

# PLANNING & ZONING COMMISSION A G E N D A

**PLANNING & ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, SEPTEMBER 8, 2016  
9:00 AM**

**CITY 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** to be held on **THURSDAY, SEPTEMBER 8, 2016, at 9:00 AM in the City 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**

<b>MEMBERS</b>	
Tom Menser, Chairman	George Sheats
Ken Mabarak, Vice-Chairman	Terry Marshall
Joe Gardner	Phil Goode
Len Scamardo	

**III. REGULAR ACTION ITEMS**

1. Approval of the August 11, 2016 Meeting Minutes
2. AGENDA ITEM: RP16-006, Revision of Plat of Pine Meadows Estates Unit 2 Subdivision, to expand the boundary of Lot 15 by 4.17 acres [Zoning Existing: Single-family 9 (PAD); Zoning Proposed: SF-9 & Natural Open Space (NOS); APN 115-17-008B; Property Owner: Smith Family Residence Trust; Acres Existing: 1.53; Acres Proposed 5.70]

**IV. PUBLIC HEARING ITEMS**

1. AGENDA ITEM: RZ16-002, Public Hearing for a proposed change of Land Use for a property located at 1441 Meadow Ridge Road amending the zoning for 4.17 acres of the total 5.58 acre parcel to Natural Open Space (NOS) from Single-Family 18. [Property owner: Leu Lynn D Revocable Trust; APN 115-05-062R; Acres: 5.58]

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

**VI. 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.

---

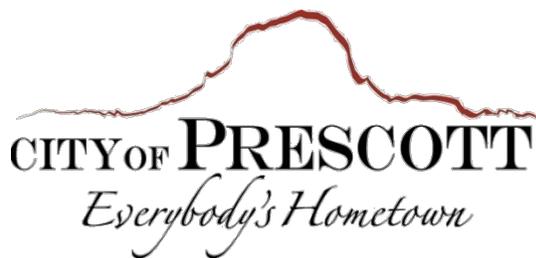
### CERTIFICATION OF POSTING OF NOTICE

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 1, 2016 at 12:00 p.m. in accordance with the statement filed with the City Clerk's Office.



---

Darla Eastman, Administrative Specialist  
Community Development Department



**DRAFT MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION REGULAR MEETING held on AUGUST 8, 2016 at 9:00 AM in COUNCIL CHAMBERS ROOM, 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	Tom Guice, Director
Ken Mabarak, Vice Chairman	George Worley, Planning Manger
Joe Gardner - Absent	Frank Hall, Community Planner
Terry Marshall	Darla Eastman, Administrative Specialist
Len Scamardo	
George Sheats	<b>COUNCIL PRESENT</b>
Phil Goode	

**III. REGULAR ACTION ITEMS**

**1. Approval of the July 28, 2016 Meeting Minutes**

**Mr. Mabarak, MOTION to approve the July 28, 2016 meeting minutes. Mr. Sheats, 2<sup>nd</sup>. VOTE 6-0; passed.**

**IV. PUBLIC HEARING ITEMS**

**1. PP16-001, Preliminary Plat for Deep Well Ranch Estates (Antelope Crossing), a 255 lot single-family workforce housing Planned Area Development (PAD) subdivision [APN 102-04-001H, 102-04-010L, 102-04-010J, 102-04-010G; Property Owner: James Deep Well Ranches #1, LLC]**

Frank Hall gave a brief overview of the staff report for the Preliminary Plat for Deep Well Ranch Estates (Antelope Crossing) and displayed maps on the overhead projector. He stated that the project is a 255 lot single-family residential Planned Area Development (PAD) subdivision located on 47.82 Acres. The existing zoning for the project includes 6.90 acres of Multi-family High Density (MF-H) which permits single-family residences, and 40.92 acres of Business Regional (BR). He stated the density in both the MF-H and BR zoning districts is at 32 units per acre.

There will be front and side loaded garages. The proposed local street section is a 44 foot wide right-of-way with 28 feet of payment which will permit parking on one side of the street. This proposed street section is a modified design from the standard 50 foot wide right-of-way. The PAD proposed setbacks are 10 feet in the front, 5 feet on the side, 15 feet in the rear, and 10 feet on the corner side setback.

Mr. Hall stated that the entire Antelope Crossing property was annexed into the City of Prescott under two separate annexations in March 2013 and November 2015, respectively. It was a long process with much public interaction.

Mr. Hall continued that the applicant is requesting an exception to the amount of open space in order to achieve the residential density needed for workforce housing price points. The request is for approximately 17% of the site to remain in open space which is less than the minimum amount of open space of 25% that is required by the LDC for PAD subdivisions in order to keep the density and to make the price points low for workforce housing. Mr. Hall gave the definition of workforce housing and stated it to be 30% of an individual or family income spent on housing costs.

The Commissioners discussed the proposal of single-family residences in the Business Regional zoning. Some felt it was going against what was recommended in the General Plan and we would lose the open feeling. The concern of altering the Land Development Code and the Planned Area Development by minimizing the setbacks and open space to allow workforce housing was brought to everyone's attention. The project is Business Regional rather than residential according to the 2015 General Plan (GP). Also, the concern of the subdivision being priced out if market value is something that we can't control. Mr. Hall displayed the airport impact overlays on the overhead showing airport impact zone 6 allows single-family development. This project is within the airport impact zoning regulations. Other subdivisions are located within impact zone 6 including Walden Ranch and Pinon Oaks. Mr. Hall also noted that the GP identified the need for workforce housing in Prescott. Other GP recommendations were brought up including trails, dog walks, wildlife preservation, and parks that should tie-in with the applicant's proposal.

Tom Guice gave some comments regarding the PAD and the proposed project and stated that this is what the applicant is requesting at this time. It is a process and it is their right as property owners to put forward the proposed project, and they are meeting a need, and the tradeoffs are warranted concerns by the Commission and are looked at by a project-by-project basis. He said that the question of the effectiveness of the open space is a good point. There is not a lot of connective space that they are proposing. In the past, there have been waivers of the percentage of open space on other plats. You may recall, Hartin Suites was one of them and staff looked at all of those perspectives. As far as wildlife goes, there has been a positive change with the realignment of Willow Creek road and that there is now game-friendly fencing which is spelled out in the Airport Plan, as well as the General Plan. With regard to PAD, it ultimately is the Council's sole discretion to approve or disapprove the proposed project. We could potentially make it a discussion item on the agenda at the next Unified Development Code meeting. The 28 feet pavement, sidewalks and parking are embedded into the newly adopted General Engineering Standards.

The Commissioners discussed the issue of noise complaints. Mr. Guice stated that noise contours in the LDC requires a reduction in decibels depending on the location with respect to LDN, the day/night average noise contour. The 65 LDN lies entirely within airport proper and does not cross Highway 89 or the Willow Creek road alignment. So in this particular situation there is no noise requirement for a noise reduction as part of the construction.

Mr. Hall quoted from the 2015 General Plan regarding workforce housing stating that workforce housing promote a balanced community with a diversity of neighborhoods and residential types and prices by encouraging in-fill development, higher density development and longevity of established neighborhoods; reduce production costs and promote production

of workforce housing by greater flexibility in placement of housing, and reduction in parking requirements where appropriate.

Ron James and Vic Chapman, 600 W Gurley Street, Suite 200, stated in response to the 10 foot setback, it is from the property line but there is a 4 foot shoulder, so from a visual standpoint, it is actually 14 feet. Regarding the PAD, the land is worth a certain amount for certain projects and as we are not able to improve that particular property with the value paid, it pushes the cost up. He also stated that we are in complete alignment in with keep the plans as close to the 10 foot setback as possible. As far as increasing the open space, we have done what we can to work the numbers to increase the open space or decrease the number of lots; it just pushed the threshold financially. He also said they are bound by the different zoning classifications to enlarge the open space. Mr. Chapman noted the improvements that are included in the plans on Willow Lake road. This is a great opportunity and place for workforce housing.

JD Greenberg, 1520 Cougar, stated that first of all Mr. James has done a lot for the community and she applauds the need for workforce housing. However, Prescott is the place where people come for the open space because of the views and wildlife. She quoted from the 2015 General Plan and stated there is a need to preserve our wildlife, the Pronghorn antelope are gone. The Prescott Valley herd is in danger with the new subdivision going in on Glassford Hill road. Our only hope is to keep our migratory corridors open. The bears, badgers, and the whole list of wildlife will be impacted if we lose our open space. It's ironic that the name of the development is Antelope Crossing when in fact it is going to block the wildlife from crossing. You have to have an 18" high bottom wire fence since antelope like to go under the fence to cross. Highway 89 is projected to have 6 lanes in 2040, as well as highway 69. She said she strongly recommends that you go with what was intended in the PAD and hold all developments to the 25 foot setback.

**Mr. Scamardo, MOTION to approve PP16-001, Preliminary Plat for Deep Well Ranch Estates (Antelope Crossing), a 255 lot single-family workforce housing Planned Area Development (PAD). Mr. Mabarak, 2<sup>nd</sup>.**

Mr. Sheats requested that we look at the configuration of the trails and open space in the development. He said he is concerned more about the functionality and connectivity rather than the percentage.

Mr. Chapman said that is intent and he would look into that.

**VOTE 6-0; passed.**

**V. UPDATES – None at this time.**

**VI. ADJOURNMENT**

Tom Menser, Chairman adjourned the meeting at 11:14 a.m.



---

Darla Eastman,  
Administrative Specialist

---

Tom Menser, Chairman

## PLANNING & ZONING COMMISSION MEMO

**MEETING DATE:** 09/08/16

**DEPARTMENT:** Community Development

**AGENDA ITEM:** RP16-006, Revision of Plat of Pine Meadows Estates Unit 2 Subdivision, to expand the boundary of Lot 15 by 4.17 acres [Zoning Existing: Single-Family 9 (PAD); Zoning Proposed: SF-9 & Natural Open Space (NOS); APN 115-17-008B; Property Owner: Smith Family Residence Trust; Acres Existing: 1.53; Acres Proposed 5.70]

**Approved By:**

**Date:**

<b>Director:</b>	Tom Guice	<i>TG</i>	8.25.16
<b>Planning Manger:</b>	George Worley	<i>GW</i>	8/25/16
<b>Community Planner:</b>	Frank V. Hall	<i>FVA</i>	8/25/16

**Item Summary**

The purpose of this Revision of Plat is to expand the northern boundary of the Pine Meadows Estates Unit 2 subdivision by 4.17 acres from a 5.58 acre parcel located at 1441 Meadow Ridge Road which is located contiguous to but just outside the boundaries of the subdivision (Concurrent Application RZ16-002).

The 4.17 acres includes an area of scenic boulder outcroppings that the Pine Meadows Estates residents want to preserve as undeveloped Natural Open Space (NOS). The remaining 1.41 acres of the Meadow Ridge Road parcel will remain zoned as Single-Family 18 (SF-18).

The receiving parcel at 1227 Los Arcos Drive will include two (2) zoning classifications which include 4.17 acres of Natural Open Space and 1.53 acres of the original Single-Family 9 parcel for a total of 5.70 acres.

**Background**

The Pine Meadows Estates fifteen lot (15) subdivision was approved in 1986 which included a nearly four (4) acre common area track to the east of the subdivision. The southern boundary of the subdivision includes three (3) parcels with similar scenic boulder features also zoned NOS. The approval of this Revision of Plat will allow nearly

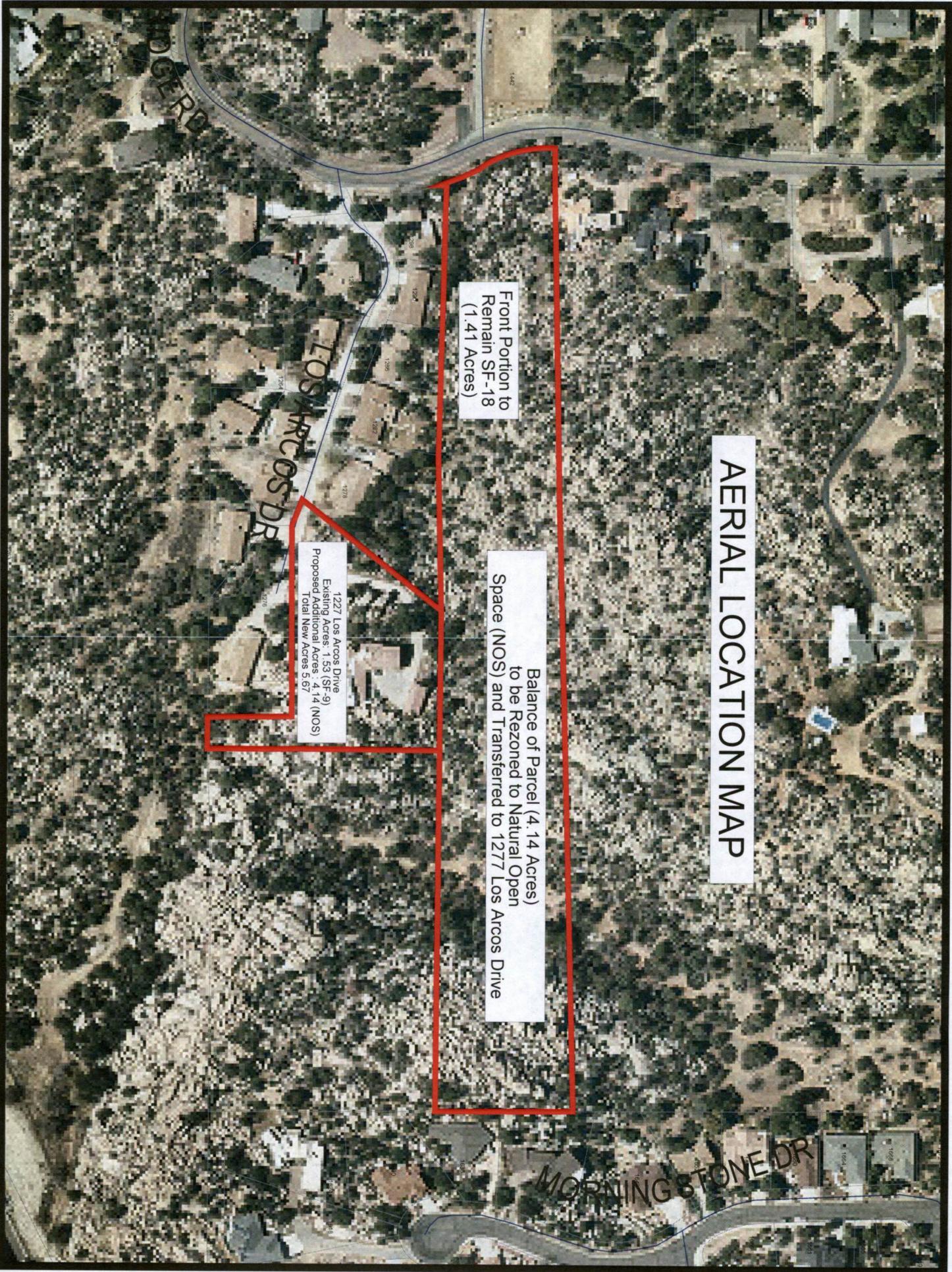
**AGENDA ITEM:** RP16-006, Revision of Plat of Pine Meadows Estates Unit 2 Subdivision, to expand the boundary of Lot 15 by 4.17 acres [Zoning Existing: Single-Family 9 (PAD); Zoning Proposed: SF-9 & Natural Open Space (NOS); APN 115-17-008B; Property Owner: Smith Family Residence Trust; Acres Existing: 1.53; Acres Proposed 5.70]

two-thirds of the Pine Meadows Estates subdivision to be completely surrounded by Natural Open Space and protect the scenic value of the boulders and ridge line. The Pine Meadows Estates Home Owners Association submitted a letter of support for this Revision of Plat and the rezoning of the 4.17 acres to Natural Open Space (Attachment 6).

### **Attachments**

1. Aerial Location Map
2. Revision of Plat
3. Existing Zoning Map
4. Proposed Zoning Map
5. 2015 General Plan Map
6. Pine Meadows HOA Letter

**Recommended Action:** MOVE to recommend approval of RP16-006.



**AERIAL LOCATION MAP**

Front Portion to Remain SF-18 (1.41 Acres)

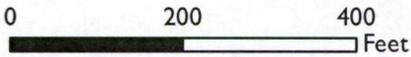
Balance of Parcel (4.14 Acres) to be Rezoned to Natural Open Space (NOS) and Transferred to 1277 Los Arcos Drive

1277 Los Arcos Drive  
Existing Acres: 1.53 (SF-9)  
Proposed Additional Acres: 4.14 (NOS)  
Total New Acres 5.67



# Pine Meadows Estates Unit 2 Existing Zoning

-  Streets
-  Parcels
-  BG
-  IT
-  MF-H
-  MF-M
-  NOS
-  SF-9
-  SF-12
-  SF-18



PARADISE

MORNING STONE

SF-18

SF-18 (PA

115-05-062R

115-17-008B

SF-9 (PAD)

LOS ARCOS

NOS

MF-M

BG

IT

LOS PUEBLOS

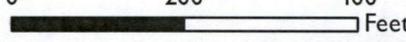
BG

IRON SPRINGS

MF-H

# Pine Meadows Estates Unit 2 Proposed Zoning

 Streets	 MF-M	
 Parcels	 NOS	
 BG	 SF-9	
 IT	 SF-12	
 MF-H	 SF-18	

0      200      400  
 Feet

PARADISE

MORNING STONE

SF-18

SF-18 (PAD)

115-05-062R

115-17-008B

SF-9 (PAD)

LOS ARCOS

NOS

MF-M

BG

IT

LOS PUEBLOS

BG

IRON SPRINGS

MF-H

# Pine Meadows Estates Unit 2 2015 General Plan

 Streets  
 Parcels  
 Commercial  
 Low-Medium Density Res. (1-7 DU/Acre)  
 Med-High Density Res. (8-32 DU/Acre)  
 Mixed Use  
 Recreation/Open Space

0      200      400  
 Feet



Low-Medium Density Res. (1-7 DU/Acre)

115-05-062R

115-17-008B

LOS ARCOS

Recreation/Open Space

Mixed Use

LOS PUEBLOS

Commercial

IRON SPRINGS

Med-High Density Res. (8-32 DU/Acre)

MORNING STONE

PARADISE

PINE MEADOWS ESTATES HOME OWNERS ASSOCIATION  
LOS ARCOS DRIVE, PRESCOTT, ARIZONA

July 14, 2016

ref: 7-14-2016RLK

Subject: Request For Property Addition To The Pine Meadows Estates Subdivision

Attention: Kristina and Rod Smith

Your request to have property added to the subdivision has been reviewed by the Board of Directors of the Pine Meadow Estates HOA and I, personally, have discussed it with the current residents that boarder the 4.2 acres you are purchasing. Since there will be no impact on the other lots or the HOA maintained street there was a unanimous approval of your planned purchase and rezoning to Natural Open Space. Therefore the Pine Meadows Estates HOA approves your plan to have the additional 4.2 acres of property added to the subdivision.

Sincerely,



Richard Kniepkamp  
Pine Meadows Estates HOA President

CC: Barbara Crista (vice president)  
Bruce Barnett (secretary/treasurer)

## PLANNING & ZONING COMMISSION MEMO

**MEETING DATE:** 09/08/16

**DEPARTMENT:** Community Development

**AGENDA ITEM:** RZ16-002, Public Hearing for a proposed change of Land Use for a property located at 1441 Meadow Ridge Road amending the zoning for 4.17 acres of the total 5.58 acre parcel to Natural Open Space (NOS) from Single-Family 18. [Property owner: Lynn D Leu Revocable Trust; APN 115-05-062R; Acres: 5.58]

**Approved By:**

**Date:**

<b>Director:</b>	Tom Guice	TG	8.25.16
<b>Planning Manger:</b>	George Worley	GW	8/25/16
<b>Community Planner:</b>	Frank V. Hall	FVH	8/25/16

**Item Summary**

The purpose of this application is to rezone 4.17 acres of a 5.58 acre SF-18 parcel to Natural Open Space (NOS). Once the rezoning of the 4.17 acres of NOS is approved, it will be combined to a parcel at 1277 Los Arcos Drive in the Pine Meadows Estates Unit- 2 subdivision (Concurrent Application RP16-006).

The 4.17 acres includes an area of scenic boulder outcroppings that the Pine Meadows Estates residents want to preserve as undeveloped Natural Open Space (NOS). The remaining 1.41 acres of the Meadow Ridge Road parcel will remain zoned as Single-Family 18 (SF-18).

The receiving parcel at 1227 Los Arcos Drive will include two (2) zoning classifications which include 4.17 acres of Natural Open Space and 1.53 acres of the original Single-Family 9 parcel for a total of 5.70 acres.

**Background**

The Pine Meadows Estates fifteen lot (15) subdivision was approved in 1986 which included a nearly four (4) acre common area track to the east of the subdivision. The southern boundary of the subdivision includes three (3) parcels with similar scenic boulder features also zoned NOS. The approval of the Revision of Plat will allow nearly two-thirds of the Pine Meadows Estates subdivision to be completely surrounded by Natural Open Space zoned land and protect the scenic value of the boulders and ridge line.

**AGENDA ITEM:** RZ16-002, Public Hearing for a proposed change of Land Use for a property located at 1441 Meadow Ridge Road amending the zoning for 4.17 acres of the total 5.58 acre parcel to Natural Open Space (NOS) from Single-Family 18. [Property owner: Leu Lynn D Revocable Trust; APN 115-05-062R; Acres: 5.58]

### **2015 General Plan**

The requested zoning amendment to Natural Open Space (NOS) does not create a change in Land Use that would require an amendment to the 2015 General Plan as described in Element 13 of the 2015 General Plan.

### **Impacts on Adjacent Properties**

A consideration of any rezoning request is the potential adverse impacts on adjacent or nearby property owners. For this particular rezoning, there are no negative impacts on the Pine Meadows Estates subdivision since the requested zoning classification is Natural Open Space (NOS). The Pine Meadows Estates Home Owners Association submitted a letter of support for the rezoning of the 4.17 acres to Natural Open Space (Attachment 6).

### **Attachments**

1. Aerial Location Map
2. Revision of Plat
3. Existing Zoning Map
4. Proposed Zoning Map
5. 2015 General Plan Map
6. Pine Meadows HOA Letter

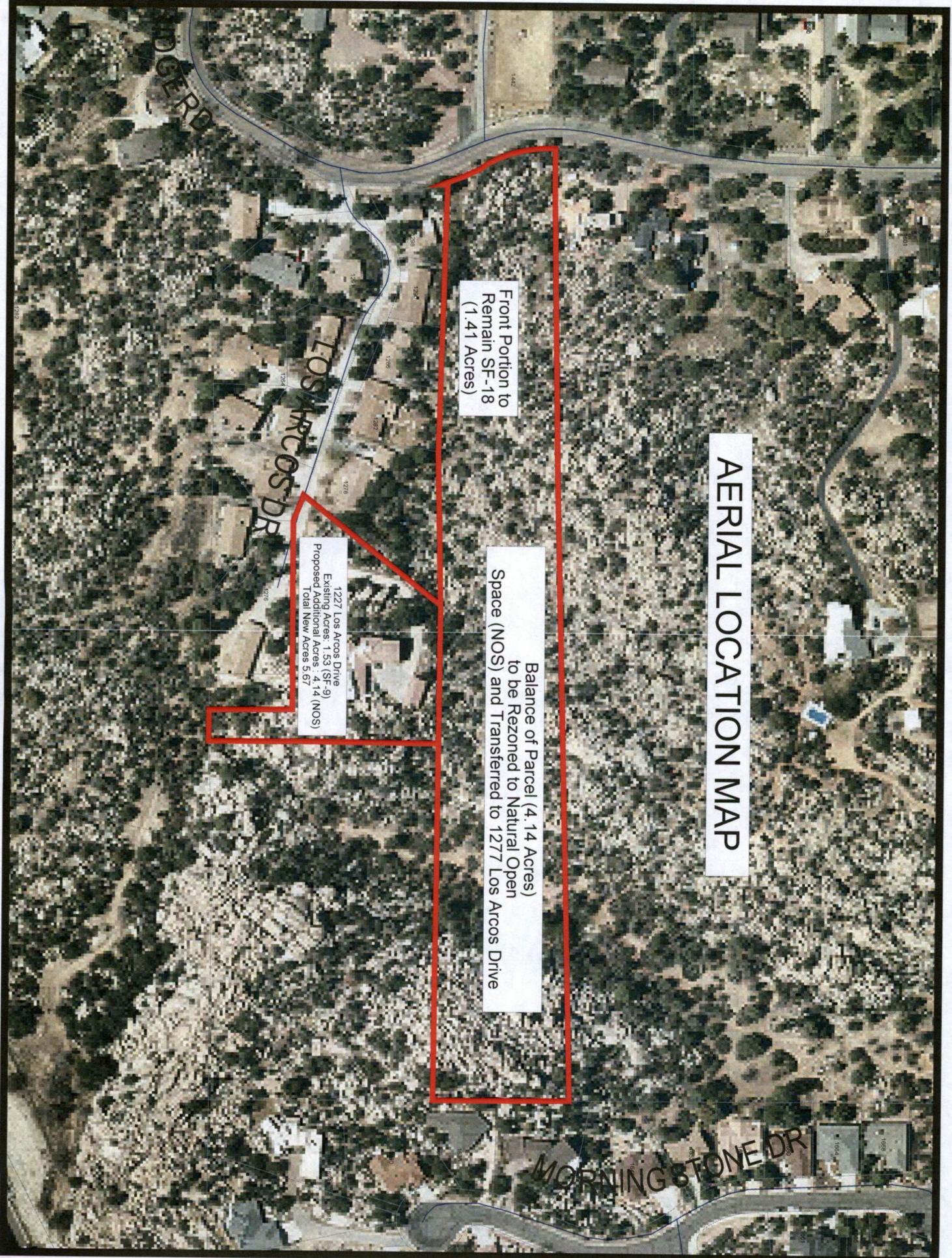
**Recommended Action:** MOVE to recommend approval of RZ16-002.

# AERIAL LOCATION MAP

Front Portion to Remain SF-18 (1.41 Acres)

Balance of Parcel (4.14 Acres) to be Rezoned to Natural Open Space (NOS) and Transferred to 1277 Los Arcos Drive

1277 Los Arcos Drive  
Existing Acres: 1.53 (SF-9)  
Proposed Additional Acres: 4.14 (NOS)  
Total New Acres 5.67



# REVISION OF PLAT - LOT 15R PINE MEADOWS ESTATES, UNIT 2

(SUBDIVISION REPLAT BOOK 36 MAP PAGE 92, Y.C.R.O.)  
(FINAL PLAT: BOOK 26 MAP PAGE 12, Y.C.R.O.)  
A PORTION OF SECTION 29, T14N, R2W,  
G1A AND SALT RIVER MERIDIAN,  
CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA  
COMING FROM REVISION OF PLAT 115-05-062R  
PARTITION OF REVISION OF PLAT 115-05-062R

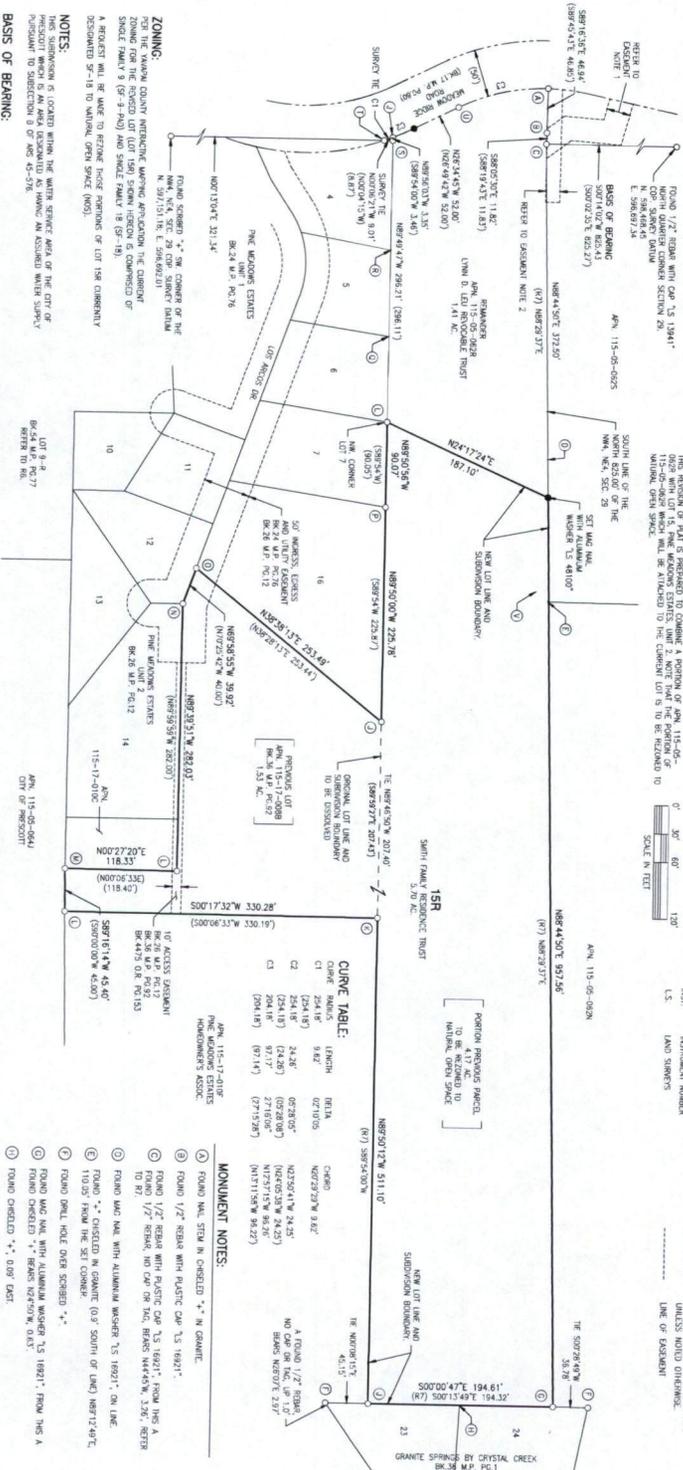
OWNER: 115-05-062R  
LINA D. LUI, RECORDED TRUST  
115R COUNTY CLERK SHAW  
PRESCOTT, AZ 86203

OWNER: 115-17-008R  
SOUTH FARM RESIDENCE TRUST  
115R COUNTY CLERK SHAW  
PRESCOTT, AZ 86203

**PHYSICAL ADDRESS:**  
THE CURRENT ADDRESS FOR LOT 15, 1277 LOS ANGELES DRIVE,  
PRESCOTT, ARIZONA 86203 IS 1277 LOS ANGELES DRIVE,  
PRESCOTT, ARIZONA 86203.

**FLOOD ZONE DESIGNATION:**  
THE FLOOD ZONE DESIGNATION FOR THIS PLAT IS UNFLOODABLE (UNF).  
THE FLOOD ZONE DESIGNATION FOR THIS PLAT IS UNFLOODABLE (UNF).  
THE FLOOD ZONE DESIGNATION FOR THIS PLAT IS UNFLOODABLE (UNF).  
THE FLOOD ZONE DESIGNATION FOR THIS PLAT IS UNFLOODABLE (UNF).

**PURPOSE FOR REVISION OF PLAT:**  
THE REVISION OF PLAT IS REQUIRED TO CORRECT A PORTION OF LOT 15R AS SHOWN  
ON THE ORIGINAL PLAT. THE REVISION OF PLAT IS TO BE RETURNED TO  
THE COUNTY CLERK'S OFFICE FOR RECORDATION.



**CLING TABLE:**

NO.	DESCRIPTION	AREA	REMARKS
1	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
2	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
3	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
4	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
5	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
6	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
7	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
8	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
9	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
10	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
11	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
12	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
13	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
14	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
15	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
16	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
17	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
18	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
19	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
20	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
21	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
22	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
23	1/2" REBAR WITH PLASTIC CAP	1.24	1.24
24	1/2" REBAR WITH PLASTIC CAP	1.24	1.24

- MONUMENTS:**
- 1. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 2. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 3. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 4. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 5. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 6. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 7. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 8. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 9. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 10. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 11. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 12. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 13. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 14. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 15. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 16. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 17. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 18. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 19. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 20. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 21. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 22. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 23. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.
  - 24. FOUND 1/2" REBAR WITH PLASTIC CAP 1/2" DIA.

**ACKNOWLEDGMENT:**  
I, THE COUNTY CLERK, DO HEREBY CERTIFY THAT THE ORIGINAL PLAT WAS FILED FOR RECORDATION IN THE COUNTY CLERK'S OFFICE ON SEPTEMBER 13, 2013.  
I, THE COUNTY CLERK, DO HEREBY CERTIFY THAT THE REVISION OF PLAT WAS FILED FOR RECORDATION IN THE COUNTY CLERK'S OFFICE ON SEPTEMBER 13, 2013.

**NOTES:**  
1. THE REVISION OF PLAT IS REQUIRED TO CORRECT A PORTION OF LOT 15R AS SHOWN ON THE ORIGINAL PLAT. THE REVISION OF PLAT IS TO BE RETURNED TO THE COUNTY CLERK'S OFFICE FOR RECORDATION.

**LEGAL DESCRIPTION:**  
LOT 15, PINE MEADOWS ESTATES, UNIT 2, ACCORDING TO BOOK 26 OF MAPS, PAGE 12, YAVAPAI COUNTY, ARIZONA.

**ACCEPTANCE CERTIFICATE:**  
I, THE COUNTY CLERK, DO HEREBY CERTIFY THAT THE REVISION OF PLAT WAS FILED FOR RECORDATION IN THE COUNTY CLERK'S OFFICE ON SEPTEMBER 13, 2013.

**CITY ZONING CERTIFICATE:**  
I, THE CITY ENGINEER, DO HEREBY CERTIFY THAT THE REVISION OF PLAT IS IN ACCORDANCE WITH THE CITY ZONING ORDINANCES.

**PUBLIC WORKS CERTIFICATE:**  
I, THE CITY ENGINEER, DO HEREBY CERTIFY THAT THE REVISION OF PLAT IS IN ACCORDANCE WITH THE CITY PUBLIC WORKS ORDINANCES.

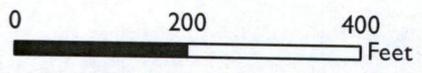


**DECLARATION:**  
I, THE COUNTY CLERK, DO HEREBY CERTIFY THAT THE ORIGINAL PLAT WAS FILED FOR RECORDATION IN THE COUNTY CLERK'S OFFICE ON SEPTEMBER 13, 2013.  
I, THE COUNTY CLERK, DO HEREBY CERTIFY THAT THE REVISION OF PLAT WAS FILED FOR RECORDATION IN THE COUNTY CLERK'S OFFICE ON SEPTEMBER 13, 2013.

**ACKNOWLEDGMENT:**  
I, THE COUNTY CLERK, DO HEREBY CERTIFY THAT THE ORIGINAL PLAT WAS FILED FOR RECORDATION IN THE COUNTY CLERK'S OFFICE ON SEPTEMBER 13, 2013.  
I, THE COUNTY CLERK, DO HEREBY CERTIFY THAT THE REVISION OF PLAT WAS FILED FOR RECORDATION IN THE COUNTY CLERK'S OFFICE ON SEPTEMBER 13, 2013.

# Pine Meadows Estates Unit 2 Existing Zoning

-  Streets
-  Parcels
-  BG
-  IT
-  MF-H
-  MF-M
-  NOS
-  SF-9
-  SF-12
-  SF-18



PARADISE

MORNING STONE

SF-18

SF-18 (PA

115-05-062R

115-17-008B

SF-9 (PAD)

LOS ARCOS

NOS

MF-M

BG

IT

LOS PUEBLOS

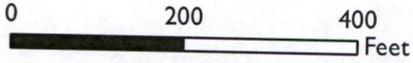
BG

IRON SPRINGS

MF-H

# Pine Meadows Estates Unit 2 Proposed Zoning

-  Streets
-  Parcels
-  BG
-  IT
-  MF-H
-  MF-M
-  NOS
-  SF-9
-  SF-12
-  SF-18



PARADISE

MORNING STONE

SF-18

SF-18 (PAD)

115-05-062R

115-17-008B

SF-9 (PAD)

LOS ARCOS

NOS

MF-M

BG

IT

LOS PUEBLOS

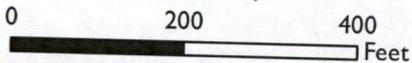
BG

IRON SPRINGS

MF-H

# Pine Meadows Estates Unit 2 2015 General Plan

-  Streets
-  Parcels
-  Commercial
-  Low-Medium Density Res. (1-7 DU/Acre)
-  Med-High Density Res. (8-32 DU/Acre)
-  Mixed Use
-  Recreation/Open Space



PARADISE

MORNING STONE

Low-Medium Density Res. (1-7 DU/Acre)

115-05-062R

115-17-008B

LOS ARCOS

Recreation/Open Space

Mixed Use

Commercial

Med-High Density Res. (8-32 DU/Acre)

IRON SPRINGS

LOS PUEBLOS

PINE MEADOWS ESTATES HOME OWNERS ASSOCIATION  
LOS ARCOS DRIVE, PRESCOTT, ARIZONA

July 14, 2016

ref: 7-14-2016RLK

Subject: Request For Property Addition To The Pine Meadows Estates Subdivision

Attention: Kristina and Rod Smith

Your request to have property added to the subdivision has been reviewed by the Board of Directors of the Pine Meadow Estates HOA and I, personally, have discussed it with the current residents that boarder the 4.2 acres you are purchasing. Since there will be no impact on the other lots or the HOA maintained street there was a unanimous approval of your planned purchase and rezoning to Natural Open Space. Therefore the Pine Meadows Estates HOA approves your plan to have the additional 4.2 acres of property added to the subdivision.

Sincerely,



Richard Kniepkamp  
Pine Meadows Estates HOA President

CC: Barbara Crista (vice president)  
Bruce Barnett (secretary/treasurer)