



COUNCIL SUBCOMMITTEE FOR WATER ISSUES MEETING

SUBCOMMITTEE MEETING AGENDA

TUESDAY, JULY 3, 2018, 9:00 AM

Lower Level Conference Room, 201 South Cortez Street
Prescott AZ 86303
(928) 777-1272

Jim Lamerson, Chairman

Steve Blair, Councilman

Steve Sischka, Councilman

The following Agenda will be considered by the Prescott **Council Subcommittee for Water Issues** at its **Subcommittee Meeting** pursuant to the Prescott City Charter, Article II, Section 13. Notice of the meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02. One or more members of the Council Subcommittee may be attending the meeting through the use of a technological device.

- A. Call to Order
- B. Roll Call
- C. Approval of Minutes of May 23, 2018.
- D. Alternative Water Budget Update.
- E. Whispering Rock Annexation Update and 2018 Alternative Water Budget.
- F. Liberator Commercial Expansion Annexation Update and 2018 Alternative Water Budget.
- G. Commercial Subdivisions.
- H. Blyth IRA, Water Services Agreement.
- I. Highland Pines Domestic Water Improvement District IGA (PHDWID IGA).
 - a. Janelle Riedl APN 100-04-113
 - b. Ron Lofgren APN 100-06-026
 - c. Richard O'Neill APN 100-01-075c
- J. Adjournment

Upon a public majority vote of a quorum of the Council Subcommittee for Water Issues, the Council Subcommittee may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. §38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));
- (6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));
- (7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48 hours advanced notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (928) 777-1272 to request an accommodation to participate in this public meeting. Prescott TDD number is (928) 445-6811. Additionally, free public relay service is available from Arizona Relay Service at 1-800-367-8939 and more information at www.azrelay.org

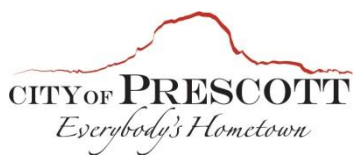
Confidentiality

Arizona statute precludes any person receiving executive session information from disclosing that information except as allowed by law. A.R.S. §38-431.03(F). Each violation of this statute is subject to a civil penalty not to exceed \$500, plus court costs and attorneys' fees. This penalty is assessed against the person who violates this statute or who knowingly aids, agrees to aid or attempts to aid another person in violating this article. The city is precluded from expending any public monies to employ or retain legal counsel to provide legal services or representation to the public body or any of its officers in any legal action commenced for violation of the statute unless Council Subcommittee for Water Issues takes a legal action at a properly noticed open meeting to approve of such expenditures prior to incurring any such obligation or indebtedness. A.R.S. §38-431.07(A)(B).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on _____ at _____ m. in accordance with the statement filed by the Prescott Council Subcommittee for Water Issues with the City Clerk

Maureen Scott, MMC, City Clerk

**COMMITTEE AGENDA MEMO**

MEETING DATE/TYPE: **SUBCOMMITTEE MEETING** **7-3-18**

DEPARTMENT: **Public Works**

AGENDA ITEM: Approval of Minutes of May 23, 2018

Minutes of the City Council Subcommittee for Water Issues held on May 23, 2018, in the Lower Level Conference Room, located at 201 S. Cortez Street, Prescott, Arizona.

A. Call to Order

Chairman Lamerson called the meeting to order at 9:00 a.m.

B. Roll Call

CITY COUNCIL SUBCOMMITTEE FOR WATER ISSUES MEMBERS:

Present:

Chairman Jim Lamerson
Member Steve Blair
Member Steve Sischka

Staff Present:

Michael Lamar, City Manager
Clyde Halstead, Assistant City Attorney
Craig McConnell, Regional Programs Director
Leslie Graser, Water Resource Manager
Teresa Ogle, Administrative Assistant

C. Approval of Minutes for the April 3, 2018 Meeting

COUNCILMAN SISCHKA MOVED TO APPROVE THE MEETING MINUTES OF APRIL 3, 2018; COUNCILMAN BLAIR 2ND. PASSED 3-0.

D. 2018 Alternative Water Budget Update

Leslie Graser reviewed the 2018 Alternative Water Budget. The single-family category was budgeted at 20 acre-feet (AF), with 18.50 AF remaining (between 74-92 units could still be approved with the standard allocation or if deemed EPA "WaterSense"). The multi-family category was budgeted at 10 AF, with all 2018 supplies in contract.

Councilman Sischka asked how many multi-family projects under contract are actually beginning construction. Leslie Graser will research and provide this number. There are

AGENDA ITEM: Approval of Minutes of May 23, 2018

1,500 recent multi-family projects with water allocated in contract. Per City Policy and the contract themselves, performance criteria will apply and the project can seek a one-year, one-time extension. If the performance criteria are not met, the water will go back into the portfolio, and be made available to another project.

Councilman Lamerson asked if there was much push-back to this “use it or lose it” policy and whether there is much movement in the final plats before 1998? Ms. Graser will research and provide an update on the pre-1998 final plats.

E. Commercial Subdivisions and Assured Water Supply Requirements

Ms. Graser reviewed Arizona Revised Statute § 32-2101, and referred to the briefing provided to the Subcommittee members a month ago. Today will be the first in a three-part discussion on commercial subdivisions as it relates to assured water supply requirements.

For the City Council to approve a subdivision and in accordance with State Statutes, the subdivision must have an assured water supply. Residential subdivisions go through the platting process, and the City’s water policy sets forth the amount to allocate. On commercial subdivisions the use is unknown, so the associated water demand is difficult to predict long-term. Following 1998, the City created a policy to apply one-tenth of an AF mark-up for community support services. That 0.1 AF mark-up has created a cushion of 400 AF that commercial subdivisions are relying upon now. At one time, projects with a demand of 5 AF or more were put into a water contract. Unit allocations and billing records are reviewed to determine actual use.

Ms. Graser noted that YRMC - West and ERAU continue to grow and rely on those supplies that are a result of the 0.1 AF mark-up. Work will continue with these institutions along with others as they build-out.

Ms. Graser reviewed the final plat for The Crossings as an example of an existing commercial subdivision. Meter reports were reviewed. Usage is approximately 8.6 AF for the complex, which is predominantly for medical services.

F. Scheduling of Next Subcommittee Meeting

The next meeting will be held Tuesday, July 3, 2018.

G. Adjourned

There being no further business to discuss, the meeting was adjourned at 9:47 a.m.

Respectfully Submitted by:

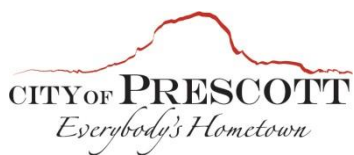
Teresa Ogle, Administrative Coordinator

Councilman Jim Lamerson, Chairman

AGENDA ITEM: Approval of Minutes of May 23, 2018

Date: _____

Recommended Action: **MOVE** to approve meeting minutes of May 23, 2018.



COMMITTEE AGENDA MEMO

MEETING DATE/TYPE: **SUBCOMMITTEE MEETING** **7-3-18**

DEPARTMENT: **Public Works**

AGENDA ITEM: 2018 Alternative Water Budget Update

Summary

For Calendar Year 2018 (January 1, 2018, through December 31, 2018), alternative water for new development was made available ("budgeted") by Council in the categories below; the remaining unallocated balances are as indicated:

	<u>Budget</u>	<u>Amount of Budget Remaining</u>
1. Single Family	20 acre-feet	19.25 acre-feet
2. Multi-Family	10 acre-feet	0.68 acre-feet

No single project is eligible for allocation of more than 50% of the applicable preceding quantity (residential or commercial), or of the remaining balance during the calendar year. The opening balance of alternative water available for 2018 was set by the 2018 Water Management Policy, approved by Council at their December 12, 2017, Voting Meeting.

Water Service Agreement (WSA) Requests on this Agenda

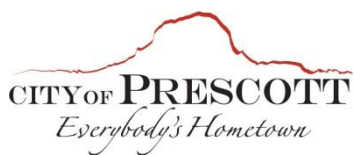
<u>Appl. No.</u>	<u>Applicant</u>	<u>Development</u>	<u>Total Project Qty Required</u>	<u>GW¹</u>	<u>Alternative Water Reserved²</u>	<u>Not Reserved</u>
18-008	Blyth	1 MFR	0.12 AF			0.12 AF

SFR = single-family residential
MFR = multi-family residential
APT = apartment units
COM = commercial

Recommended Action: For Subcommittee Information.

¹ GW = eligibility from current & committed groundwater, well abandonment, or extinguished IGFRs

² Alternative water reservations apply (e.g., residential tract, CVID)

**COMMITTEE AGENDA MEMO**

MEETING DATE/TYPE: **SUBCOMMITTEE MEETING** **7-3-18**

DEPARTMENT: **Public Works**

AGENDA ITEM: Whispering Rock Annexation Update and 2018 Alternative Water Budget

Summary

The Whispering Rocks project, approximately 70.25 acres, is seeking annexation into the City of Prescott. The project's preliminary plat received recommendation from Planning and Zoning, and meets the definition of a commercial subdivision. State Statutes administered by Arizona Departments of Water Resources and Real Estate require subdivisions to have an assured water supply.

Background

On December 12, 2017, an Annexation (ANX17-00003), Preliminary Plat (PLN18-00005), and Rezone (PLN17-00002) applications were submitted. The proposed annexation was brought to the Subcommittee on April 3, 2018, for information purposes to include a discussion of the water portfolio as it was anticipated that a Development Agreement would be prepared and presented to Council. On May 10, 2018, the project was presented to the Planning and Zoning Commission where the Annexation, Preliminary Plat, Rezone, and General Plan Amendment (GNP18-00002) received recommendation. In mid-June, a Development Agreement was under review by Public Works.

Water Allocation

The City's 2018 Water Policy includes 100 acre-feet (AF) of supplies for commercial use. This volume of water remains available for allocation this calendar year and may be the source for this project. After this quantity is placed into contract, the next determination on whether this commercial category will be available again, at 100 AF in Calendar Year 2019, will be part of water policy development. The drafting of water policy commences in September, and is provided to the Subcommittee for review in the subsequent months.

This annexation will not be subject to City Charter, Article 1, Section 4b. (Boundaries) that requires permanent recharge of effluent supplies generated by a new development of 250 acres or more. The project will be connected to City sewer and will follow City Codes related to indoor and outdoor conservation.

AGENDA ITEM: Whispering Rock Annexation Update and 2018 Alternative Water Budget**Attachments**

1. P&Z Commission Packet dated May 10, 2018 for Whispering Rock (with Attachment 5 only)
2. Calendar Year 2018 Water Management Policy, pages 13 and 14 only

Recommended Action: **MOVE** that: 1) The Subcommittee for Water Issues recommends that the Whispering Rocks Annexation and proposed project as shown on Attachment 1 be allocated water supplies from the Calendar Year 2018 Commercial category or 2) Another motion to be determined by the Subcommittee.



PLANNING & ZONING COMMISSION MEMO

MEETING DATE: May 10, 2018

DEPARTMENT: Community Development

AGENDA ITEM: Proposed annexation, rezoning, general plan amendment and preliminary plat for Whispering Rock; Owners are Dr. Askari, Chadwick Wire and Religious Science; APN: 106-02-009G, 106-02-003G, 106-02-004A and 106-02-003M; County zoning is R1L-35 residential.

Approved By:

Date:

Director:	Guice, Tom	<i>[Signature]</i> 5.4.18
Planning Manager:	George Worley	<i>[Signature]</i> 5/4/18
Community Planner:		

Item Summary

The owners of properties along the east side of Willow Creek Road and opposite Embry Riddle University have applied to annex into the City of Prescott, to rezone the properties to a commercial designation, and to create a commercial subdivision plat. The properties are depicted on Attachment 1 of this report.

Background

The subject properties are currently residential (county designation R1L-35). The proposal for annexation includes a rezoning to Business General (BG) to permit the development of a commercial subdivision with a large focus on medical related uses. The proposed rezoning to a commercial designation will require a minor amendment to the adopted 2015 Prescott General Plan Land Use Map, which indicates the front (west) half of the site as commercial and the rear (east) half as residential. The development plans indicate commercial uses for the western two-thirds (2/3) of the site. The current General Plan designation is depicted on Attachment 2 of this report. The amendment would shift the commercial designation eastward approximately 1000 feet to align better with the proposed plat boundaries.

The proposal contains the annexation and a rezoning to BG to support the preliminary plat. The plat proposes to create a signalized intersection aligned with Haas Drive for full turning movements and a secondary access point approximately 300 feet south of the north property line that would have limited turning movements. The subdivision will create 22 lots and landscaped and open space areas. The significant rock outcroppings at the east side of the site will be protected and are designated as open space on the

AGENDA ITEM: Proposed annexation, rezoning, general plan amendment and preliminary plat for Whispering Rock; Owners are Dr. Askari, Chadwick Wire and Religious Science; APN: 106-02-009G, 106-02-003G, 106-02-004A and 106-02-003M; County zoning is R1L-35 residential.

plat. The owner is working with the City Parks and Recreation Department to extend several existing City trails into and through the property. Roughly half of the 22 lots are anticipated to contain medical or related uses, including physical rehabilitation, therapy, residential care facilities and medical offices. The remainder of the lots would accommodate hotel, retail, restaurant, general office or more medical uses, as the market will dictate.

City Council has had a longstanding annexation policy that prioritizes annexations by type. Vacant commercial lands are the highest priority for annexation due to the long term economic benefits and the lower impact on City services, such as water, sewer, Police and Fire services.

The proposal was considered by the Water Issues subcommittee of the City Council and received strong support.

Attachments

1. Aerial Location Map
2. Current County Zoning
3. General Plan Land Use Designation
4. Surrounding Prescott Zoning
5. Preliminary Plat

Recommended Actions:

- 1) Move to recommend Annexation (ANX17-00003) with initial zoning to be Single-family 35 (SF-35)
- 2) Move to recommend Minor General Plan amendment (GNP18-00002) changing the designation of the parcels to Commercial/Employment
- 3) Move to recommend approval of rezoning (PLN17-00003) from Single-family (SF-35) to Business General (BG)
- 4) Move to recommend approval of Preliminary Plat (PLN18-00005)



Policy 10 – Unless a project for new development is entitled to water by either a Pre-Existing/Historical Agreement or a real property acquisition contract for the Zone 19 water tank capital improvement project, alternative supplies shall only be allocated to projects that will return 50% or more wastewater to a City treatment plant, and all such qualifying must connect to and be served by the City sewer system prior to physical delivery of any alternative water provided for in a water service agreement.

Policy 11 – No single project will be allocated more than 50% of the alternative water remaining in its corresponding budget category.

Policy 12 – For a project whose demand would exceed the quantity of water remaining in the alternative water budget, or require greater than 50% of the remaining volume, the City may accept extinguished grandfather rights (see Attachment 7).

Policy 13 – Any unallocated alternative water remaining in the General Pool on December 31st of each calendar year may be considered by the Council in setting the alternative water budget for the following calendar year.

Policy 14 – Water service agreements (contracts) shall contain performance criteria appropriate to the project, including a termination date. In the event of termination, the reservation of alternative water for the project shall likewise be terminated.

Policy 15 – Water service agreement applications will expire one (1) year from the date of the application.

Policy 16 – In Calendar Year 2018, applications for water service agreements to serve new residential development projects, other than those qualifying for an allocation from a reservation, or for which the City has an obligation to serve pursuant to a Pre-Existing/Historical Agreement, are encouraged for single-family or multi-family projects of 3 units or less, subject to the availability of water in the Calendar Year 2018 Alternative Water Budget, reservation, or other agreement, as applicable.

Policy 17 – Well(s) on any property to be served by City alternative water must be officially abandoned through the Arizona Department of Water Resources, unless used for the continuation of ranching or agriculture prior to development, and so authorized in the water service agreement.

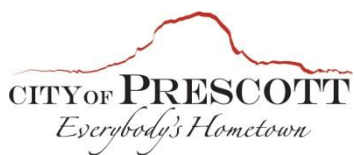
Policy 18 – A reservation of alternative water for new commercial development is hereby created in the amount of 100 AF, the remaining unallocated balance of which shall be preserved and carried over from year to year.

Policy 19 – Alternative water to support new industrial or institutional development may be allocated by the Council from the supply remaining in the Water Resource Portfolio net of reservations, contractual obligations, and the annual calendar year budget.

Policy 20 – The balance of the current reservation of physically available alternative water for Vacant, Residentially Zoned Tracts, as more fully described in Attachment 4, shall continue to be reduced by the quantity of 50 AF on January 1, 2018, and on the first day of January of each calendar year thereafter, with said reduction to be transferred to the General Pool. For each such annual reduction, there shall be created a corresponding reservation of 50 AF in the Big Chino Alternative Water (transported/imported) block of the Water Portfolio.

Calendar Year 2018 Alternative Water Budget

2018 Alternative Water Budget Available for Placement into New Contracts = 30 AF	
Residential	
Single-Family Projects	Multi-Family Projects
Quantity: 20 AF	Quantity: 10 AF
Note: The Calendar Year 2018 Alternative Water Budget quantities above are available for projects other than those already entitled to water by an existing contract or reservation.	
Commercial, Industrial, Institutional	
See Policies 18 and 19 above.	

**COMMITTEE AGENDA MEMO**

MEETING DATE/TYPE: **SUBCOMMITTEE MEETING** **7-3-18**

DEPARTMENT: **Public Works**

AGENDA ITEM: Liberator Commercial Expansion Annexation Update and 2018 Alternative Water Budget

Summary

The Liberator Commercial Expansion project, approximately 66.7 acres, is seeking annexation into the City of Prescott. The applicant notified the City of their intent to file a Preliminary Plat that consists of a commercial subdivision. State Statutes administered by Arizona Departments of Water Resources and Real Estate require subdivisions to have an assured water supply.

Background

On April 6, 2018, an Annexation (ANX18-00001) and Rezoning (PLN18-00009) application were submitted for the project. On April 3, 2018, the Subcommittee for Water Issues was made aware of this possible annexation and possible water resource needs. On May 10, 2018, the Planning and Zoning Commission made a recommendation for both the Annexation and Rezone applications. The project has not formally submitted a preliminary plat and water service agreement application.

Water Allocation

The City's 2018 Water Policy includes 100 acre-feet (AF) of supplies for commercial use. This volume of water remains available for allocation this calendar year and could be the source for this project. After a quantity is placed into contract for this project, there has not been a determination on whether this commercial category will be available again at 100 AF in Calendar Year 2019.

On June 13, 2018, the project provided a portion of their draft water and sewer report. Water Resource Management will develop an appropriate water allocation for this type of commercial subdivision.

This annexation will not be subject to City Charter, Article 1, Section 4b. (Boundaries) that requires permanent recharge of effluent supplies generated by the new development. The project will be connected to City sewer and will follow City Codes related to indoor and outdoor conservation.

Attachments

AGENDA ITEM: Liberator Commercial Expansion Annexation Update and 2018 Alternative Water Budget

1. P&Z Commission Packet dated May 10, 2018 for Liberator (Attachment 1 only)
2. Calendar Year 2018 Water Management Policy, pages 13 and 14

Recommended Action: MOVE that: 1)The Subcommittee for Water Issues recommends that the Liberator Commercial Expansion Annexation and proposed project as shown on Attachment 1 have water supplies allocated from the Calendar Year 2018 Commercial category, or 2) Another motion to be determined by the Subcommittee.

PLANNING & ZONING COMMISSION MEMO

MEETING DATE: May 10, 2018

DEPARTMENT: Community Development

AGENDA ITEMS: Public Hearing for a proposed Annexation (ANX18-00001), and Rezone (PLN18-00009), amending the zoning to Industrial General (IG). City of Prescott General Plan Designation: Recreation/Open Space and Industrial. Yavapai County Zoning: Residential; Rural (RCU-2A), Residential Rural. APN 103-01-028C, owned by 3rd Gen Enterprises, LLC; and APN 103-01-028A, owned by the City of Prescott. Total acres: 90.5.

Approved By:

Date:

Director:	Guice, Tom	<i>[Signature]</i> 5.4.18
Planning Manager:	George Worley	<i>[Signature]</i> 3.12.18
Community Planner:	Katie Peterson	

Item Summary

The owner (3rd Gen Enterprises, LLC) of APN 103-01-028C, along the east side of Corsair Avenue and south of the City Airport Wastewater Reclamation Facility, has jointly applied with City of Prescott (owner of APN 103-01-028A), to annex into the City, with the equivalent RE-2 Acre zone, and to rezone the properties to Industrial General (IG). The parcels are depicted on Attachment 1 of this report.

Background

The Yavapai County zoning designation for these lots is currently Residential Rural (RCU-2A). The proposal includes annexation with assignment of the City zoning designation of Residential Estate 2 Acre (RE-2), which is equivalent to the current County zoning) and a Rezone to Industrial General (IG) to permit the development of a contractor's storage yard. The proposed rezoning to an industrial designation is consistent with the adopted 2015 Prescott General Plan, which indicates the western portion of the site as industrial and the southeastern portion located in the creek bed as Recreation/Open Space. The western corner of the City-owned lot (APN 103-01-028A) is the portion the applicant has proposed be used for development, while the remainder of that lot, which is located in the creek bed, will remain undeveloped, consistent with the Recreation/Open Space General Plan designation. The current General Plan designations are depicted on Attachment 2 of this report.

Determination of water allocation will be addressed at City Council.

AGENDA ITEM: Public Hearing for a proposed Annexation (ANX18-00001), and Rezone (PLN18-00009), amending the zoning to Industrial General (IG). City of Prescott General Plan Designation: Recreation/Open Space and Commercial. Yavapai County Zoning: RCU-2A, Residential Rural. APN 103-01-028C, owned by 3rd Gen Enterprises, LLC; and APN 103-103-01-028A, owned by the City of Prescott. Total acres: 90.5.

Attachments

1. Aerial Location Map
2. General Plan Land Use Designation
3. Surrounding Prescott Zoning
4. Plat of Annexation

Recommended Actions: 1) **MOVE** to recommend approval of Annexation, **ANX18-00001** with initial City zoning. 2) **MOVE** to recommend approval of Rezone, **PLN18-00009**.

**ANX18-00001 and PLN18-00009
Attachment 1: Aerial Map**



Policy 10 – Unless a project for new development is entitled to water by either a Pre-Existing/Historical Agreement or a real property acquisition contract for the Zone 19 water tank capital improvement project, alternative supplies shall only be allocated to projects that will return 50% or more wastewater to a City treatment plant, and all such qualifying must connect to and be served by the City sewer system prior to physical delivery of any alternative water provided for in a water service agreement.

Policy 11 – No single project will be allocated more than 50% of the alternative water remaining in its corresponding budget category.

Policy 12 – For a project whose demand would exceed the quantity of water remaining in the alternative water budget, or require greater than 50% of the remaining volume, the City may accept extinguished grandfather rights (see Attachment 7).

Policy 13 – Any unallocated alternative water remaining in the General Pool on December 31st of each calendar year may be considered by the Council in setting the alternative water budget for the following calendar year.

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Policy 16 – In Calendar Year 2018, applications for water service agreements to serve new residential development projects, other than those qualifying for an allocation from a reservation, or for which the City has an obligation to serve pursuant to a Pre-Existing/Historical Agreement, are encouraged for single-family or multi-family projects of 3 units or less, subject to the availability of water in the Calendar Year 2018 Alternative Water Budget, reservation, or other agreement, as applicable.

Policy 17 – Well(s) on any property to be served by City alternative water must be officially abandoned through the Arizona Department of Water Resources, unless used for the continuation of ranching or agriculture prior to development, and so authorized in the water service agreement.

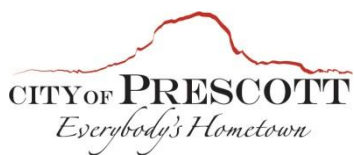
Policy 18 – A reservation of alternative water for new commercial development is hereby created in the amount of 100 AF, the remaining unallocated balance of which shall be preserved and carried over from year to year.

Policy 19 – Alternative water to support new industrial or institutional development may be allocated by the Council from the supply remaining in the Water Resource Portfolio net of reservations, contractual obligations, and the annual calendar year budget.

Policy 20 – The balance of the current reservation of physically available alternative water for Vacant, Residentially Zoned Tracts, as more fully described in Attachment 4, shall continue to be reduced by the quantity of 50 AF on January 1, 2018, and on the first day of January of each calendar year thereafter, with said reduction to be transferred to the General Pool. For each such annual reduction, there shall be created a corresponding reservation of 50 AF in the Big Chino Alternative Water (transported/imported) block of the Water Portfolio.

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Commercial, Industrial, Institutional	
See Policies 18 and 19 above.	



COMMITTEE AGENDA MEMO

MEETING DATE/TYPE: **SUBCOMMITTEE MEETING** **7-3-18**

DEPARTMENT: **Public Works**

AGENDA ITEM: Commercial Subdivisions and Assured Water Supply Requirements - Part 2

Summary

This is Part 2 of the anticipated three-part discussion on commercial subdivisions, relative to assured water supply requirements. On May 23, 2018, the Subcommittee reviewed an existing commercial subdivision, The Crossings. Part 2 identifies existing commercial subdivisions without a Water Service Agreement.

Background

Arizona Revised Statute § 32-2101 prescribes that the ADWR Assured and Adequate Water Supply Programs apply to both residential and commercial subdivisions:

“Subdivision” means improved or unimproved land or lands divided or proposed to be divided for the purpose of sale or lease, whether immediate or future, into six or more lots, parcels or fractional interests.

Post-1999, when the City became a Designated Provider of Assured Water Supplies, various commercial subdivisions proceeded to be approved. In some cases, these subdivisions were not accompanied by water service agreements identifying water demand and availability. This may have occurred for one of two reasons: 1) the City’s 2005-2010 Water Policy formally assigned supplies only if a commercial development required 5 AF/year or more; 2) assigning accurate supplies for a commercial subdivision is problematic since occupancies and hence quantities are generally unknown at the time of platting.

Upon adoption of the City’s Alternative Water Allocation Policy Calendar Year 2016 (Resolution No. 4328-1537, effective May 4, 2016, to December 31, 2016), a volume was identified for “commercial needs or economic development.” This volume, now adjusted to 100 AF, continues to be reserved in the Calendar Year 2018 Water Management Policy (Resolution No. 4411-1620, effective January 1, 2018, to December 31, 2018).

Steps to Address Commercial Subdivision Assured Water Supply (AWS)

1. Review an example of an existing commercial subdivision (May 23, 2018)

AGENDA ITEM: Commercial Subdivisions and Assured Water Supply Requirements - Part 2

2. Identify existing commercial subdivisions presently without a water service agreement (July 3, 2018)
3. Propose guidelines for placing alternative supplies for these commercial subdivisions and future commercial subdivision into contract (subsequent meeting).

Attachments

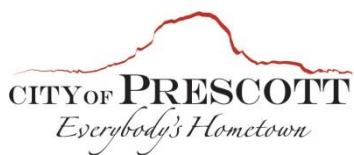
1. List of Commercial Subdivision without a Water Service Agreement Contract

Recommended Action: For Subcommittee Information.

SUBNAME	Zoning	Parcels Count
	BG	787
6TH STREET CONDOMINIUM WAREHOUSE- REPLAT	IL	49
CENTERPOINTE EAST COMMERCE PARK	IL	30
CENTERPOINTE EAST COMMERCE PARK REPLAT LOTS 15, 16A AND 16B OF TRACT A	IL	1
CENTERPOINTE EAST COMMERCIAL CENTER AMENDED	IL	17
CENTERPOINTE WEST COMMERCE PARK	IL	21
CENTERPOINTE WEST COMMERCE PARK FIRST REVISION OF TRACT A	IL	2
CENTERPOINTE WEST MEDICAL CENTER	IL	5
COURTYARD AT THE CROSSINGS	NOB (PAD	7
COURTYARD AT THE CROSSINGS UNIT 2	NOB (PAD	4
CROSSINGS AT WILLOW CREEK BUSINESS PARK REPLAT LOT 4 UNIT 1, LOT 5 UNIT 4	NOB (PAD	4
CROSSINGS AT WILLOW CREEK BUSINESS PARK UNIT 1	NOB (PAD	4
CROSSINGS AT WILLOW CREEK BUSINESS PARK UNIT 2	NOB (PAD	6
CROSSINGS AT WILLOW CREEK BUSINESS PARK UNIT 2 2ND REPLAT LOT 23	NOB (PAD	4
CROSSINGS AT WILLOW CREEK BUSINESS PARK UNIT 2 3RD REPLAT LOT 22	NOB (PAD	3
CROSSINGS AT WILLOW CREEK BUSINESS PARK UNIT 2 LOT 6	NOB (PAD	5
CROSSINGS AT WILLOW CREEK BUSINESS PARK UNIT 2 REPLAT LOT 24	NOB (PAD	2
CROSSINGS AT WILLOW CREEK BUSINESS PARK UNIT 3	NOB (PAD	2
CROSSINGS AT WILLOW CREEK BUSINESS PARK UNIT 4	NOB (PAD	6
CROSSINGS AT WILLOW CREEK BUSINESS PARK UNIT 4 LOT 13	NOB (PAD	2
CROSSINGS AT WILLOW CREEK BUSINESS PARK UNIT 4 LOT 15 REPLAT	NOB (PAD	1
CROSSINGS AT WILLOW CREEK BUSINESS PARK UNIT 4 LOT 19	NOB (PAD	3
CROSSINGS AT WILLOW CREEK BUSINESS PARK UNIT 4 LOT 7	NOB (PAD	4
CROSSINGS AT WILLOW CREEK BUSINESS PARK UNIT 4 REPLAT LOTS 11 AND 12	NOB (PAD	7
FINANCIAL CENTER AT THE CROSSINGS UNIT 1	NOB (PAD	4
GRANITE DELLS ESTATES COMMERCIAL P.A.D. PHASE 1B, FIRST REPLAT	IG	4
GRANITE DELLS ESTATES PHASE 1A P.A.D.	BG	23
GRANITE DELLS ESTATES PHASE 2A AND 2B	BG	151
GRANITE PARK	BR	7
HARTIN STREET CONDOMINIUMS	BG	30
HINMAN TRACT	BR	26
HINMAN TRACT FIRST SUB REPLAT PTN LOTS 2 AND 3	BR	2
HINMAN TRACT FIRST SUBDIVISION	BR	10
HINMAN TRACT REPLAT PORTION OF TRACT A	BR	2
HINMAN TRACT, BLOCK 1, REPLAT PORTIONS OF LOTS 2, 3 AND 4	BR	2
JOSLIN WHIPPLE SUBDIVISION	BG	49
JOSLIN WHIPPLE SUBDIVISION - REPLAT BK F LOTS 1 AND 5 BK C 2,3 AND 4 BK I	BG	8
LAKEVIEW PLAZA	BG	1
LAKEVIEW PLAZA 2ND REPLAT OF LOTS 3, 8 AND 9	BG	3
LAKEVIEW PLAZA REPLAT LOTS 1 - 13	BG	10

MARKETPLACE AT THE CROSSINGS	NOB (PAD)	12
OAKS PROFESSIONAL BUILDING	DTB	13
OSBURN SUBDIVISION	BG	21
PONDEROSA PROFESSIONAL PLAZA	BG	22
PRESCOTT AIRPARK REPLAT UNIT 4 LOT 26 UNIT 5 LOTS 30 31 32 TRACT J K	IL	11
PRESCOTT AIRPARK UNIT 1	IL	6
PRESCOTT AIRPARK UNIT 1 REPLAT OF LOTS 1 AND 2	IL	1
PRESCOTT AIRPARK UNIT 2	IL	6
PRESCOTT AIRPARK UNIT 2 REPLAT PTN TRACT C	IL	2
PRESCOTT AIRPARK UNIT 3	IL	7
PRESCOTT AIRPARK UNIT 3 REPLAT TRACT D	IL	1
PRESCOTT AIRPARK UNIT 4	IL	8
PRESCOTT AIRPARK UNIT 4 REPLAT OF LOTS 24 AND 25	IL	2
PRESCOTT AIRPARK UNIT 4 REPLAT TRACTS G,H AND I	IL	9
PRESCOTT AIRPARK UNIT 6	IL	11
PRESCOTT AIRPARK UNIT 7	IL	9
PRESCOTT AIRPARK UNIT 8	IL	3
PRESCOTT AIRPARK UNIT 8 - REVISION OF LOT 57	IL	9
PRESCOTT AIRPARK UNIT 9	IL	9
PRESCOTT AIRPARK UNIT 9 FIRST REPLAT LOTS 67 AND 68	IL	2
PRESCOTT DEPOT MARKETPLACE	BR	6
PRESCOTT INDUSTRIAL AIRPARK	IL	2
PRESCOTT INDUSTRIAL AIRPARK UNIT 2	IL	2
PRESCOTT INDUSTRIAL AIRPARK UNIT 2 REPLAT LOTS 1 AND 2	IL	1
PRESCOTT LAKES COMMERCE CENTER	IT (PAD)	5
PRESCOTT LAKES COMMERCE CENTER 1ST REVISION	IT (PAD)	5
PRESCOTT LAKES COMMERCE CENTER LOT 1 2D REPLAT	IT (PAD)	10
PRESCOTT LAKES COMMERCE CENTER LOT 2 - REPLAT	IT (PAD)	4
PRESCOTT REGIONAL AIRPARK AND COMMERCE CENTER	IL	59
RANCH AT PRESCOTT COMMERCE CENTER	BG	8
RANCH AT PRESCOTT COMMERCE CENTER REPLAT LOTS 6-7	BG	2
RANCH AT PRESCOTT COMMERCE CENTER REPLAT LOTS 8-11	BG	3
RANCH AT PRESCOTT RETAIL CENTER AMEND	BR	9
RANCH AT PRESCOTT RETAIL CENTER AMENDED LOTS 6,7,8	BR	4
RANCH AT PRESCOTT RETAIL CENTER AMENDED REVISION LOT 5	BR	1
RESERVE AT WILLOW HILLS COMMERCE CENTER	NOB (PAD)	15
RESERVE AT WILLOW HILLS COMMERCE CENTER SECOND REPLAT	NOB (PAD)	3
SANTA FE SPRINGS OFFICE PARK	BG (PAD)	8
SANTA FE SPRINGS OFFICE PARK REPLAT LOTS 4 5 AND 6 REVISED	BG (PAD)	2
SHOPS AT THE BOULDERS	BG	5
SHOPS AT THE BOULDERS LOT 3 FINAL PLAT REVISION PLAT OF LOT 3 AND TRACT A	BG	6
STATE PLAT 22	IL	8
THE CROSSINGS AT WILLOW CREEK BUSINESS PARK UNIT II REPLAT LOT 10	NOB (PAD)	3
THUMB BUTTE TRACT	BG	11

TRITLE TRACT	BG	29
VALLEY VIEW	BG	2
VILLAGE AT THE BOULDERS - PARCEL 3	BG	6
VILLAGE AT THE BOULDERS REPLATTED	BG	8
WILLOW CREEK AND BLACK DRIVE OFFICE PARK REPLAT	NOB	6
WILLOW CROSSROADS	BG	4
WILLOW CROSSROADS 2	BG	2
WILLOW CROSSROADS UNIT 2	BG	4
WILLOW CROSSROADS UNIT 2 REPLAT LOT 6	BG	2
WILLOW LAKE BUSINESS PARK	NOB (PAD	8
WILLOW LAKE BUSINESS PARK 2ND REPLAT OF LOTS 4 AND 5	NOB (PAD	1

**COMMITTEE AGENDA MEMO**

MEETING DATE/TYPE: **SUBCOMMITTEE MEETING** **7-3-18**

DEPARTMENT: **Public Works**

AGENDA ITEM: Water Service Agreement Application No. WSA18-008 by Blyth IRA, LLC for one (1) new single-family residence on APN 110-02-099C, located at 171 S. Rush Street

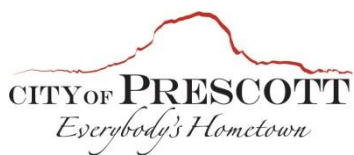
Summary

Water Service Agreement Application No. 18-008 was filed by Barry L. Blyth, owner of APN 109-07-108F, on March 23, 2018, seeking an alternative water allocation for a single-family residence on land within the City limits.

Background

In accordance the Water Management and Calendar Year 2018 Alternative Water Allocation Policy, as amended, the applicant submitted Building Permit (B1803-042) and Water Service Agreement (WSA18-008) applications. The total water for this per the 2018 Policy, an alternative water allocation of 0.12 acre-foot is required, and can be administratively approved by the City Manager.

Recommended Action: For Subcommittee information.

**COMMITTEE AGENDA MEMO**

MEETING DATE/TYPE: **SUBCOMMITTEE MEETING** **7-3-18**

DEPARTMENT: **Public Works**

AGENDA ITEM: Requests for the Amendment of City Contract No. 1997-176 (Highland Pines Domestic Water Improvement District IGA) to allow for the combination of parcels inside the IGA boundary with parcels (under the same ownership) outside the boundary.

Summary

City Council minutes from August 10, 1970, document that the City entered into a Water Service Agreement with Highland Pines Properties, Inc. Later in 1997, the City entered into an Intergovernmental Agreement (IGA) with the Highland Pines Domestic Water Improvement District, City Contract No. 1997-176, and since, the contract has had subsequent amendments. Two property owners (Riedl and Lofgren) currently receive water supplies in accordance with said contract. They are now requesting approval to have parcels adjacent to and outside of the IGA boundary be added to each owner's current property located inside the IGA boundary. Both owners have stated in their written request that additional water supplies are not sought. A third property owner (O'Neill) has property within the IGA boundary due to a land swap agreement when the owner of APN 100-01-155C built in a manner that encroached on Mr. O'Neill's property APN 100-01-115C. Mr. O'Neill is seeking to have 100-01-075C (0.11 acres inside the IGA boundary) removed from the Highland Pines IGA and combined with APN 100-01-155C (7.99 acres outside the IGA boundary).

Background

This IGA provides water service for residential uses encompassing approximately 440 acres of land located outside the City limits. The service area is not connected to the City's sewer system. The IGA has been amended four times, each with a different reason to include more land and in some cases water service to properties that were outside of the IGA boundary. Amendments 2 through 4 were for the combination of lots where one was located inside the boundary, while the other parcel was outside and adjacent to the boundary.

Requests to Combine Parcels

Owner 1

Janelle Riedl currently resides on APN 100-04-113. Ms. Riedl owned APN 100-01-127H which on June 30, 2005, was split into APN 100-01-127J and 127K. The parent parcel of APN 100-01-127H was APN 100-01-108Q (this is the County's first digital record) and subsequently further splits occurred starting on March 23, 1994, creating

AGENDA ITEM: Requests for the Amendment of City Contract No. 1997-176 (Highland Pines Domestic Water Improvement District IGA) to allow for the combination of parcels inside the IGA boundary with parcels (under the same ownership) outside the boundary.

the APN series of 127 and 127A. A neighbor (Owner 2 - Lofgren) entered into an agreement that if the parcel APN 100-01-127H could be split, the Lofgrens would purchase a portion of the former lot. In 2005, the property was split creating APN 100-01-127J (1.5 acres) and K (0.75 acres). Ms. Riedl would now like to combine APN 100-04-113 and 100-01-127J (see Attachment 1 and Attachment 2).

Owner 2

Ron Lofgren and Martha Walton-Lofgren currently reside on APN 100-06-026. In 2005, an adjacent parcel (APN 100-01-127K) was available for sale and two neighbors were interested in splitting the lot (see Owner 1 information), with each person purchasing a portion of said parcel. They are seeking to combine APN 100-06-026 with 100-01-127K (see Attachment 3 and Attachment 4).

Owner 3

Richard C. O'Neill currently owns APN 100-01-075C (0.11 acres). He would like to remove the parcel from the Highland Pines IGA and combine the parcel with APN 100-01-155C (7.99 acres) to complete an 8 acre parcel. The resulting parcel would then be split into 4, 2-acre parcels and would be made available for sale (see attachments 5 and 6).

Attachments

1. Owner 1 (Riedl) - Location Map
2. Owner 1 (Riedl) - Letter received May 14, 2018
3. Owner 2 (Lofgren) - Location Map
4. Owner 2 (Lofgren) - Letter received May 14, 2018
5. Owner 3 (O'Neill) - Location Map
6. Owner 3 (O'Neill) - Letter dated June 8, 2018

Recommended Action: **MOVE** to: 1) recommend City Water Resource Management continue to work with the parties to prepare amendments to the IGA without the City incurring additional water supply obligations, or 2) Another motion to be determined by the Subcommittee.

Parcel Report for APN: **100-04-113**

Site Address: **905 N TURKEY RUN**

Owner:
RIEDL DONALD E & JANELLE F RS
905 N TURKEY RUN RD
PRESCOTT AZ 86301

Subdivision Name: **HIGHLAND PINES PLAT D**

Max. Lot Coverage: -
 Max. Bldg Height: -
 Setbacks:
 Front: -
 Side: -
 Rear: -
 Corner: -

Acres: **0.0 acres**
 Square Ft: **sq.ft.**
 TRS:

DOR Usage Code:
 Description:

Zoning Information

Zoning: **county**

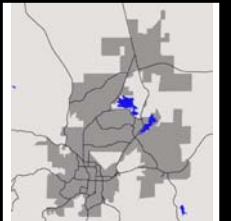
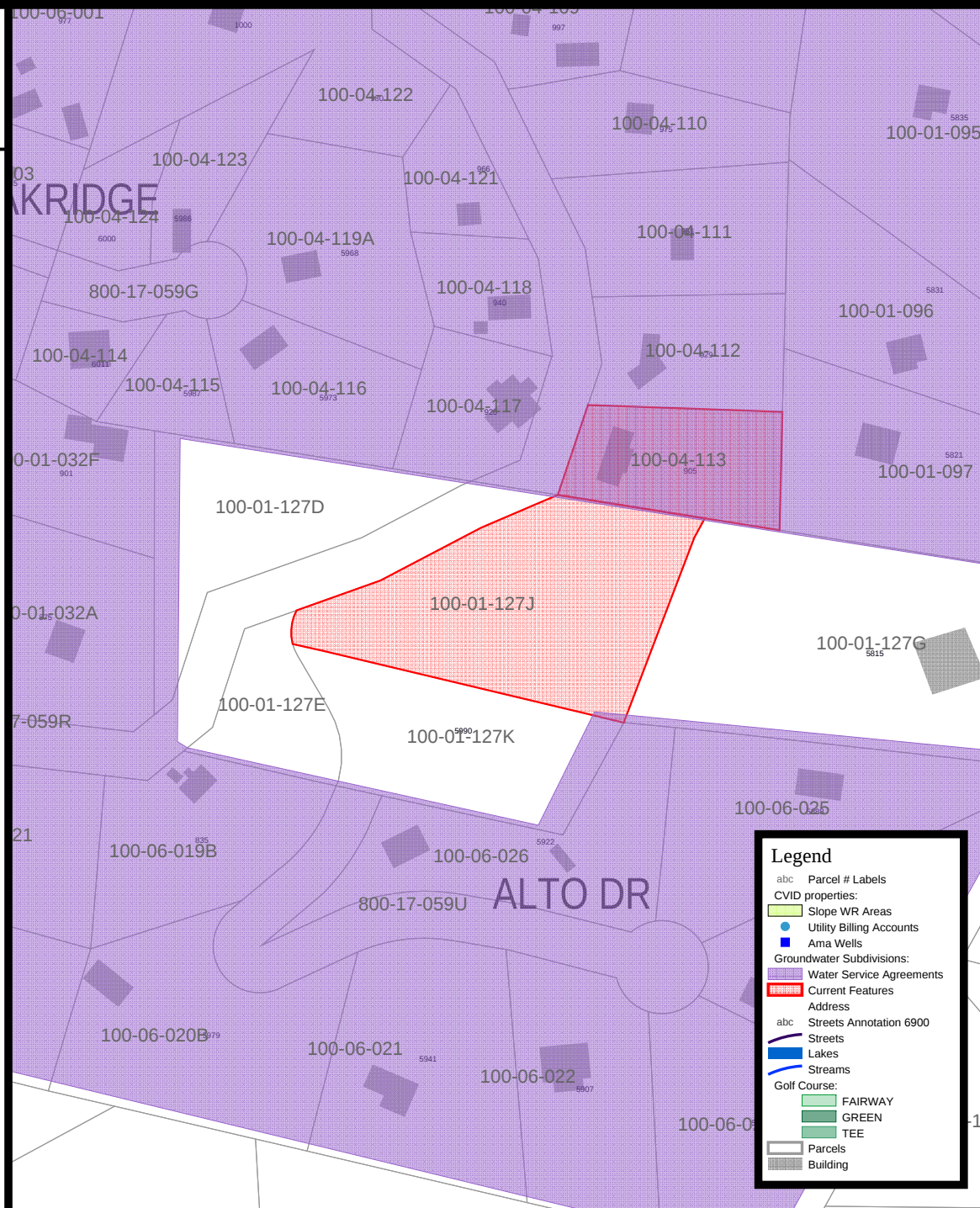
Flood Zone: -
 FIRM Panel: -

Overlay District Information

HPD District: **county**
 NR District: **county**
 Willow Creek District: -
 Whipple-Zuma District: -
 Hwy 69 District: -
 Prescott East Area Plan: -
 Prescott Enterprise: **county**
 Airport Noise District: -
 Wildlife Urban Interface: **county**

Planner's Actions:

-



905 N TURKEY RUN RD

This map is a product
of
The City of Prescott



0' 1" = 173'

City of Prescott

Water Resource Management

On May 8, 2018 I stopped by the City of Prescott to inquire about combining APN's 100-01-127J and 100-04-113, our residence, which resides on 100-04-113, (built in 1994) and is included in the Highland Pines Intergovernmental Agreement (IGA) for City water service. APN 100-01-127J is outside of the IGA and was the result of a lot split in 2005 to form the parcel in question and APN 100-01-127K.

The purchase was to allow for the neighbors to build a garage and the remainder of the 100-01-127K , and all of 100-01-127J, to remain open space and were fully aware that they were out of the water district and as such had no water rights. Neither party was interested in requesting the addition of water rights for those parcels.

We are requesting approval to combine lots 100-01-127J and 100-04-113 for the sole purpose of having one lot and maintaining the single water connection.

I have confirmed with the County that as the property is less than 2 acres, no structure can be built on 100-01-127J as currently zoned.

Janette Riedl
Donald Riedl

928 925 4209

Janette Riedl • cableone

Attachment: Owner 1 (Riedl) - Letter received May 14, 2018 (2065 : Highland Pines IGA Amendment)

City of Prescott
c/o Carol Johnson
433 N. Virginia Ave.
Prescott, AZ 86303

Subj: Request for Approval

Don and Janelle Riedl, 905 Turkey Run Rd., and Ron and Marti Lofgren, 5922 Alto Dr., residents of the Highland Pines community have submitted requests to the Highland Pines Domestic Water Improvement District (HPDWID) Board for consideration. The requests are attached.

The Riedls and Lofgrens are neighbors who, under mutual agreement, purchased property between their two homes to assure that the space would remain open. The properties in question are not in the HPDWID. Both families have properly recorded their property purchases with Yavapai County. They are asking the Highland Pines Water Board to: 1. Support their request to have the new purchases combined with their existing property parcel; and 2. Transmit our recommendation for approval to your office.

The Board met and considered their requests. They have made it plain that they are not asking for approval of water for the new property, and have emphasized that they want to maintain the open space. We are convinced of their desire to maintain open space, and we believe their statements that they are not requesting additional water for Highland Pines. Each family agrees that should they sell their individual property, they would include a statement in the sales agreement that no additional water is to be made available to the property.

The Highland Pines Water Board supports the requests from both families and recommends approval from your office.

Exhibit A

Parcel 100-04-113:

Lot 11, Highland Pines, Plat "D", according to the plat of record in Book 8 of Maps, Page II, records of Yavapai County, Arizona.

Parcel 100-01-127J:

All that portion of Section 34, Township 14 North, Range 3 West, as recorded in Book 3843 of Official Records, page 17, and shown as parcel 2 in the record of survey recorded in Book 59 of Land Surveys, Page 22, all on file in the office of the Yavapai County Recorder, Yavapai County, Arizona.

Attachment: Owner 1 (Riedl) - Letter received May 14, 2018 (2065 : Highland Pines IGA Amendment)

Janelle Riedl

From: "Patty Oliver" <patty.oliver@yavapai.us>
Date: Friday, May 11, 2018 10:04 AM
To: <janelle-r@cableone.net>
Cc: "David.C Williams" <David.C.Williams@yavapai.us>; "Tammy DeWitt" <Tammy.DeWitt@yavapai.us>
Attach: Use Permit_Zoning Map Change updated.pdf
Subject: 100-01-127J and 100-01-127K

Hello Janelle,

The two properties listed above are each zoned RCU-2A (Residential; Rural, 2-acre minimum property size). Parcel 100-01-127J contains 1.49 acres and parcel 100-01-127K contains .75 acres, neither meets the minimum size of 2 acres, they are considered illegal non-conforming parcels. We would not be able to issue permits on either one of these. In order to make these legal, a Zoning Map Change would be required. We suggest R1L-25 so both parcels can be done together, and we would stipulate that 100-01-127J cannot be split further. I have attached the application above. Please contact Tammy DeWitt (Senior Planner) if you would like to pursue this.

Patty Oliver
Planner
Planning & Land Use Unit
Ph. 928-771-3214
Fax 928-771-3432

***Yavapai County Development Services
1120 Commerce Dr
Prescott, AZ 86305***

Attachment: Owner 1 (Riedl) - Letter received May 14, 2018 (2065 : Highland Pines IGA Amendment)

Recording Requested by:
First American Title Insurance Agency, Inc.

When recorded mail to:
Donald E. Riedl and Janelle F. Riedl
905 Turkey Run Road
Prescott, AZ 86301-7238



B-4279 P-200
Page: 1 of 4
WD 3875765

WARRANTY DEED

Escrow No. **250-4479968 (JLE)**

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Cunninghill L.L.C., an Arizona Limited Liability Company, the GRANTOR does hereby convey to

Donald E. Riedl and Janelle F. Riedl, husband and wife, the GRANTEE

The following described real property situate in **Yavapai County, Arizona** with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

See Exhibit "A" attached hereto and by reference made a part hereof.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED: June 17, 2005

SEE ACCEPTANCE ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.

Cunninghill L.L.C., an Arizona Limited Liability Company

By: Hill, Inc
Its: MANAGER

By: John B. Hill
Its: President

Attachment: Owner 1 (Riedl) - Letter received May 14, 2018 (2065 : Highland Pines IGA Amendment)



A.P.N.: 100-01-127H 3

Warranty Deed - continued

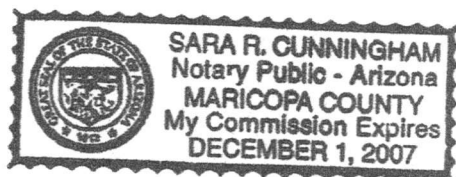
STATE OF ARIZONA)
)ss.
County of MARICOPA)

On June 20th 2005, before me, the undersigned Notary Public, personally appeared JOHN HILL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: DECEMBER 1, 2007

Sara R. Cunningham
Notary Public



Attachment: Owner 1 (Riedl) - Letter received May 14, 2018 (2065 : Highland Pines IGA Amendment)



B-4279 P-200
Page: 3 of 4
WD 3875765

EXHIBIT 'A'

ALL THAT PORTION OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 3 WEST, AS RECORDED IN BOOK 3843 OF OFFICIAL RECORDS, PAGE 17, AND SHOWN AS PARCEL 2 IN THE RECORD OF SURVEY RECORDED IN BOOK 59 OF LAND SURVEYS, PAGE 22, ALL ON FILE IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34;

THENCE SOUTH 89 DEGREES 57 MINUTES 03 SECONDS EAST, A DISTANCE OF 725.35 FEET ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 34;

THENCE NORTH 01 DEGREES 53 MINUTES 37 SECONDS WEST, A DISTANCE OF 1232.28 FEET;

THENCE NORTH 28 DEGREES 55 MINUTES 49 SECONDS EAST, A DISTANCE OF 605.29 FEET;

THENCE NORTH 84 DEGREES 04 MINUTES 47 SECONDS WEST, A DISTANCE OF 487.42 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 28 DEGREES 55 MINUTES 47 SECONDS EAST, A DISTANCE OF 248.04 FEET;

THENCE NORTH 80 DEGREES 51 MINUTES 46 SECONDS WEST, A DISTANCE OF 175.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TURKEY RUN, AS SHOWN ON BOOK 17 OF MAPS AND PLATS, PAGE 90 ON FILE IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER;

THENCE SOUTH 67 DEGREES 00 MINUTES 46 SECONDS WEST, A DISTANCE OF 91.83 FEET ALONG SAID RIGHT-OF-WAY;

THENCE SOUTH 62 DEGREES 26 MINUTES 46 SECONDS WEST, A DISTANCE OF 122.46 FEET ALONG SAID RIGHT-OF-WAY;

THENCE SOUTH 70 DEGREES 35 MINUTES 46 SECONDS WEST, A DISTANCE OF 55.94 FEET ALONG SAID RIGHT-OF-WAY TO THE CENTERLINE OF ALTO DRIVE, BEING AN EASEMENT 50.00 FEET IN WIDTH AS SHOWN ON BOOK 19 OF MAPS AND PLATS, PAGE 80, ON FILE IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER;

THENCE SOUTH 44 DEGREES 41 MINUTES 00 SECONDS WEST, A DISTANCE OF 17.85 FEET ALONG SAID CENTERLINE TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, WITH A RADIUS OF 50.00 FEET;

THENCE SOUTHERLY ALONG SAID CENTERLINE AND CURVE THROUGH A CENTRAL ANGLE OF 61 DEGREES, 58 MINUTES, 05 SECONDS, A LENGTH OF 54.08 FEET;

THENCE SOUTH 77 DEGREES, 36 MINUTES, 50 SECONDS EAST, A DISTANCE OF 332.03 FEET TO THE POINT OF BEGINNING.

Attachment: Owner 1 (Riedl) - Letter received May 14, 2018 (2065 : Highland Pines IGA Amendment)



A.P.N.: 100-01-127H 3

Warranty Deed - continued

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated **06/17/2005** by and between **Cunninghill L.L.C. and Donald E. Riedl and Janelle F. Riedl.**

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: **06/17/2005**

Donald E. Riedl

Janelle F. Riedl

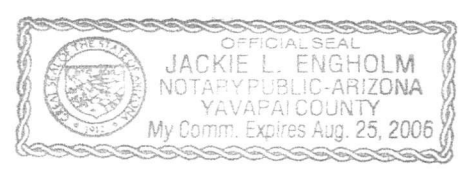
STATE OF **ARIZONA**)
County of **Yavapai**)ss.

On **6/24/05**, before me, the undersigned Notary Public, personally appeared **Donald E. Riedl and Janelle F. Riedl**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: **8/25/06**

Notary Public



Attachment: Owner 1 (Riedl) - Letter received May 14, 2018 (2065 : Highland Pines IGA Amendment)

INDEXED &
MICROFILMED



INSTRUMENT # 9728621
OFFICIAL RECORDS OF
YAVAPAI COUNTY
PATSY C. JENNEY-COLON
REQUEST OF:
CAPITAL TITLE AGENCY
DATE: 05/28/97 TIME: 14:30
FEE: 7.00 SC: 4.00 PT: 1.00
BOOK 3414 PAGE 689 PAGES: 002

1.a

when recorded mail to:

DONALD E. RIEDL
JANELLE F. RIEDL
4122-A LOIRE DR.
KENNER, LA 70065

118156 KW

Warranty Deed

(COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP)

FOR THE CONSIDERATION of ten Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged,
WILLIAM T KEATING, a single man

(hereinafter "Grantor"), hereby conveys to

DONALD E. RIEDL and JANELLE F. RIEDL, husband and wife

husband and wife, not as Tenants in Common and not as Joint Tenants, but as Community Property with Right of Survivorship, the Real property situated in Yavapai County, Arizona, described as follows:

LOT 11, HIGHLAND PINES, PLAT "D", according to the plat of record in Book 8 of Maps, Page 88, records of Yavapai County, Arizona.

Subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear on record. Grantor hereby bind themselves to warrant and defend the title as against all persons whomsoever. Grantor hereby declares that this deed is made and delivered as a transaction to hold title to the Real Property as Community Property with Right of Survivorship (A.R.S. 14-1201(28)).

Dated this 3 day of April, 1997

William T. Keating
WILLIAM T KEATING

7 April 1997

STATE OF ARIZONA)
) ss

This instrument was acknowledged before me this 7 day of April, 1997 by

l.a

WILLIAM T KEATING

James J. Strue
Notary Public

October 31, 1998
My Commission Expires

SEAL

continued...

BOOK **3414** PAGE **689**

Attachment: Owner 1 (Riedl) - Letter received May 14, 2018 (2065 : Highland Pines IGA Amendment)



ACCEPTANCE
(COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP)

WE, the grantees, hereby declare our intention to accept this deed and hold title to the Real Property not as Tenants in Common, and not as Joint Tenants, but as Community Property with Right of Survivorship.

Dated this 3 day of April, 1997

Donald E. Riedl
DONALD E. RIEDL

Janelle F. Riedl
JANELLE F. RIEDL

STATE OF LOUISIANA)
ARIZONA)
County of JEFFERSON) ss
YAVAPAI)
PARISH)

This instrument was acknowledged before me this 17th day of April, 1997 by
DONALD E. RIEDL and JANELLE F. RIEDL

Jose A. Castellon
Notary Public

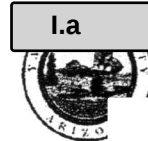


JOSE A. CASTELLON
Louisiana Notary Public
Parishes of Jefferson & St. Tammany
My Commission Is For Life

My Commission Expires

SEAL

Judd W. Simmons
Yavapai County Assessor



NOTICE DATE:

PROPERTY NOTICE OF VALUE

PETITION FOR REVIEW DEADLINE

February 16, 2018

April 18, 2018

Parcel ID:

10004113

2019 VALUATIONS

Legal Class	Taxable Value / LPV *	Assessment Ratio	Assessed Value
3	338,090	10.0	33,809

Legal Class	Market Value / FCV **
3	452,568

2018 VALUATIONS

Legal Class	Taxable Value / LPV *	Assessment Ratio	Assessed Value
3	321,990	10.0	32,199

Legal Class	Market Value / FCV **
3	432,628

Legal Description:

SECTION: 34 TOWNSHIP: 14N RANGE: 3W ACRES: 0.500000
 HIGHLAND PINES

10001127J

NOTICE OF VALUE

THIS IS NOT A TAX BILL

RETURN SERVICE REQUESTED

PRESORTED
 FIRST CLASS
 U.S. POSTAGE
 PAID
 PHOENIX, ARIZONA
 PERMIT NO. 338

JUDD W. SIMMONS
YAVAPAI COUNTY ASSESSOR
 1015 FAIR STREET
 PRESCOTT, AZ 86305
 (928) 771-3220

See reverse side for definitions and instructions

Your Petition Deadline is April 18, 2018

Property located in:	Tax Year	Parcel ID	BK	MP	Parcel	Notice Date
YAVAPAI COUNTY	2019	10001127J				02/16/2018

2018 VALUATION				2019 VALUATION			
LEGAL CLASS	Value	ASST. RATIO	ASSESSED VALUE	LEGAL CLASS	VALUE	ASST. RATIO	ASSESSED VALUE
LAND FCV 2R	63,225	15.0	9,484	2R	83,899	15.0	12,585
IMPR FCV		00.0				00.0	
TOTAL FCV 2R	63,225	15.0	9,484	2R	83,899	15.0	12,585
LIMITED VALUE 2R	60,775	15.0	9,116	2R	63,814	15.0	9,572

SECTION: 34 TOWNSHIP: 14 RANGE: 3W ACRES: 1.490000
 AN IRREG PTN OF THE NW4 THE SE PCL COR LYING APPRO

LEGAL DESCRIPTION

* Assessment ratio may be rounded

RIEDL DONALD E & JANELLE F RS

Packet Pg. 41

Attachment: Owner 1 (Riedl) - Letter received May 14, 2018 (2065 : Highland Pines IGA Amendment)

[Home](#) [Search](#) [Pay Online](#) [Contact Us](#)

 All 2016 and prior real estate property taxes must be paid by cashier's check, money order or credit card. Please contact our office at 928-771-3233.

Tax Search

Examples: 1015 Fair St, 123-45-678X, 12345678X, 0000168-017, Smith or Smith J

Information for Parcel 100-01-127J:

Tax Search Results:

Information updated 05/09/2018

Parcel or Taxpayer ID: 100-01-127J 8  [View Map \(GIS\)](#) Area: 190  [View Tax Chart](#)  [View 2017 Tax Bill](#)
 Owner Name: RIEDL DONALD E & JANELLE F RS
 Address: 905 N TURKEY RUN RD PRESCOTT AZ 86305
 Legal Description: AN IRREG PTN OF THE NW4 THE SE PCL COR LYING APPROX 75'W OF THE N
 E COR OF LOT 15.HIGHLAND PINES UNIT 2 PLAT K PER M&P 19/80 SEC 34
 -14-3W CONT 1.49AC

Tax Summary:

Found (1) Record(s)

Interest is calculated through 05/31/2018

Year	Cert/Tax	Interest Due	Fees Due	Total Due	Status
2006 - 2017	0.00	0.00	0.00	0.00	Paid

Taxes Billed and Paid:

Pertains only to fully-paid years.

Found (12) Record(s)

Year	Tax
2017	902.42
2016	892.78
2015	910.88
2014	892.66
2013	1083.12
2012	1002.16
2011	1249.24
2010	1182.86
2009	1256.36
2008	772.54
2007	714.86
2006	667.74

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[Home](#) [Search](#) [Pay Online](#) [Contact Us](#)

 All 2016 and prior real estate property taxes must be paid by cashier's check, money order or credit card. Please contact our office at 928-771-3233.

Tax Search

Examples: 1015 Fair St, 123-45-678X, 12345678X, 0000168-017, Smith or Smith J

Information for Parcel 100-01-127J:

Tax Search Results:

Information updated 05/09/2018

Parcel or Taxpayer ID: 100-01-127J 8  [View Map \(GIS\)](#) Area: 190  [View Tax Chart](#)  [View 2017 Tax Bill](#)
 Owner Name: RIEDL DONALD E & JANELLE F RS
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 E COR OF LOT 15.HIGHLAND PINES UNIT 2 PLAT K PER M&P 19/80 SEC 34
 -14-3W CONT 1.49AC

Tax Summary:

Found (1) Record(s)

Interest is calculated through 05/31/2018

Year	Cert/Tax	Interest Due	Fees Due	Total Due	Status
2006 - 2017	0.00	0.00	0.00	0.00	Paid

Taxes Billed and Paid:

Pertains only to fully-paid years.

Found (12) Record(s)

Year	Tax
2017	902.42
2016	892.78
2015	910.88
2014	892.66
2013	1083.12
2012	1002.16
2011	1249.24
2010	1182.86
2009	1256.36
2008	772.54
2007	714.86
2006	667.74

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Parcel Report for APN: **100-01-127K**

Site Address: **5990 W ALTO DR**

Owner:
LOFGREN FAMILY TRUST
5922 W ALTO DR
PRESCOTT AZ 863057200

Subdivision Name:

Max. Lot Coverage: -
 Max. Bldg Height: -
 Setbacks
 Front: -
 Side: -
 Rear: -
 Corner: -

Acres: **0.0 acres**
 Square Ft: **sq.ft.**
 TRS:

DOR Usage Code:
 Description:

Zoning Information

Zoning: **county**

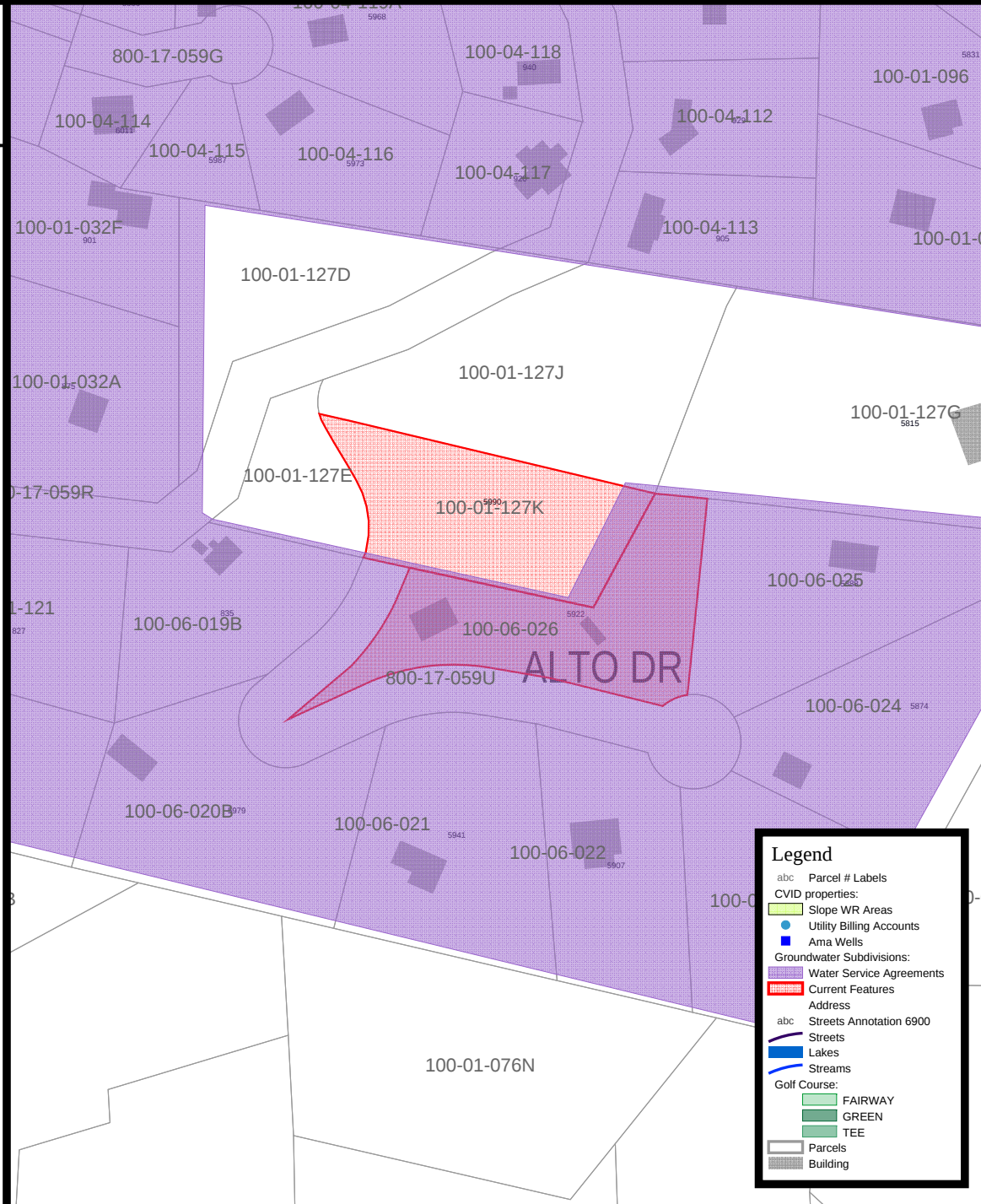
Flood Zone: -
 FIRM Panel: -

Overlay District Information

HPD District: **county**
 NR District: **county**
 Willow Creek District: -
 Wipple-Zuma District: -
 Hwy 69 District: -
 Prescott East Area Plan: -
 Prescott Enterprise: **county**
 Airport Noise District: -
 Wildlife Urban Interface: **county**

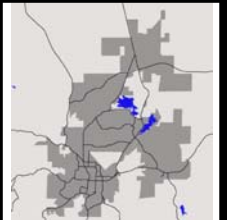
Planner's Actions:

-



Legend

- abc Parcel # Labels
- CVID properties:
 - Slope WR Areas
 - Utility Billing Accounts
 - Ama Wells
- Groundwater Subdivisions:
 - Water Service Agreements
 - Current Features
 - Address
- abc Streets Annotation 6900
 - Streets
 - Lakes
 - Streams
- Golf Course:
 - FAIRWAY
 - GREEN
 - TEE
- Parcels
- Building



5990 W ALTO DR

This map is a product
of
The City of Prescott



0' 1" = 171'

May 10, 2018

Department of Water Resource Management

City of Prescott

RE: Parcels # 13- 100-06-026 @ 5922 W Alto Dr.86305 & #100-01-127K @ 5990 W Alto Dr 86305

To Whom It May Concern,

In 1998, we initiated plans to build an attached garage to our house and learned that the building codes had changed since we purchased the house in 1987 and that due to newly enforced set-back requirements, we would not be granted a building permit given proximity to adjacent property. At that time, Steve Mauk of the Yavapai County Planning and Zoning advised that the only way to be granted a permit would be to acquire the adjacent property and have it combined into a larger plot.

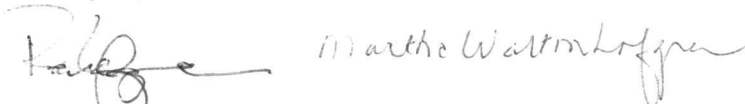
As a result of a Prescott National Forest land swap, the "finger of the forest" that separated our property at 5922 Alto from our neighbors (Don & Janelle Riedl) was later put up for sale as a 10 acre parcel for \$100,000. In 2005, that 10 acre parcel was subdivided into 2 acre plots thus creating Parcel #100-01-127H. We entered into an agreement with our neighbors, the Riedl's, to purchase a portion of the parcel if it could be split and then combined with our existing parcels. In June 2005, Parcel #100-01-127H was split and sold as parcel # 100-01-127J to the Reidl's and parcel #100-01-127K to Lofgren.

When we approached the Yavapai County in 2006 about legally combining the properties, we were told it could not be done as the properties were zoned differently. We were told the alternative would be to build our garage on the new parcel away from the house. But last year when we went to Yavapai County Development Services to initiate the permitting process to build, we were informed that the property was illegally subdivided and that no structure could ever be built upon them. We were told the only option would be to have the properties legally combined.

Since then, we have been advised that the newly split property would have to be re-zoned which would entail obtaining approval from various city, county and subdivision entities that might be affected if the re-zoning occurred. It is for that purpose that this letter is written.

We are seeking your department's approval to proceed with having Parcel # 100-01-127K re-zoned from RCU-2U classification to R1L-35 classification and adjoined/combined with Parcel # 100-06-026 so we may obtain a building permit for the 2 car garage we have sought for 31 years.

Thank you ,



Ron Lofgren & Martha Walton-Lofgren

Attachment: Owner 2 (Lofgren) - Letter received May 14, 2018 (2065 : Highland Pines IGA Amendment)

RECORDING REQUESTED BY

l.b

When recorded mail to:

Mr. & Mrs. Ronald L. Lofgren
Oak Ridge, Highland Pines
Prescott, AZ 86301

\$	7	1	P	4	1	5	0
Bk		Map		Pcl			

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Relo. File No. 1538-0210

83885p

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,
ED KIT and MARILYN KIT, husband and wife

do hereby convey to

RONALD LEE LOFGREN and MARTHA I. WALTON-LOFGREN, husband and wife, not as tenants in c
or as community property, but as joint tenants with the right of survivorship
the following real property situated in Yavapai County, Arizona:

Lot 15 Unit 2 HIGHLAND PINES Plat K according to the plat of record in the office
of the Yavapai County Recorder in Book 19 of Maps, page 80.

INDEXED

	INSTRUMENT # 8716743	
	OFFICIAL RECORDS OF	
	YAVAPAI COUNTY	
	PATSY C. JENNEY	
	REQUEST OF:	
YAVAPAI TITLE CO		
DATE: 05/01/87 TIME: 16:30		
FEE: 7.00		
BOOK 1929 PAGE 312 PAGES: 002		

MICROFILMED

Subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens
covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor warrants the title against al
persons whomsoever.

Dated this 4th day of December, 19 86.

x Ed Kit
ED KIT

x Marilyn Kit
MARILYN KIT

STATE OF California } ss.
County of Santa Clara

B: 4858 P: 44 01/25/2012 04:23:33 PM WD
 Leslie M. Hoffman
 OFFICIAL RECORDS OF YAVAPAI COUNTY \$10.00
 JOHN PHILLIPS 2012-0004090

B: 4858 P: 44 01/25/2012 04:23:33 PM WD
 \$10.00 Page: 1 of 2 2012-0004090

B: 4873 P: 282 04/10/2012 01:23:29 PM CD
 \$10.00 Page: 3 of 5 2012-0019387

WHEN RECORDED RETURN TO:

JOHN E. PHILLIPS
 ATTORNEY AT LAW, P.C.
 147 S. Marina Street
 Prescott, AZ 86303

FEE
 \$5
 \$4
 \$5
 \$1
 \$10
 \$

WARRANTY DEED

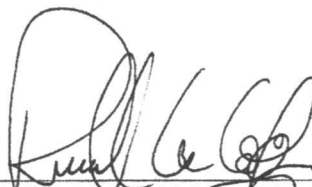
(Exempt pursuant to A.R.S. § 11-1134(B)(8))

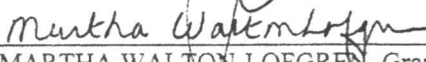
FOR THE CONSIDERATION of Five Dollars (\$5.00), and other valuable considerations, RONALD LEE LOFGREN and MARTHA WALTON-LOFGREN, husband and wife, Grantors, do hereby convey, grant, warrant and confirm to RONALD LEE LOFGREN and MARTHA WALTON-LOFGREN, as Trustees of the LOFGREN FAMILY TRUST dated January 23, 2012 the real property in Yavapai County, Arizona, to-wit:

See Exhibit "A" attached.

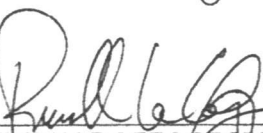
DATED this 23rd day of January, 2012.

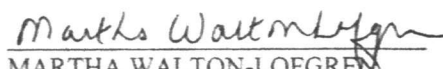
GRANTORS:


 RONALD LEE LOFGREN, Grantor


 MARTHA WALTON-LOFGREN, Grantor

ACCEPTED BY:


 RONALD LEE LOFGREN,
 Trustee, Lofgren Family Trust

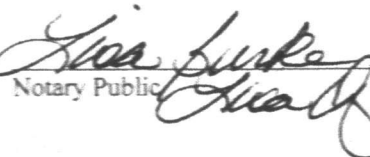

 MARTHA WALTON-LOFGREN
 Trustee, Lofgren Family Trust

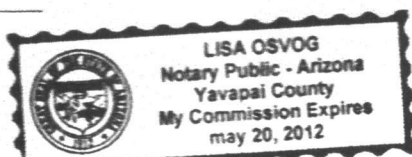
STATE OF ARIZONA)
)ss:
 COUNTY OF YAVAPAI)

The foregoing instrument was acknowledged before me this 23rd day of January 2012, by RONALD LEE LOFGREN and MARTHA WALTON-LOFGREN, both as individual Grantors and as Trustees of the Lofgren Family Trust.

My Commission Expires:

5-20-12


 Notary Public



A.P.N.: 100-01-127H 3

Warranty Deed - continued

Parcel #100-01-127 K

EXHIBIT 'A'

ALL THAT PORTION OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 3 WEST, AS RECORDED IN BOOK 3843 OF OFFICIAL RECORDS, PAGE 17, AND SHOWN AS PARCEL 2 IN THE RECORD OF SURVEY RECORDED IN BOOK 59 OF LAND SURVEYS, PAGE 22, ALL ON FILE IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER, YAVAPAI COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34;

THENCE SOUTH 89 DEGREES 57 MINUTES 03 SECONDS EAST, A DISTANCE OF 725.35 FEET ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 34;

THENCE NORTH 01 DEGREES 53 MINUTES 37 SECONDS WEST, A DISTANCE OF 1232.28 FEET;

THENCE NORTH 28 DEGREES 55 MINUTES 49 SECONDS EAST, A DISTANCE OF 605.29 FEET;

THENCE NORTH 84 DEGREES 04 MINUTES 47 SECONDS WEST, A DISTANCE OF 487.42 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 28 DEGREES, 55 MINUTES, 47 SECONDS WEST, A DISTANCE OF 137.87 FEET;

THENCE NORTH 72 DEGREES 25 MINUTES 21 SECONDS WEST, A DISTANCE OF 216.28 FEET TO A POINT ON THE CENTERLINE OF ALTO DRIVE, BEING AN EASEMENT 50.00 FEET IN WIDTH AS SHOWN ON BOOK 19 OF MAPS AND PLATS, PAGE 80, ON FILE IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER, ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 100.00 FEET, AND A CENTER POINT BEARING NORTH 85 DEGREES 04 MINUTES 03 SECONDS WEST;

THENCE NORTHERLY ALONG SAID CENTERLINE AND CURVE THROUGH A CENTRAL ANGLE OF 35 DEGREES, 22 MINUTES, 57 SECONDS, A LENGTH OF 61.75 FEET;

THENCE NORTH 30 DEGREES, 27 MINUTES, 00 SECONDS WEST, A DISTANCE OF 65.88 FEET ALONG SAID CENTERLINE TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY WITH A RADIUS OF 50.00 FEET;

THENCE SOUTH 77 DEGREES, 36 MINUTES, 50 SECONDS EAST, A DISTANCE OF 332.03 FEET TO THE POINT OF BEGINNING.

Parcel Report for APN: **100-01-075C**

Site Address: -
-

Owner:
O'NEALL RICHARD C
PO BOX 13160
PRESCOTT AZ 863043160

Subdivision Name:

Max. Lot Coverage: -
Max. Bldg Height: -
Setbacks
Front: -
Side: -
Rear: -
Corner: -

Acres: **0.0 acres**
Square Ft: **sq.ft.**
TRS:

DOR Usage Code:
Description:

Zoning Information

Zoning: **county**

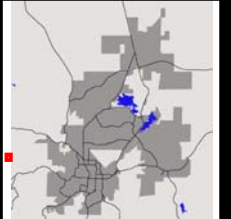
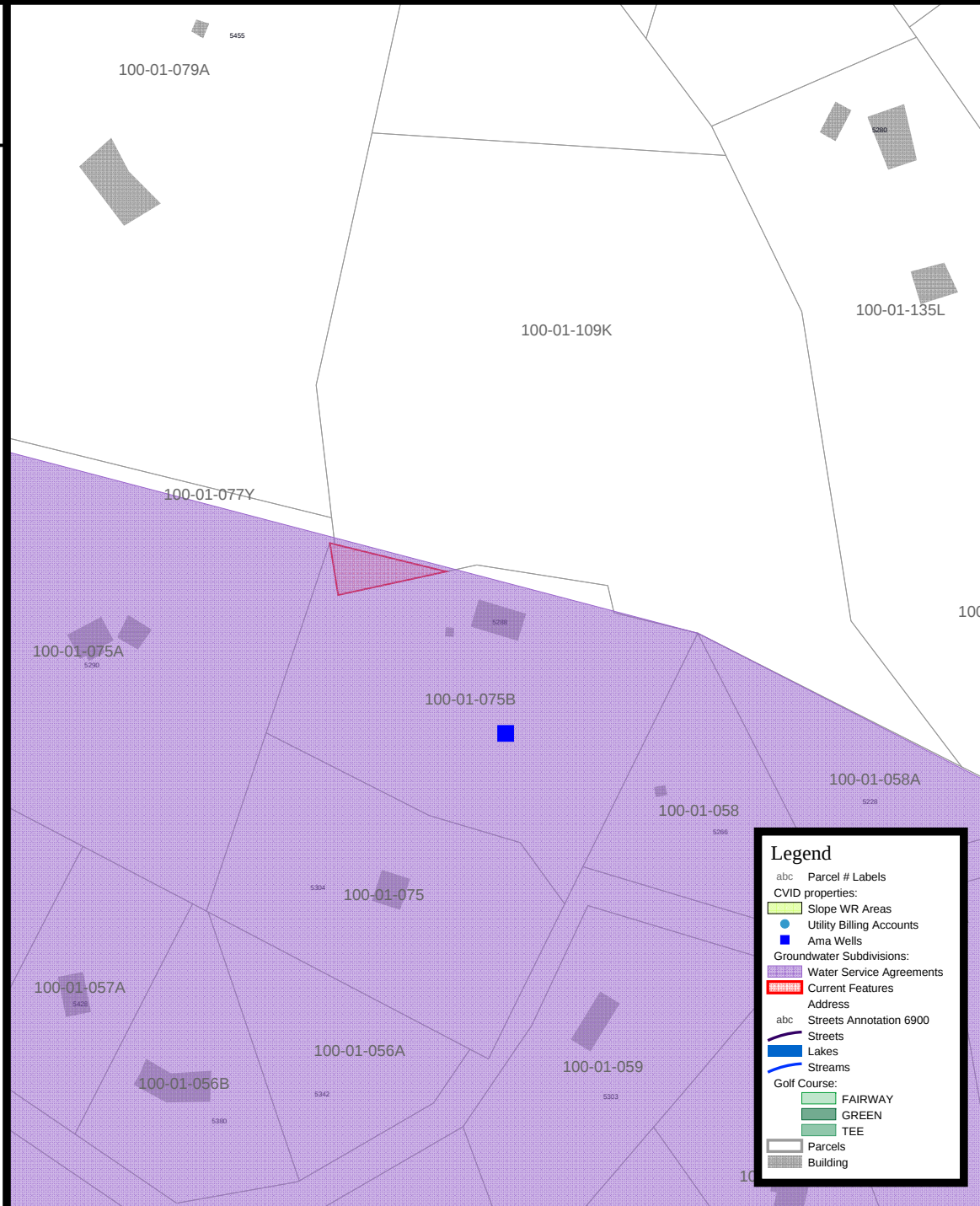
Flood Zone: -
FIRM Panel: -

Overlay District Information

HPD District: **county**
NR District: **county**
Willow Creek District: -
Whipple-Zuma District: -
Hwy 69 District: -
Prescott East Area Plan: -
Prescott Enterprise: **county**
Airport Noise District: -
Wildlife Urban Interface: **county**

Planner's Actions:

-



Legend

- abc Parcel # Labels
- CVID properties:
 - Slope WR Areas
 - Utility Billing Accounts
 - Ama Wells
- Groundwater Subdivisions:
 - Water Service Agreements
 - Current Features
 - Address
- abc Streets Annotation 6900
- Streets
- Lakes
- Streams
- Golf Course:
 - FAIRWAY
 - GREEN
 - TEE
- Parcels
- Building

This map is a product
of
The City of Prescott



0' 1" = 205'

Date: June 8, 2018

To: City of Prescott Water Issues Committee

From: Richard C O'Neill, Property Owner

APN: 100-01-075C

Subject: Removal from Highland Pines IGA

To Whom it May Concern:

My request is to remove parcel 100-01-075C from the Highland Pines IGA for combining the .11-acre parcel with a 7.89-acre parcel (100-01-155C) on Lonesome Hawk to complete an 8-acre parcel. The 8 acres will then go through a minor land division with Yavapai County to split them into 4 – 2-acre parcels for sale. I have no intention of receiving water from the Highland Pines Domestic Water Improvement District and my successors will not request water service for the newly created parcels.

Parcel 100-01-075C is unbuildable and currently landlocked by 100-01-155C, 100-01-075E and 100-01-075F. Please see attached

Thank you for considering my request,

Richard O'Neill

06-11-2018

Richard C. O'Neill

Date

DynamicPDF

Attachment: Owner 3 (O'Neill) - Letter dated June 8, 2018 (2065 : Highland Pines IGA Amendment)