



## APPLICATION FOR INITIAL PROJECT REVIEW

### Development Services

7501 E. Skoog Blvd.

Prescott Valley, Arizona 86314

Phone (928)759-3050

Fax (928)772-7829

email: devserv@prescottvalley-az.gov

No.: **IPR23-020** Mtg. Date: **8/23/2023** Mtg. Time: **9 AM** Zoning: **C-2 / C-1** **C2-PAD**

Project Address: **7660 E. STATE ROUTE 69** Sect.: **14** Township: **14N** Range: **01W**

Unit: \_\_\_\_\_ Lot: \_\_\_\_\_ Assessors Parcel #: **103 - 02 - 731U**  
For meets and bounds attach legal description

Existing Use of Property: **OPEN LOT - C2 PAD** Present Zoning: **C-2 / C-1**

**BRIEF DESCRIPTION OF PROJECT:** **PROPOSED COMMERCIAL PROJECT FOR A PEDIATRICS OFFICE (SUITE A). SUITE B TO BE BUILT OUT FOR FUTURE COMMERCIAL TENANT - OFFICE SPACE.**

Acres: **0.47** Applicants Interest: ☒ Own ☐ Lease ☐ In Escrow ☐ Option to Buy

Name of Applicant/Agent: **CITJ Properties** Phone: **H 520-250 3565** W

Applicant's Address: **1601 S. Dewey Rd** Fax: \_\_\_\_\_  
**Dewey AZ 86327** E-mail: **drclarisa@yavapai**

Contact Person: **Clarisa Smith** **pediatrics.com**

Name of Property Owner: **CITJ Properties** Phone: **H 520 250 3565** W

Address of Owner: **1601 S. Dewey Rd** Fax: \_\_\_\_\_  
**Dewey AZ 86327** E-mail: **drclarisa@**

Contact Person: **Clarisa Smith** **yavapai pediatrics.com**

Reg. Design Professional: **Analiza Fuentes** Phone: **818-940 6499**

Firm's Address: **1601 S. Dewey Rd** Fax: \_\_\_\_\_  
**Dewey AZ 86327** E-mail: **analiza.fuentes@mandalay**

Contact Person: **Analiza Fuentes** **homes.com**

I, the undersigned, certify that all of the facts set forth in this application are true to the best of my knowledge and that I am either the owner of the property, or that I have been authorized in writing by the owner to file this application and checklist.

**Clarisa Smith**  
Print Name of Applicant/Agent

**[Signature]**  
Signature

**August 4 2023**  
Date

With this application, please submit the following:

- Project Narrative- 8.5x11 (5 hard copies)
- Development site plan- 24x30 (5 hard copies)
- Floor Plan & elevations (optional)- (5 hard copies)
- Flash drive with Project Narrative, Development site plan, Floor plans & elevations if included.

**REC. 8/14/23**

**IPR23-020**

Town of Prescott Valley  
2023  
7501 E. Skoog Blvd.  
Prescott Valley, AZ 86314

August 3, 2023

RE: Project Narrative: Parcel 103-02-731U

Attn: Development Services

**Development Services Department**  
**Project Narrative**

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**The Proposed Use:**

The proposed commercial project is for a pediatrics office for the company Yavapai Pediatrics which is owned and operated by Dr. Clarisa I. Smith, MD.

Suite A will be approximately 4500SF and will be occupied by the pediatrics office, Yavapai Pediatrics. Suite B will be approximately 3000SF and will be open to a future tenant to rent. Suite B will be plumbed for future tenants at the time of project submittal as well as General Electric for the use of commercial office space.

**Desired Project Time:**

Construction to start as soon as possible and be completed in the Summer of 2024 and be ready for use.

**Questions:**

1. Is the TIA (Traffic Impact Analysis) completed?
2. The parking is already included in the requirements based on the fact this property owns parcel: 103-02-78C (Parking Lot) and 103-02-783 (Walkway)
  - A. 55 Parking Spots
  - B. 2 ADA Parking Spots
3. Is there any additional information we will need to provide for the Commercial Building Submittal?
4. Do we need to add additional ADA Parking Spots?

ANALIZA FUENTES

*Analy Fuentes*

8/14/23

*analizafuentes  
@mandalayhomas.com*

*818-940-6495*

On Behalf of Clarisa Smith.

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IPR23-020