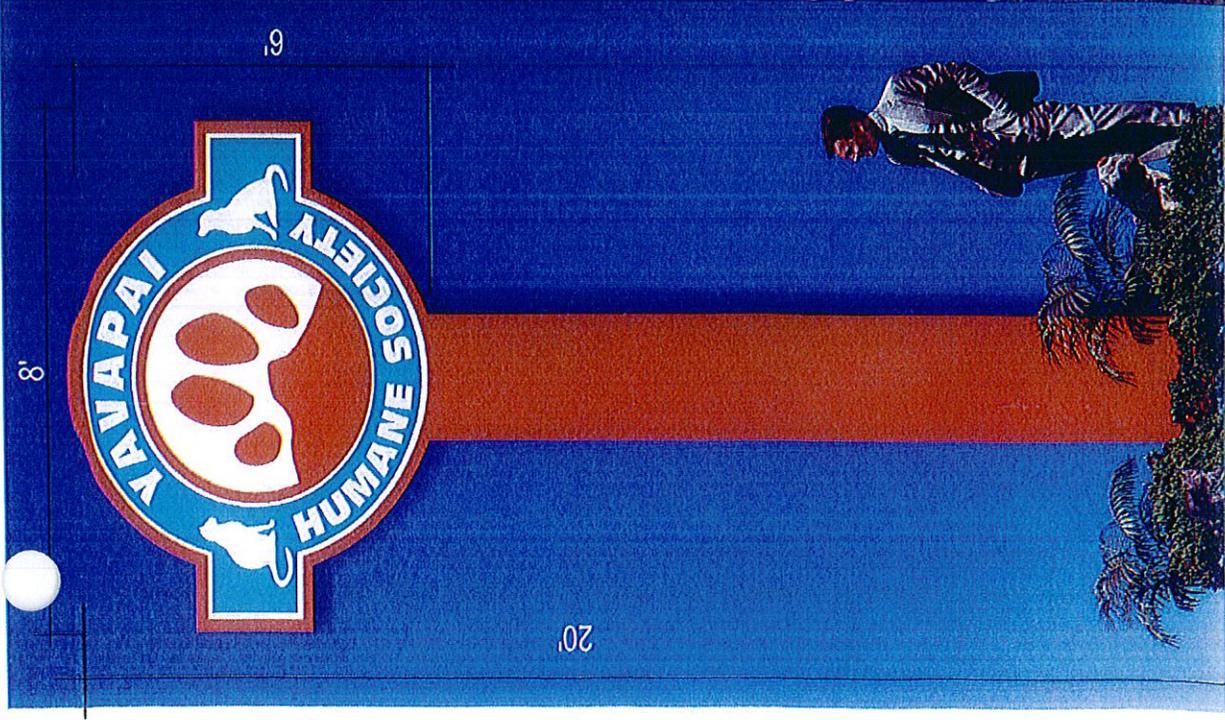
704 Moeller
 Prescott, AZ 86301
 p 928.778.6336
 f 928.778.6094
 www.morgansign.com
 morgansign@cableone.net



DRAWN BY: SKM	SCALE: NTS	DATE:
DESIGN #	SHEET 1 OF 1	
CUSTOMER APPROVAL:		

PROJECT:

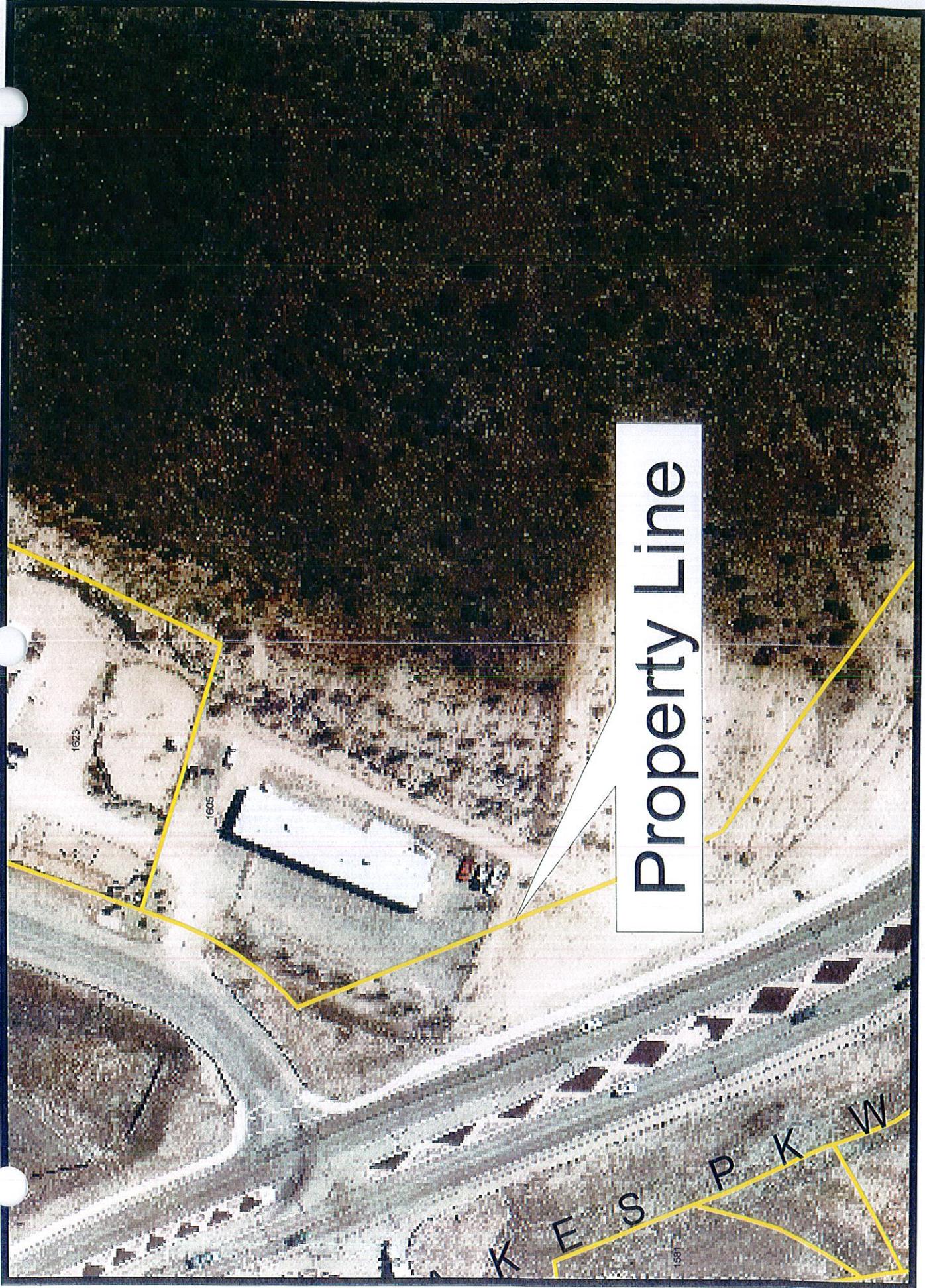
THIS UNPUBLISHED DRAWING IS SUBMITTED FOR A PROJECT BEING DESIGNED FOR YOU BY MORGAN SIGN. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, REPRODUCED OR USED IN ANY MANNER WITHOUT EXPRESSED WRITTEN APPROVAL. THE ORIGINAL DOWNS REMAIN THE PROPERTY OF MORGAN SIGN.



8'

6'

20'



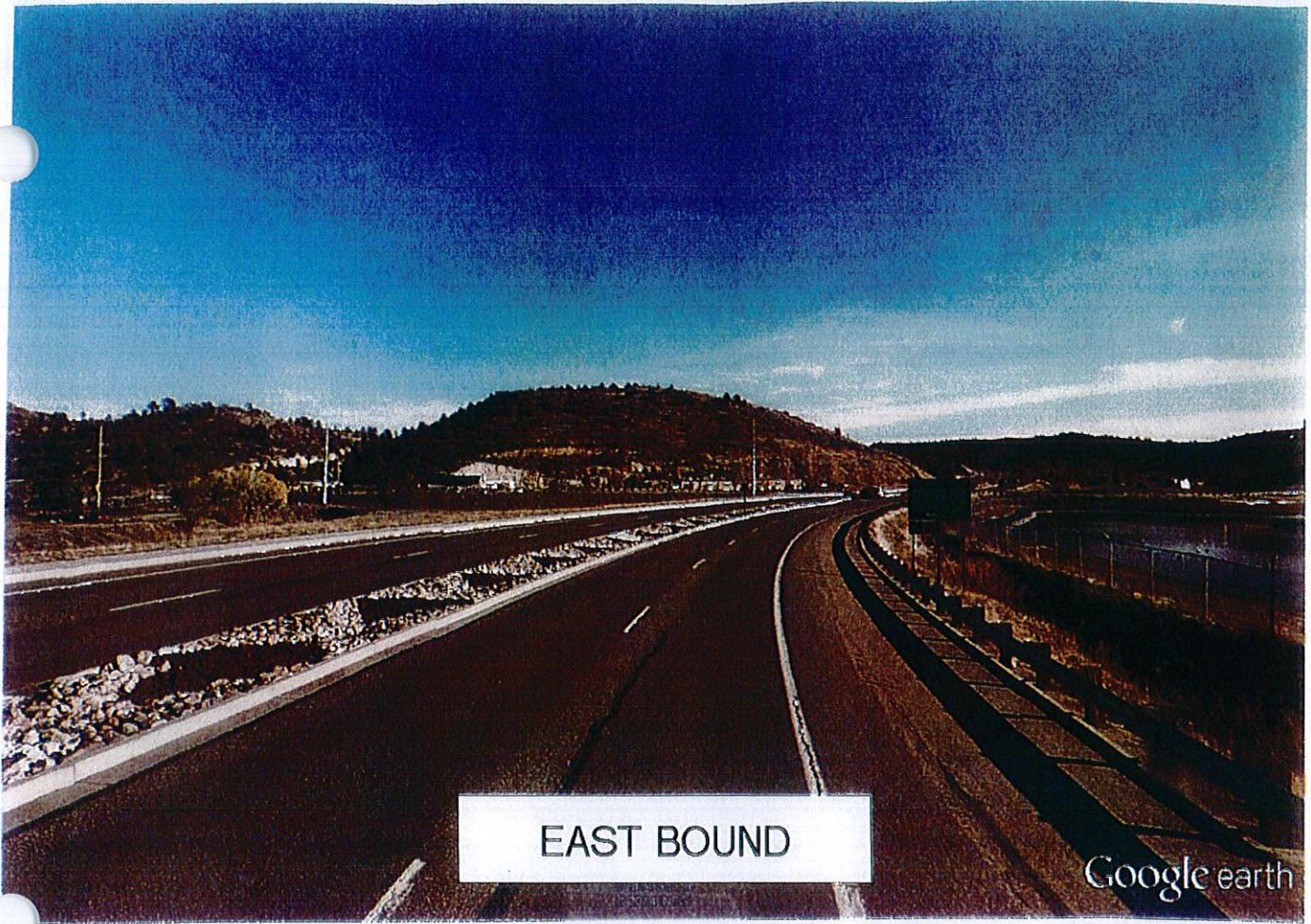
Property Line

1629

1605

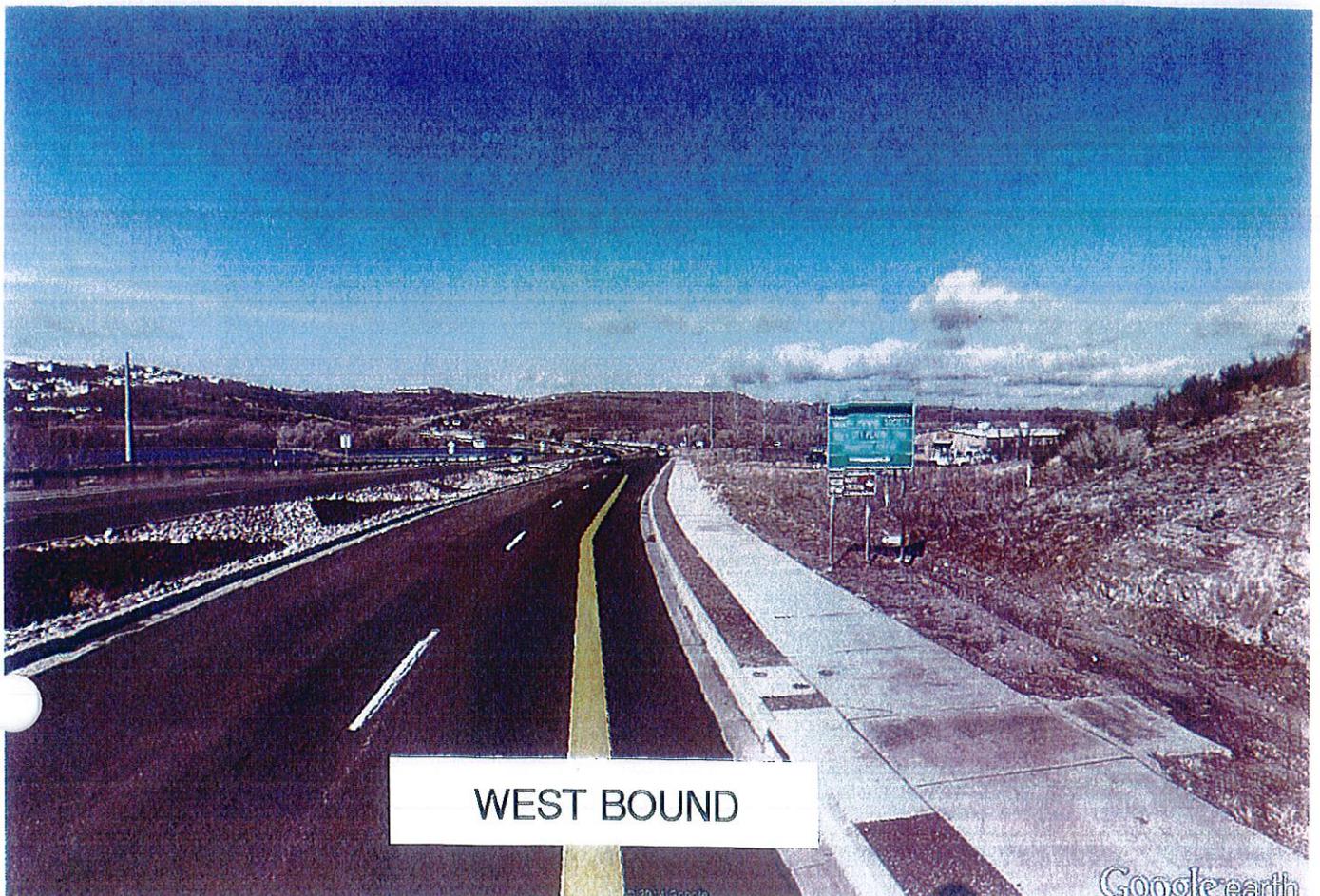
K E S P K W

1581



EAST BOUND

Google earth



WEST BOUND

Google earth

PRESCOTT CITY CODE

TITLE VIII

8-6-2 USE OF CITY RIGHT OF WAY:

Signs located in, on or across the city right of way are hereby prohibited. This does not apply to the placement of traffic control signs or other public purpose signs by an authorized employee or agent of the city. (Ord. 1508, 3-9-1981; amd. Ord. 2101, 8-8-1989)

8-6-3 VARIANCES:

(A) The city council may, in cases of extreme hardship of the land, grant a variance from the terms of this chapter. The application to request a variance shall contain the following:

1. A drawing to scale of the proposed sign, in order to determine that the proposed sign will not adversely affect sight visibility or create a traffic or pedestrian hazard.
2. A site plan of the proposed location.
3. A nonrefundable application fee of two hundred dollars (\$200.00).

(B) If a variance is granted, the applicant shall be responsible for:

1. Obtaining a permit from the public works department.
2. Ongoing maintenance of the sign and sign structure.
3. Removal of the sign and sign structure when the sign is no longer needed or useful, or upon revocation of the variance.

(C) The city council may rescind a variance granted herein in the event that the sign and sign structure are not maintained to the satisfaction of the city, as required by subsection (B)2 of this section, or when the conditions as set forth in subsection (B)3 of this section warrant removal. The applicant and/or subsequent owner of the sign shall be given a minimum of seventy two (72) hours' notice of the council's intention to rescind said variance.

(D) "Extreme hardship", as used in this section, means:

1. A topographic situation which exists that prohibits visibility of a business from the adjoining right of way; or
2. A topographic situation which exists that prohibits the visibility of a "shopping mall" (which is defined as retail stores included within a complex having a common parking area and containing a cumulative amount of not less than 100,000 square feet of retail space) from the nearest arterial roadway. (Ord. 4182, 12-18-2001)