

ORDINANCE NO. 2023-924

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, AMENDING THE TOWN ZONING MAP (ZMC23-001) FOR APN 103-09-035 AND APN 103-09-083K (OTHERWISE KNOWN AS “THE VILLAS”) FROM R1MH (RESIDENTIAL; SINGLE FAMILY MOBILE/MANUFACTURED HOMES) AND C-2 PAD (COMMERCIAL; GENERAL SALES AND SERVICES-PLANNED AREA DEVELOPMENT) ZONING TO RS PAD (RESIDENTIAL AND SERVICES-PLANNED AREA DEVELOPMENT) ZONING; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the subject real property in Section 21, T14N, R1W, G&SRM was annexed into the Town of Prescott Valley by Ordinance No. 244 (November 8, 1990; and

WHEREAS, at the time of incorporation the subject property received a zoning classification of RCU-70 (Residential; Single Family Rural), which classification was comparable to its former County zoning classification; and

WHEREAS, on March 14, 1991, the Town Council approved Ordinance No. 253 changing a portion of the subject property from RCU-70 zoning to R1MH (Residential; Single Family Mobile/Manufactured Homes) zoning; and

WHEREAS, on June 10, 1999, the Council approved Ordinance No. 465 changing a portion of the subject property from RCU-70 zoning to C-2 PAD (Commercial; General Sales and Services-Planned Area Development) zoning; and

WHEREAS, in February 2023, the “Villas at Prescott Valley” by Prescott Valley Holdings (owner) applied for a Zoning Map Change (ZMC23-001) from R1MH and C-2 PAD zoning to RS PAD (Residential and Services-Planned Area Development) zoning on approximately 33 acres located at the northwest corner of Market Street and Great Western Drive (APNs 103-09-035 and 103-09-083K); and

WHEREAS, the Prescott Valley Planning and Zoning Commission held a public hearing on ZMC23-001 at its regular meeting on May 8, 2023, and voted to table the matter and continue the hearing until its regular meeting on June 12, 2023; and

WHEREAS, after considering ZMC23-001 at the continued public hearing on June 12, 2023, the P&Z Commission voted to recommend denial of the same by the Town Council. In the course of said recommendation, the Commission further voted not to approve related Preliminary Development Plan PDP23-001 pursuant to Town Code 13-19-060(F); and

WHEREAS, by letter dated June 13, 2023, Prescott Valley Holdings (owner) appealed to the Town Council the determination by the P&Z Commission not to approve PDP23-001 in accordance with Town Code 13-19-060(F); and

WHEREAS, the Council has now held its own public hearing on ZMC23-001 (having considered a revised PDP23-001 submitted by the applicant as part of its appeal under Town Code 13-19-060(F)); and

WHEREAS, the Council hereby determines that ZMC23-001 should be approved as being in conformance with the Prescott Valley General Plan 2035 (but with additional conditions as set forth herein); and

WHEREAS, the Council will hereafter consider the applicant's appeal of the P&Z Commission's failure to approve PDP23-001 pursuant to Town Code 13-19-060(F) in order to determine next steps for consideration of one or more Final Development Plans for the subject property in accordance with the Planned Area Development zoning being approved; and

WHEREAS, the Town Council finds that the procedures required by ARS 9-462.03 and 9.462.04 (and by Article 13-30 of the Prescott Valley Town Code) have been complied with in connection with this zoning action;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, as follows:

SECTION 1. That the Zoning Map of the Town of Prescott Valley be hereby amended from R1MH and C-2 PAD zoning to RS PAD zoning on approximately 33 acres, as shown in Exhibit "A" attached hereto and expressly made a part hereof (subject to the conditions set forth herein).

SECTION 2. That this amendment be hereby expressly conditioned as follows:

1. Any development on the subject property shall be subject to approval of a Final Development Plan (FDP) for each phase of construction. Construction permits shall not be issued prior to applicable FDP approval. Each FDP shall include (but not be limited to) off-site infrastructure improvements required, dedication of public rights-of-way, final roadway profiles (including roadway surface widths and sidewalk configurations), reservation of open space areas, dedication of public trails along the northern and western parcel boundaries, construction of retaining walls, remittance of voluntary payments per unit towards HUSD expenses, and participation in necessary improvements to right-of-way access. The 50 sq. ft. storage areas cannot be placed so as to remove parking area.

2. A parcel combination process involving Yavapai County and/or the Town shall be completed for APN 103-09-035 and APN 103-09-083K prior to approval of any FDP.

3. Any development on the subject property shall be consistent with the circulation patterns and building areas set forth in each FDP, and any uses on the subject property shall be limited to multi-family uses permitted in the RS PAD zoning district with no greater than twelve (12) units per acre (unless otherwise expressly approved by the Town Council in any FDP)

approval). Applicable Covenants, Conditions and Restriction (CC&Rs) shall be submitted for each FDP to ensure that parking will be adequate to meet the off-street parking requirement for each use as set forth in the Town Code.

4. In the event a Certificate of Assured Water Supply (CAWS) is at any time after adoption of this Ordinance required from the Arizona Department of Water Resources (ADWR) under applicable Arizona law for development on the subject property, such a CAWS shall have been obtained prior to approval of the applicable FDP. In the event such a CAWS is not required under Arizona law for development on the subject property at any time after adoption of this Ordinance, the necessary water resources shall have been obtained and conveyed to the Town in accordance with Town policy prior to approval of the applicable FDP.

5. A public trail (along the western or northern side of the subject property) shall be installed by the property owner/developer to access APN 103-09-009 owned by the Town for public open space use and enjoyment (subject to Town standards).

6. Necessary submittals for the initial FDP within the subject property shall be submitted no later than one (1) calendar year after the effective date of this Ordinance.

7. All related segments of the new Jasper Parkway shall be dedicated and installed as a condition of any FDP (installation of infrastructure and roadway improvements by the property owner/developer to occur prior to any final occupancy of the development involved if the same has not been completed prior thereto).

8. All areas within a FDP to be used for vehicle movement, access, and parking within the subject property shall be permanently surfaced with asphalt or concrete prior to any final occupancy.

9. All internal & external access roads shall be of acceptable width as approved by the Central Arizona Fire & Medical Association (CAFMA) and shall include construction of curbs, gutters, pavement, sidewalks, and storm drains as set forth in the Town Code.

10. Primary vehicular access into and out of any development on the subject property shall be limited as to location and type along Jasper Parkway as set forth in each applicable FDP.

11. A Final Engineering, Drainage & Utility Plan shall first be reviewed and approved by the Town Engineer (or designee) as part of the FDP process.

12. Any retaining walls shall be consistent with standard engineering codes and constructed to minimize height (in conjunction with placement of units so they are moved away from the northwest corner to the extent possible) and soften appearance by use of such things as landscaping and recreational features.

13. An updated Traffic Impact Analysis (TIA) shall first be reviewed and approved by the Town Engineer (or designee) in accordance with the Town Code for each FDP.

14. A Final Landscape Plan shall first be reviewed and approved by the Town Development Services Director (or designee) in accordance with the Site Development Standards of the Town Code as part of the FDP process.

15. A Final Photometrics Plan shall first be reviewed and approved by the Town Development Services Director (or designee) in accordance with the outdoor lighting and dark sky provisions of the Town Code as part of the FDP process.

16. All signage regulations in Town Code Article 13-23 shall be complied with in their entirety as part of any development of the subject property.

17. The property owner/developer shall ensure that a voluntary contribution of five hundred dollars (\$500) per unit constructed is made to the Town for direct passing on to the Humboldt Unified School District (HUSD) for the benefit of HUSD at its discretion) prior to issuance of any final Certificate of Occupancy (CofO).

18. The property owner/developer shall ensure that, on a monthly basis, all monies collected as a result of the proposed housing complex (and/or its successors and assigns) applying a “surcharge” against all rents collected from occupation and use of units within any phase of the development (said surcharge being two percent (2%)) shall be remitted to the Town Finance Director no later than the 15th day of the following month. Such remittance shall begin no later than sixty (60) days after issuance by the Town of any CofO of any phase of the development.

19. All fees (including applicable development impact fees) shall be timely paid.

In the event of non-compliance with any of the above conditions, the zoning designation for the described property shall revert from RS PAD back to the original designations of R1MH & C2 PAD (respectively) in accordance with the procedures set forth in ARS 9-462.01(E).

SECTION 3. That this Ordinance shall be effective thirty (30) days after its passage and approval according to law.

PASSED AND APPROVED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, this 29th day of June, 2023.

Kell Palguta, Mayor

ATTEST:

Fatima Fernandez, Town Clerk

APPROVED AS TO FORM:

Ivan Legler, Town Attorney

EXHIBIT “A”

Legal Description

DECLARATION

PRESCOTT VALLEY HOLDINGS II (GA) LLC

THE ABOVE OWNER HAS MADE THIS DECLARATION. THAT THE PURPOSE OF THIS PLAT IS TO COMBINE APN 103-09-083K, TRACT "B" PLAT OF ABANDONMENT AND REVERSION TO ACREAGE PER DKT. 2021-0075027AND AND APN 103-09-035 LOT 1, REVERSIONARY PLAT FOF DEDICATING AND ABANDONING RIGHT OF WAY, DEDICATING A PEDESTRIAN EASEMENT AND LOT LINE ADJUSTMENT PER DKT. 2021-0083111.

PRESCOTT VALLEY HOLDINGS II (GA) LLC

IN WITNESS WHEREOF

DONE THIS_____DAY OF_____2023

ACKNOWLEDGEMENT

STATE OF ARIZONA)

)

COUNTY OF YAVAPAI)

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____2023 BY PRESCOTT VALLEY HOLDINGS II (GA) LLC

NOTARY PUBLIC:-----

MY COMMISSION EXPIRES:-----

LAND SURVEYORS' NOTE

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIOPNAL TITLE INSURANCE COMANY COMMITMENT NO.: 08030767-830-CBY COMMITMENT DATE: JANUARY 28, 2022
- BASIS OF BEARING: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 1 WEST, BEARS NORTH 89°56'00" EAST PER PLAT OF MOUNTAIN SHADOWS SUBDIVISION NO. 1, RECORDED IN BOOK 7, PAGE 36, YAVAPAI COUNTY RECORDS.
- THIS SURVEY IS NOT INTENDED FOR ENGINEERING DESIGN OR LAYOUT.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- ANY INFORMATION, OTHER THAN SURVEY RELATED, DEPICTED ON THIS MAP ARE INFORMATIONAL ONLY. NO CERTIFICATION IS GIVEN AS TO IT'S ACCURACY. THIS WOULD INCLUDE, BUT NOT BE LIMITED TO, ALL MATTERS EASILY VERIFIED VIA PUBLIC RECORDS.

PARENT LEGAL DESCRIPTION - APN 103-09-083K, DEED 2022-0031244

A PORTION OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21, MARKED WITH A 3-1/4" BRASS CAP STAMPED TOWN OF PRESCOTT VALLEY, L.S. 22752 PER THE RECORD OF SURVEY FILED AND RECORDED IN THE YAVAPAI COUNTY RECORDERS OFFICE IN BOOK 190 OF LAND SURVEYS, PAGE 64; THENCE, ALONG THE NORTH LINE OF SAID SECTION 21 NORTH 89°49'38" WEST, 207.58 FEET, TO THE POINT OF BEGINNING, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 21 MARKED WITH A GENERAL LAND OFFICE SURVEY BRASS CAP BEARS, NORTH 89°49'38" WEST, 5,120.39 FEET:

THENCE, SOUTH 03°02'13" EAST, A DISTANCE OF 229.43 FEET;
THENCE, SOUTH 00°39'46" EAST, A DISTANCE OF 78.87 FEET; THENCE, SOUTH 01°42'41" WEST, A DISTANCE OF 812.66 FEET; THENCE, NORTH 88°17'19" WEST, A DISTANCE OF 429.44 FEET, TO A POINT ON THE CENTERLINE OF GREAT WESTERN DRIVE PER THE PLAT OF MOUNTAIN SHADOWS SUBDIVISION NO. 1, FILED AND RECORDED IN BOOK 7 OF MAPS AND PLATS, PAGE 36 IN THE YAVAPAI COUNTY RECORDERS OFFICE;
THENCE, ALONG SAID CENTERLINE LINE, NORTH 00°06'33" EAST, A DISTANCE OF 865.05 FEET TO THE NORTHERLY TERMINUS OF SAID GREAT WESTERN DRIVE; THENCE, ALONG THE NORTHERLY PROLONGATION OF THE CENTERLINE OF SAID GREAT WESTERN DRIVE, NORTH 00°06'33" EAST, A DISTANCE OF 243.68 FEET, TO THE NORTH LINE OF SAID SECTION 21; THENCE, ALONG SAID NORTH LINE, SOUTH 89°49'38" EAST, 438.34, TO THE POINT OF BEGINNING.

PLAT OF PARCEL COMBINATION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 14 NORTH., RANGE 1 WEST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA
OWNER: PRESCOTT VALLEY HOLDINGS II (GA) LLC

PARENT LEGAL DESCRIPTION - APN 103-09-035, DEED 2022-0038911

TRACT B, ACCORDING TO THE PLAT OF ABANDONMENT AND REVERSION TO ACREAGE OF RECORD IN DOCUMENT NO. 2021-0075027, RECORDS OF YAVAPAI COUNTY, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 5 THROUGH 15, MOUNTAIN SHADOWS SUBDIVISION #1, RECORDED IN BOOK 7 OF MAPS, PAGE 36, RECORDS OF YAVAPAI COUNTY, ARIZONA, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21, MONUMENTED WITH A BRASS CAP FLUSH STAMPED L.S. 22752 WHICH BEARS, NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST 2682.50 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 21, MONUMENTED WITH A HALF INCH REBAR WITH *LEGIBLE CAP; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, SOUTH 89 DEGREES 56 MINUTES 00 SECONDS WEST 645.79 FEET TO THE NORTHEAST COMER OF SAID LOT 9 SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID LOT 9, SOUTH 00 DEGREES 05 MINUTES 09 SECONDS EAST 243.66 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9;
THENCE ALONG THE SOUTH LINE OF SAID LOT 9, SOUTH 89 DEGREES 58 MINUTES 59 SECONDS WEST 25.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 11;
THENCE ALONG THE EAST LINES OF SAID LOTS 11, 12 AND 15, SOUTH 00 DEGREES 06 MINUTES 42 SECONDS EAST 1097.43 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MARKET STREET, ALSO KNOWN AS TRETHAN VIEW DRIVE AS CREATED ON THE TOWN OF PRESCOTT VALLEY REVERSIONARY PLAT, RECORDED IN BOOK 29 OF MAPS, PAGE 44, RECORDS OF YAVAPAI COUNTY, ARIZONA,
THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89 DEGREES 59 MINUTES 13 SECONDS WEST 463.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THE CENTER OF WHICH BEARS, SOUTH 00 DEGREES 00 MINUTES 12 SECONDS WEST, 530.00 FEET;
THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, BEING SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 06 MINUTES 40 SECONDS, AN ARC LENGTH OF 213.78 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5;
THENCE ALONG THE WEST LINES OF SAID LOTS 5, 6 AND 7, NORTH 00 DEGREES 03 MINUTES 16 SECONDS WEST 1139.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 7;
THENCE ALONG THE NORTH LINE OF SAID LOT 7, NORTH 89 DEGREES 58 MINUTES 59 SECONDS EAST 174.20 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID LOT 8;
THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 07 MINUTES 31 SECONDS WEST 243.21 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21;
THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST 521.70 FEET TO THE POINT OF BEGINNING.

COMBINED LEGAL DESCRIPTION

A PORTION OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21 (3-1/4" BRASS CAP STAMPED TOWN OF PRESCOTT VALLEY, L.S. 22752) FROM WHICH THE NORTH QUARTER CORNER (1/2" REBAR W/ ILLEGIBLE CAP) OF SAID SECTION 21 BEARS SOUTH 89 DEGREES 56 MINUTES 00 SECONDS WEST (MEASURED) NORTH 89 DEGREES 49 MINUTES 38 SECONDS WEST (RECORD), 2682.50;

THENCE SOUTH 89 DEGREES 56 MINUTES 00 SECONDS WEST (MEASURED) NORTH 89 DEGREES 49 MINUTES 38 SECONDS WEST (RECORD) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, 207.60 FEET (MEASURED) 207.58 FEET (RECORD) TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN SPECIAL WARRANTY DEED NUMBER 2022-0031244, RECORDS OF SAID COUNTY AND THE TRUE POINT OF BEGINNING:

(THE FOLLOWING 3 COURSES RUN ALONG SAID EAST LINE)
THENCE SOUTH 03 DEGREES 16 MINUTES 52 SECONDS EAST (MEASURED) SOUTH 03 DEGREES 02 MINUTES 13 SECONDS EAST (RECORD), 229.38 FEET (MEASURED) 229.43 FEET (RECORD);

THENCE SOUTH 00 DEGREES 57 MINUTES 03 SECONDS EAST (MEASURED) SOUTH 00 DEGREES 39 MINUTES 46 SECONDS EAST (MEASURED), 78.84 FEET (MEASURED) 78.87 FEET (RECORD);

THENCE SOUTH 01 DEGREES 30 SECONDS 23 SECONDS WEST (MEASURED) SOUTH 01 DEGREES 42 SECONDS 41 SECONDS WEST (RECORD), 812.89 FEET (MEASURED) 812.66 FEET (RECORD) TO THE SOUTHEAST CORNER OF SAID CERTAIN PARCEL;

THENCE NORTH 88 DEGREES 29 MINUTES 42 SECONDS WEST (MEASURED) NORTH 88 DEGREES 17 MINUTES 19 SECONDS WEST (RECORD) ALONG THE SOUTH LINE OF SAID CERTAIN PARCEL, 429.53 FEET (MEASURED) 429.44 FEET (RECORD), TO THE EAST LINE OF TRACT 'B' OF THE PLAT OF ABANDONMENT AND REVERSION TO ACREAGE RECORDED IN INSTRUMENT NUMBER 2021-0075027, RECORDS OF SAID COUNTY;

THENCE SOUTH 00 DEGREES 05 MINUTES 59 SECONDS EAST (MEASURED AND RECORD) ALONG LAST SAID EAST LINE, 232.46 FEET (MEASURED) TO THE SOUTHEAST CORNER OF SAID TRACT 'B';

THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS WEST (MEASURED AND RECORD) ALONG THE SOUTH LINE OF SAID TRACT 'B' (ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF MARKET STREET), 488.53 FEET (MEASURED AND RECORD) TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 00 DEGREES 00 MINUTES 12 SECONDS WEST (MEASURED AND RECORD), 530.00 FEET (MEASURED AND RECORD);

THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE AND SAID SOUTH LINE THROUGH A CENTRAL ANGLE OF 23 DEGREES 06 MINUTES 40 SECONDS (MEASURED AND RECORD), AN ARC LENGTH OF 213.78 FEET (MEASURED AND RECORD) TO THE SOUTHWEST CORNER OF SAID TRACT 'B';

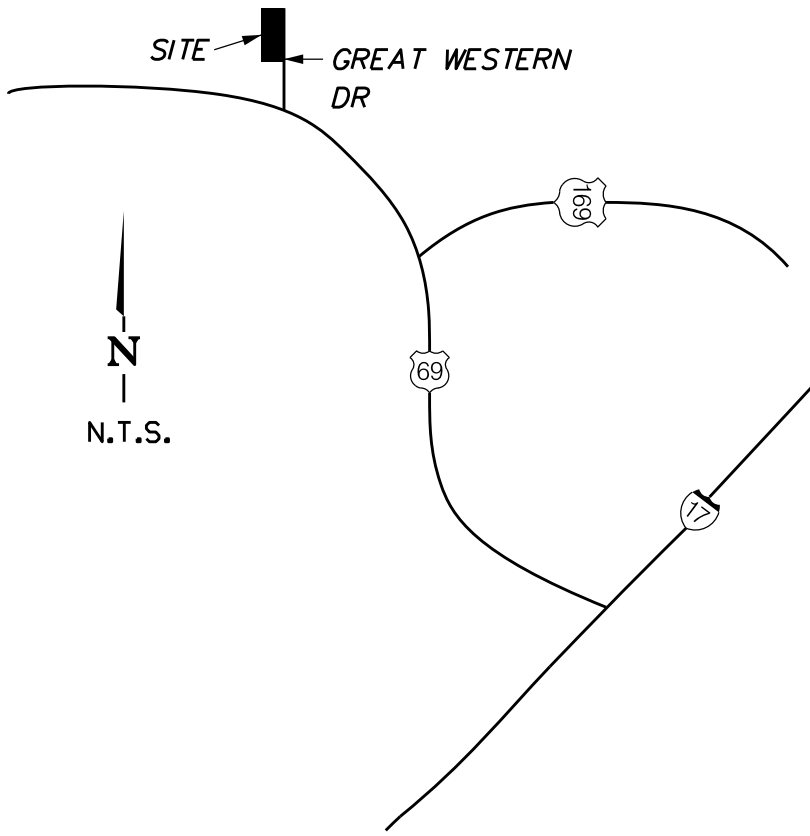
THENCE NORTH 00 DEGREES 03 MINUTES 16 SECONDS WEST (MEASURED AND RECORD) ALONG THE WEST LINE OF SAID TRACT 'B', 1139.64 FEET (MEASURED AND RECORD) TO THE SOUTHWEST CORNER OF LOT 8, MOUNTAIN SHADOWS SUBDIVISION NO. 1, RECORDED IN BOOK 7 OF MAPS, PAGE 36, RECORDS OF SAID COUNTY;

THENCE NORTH 89 DEGREES 58 MINUTES 59 SECONDS EAST (MEASURED AND RECORD) ALONG THE SOUTH LINE OF SAID LOT 8, 174.20 FEET (MEASURED AND RECORD) TO THE EAST LINE OF THE WEST HALF OF SAID LOT 8;

THENCE NORTH 00 DEGREES 07 MINUTES 31 SECONDS WEST (MEASURED AND RECORD) ALONG LAST SAID EAST LINE, 243.21 FEET TO A POINT ON SAID NORTH LINE OF THE NORTHEAST QUARTER;

THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, 959.89 FEET (MEASURED) TO THE POINT OF BEGINNING.

VICINITY MAP



OWNER

PRESCOTT VALLEY HOLDINGS II (GA) LLC

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 EXISTING PARCEL CONFIGURATION

REFERENCE DOCUMENTS

BOOK 7 OF MAPS, PAGE 36, Y.C.R.

SITE DATA

OWNERSHIP
APN 103-09-083K DEED 2022-0031244
APN 103-09-035 DEED 2022-0031244

OWNER:
PRESCOTT VALLEY HOLDINGS II (GA) LLC

APPROVALS

THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PRESCOTT VALLEY, ARIZONA TO HEREBY CERTIFY THAT THE PARCEL 103-09-083K AND 103-09-035 HAVE BEEN COMBINED HEREON.

TO TOWN RESOLUTION NO. _____PASSED AND ADOPTED THIS_____DAY OF _____, 2023

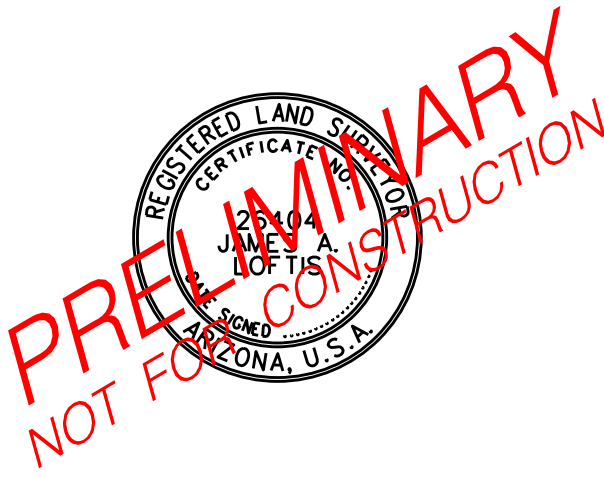
TOWN MAYOR

TOWN CLERK

TOWN ENGINEER

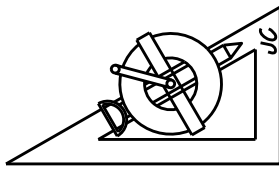
SURVEYOR'S CERTIFICATION

I, JAMES A. LOFTIS, HEREBY CERTIFY:
THAT THE SURVEY PLATTED HEREON
WAS MADE UNDER MY SUPERVISION
DURING THE MONTH OF JAN., 2023, AND
IS CORRECT TO THE BEST OF MY
KNOWLEDGE AND THE MONUMENTS SHOWN
ACTUALLY EXIST.



6300 E. CAVE CREEK ROAD
SUITE # 202
CAVE CREEK, AZ 85331
PHONE: (480) 994-0495
EMAIL: JLOFTIS@EVERETTALANGROUP.COM
WWW.EVERETTALANGROUP.COM

EVERETT ALAN
{ G R O U P }



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DOES NOT REPRESENT
THE ACTUAL PROPERTY
OF THE REGISTRANT &
HEREBY THE PROPERTY
IS NOT TO BE UTILIZED UNTIL
THE USER VERIFIES THAT
THE INFORMATION IS
THE MOST CURRENT
AND CORRECT VERSION.

SITE DATA

A.P.N.-----103-09-083K/103-09-035
SITE ADDRESS-----NOT ASSIGNED
PARCEL AREA-----1,386,766 S.F./31.836 AC.
PARCEL ZONING-----PARCEL 083K CS
PARCEL 035 RMH

LOT COMBINATION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA

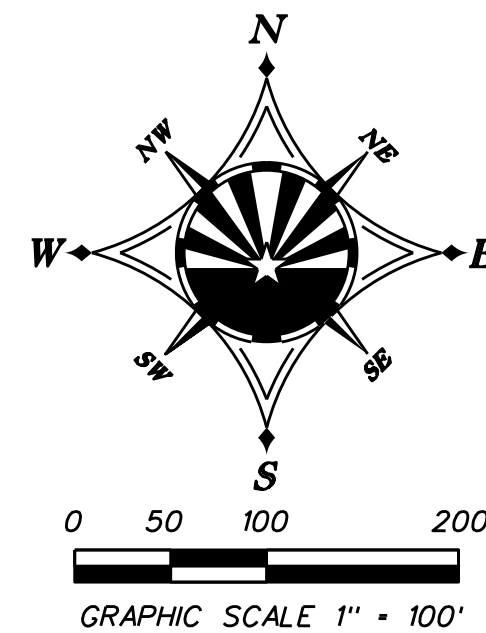
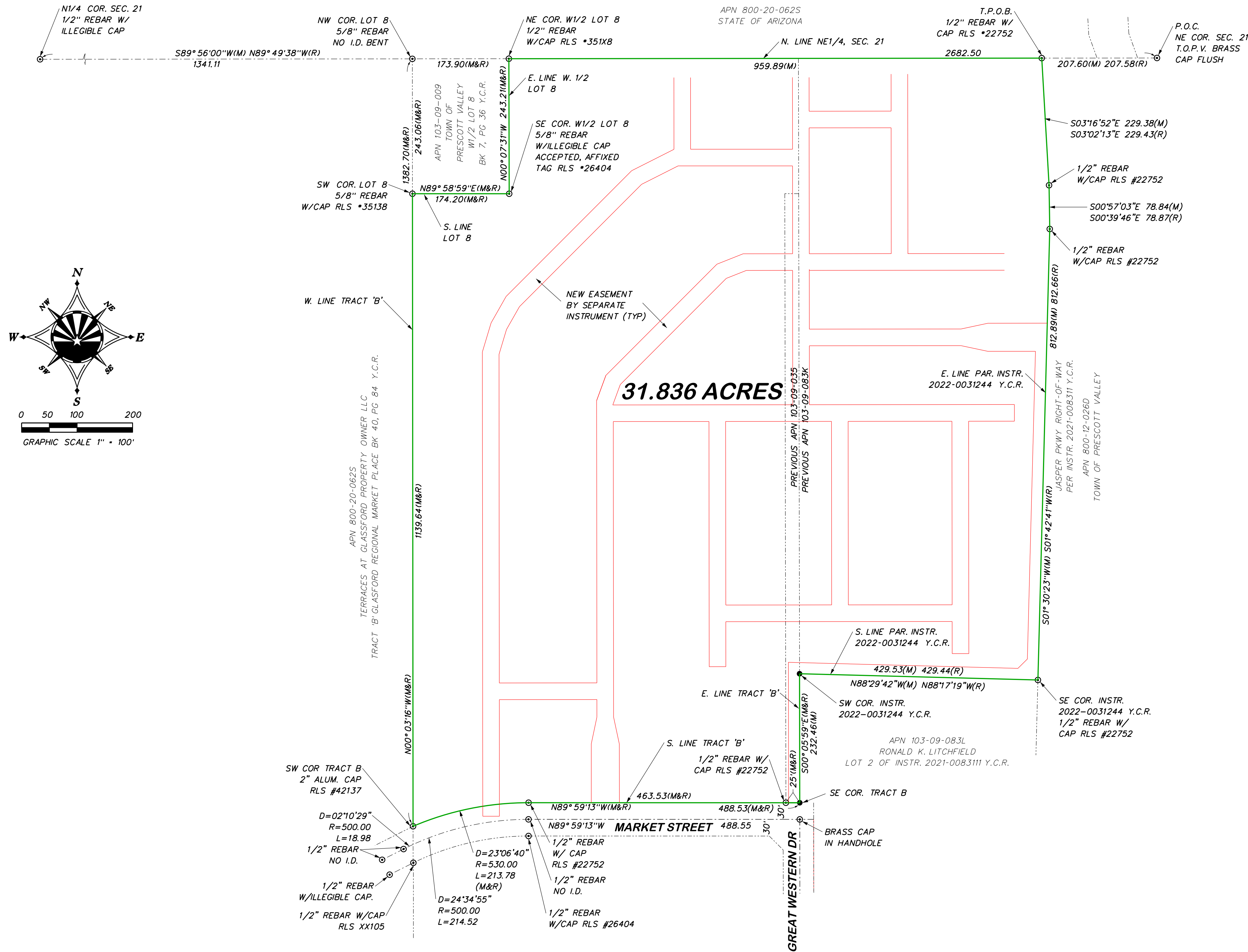
PROJECT NO.
230123

SURVEYOR: J. LOFTIS

CAD TECH: S. LOFTIS

SHEET NO.
1 OF 1

PLAT OF PARCEL COMBINATION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 14 NORTH., RANGE 1 WEST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA
OWNER: PRESCOTT VALLEY HOLDINGS II (GA) LLC

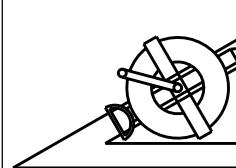


LEGEND

- FOUND MONUMENT (TYPE SHOWN)
- PROPERTY LINE
- SET MONUMENT (1/2" REBAR W/ CAP 26404)
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- T.O.P.V. TOWN OF PRESCOTT VALLEY

6300 E. CAVE CREEK ROAD
SUITE # 202
CAVE CREEK, AZ 85331
PHONE: (480) 940-0445
EMAIL: info@everettgroup.com
WWW.EVERETTGROUP.COM

EVERETT
ALAN
{ GROUP }



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THE USER VERIFIES THE
AND CORRECT VERSION.

SITE DATA
A.P.N. - 103-09-083K/103-09-035
SITE ADDRESS - NOT ASSIGNED
PARCEL AREA - 1,386.766 S.F./31.836 AC.
PARCEL ZONING - PARCEL 083K CS
PARCEL 035 RIMH

LOT COMBINATION
A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 1
WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA

PROJECT NO.
230123

SURVEYOR: J. LOFTIS

CAD TECH: S. LOFTIS

SHEET NO.

2 OF 2

PRELIMINARY
NOT FOR CONSTRUCTION