



## NARRATIVE STATEMENT

January 26, 2024

Town of Prescott Valley, Development Services  
7501 E Skoog Blvd  
Prescott Valley, AZ 86314

RE: Use Permit, 5174 E Frost Ln, Prescott Valley, AZ 86314

To Whom It May Concern:

Abbott-Rhoton Investments, LLC dba Capstone Homes proposes to build a sales center of approximately 1618 sq. ft, at the above-mentioned location. This request was not included as part of the original development plan and is hereby submitted. We have put this request forward to Chris Norlock who advised us to submit this application, with the required documents, on or before January 29<sup>th</sup>.

The Development infrastructure for Jasper Phase 2E (Jasper 3B) is complete and the two single-family models are currently permitted and under construction. Capstone Homes proposes to build a new home sales office for 81 lots within the 3-car+RV garage of our 2672 Master Plan at 5174 E Frost Ln. This sales office will not be operated as a branch real estate office and no more than four agents will be assigned or stationed on a continuous basis within the home. This model home will not be listed as a business address for business licensing purposes. Operating hours will be from 10:00 a.m. to 5:00 p.m. daily. The parking lot will be on the adjacent lot, 443, 5182 E Frost Ln.

This property is not located within a special designation area and this request follows approved zoning. There are no other approved processes required to accomplish this project outside of this zoning request. We are including site, parking and landscape plans which show proposed ingress/egress to the property and attempts to minimize the impact of the sales center on the surrounding community. In addition, we have provided the required off-street parking areas and provided adequate screening and buffering to minimize any detrimental impacts.

Should you require any additional information to process this request, please feel free to reach out to me directly at the numbers listed below.

Sincerely,

Dave Bulloch  
President, Capstone Homes  
c. 949.274.2534  
o. 928.774.3826