

# City of Prescott

## Planning & Zoning Commission



October 26, 2023 | 9:00 AM  
201 N. Montezuma Street  
Council Chambers, 3rd Floor  
Prescott, AZ 86301

### AGENDA

The following Agenda will be considered by the **Planning & Zoning Commission** at their meeting to be held **October 26, 2023**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

#### Viewing & Participation

This meeting may be viewed on Channel 64, Facebook Live or on the City's website: [Live Prescott City Council Videos](#)

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. DISCUSSION & ACTION ITEMS**

- A. Approval of the October 12, 2023 Planning & Zoning Commission Meeting Minutes.

**Recommended Action: MOVE to approve the meeting minutes as presented**

- B. **ANX23-004** - A Request for Annexation of a 1.67 Acre Parcel in Northwest Prescott, Establishing the Initial City zoning as RE-2 Acre (Rural Estate 2 Acre). Location: APN102-05-324K. Property Owner: James Deep Well Ranches #1 LLC. Applicant: Gammage & Burnham, PLC.

**Recommended Action: MOVE to recommend the initial zoning to be Rural Estate 2 Acre (RE-2)**

- C. **PLN23-003** - A Preliminary Plat of South Ranch II Unit 4, at Deep Well Ranch, a 200 Unit Subdivision on an Approximate 31.4 Acre Parcel Generally Located at the Northwest Corner of the Future Jenna Lane and Future James Lane. Site Zoning: SPC (Specially Planned Community). Property Owner: James Deep Well Ranches #1 LLC. Applicant: Gammage & Burnham, PLC. Location: APN 102-05-036F.

**Recommended Action: MOVE to recommend approval of PLN23-003**

**4. STAFF UPDATES**

**5. ADJOURNMENT**

Upon a public majority vote of a quorum of the Board, the Board 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)).

#### **CERTIFICATION OF POSTING OF NOTICE**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 10/20/23 at 9:00 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.



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Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL  
AGENDA: October 26 Planning & Zoning Commission Meeting  
DATE: October 26, 2023  
DEPT: Community Development  
ITEM #: 3.A  
SUBJECT: Approval of the October 12, 2023 Planning & Zoning Commission Meeting Minutes.

## ITEM SUMMARY

This item is for the approval of the October 12, 2023 Planning & Zoning Commission Meeting. Staff recommends approval of the minutes as presented.

## BACKGROUND

None.

## FINANCIAL IMPACT

There is no fiscal impact at this time.

## RECOMMENDED ACTION

MOVE to approve the meeting minutes as presented

## ATTACHMENTS

1. October 12, 2023 P&Z Minutes



# City of Prescott

## Planning & Zoning Commission

October 12, 2023 | 9:00 AM  
201 N. Montezuma Street  
Council Chambers, 3rd Floor  
Prescott, AZ 86301

### MINUTES

#### 1. CALL TO ORDER

Chairman Michelman called the meeting to order at 9:00 A.M.

#### 2. ROLL CALL

Don Michelman - Chairman  
Ted Gambogi - Vice-Chairman  
Susan Graham - Member  
Thomas Hutchison – Member (Absent)  
James Kleczewski - Member  
Thomas Reilly - Member  
James Whiting - Member

#### 3. DISCUSSION & ACTION ITEMS

- A. Approval of the September 28, 2023 Planning & Zoning Commission Meeting Minutes.

**MOTION BY COMMISSIONER REILLY TO APPROVE SEPTEMBER 28, 2023, MEETING MINUTES; SECONDED BY COMMISSIONER GRAHAM: PASSED (6-0)**

- B. **SITE22-004** - Site Plan Review for a 223-unit Residential Rental Complex on Approximately 28.6 Acres. Zoning: SPC and LUG is V. Owner: Deep Well Ranches #1 LLC. Applicant: Terrascape Consulting. Location: APN 102-05-324N. George Worley, Planning Manager stated that this project has been before the Commission at a previous meeting. After questions came up at the last meeting, the applicant requested more time to make some modifications and provide additional information.

Mr. Worley presented an aerial map showing the project site. He stated that the subject property is located on the northwest corner of Pioneer Parkway and Willow Creek Road. The area was designated as part of the Deep Well Ranch Master Plan for multi-family or residential uses. The Land Use Group (LUG) is Village, which is a higher density land use that allows for multi-family projects like the one presented.

Mr. Worley presented a zoning map which shows that the project is in a Specially Planned Community (SPC) area. This designation allows for the Master Plan to control land uses within the Deep Well Ranch Master Planned Area.

Mr. Worley then presented a map that shows the Airport Impact Zones. He stated that the developers have worked with the airport to ensure that most of the project is out of the area of highest concentration of over flights. There is some parking in that area, which is in Impact Zone 4. The rest of the development will be in Impact Zone 6.

Mr. Worley stated that the project is split between 55 DNL and 60 DNL, which are two noise contour areas where there is a lot of noise created by aircraft. Mr. Worley stated that there is an adverse impact on property owners and residents in both areas.

Mr. Worley presented a chart from the Deep Well Master Plan that showed the allowances for the Village designation. He stated that it allows for relatively small lots and a relatively dense development. The proposed project meets those requirements as they are proposing 223 dwelling units on 28.6 acres, which is 7.7 units per acre. This is comparable to other subdivisions in the area. Much of the site has open space and parking. Mr. Worley stated that the project is distributed well within the property.

Mr. Worley presented a site plan which showed the unit locations, driveway locations, parking, and the major drainage that runs through the south one-third of the project. Mr. Worley stated that one of the items that was addressed at the previous meeting was the height of the tallest building in the community, which is the community center at 30'-5". He stated that typical single-family zoning allows up to thirty-five feet in height.

Mr. Worley presented a video from the developer showing the showing a drive-through rendering of what the property will look like including the inside of one of the units.

Mr. Worley stated that the project director has been in contact with Airport Director Robin Sobotta and there were a number of agreed upon conditions from the Airport.

Robin Sobotta, Airport Director, stated that before grading permits are issued, they will complete a 7460 process. A 7460 process is an airspace evaluation through the FAA (Federal Aviation Administration) for temporary obstructions. She stated that the site plan will be updated to indicate limitations for the portion of the site that is within Airport Impact Zone 4. They must indicate on the site plan that there will be limitations of fourteen feet in height and there will be unoccupied structures only. The height restrictions for natural growth are that vegetation will never exceed the height of the community center, which is thirty-five feet. She stated that airport disclosure documents will be made a part of the rental agreement. Ms. Sobotta stated that this disclosure will inform residents that there are 877 takeoffs and landings per day at Prescott Regional Airport. She stated that the rental agreement will include a clause allowing residents to terminate their lease within the first three months without penalty due to aircraft noise and overflights.

Commissioner Jim Kleczewski asked if the development would impact any future plans for the Airport as they expand.

Ms. Sobotta stated that she feels confident that residents who move in will have proper notification as well as the opportunity to vacate due to the disclosures.

Commissioner Ted Gambogi asked to confirm that zone four cuts across the parking lot shown on the site plan.

Mr. Worley stated that it does and that it will be used as parking for the facilities as well as overflow parking for residents.

Commissioner Gambogi asked about a grey structure that is not living quarters that is shown on the site plan.

Mr. Worley stated that it is a mechanical or storage building.

Commissioner Gambogi stated that the video showed a lot of grass and non-native species.

Mr. Worley stated that code requires plant species that are low water usage, drought tolerant, and native species. The applicant will be bound to use these for landscaping.

Mr. Worley stated that there were questions asked by the commission at the last meeting on this project about traffic impact in the area. Specifically, what impact the 223 rental units would have on existing Willow Creek Road as well as proposed Jenna Lane, which will be the primary access into the community. Jenna lane will also give access to properties and roadways south of the community.

Ian Mattingly, City of Prescott Traffic Engineer stated that this community is part of a larger traffic impact analysis submitted by Deep Well called The South Ranch Development which includes this development, a commercial development going in across the street to the East, and further to the North and West which will include future housing.

Mr. Mattingly stated that this development will generate about 1390 trips over a twenty-four-hour period and will have an impact of approximately one hundred peak hour trips in the A.M. or P.M. He stated that there is a single access point on Jenna Lane as well as gated emergency access off of Willow Creek Road.

Mr. Mattingly stated that Jenna Lane and Willow Creek Roads will be improved in this area. Willow Creek Road will be improved to a four-lane section from the South at Pioneer Parkway and north through Jenna Lane where the intersection will be widened to its full width which is a five-lane roadway on Willow Creek and a five-lane roadway on Jenna Lane. He stated that the roadway system is being built to handle this development as well as future developments. Mr. Mattingly stated that the intersection at Willow Creek Road and Jenna Lane will have a signal conduit and all infrastructure for a future signal which will be triggered

when one of the future single-family developments is built. He stated that he is confident in the roadway system and the ability for it to carry the traffic created by these developments. Jenna Lane will be built to a three-lane interim configuration with one lane in each direction and dedicated turn lanes and then will be widened to five lanes when the development continues to the North. The Traffic Impact Analysis was submitted approximately a year ago and was approved by staff.

Commissioner Gambogi stated that when the Commission heard another project, they heard from residents of Pinon Oaks on their concerns about traffic. He stated that this is similar to Pinon Oaks. He asked how the areas discussed by Mr. Mattingly will be better than the Pinon Oaks area.

Mr. Mattingly stated that Jenna Lane is anticipated to have signalized control, whereas Pinon Oaks does not. He stated that the traffic study looked at impacts down Pioneer Parkway. He stated that there will be dedicated improvements to easily handle the traffic. There is no access from Willow Creek Road. He stated that a median has been put in on Willow Creek Road to help control traffic as well.

Chairman Don Michelman asked why a traffic signal and not a roundabout.

Mr. Mattingly stated that if there is a higher capacity than could be handled by a signal, they might put in a roundabout. He stated that a traffic signal will provide good operational service through the build-out that is planned for this area. Mr. Mattingly stated that the improvements including the widening of Willow Creek Road, the construction of Jenna Lane, and the future traffic signal will be paid for by the developer.

Dave Grounds, founder and owner of The Great Street Company and developer of this project, stated that their clientele will be long term renters. He stated that in order to get financing for a project of this magnitude, they cannot put a clause in the contract allowing residents to move out after three months. He stated that they will have the disclosures and possibly a presentation to let potential renters know of the number of overhead flights so that they are well informed.

Commissioner Tom Reilly asked for clarification from the applicant that he would like to remove the clause in the rental agreement that allows renters to leave after three months if the noise from the airport is too much.

Mr. Grounds stated that they did a lot of research and that they cannot practically agree to it. They did agree to all the other stipulations presented by the Airport.

Commissioner Tom Reilly asked for clarification that the Airport Vicinity Overlay (AVO) has not been adopted by council.

Mr. Worley replied that it has not.

Commissioner Reilly stated for clarification that the DNL contours are a recommendation at this point and not a binding stipulation.

Mr. Worley replied that the noise contours are created through studies but there has been no formal adoption through the AVO.

Commissioner Reilly asked if there is a law that states that this has to be.

Mr. Worley stated that there is no zoning law that states that this has to be.

Commissioner Kleczewski stated that last time this project came before the Commission, the applicant was asked if artificial turf could work instead of grass for water conservation.

Mr. Grounds stated that they will only use artificial turf and all plants would comply with regulations for landscaping. They will be drought tolerant.

Commissioner Susan Graham asked if the rental lease will be one year.

Mr. Grounds replied yes.

Commissioner Graham stated for clarification that if renters are unhappy, they can leave after one year.

Mr. Grounds stated that is correct and stated that renters can leave whenever they want, but there will be a cancellation fee.

Commissioner Graham asked what the cancellation fee will be.

Mr. Grounds stated that he does not know the amount of the fee.

Chairman Michelman stated for clarification that the only change to the stipulation about a renter being able to leave before their lease is up is that a fee was added. He asked if there is a rough idea on what the fee will be.

Mr. Grounds stated that he does not know and does not want to try and guess.

Commissioner Reilly asked for clarification on which of the Airport comments are requirements and which are suggestions.

Ms. Sobotta stated that the 7460 process is required. The site plan item on Airport Impact Zone Four was an agreed upon decision that was made so that they do not seek acquisition and appraisal of the land. They agreed that it would be uninhabited. The height restrictions for natural growth is a grant assurance that is a requirement of the FAA. The disclosure documents are part of the Avigation Easement and are an attachment.

**MOTION BY COMMISSIONER REILLY TO RECOMMEND APPROVAL OF SITE22-004 SITE PLAN REVIEW PER THE SITE PLAN AND THE FIRST FOUR AIRPORT COMMENTS AS FOLLOWS:**

- 1. Before grading permits are issued, the FAA Form 7460-1 process will be completed for all temporary obstructions (determinations**

received). Following completion of the project, FAA Form 7460-2 must be completed for all permanent object determinations.

2. The site plan shall be updated to indicate limitations for the portion of the site that is within airport impact zone 4. (only use: vehicle parking and/or uninhabited vehicle garage structures, up to 14' in height.)
3. Height restrictions for natural growth: vegetation will never exceed the top of the clubhouse. The rental management/owner shall select height-limited species and maintain the landscaping to comply in perpetuity.
4. Airport disclosure documents will be made part of the rental agreement – including DWR Avigation Easement Exhibit B -- informing future tenants of current aircraft take-off and landings averaging 877/day.

**MOTION SECONDED BY COMMISSIONER KLECZEWSKI: (6 - 0)**

- C. **PLN23-002** - A Revised Preliminary Plat for South Ranch Unit 2. Location: APN 102-05-036G. Parcel Size: 18 Acres. Zoning: SPC. Owner: ASH-Dorn, LLC. Mr. Worley stated that the Commission has seen this proposal before in the form of the original Preliminary Plat. This proposal is to revise the original Preliminary Plat. Mr. Worley presented an aerial view of the property. The section of the Plat that was brought to the Commission last time was a much bigger section. The presented section is one of several units in the community.

Mr. Worley then presented the original Preliminary plat and stated that it is split into two phases. Unit two with 2A being in the south half and 2B being in the north half. The area was originally laid out with approximately forty-five-foot-wide lots. The request is to change the width of most of the lots in Unit 2A from forty-five feet to thirty-five feet width, which results in twelve additional lots. Mr. Worley stated that because it results in additional lots, this requires a review and revision of the Preliminary Plat.

Mr. Worley then presented the proposed revision of the Preliminary Plat. Requested changes:

- Decrease lot width from 45' to 35'
- Unit 2A density increase from 26 to 37 lots
- Overall Unit 2 density increase from 96 to 108 lots

Mr. Worley stated that the thirty-five-foot width is not uncommon in the Deep Well Ranch area. He then presented an aerial map that showed all Airport Impact Zones. He stated that there are some lots affected by Airport Impact Zone four that are in Unit 2B. The area is within the 60 DNL contour and residents will experience significant overflight/noise from the Airport. Airport operations currently average 877 take-offs and landings per day. This development has already agreed to and included many of the same requirements of notification and Avigation Easements that have been applied throughout Deep Well Ranch.

Ms. Sobotta stated that they are concerned that if the comments are not on the

Final Plat, that there will be omissions in disclosure. The comments include:

- All disclosures and easements must fully comply with the Deep Well Ranch Master Plan and Development Agreement.
- The City has asked for the disclosure and easement documents for review.
- The CCRs must include the necessary documents as per the Deep Well Master Plan agreement.
- The timing for document delivery is important so that the residents can make an educated decision prior to a financial impact such as a cancellation of a contract.
- In regards to the OEI Splay protection; there needs to be a note on the Plat that says no structure or planting mature growth that will exceed ten feet in height shall be permitted in tract AA. The only equipment that can be in the OEI Splay area is low profile sports equipment such as soccer goals.
- Utility poles, lighting standards, and City or State traffic signs and other similar uses are permitted under the discretion of the City of Prescott.
- An additional note added that is a notice of noise and aviation disclosure on the Plat map.
- Height restriction for natural growth. Applicant must provide evidence to confirm that the vegetative growth will be appropriately limited, possibly in the landscape plan to ensure that landscaping heights do not exceed FAA approved structure obstruction level.

Ms. Sobotta stated that these items are required prior to approval of the Final Plat.

Mr. Worley stated that the airport items are advisory so that the applicant knows what the City will be looking for when they submit their Final Plat.

Chairman Michelman stated that, although the AVO has not been adopted by Council, part of this project would be in violation of it. He asked for clarification on if approving this project would mean they are not in agreement with the AVO

Mr. Worley stated that in the Commissions motion to recommend the AVO to Council, they did not include the Deep Well Ranch area in the recommendation. He stated that they left it for negotiation between Council and Deep Well Ranch and he believes those negotiations are ongoing. He stated that recommending this change does not negate the benefits of the AVO. Planning staff is strongly in favor of Council taking action on it when it is time.

Commissioner Reilly asked if the additional twelve units would impact utilities or traffic.

Mr. Worley stated that there is minimal impact on traffic with the twelve additional units. He stated that the utility systems are oversized and designed to accommodate additional growth and changes in use. Mr. Worley stated that he does not expect any infrastructure plans to change as a result of the additional

units.

Commissioner Gambogi stated that although water usage is not in the Commission's purview, this will increase water usage.

Mr. Worley stated that there is a separate agreement with Deep Well Ranch on water and additional units would reduce the available water from their pool of water. He stated that it will be accommodated by Deep Well Ranch's water allocation.

Mr. Gambogi asked how wide the lots at the nearby community Saddlewood.

Mr. Worley stated that they are a mix of thirty-five and forty-five feet in width.

Lindsay Schube with the law firm of Gammage and Burnham stated that they are aware of the airport conditions, and they will be part of the Final Plat.

**MOTION BY COMMISSIONER REILLY TO RECOMMEND APPROVAL OF  
PLN23-002 REVISED PRELIMINARY PLAT FOR SOUTH RANCH UNIT 2;  
SECONDED BY COMMISSIONER WHITING: (6 - 0)**

- D. **SUP23-002** - A Special Use Permit Allowing for the Construction of a 100-foot Wireless Tower Next to the Existing Water Tank Exceeding the Allowed Height Limitation of 35-feet for the Zoning District. Location: APN 800-20-034S, 3599 Williamson Valley Road. Zoning: Rural Estate 2 Acre (RE-2 Acre). Applicant: SmartLink Communications LLC.

Tammy DeWitt, Community Planner, presented an aerial view of the subject property as well as an overview of the proposal. She stated that the property is located at the Southeast intersection of Pioneer Parkway and Williamson Valley Road. The property is owned by the State Land Department. The applicant will obtain a lease from the State Land Department.

Ms. DeWitt stated that the proposed location is north of the existing water tank. She stated that there is currently a communication tower on site. There is access to the property off Pioneer Parkway.

Ms. DeWitt stated that the property is outside of the Airport Influence Area, though the applicant has discussed with the Airport Director to place a light at the top of the tower to notify aircraft since it is a training area.

Ms. DeWitt stated that the lot is zoned Rural Estate 2 (RE-2), which is residential two-acre lot size. The tower is proposed to be in the middle of the property.

Ms. DeWitt presented a map of the 204 acre lot that the proposed tower is a part of. To the east is a seventy-nine-acre parcel owned by the Bureau of Land Management (BLM). To the north is two-hundred-twenty-five acres owned by Arizona State Land. To the west is also Arizona Stated Land. To the south is a residential development. The closest property line from the water tank is 1000 feet away There is also a four-hundred-foot open space buffer to the south in the subdivision.

Ms. DeWitt stated that she received two letters in opposition.

Ms. DeWitt presented a site plan showing the proposed location of the tower. The tower is proposed to be located on the north side or downhill from the water tank. She stated that the water tank is on the other side of the hill from the neighborhood. There is approximately a 400 foot elevation change between the development and the top of the hill. The tower is proposed to be located approximately 400 feet from the fence around the water tank. Ms. DeWitt stated that the proposed lease area is thirty feet by thirty feet, which is a common size.

Ms. DeWitt stated that the applicant supplied photo simulations, as they are required. She presented an aerial map that shows three viewpoints: two off of Pioneer Parkway and one from the closest road in the development.

Ms. DeWitt presented a rendering of the first proposal, which is the tower disguised as a pine tree. She then presented photo simulations for the pine tree tower, two from Pioneer Parkway and one from the neighborhood.

Ms. DeWitt stated that staff asked the applicant to propose monopole renderings to see the comparison between a monopole and the pine tree tower. She then presented photo sims for the monopole; two from Pioneer Parkway and one from the neighborhood. Ms. DeWitt stated that there is very little visual impact, and the monopole can be painted to further blend into the background.

Ms. DeWitt presented the RF (Radiofrequency) Propagation Maps to show current coverage and what coverage would be with the proposed tower. She stated that coverage would be improved with the tower. It would also help improve the data capacity for existing towers in the area.

Ms. DeWitt then presented ways that cell towers aid community safety:

- Provide communication capabilities for the public to reach police, firefighters, and first responders in emergency situations through cell phone use.
- Towers enable coordination on the ground as crews battle fires.
- Enable emergency alerts and evacuation notices to be sent to residents in harm's way. Warning texts and calls depend on functioning networks.
- Allow residents to call 911 for help if trapped by fires. Towers maintain access even when other infrastructure is compromised.
- Support use of wireless technology like apps and messaging by firefighters to share real-time data and updates. Reliable data speeds are critical.
- Maintain connectivity to weather and surveillance systems tracking the fire's progress. Connectivity aids monitoring and forecasting.
- Lack of tower redundancy makes networks more prone to disruption from fires, undermining response.
- By way of example, dead zones in rural areas impacted by California's fires have meant failures delivering evacuation orders via cell phones.

What authority does the City have to regulate cell towers?

- The Federal Telecommunications Act of 1996 and Prescott Land Development Code (LDC) Section 2.4.49.
- There are two purposes of the Telecommunication Act of 1996 (47 USC Section 332):
  1. “o promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies.”
  2. “o preserve the authority of state and local governments over zoning and land use matters except in limited circumstances...”

The City of Prescott’s Land Development Code Section 2.4.16 governs cell towers.

Ms. DeWitt stated that if the height of a cell tower meets the height requirement of the zoning district, they are allowed by right. If they exceed that height then they have to go through a process to allow for the additional height.

There are five federally imposed limitations (Federal Telecommunications Act of 1996) on the City’s ability to regulate cell towers:

1. The regulation, placement, construction, and/or modification of telecom facilities may not unreasonably discriminate among providers of functionally equivalent services (cannot favor one provider over another).
2. The regulation of the placement, construction, and/or modification of telecom facilities shall not have the effect of prohibiting the provision of wireless services.
3. The local jurisdiction (City of Prescott) must act in a reasonable period of time in approving or denying a cell tower application.
4. The local jurisdiction (City of Prescott) may not regulate the placement, construction, and/or modification of telecom facilities on the basis of environmental effects of radio frequency emissions to the extent such emissions comply with FCC regulations.
5. Any decision to deny an application to place, construct, and/or modify telecom facilities must be in writing and justified by substantial evidence.

Applicant must show:

- That the proposed cell tower closes a significant gap in its own coverage in the least intrusive way possible.
- A meaningful comparison of various sites.
- That the proposed site is the best available to address the coverage gap.
- That the proposed site is the best technologically feasible site.
- That the application complies with the City’s Land Development Code and ordinances.

Additional requirements of Applicant(s):

- Applicant must show a lack of available and technologically feasible alternatives to its proposed cell tower.
- It is appropriate to ask applicant to study:
  1. Alternative sites
  2. Alternative designs
  3. Alternative technologies

Exemptions (per LDC 2.4.49.B):

Towers, antennas and wireless communication, and related facilities that are exempt from the requirements of the section include:

- Those not exceeding the maximum height and setback requirements of the underlying zoning district and used solely for transmissions by a single user and not otherwise restricted within that zone including, but not limited to, amateur radio and devices necessary for use of a subscription to a commercial wireless provider service.
- Those that are owned, operated, or controlled by a governmental entity.

The Special Use Permit (SUP) process allows for Council approval of tower heights in excess of the district allowance. In this instance, the RE-2 acre district has a height limit of thirty-five feet. The requested one-hundred-foot wireless tower would require specific Council approval as a part of the SUP approval.

Commissioner Gambogi stated that there is a similar tree on Willow Creek and asked how tall it is.

Ms. DeWitt stated that it is seventy-eight feet tall.

Commissioner Gambogi stated for clarification that the proposed tower would be lower in elevation than the water tank.

Ms. DeWitt stated that the base of the tower will be lower as it is on the downward side of the water tank. She stated that it is about 100 feet from the water tank.

Commissioner Gambogi asked if the water tank is at the top of the hill.

Ms. DeWitt stated that it is not. It is on the north side of the hill from the neighborhood.

Commissioner Gambogi asked if it will be possible to see the tower from the development to the south.

Ms. DeWitt replied that some areas of the development may not be able to see it, but the area to the southeast will be able to see a little bit of it.

Commissioner Kleczewski asked if the applicant had proposed any alternative sites.

Ms. DeWitt stated that the applicant did research on where the best connectivity is as it has to connect to other towers. She stated that from a planning standpoint, it is a great location as it is in the middle of a two-hundred-acre parcel far from any residence. She stated that there is approximately 1800 feet to the closest neighbor.

Commissioner Reilly asked if first responders have seen communications issues in this area.

Ms. DeWitt stated that she reached out to the Fire Department and has not heard back, so she is unsure. She stated that according to the maps previously presented, there is a gap in coverage in the area. She stated that a lot of the concern is data capacity if there is an emergency, and many people are trying to reach emergency services. The tower will help with the data capacity issue.

Commissioner Gambogi stated that he has AT&T and they do not have coverage on Williamson Valley Road.

Commissioner Kleczewski stated that he has had coverage issues in that area as well.

Commissioner Reilly asked if this tower would cover the Granite Oaks area.

Ms. DeWitt stated that it would and that there is another tower in the area that will provide coverage.

Chairman Michelman stated for clarification that there is an existing tower in the same area as the proposed tower.

Ms. DeWitt stated that there is a communication tower next to the water tank.

Chairman Michelman asked how tall that tower is.

Ms. DeWitt stated that she is unsure as it is a government tower but since the proposed tower will be lower down the hill it does appear to be around the same height from a lower perspective.

Chairman Michelman stated for clarification that since the tower is government owned the public is unable to use it.

Ms. DeWitt stated that is correct.

Mark Sawyer with Smartlink stated that one of the main technological advances that they are using is called the First Net which is a combination of the government and AT&T together to add technology for first responders. It will tie into all of the other towers in the area to make sure that first responders are

keyed into emergencies as they happen. He stated that this is the main focus of the tower as well as data and coverage.

Commissioner Graham asked what the lowest height that would be effective for the tower is.

Mr. Sawyer stated that in order to add two carriers eighty-five feet would be the minimum.

Commissioner Gambogi asked if the applicant knows where the closest Verizon tower is located.

Mr. Sawyer stated that he is unsure but believes that the seventy-eight-foot tower previously discussed is a Verizon tower.

Ms. DeWitt stated that she believes it is a Verizon tower as well and is located at Prescott Lakes Parkway and Willow Lake Road. There is also a Verizon tower located at Williamson Valley Road near Abia Judd school.

Chairman Michelman asked if bringing the tower down 15 feet would reduce the number of people that could use it.

Mr. Sawyer stated that it would, although he does not know the exact amount. He stated that when the tower is taller there is more line of site which means the signal can reach further. The lower they go on the tower there is a potential for blockage.

Chairman Michelman asked for clarification if the height was lowered that it might work for AT&T but possibly not any other carriers.

Mr. Sawyer confirmed that was correct.

Chairman Michelman asked how many other carriers 100 feet would work for.

Mr. Sawyer replied that it would work for at least two others and municipalities may also be able to use it as well as they do not need as much vertical separation.

Fifteen Members of the public spoke in opposition. The main concerns being:

- Not to scale
- Will not fit in with surrounding area
- Health and safety
- Placement
- Need more information

Commissioner Gambogi stated that they have heard discussion of alternate sights but have not seen what those are. He also would like to hear about phone service versus data and would like to see a reconciliation between the coverage

maps provided by a member of the public and by City staff. He also stated that he is not clear on the view from the Southview subdivision.

Commissioner Graham stated that she is concerned about the health aspects of the tower.

Matt Podracky, Deputy City Attorney, stated that based on federal preemption of law the Commission is not allowed to speak about health impacts. This is one of five limitations in the Federal Telecommunications Act of 1996. He stated that the Commission needs to go back to the Land Use Control, which Federal Congress says they have the ability to do. That is based on 2.4.49 of the City's Land Development Code. The Commission should only be looking at land issues and not health issues.

Commissioner Kleczewski stated that he would like to hear from first responders about the impact on services. He stated that he is unsure whether the Commission has all of the information necessary to decide if the tower is needed.

Ms. DeWitt asked if the Commission is asking staff to reach out to Fire and Police for comments regarding the tower.

Commissioner Kleczewski stated that he would like staff to reach out for those comments. He stated that he would also like to see alternate sites that may work for the tower.

Chairman Michelman stated that it appears that other cell phone companies have coverage in the area, and he would like to know if that is true or if there is a gap for all services. He asked if other companies have coverage and why can't AT&T use their towers.

Ms. DeWitt stated that there are two possible dates to see the project if there is a deferral. One is two weeks away on October 26<sup>th</sup>, which may not be enough time to do their due diligence. The other date would be November 9<sup>th</sup>, which she stated would give them enough time to work with the applicant on alternate sites, to look at data versus cell coverage, to gather coverage maps beyond what was provided, and to reach out to Police and Fire for their input.

Ms. DeWitt stated that if there is a deferral, she recommends the November 9<sup>th</sup> meeting.

**MOTION BY COMMISSIONER GAMBOGE TO DEFER SUP23-002 TO THE  
NOVEMBER 9TH PLANNING & ZONING COMMISSION MEETING ;  
SECONDED BY COMMISSIONER REILLY: (6 - 0)**

**4. STAFF UPDATES**

No staff updates.

**5. ADJOURNMENT**

There being no further business to discuss, Chairman Michelman adjourned the meeting at 11:13 A.M.

ATTEST:

---

DON MICHELMAN, Chairman

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SARAH HILTON, Recording Secretary



TO: MAYOR AND CITY COUNCIL  
AGENDA: October 26 Planning & Zoning Commission Meeting  
DATE: October 26, 2023  
DEPT: Community Development  
ITEM #: 3.B  
SUBJECT: **ANX23-004** - A Request for Annexation of a 1.67 Acre Parcel in Northwest Prescott, Establishing the Initial City zoning as RE-2 Acre (Rural Estate 2 Acre). Location: APN102-05-324K. Property Owner: James Deep Well Ranches #1 LLC. Applicant: Gammage & Burnham, PLC.

## ITEM SUMMARY

This item is a request for Annexation of a 1.67 acre parcel in northwest Prescott. It will establish the initial City zoning as RE-2 acre (Rural Estate 2 Acre) for APN102-05-324K.

## BACKGROUND

This is a small area annexation intended to become part of the South Ranch II- Unit 4 Subdivision Plat that will be used as a drainage basin and part of the future Jenna Lane. When annexations occur, the Planning and Zoning Commission is responsible for confirming the appropriate zoning for the annexed property.

State Statutes require that annexed property be initially zoned to the closest City equivalent to the existing county zoning without increasing the density.

The land to be annexed is currently zoned R1L-70 in the county. This is a single-family zoning district with area requirements and permitted uses equivalent to RE-2 in the City's Land Development Code. The adjacent city zoning is a mix of single-family (SF-18) and SPC (Deep Well Ranch Master Plan). The newly annexed property does not have to match the existing city zoning. The Planning and Zoning Commission is requested to confirm the City equivalent to the county zoning will be RE-2.

## FINANCIAL IMPACT

There is no fiscal impact associated with this item.

## RECOMMENDED ACTION

MOVE to recommend the initial zoning to be Rural Estate 2 Acre (RE-2)

## ATTACHMENTS

1. Annexation Narrative -
2. pictures and maps

# GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW  
40 NORTH CENTRAL AVENUE  
20TH FLOOR  
PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566  
FACSIMILE (602) 256-4475

June 13, 2023

WRITER'S DIRECT LINE  
(602) 256-4443  
amarsh@gbllaw.com

## **VIA ELECTRONIC DELIVERY**

City of Prescott  
Community Development Department  
201 South Cortez Street  
Prescott, AZ 86303

Re: Annexation of APN 102-05-324K

Dear Community Development Department Staff:

This narrative is submitted on behalf of ASH-DORN, LLC (the "Applicant") for the Annexation of a small, 1.67-acre property, identified as APN 102-05-324K. The subject property is generally located south of the future Jenna Lane adjacent to South Ranch II – Unit 4 of Deep Well Ranch (the "Property"). The Subject Property is highlighted in red in the vicinity aerial map to the right.

The Property is currently zoned R1L-70 within the County's jurisdiction. The Property was originally intended for public utility use, hence its exclusion from the Deep Well Ranch Master Plan. Those utilities were subsequently relocated to a different property, leaving this odd, out parcel. This request is to annex the Property into the City of Prescott with similar zoning of RE-2 (Rural Estate 2-Acre Lots) to properly capture the remnant parcel that is unlikely to independently develop and incorporate it into the adjacent residential subdivision. Concurrent with this application, the Applicant is processing a Preliminary Plat for Unit 4 of Deep Well Ranch. The subject Property is designated as open space retention within the Preliminary Plat and will include a small segment of roadway to serve the subdivision, as shown in the image to the right. The Deep Well Ranch Master Plan will not be amended to include this Property, nor will rezoning be requested, because of the limited uses.

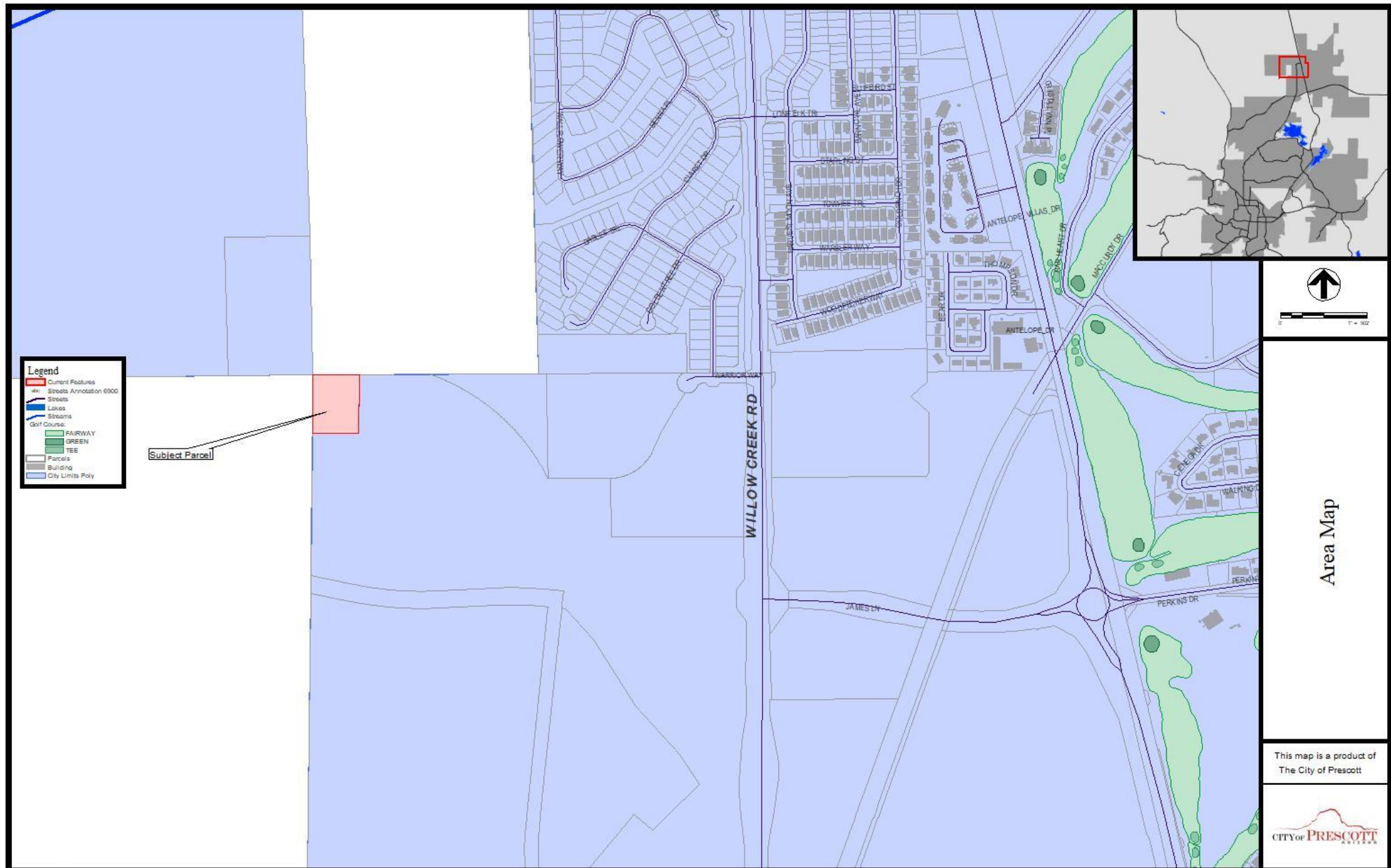
We look forward to working with the City on this application. Please let us know if you have any questions or if you require additional information.

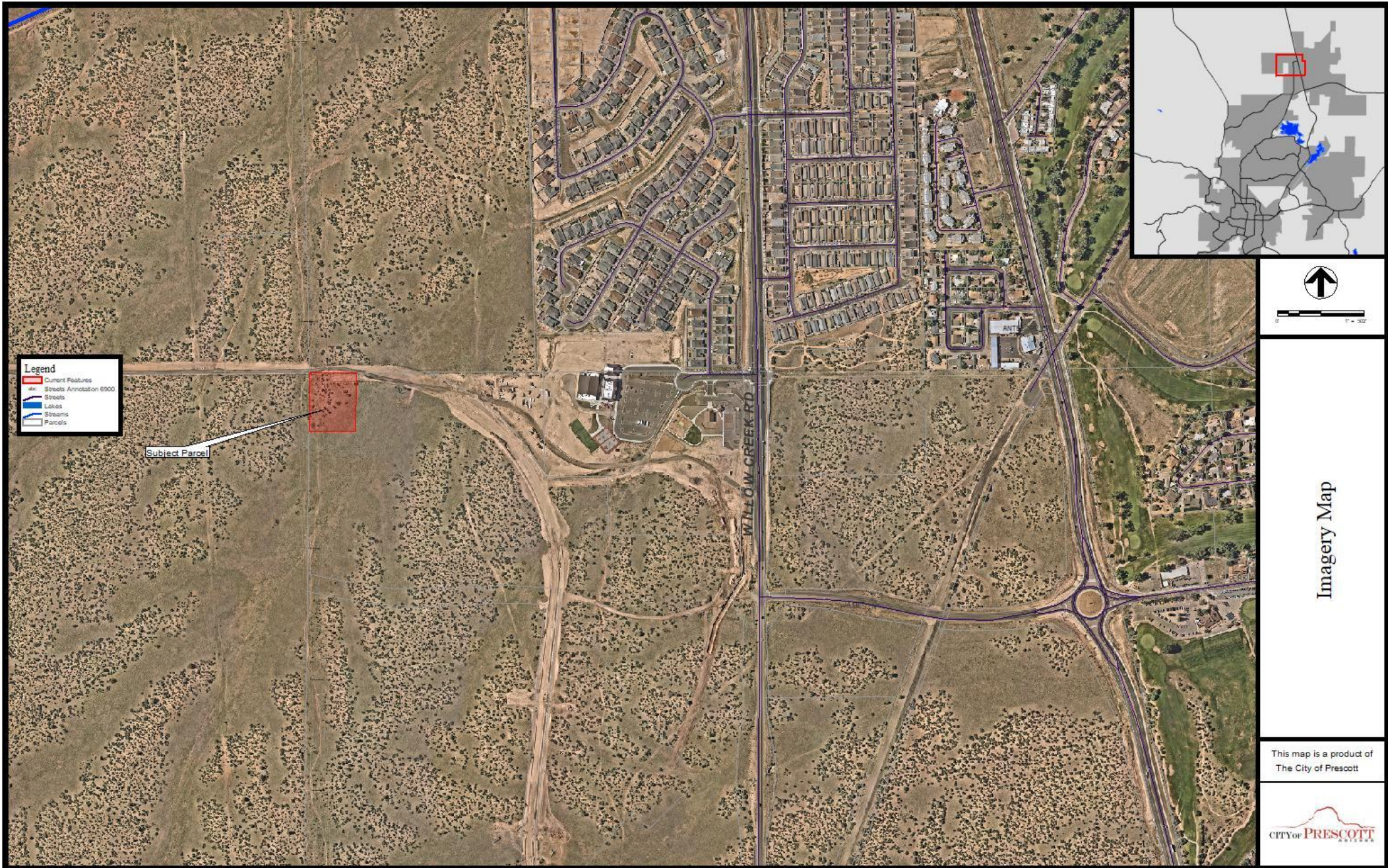


Sincerely,  
GAMMAGE & BURNHAM, PLC

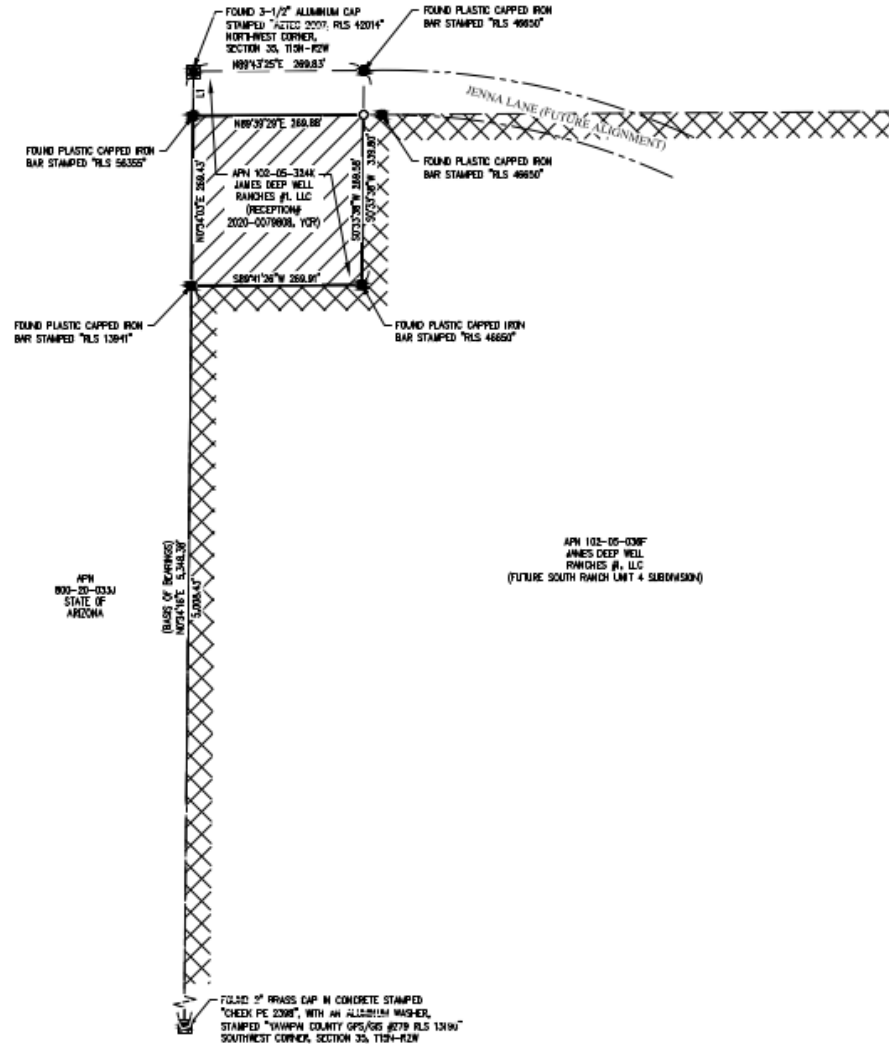
A handwritten signature in blue ink that reads "Ashley Z. Marsh". The signature is fluid and cursive, with the first name "Ashley" and last name "Marsh" clearly legible, and a middle initial "Z." in between.

By  
Ashley Z. Marsh



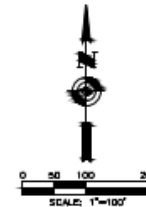


**VICINITY MAP**  
SECTION 35, T19N-R2W  
NOT TO SCALE



|                                                                                       |                                                                                           |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <b>LEGEND</b>                                                                         |                                                                                           |
|    | FOUND SURVEY MONUMENT, AS NOTED.                                                          |
|    | MONUMENT TO BE SET AT COMPLETION OF THIS SURVEY                                           |
|    | FOUND MONUMENT AS NOTED                                                                   |
|  L | LINE NUMBER                                                                               |
| REC. NO.                                                                              | RECEPTION NUMBER                                                                          |
| AC                                                                                    | ACRES                                                                                     |
| SF                                                                                    | SQUARE FEET                                                                               |
| APH                                                                                   | ASSESSOR'S PARCEL NUMBER                                                                  |
| YOR                                                                                   | YAVAPAI COUNTY RECORDS                                                                    |
|    | SUBJECT BOUNDARY LINE                                                                     |
|    | SECTION LINE                                                                              |
|    | RIGHT-OF-WAY                                                                              |
|    | LOT & TRACT LINE                                                                          |
|    | CENTERLINE                                                                                |
|    | EXISTING CORPORATE BOUNDARY PER YAVAPAI COUNTY GIS WEBSITE AS OF THE DATE OF THIS SURVEY. |
|    | ANNEXATION AREA 72,728.06 SF OR 1.6694 ACRES                                              |

| LINE TABLE |            |          |
|------------|------------|----------|
| LINE NO.   | BEARING    | DISTANCE |
| L1         | S0°35'47"W | 70.53    |



|                   |                 |
|-------------------|-----------------|
| AREA 1.6696 AC    | SHEET 1 OF 1    |
| Job No: 831434.07 | Date: 8/17/2023 |



TO: MAYOR AND CITY COUNCIL  
AGENDA: October 26 Planning & Zoning Commission Meeting  
DATE: October 26, 2023  
DEPT: Community Development  
ITEM #: 3.C  
SUBJECT: **PLN23-003** - A Preliminary Plat of South Ranch II Unit 4, at Deep Well Ranch, a 200 Unit Subdivision on an Approximate 31.4 Acre Parcel Generally Located at the Northwest Corner of the Future Jenna Lane and Future James Lane. Site Zoning: SPC (Specially Planned Community). Property Owner: James Deep Well Ranches #1 LLC. Applicant: Gammage & Burnham, PLC. Location: APN 102-05-036F.

## ITEM SUMMARY

This is a request for Preliminary Plat approval for the South Ranch II Unit 4 subdivision in the Deep Well Ranch Master Plan, creating 200 units on approximately 31.4 acres, located at the northwest corner of the future Jenna Lane and future James Lane. The property is zoned SPC as part of the Deep Well Ranch Master Plan. The property has been designated under the Land Use Group V (Village) per the Deep Well Ranch Master Plan and the approval letter from the Master Plan Administrator. The property is currently vacant.

## BACKGROUND

The subject property is approximately 31.4 acres (including the 1.67 acres being annexed) and part of the Deep Well Ranch Master Plan. This plat will allow for 200 single family residential units sized 35' x 90' at a density of 6.4 du/ac. Per the Deep Well Ranch Master Plan, the Village Land Use Group allows up to 15 du/ac with a minimum width of 20'.

### Issues for Consideration (LDC Section 9.10.9.A.6)

The City shall consider the following in the review of Preliminary Plats:

1. The purposes for subdivision regulations of Sec. [9.10.1](#);

The application complies with all Preliminary Plat requirements.

2. The requirements of Sec. [9.10.6](#), Standards for Subdivision Approval;

The applicant has submitted a complete application that has been reviewed by all our reviewing agencies and no other information is required as part of this Preliminary Plat application.

3. The physical arrangement of the subdivision;

The proposed subdivision has supplied all required information and has made required changes to the layout of the lots and easements for utilities. No other changes have been requested to this project and meets all code requirements.

4. Adequacy of street and thoroughfare rights-of-way and alignment;

The proposed layout meets the Deep Weel Ranch Master Plan code requirements and no other changes are being required.

5. Compliance of the streets and thoroughfares with the adopted plans and the existing street pattern in the area;

The applicant worked with the Public Works and Fire Departments in regards to the size of the easements for ingress/egress, utilities, trash, and fire turnaround. The proposed Preliminary Plat meets all the City's code requirements.

6. Adequacy of easements for proposed or future utility service and surface drainage; and

Meets all code requirements.

7. Suitability of lot size and area with respect to the minimum requirements for the type of sanitary sewage disposal proposed.

The proposed units will meet all code requirements and there are no required changes to the layout as presented.

## **FINANCIAL IMPACT**

There is no fiscal impact associated with this item.

## **RECOMMENDED ACTION**

MOVE to recommend approval of PLN23-003

## **ATTACHMENTS**

1. Narrative
2. maps
3. SR Unit 4 Pre Plat

# GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW  
40 NORTH CENTRAL AVENUE  
20TH FLOOR  
PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566  
FACSIMILE (602) 256-4475

June 13, 2023

WRITER'S DIRECT LINE  
(602) 256-4443  
amarsh@gblaw.com

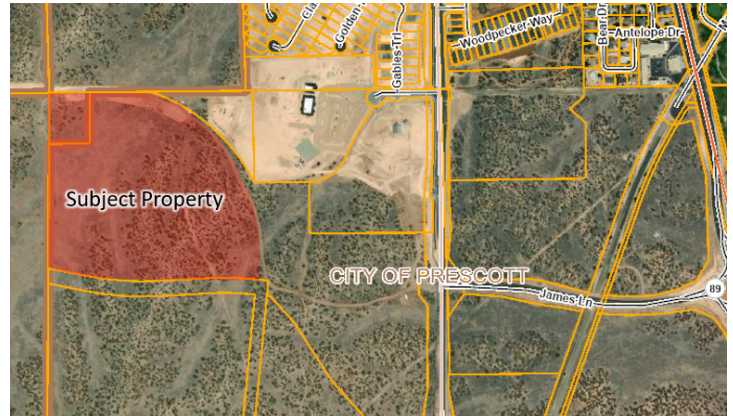
## **VIA ELECTRONIC DELIVERY**

City of Prescott  
Community Development Department  
201 South Cortez Street  
Prescott, AZ 86303

Re: South Ranch II Unit 4 – Deep Well Ranch  
Preliminary Plat Application

Dear Community Development Department Staff:

This narrative is submitted on behalf of ASH-DORN, LLC (the “Applicant”) for a Preliminary Plat for South Ranch II – Unit 4 of Deep Well Ranch. The subject property is generally located at the northwest corner of the future Jenna Lane and future James Lane and is a portion of Yavapai County APN 102-05-036F and the entirety of APN 102-05-324K (collectively the “Property”). The subject Property is highlighted in red in the vicinity aerial map to the right.



Yavapai County APN 102-05-324K is an approximate 1.67-acre parcel that is currently zoned R1L-70 within the County’s jurisdiction. The Applicant is processing a concurrent annexation application to annex the parcel into the City of Prescott with similar zoning of RE-2 (Rural Estate 2-Acre Lots). Within this Preliminary Plat application, this portion of the Property is designated as open space retention and will include a small segment of roadway to serve the subdivision. The Deep Well Ranch Master Plan will not be amended to include this Property, nor will rezoning be requested, because of the limited uses.

The remaining 29.37-acre portion of the Property is currently zoned Special Planned Community District (SPC). The SPC District was adopted by the City of Prescott to permit greater flexibility and more creative and imaginative design for the development of a master-planned community. The SPC District is the zoning for the approximately 1,800 acres of Deep Well Ranch. South Ranch II Unit 4 is within the boundary of the approved Deep Well Ranch Master Plan approved in 2017. The Master Plan is the primary zoning regulation applied to South Ranch. Per the Master Plan, the land use designation for the Property is Village.

Responsive to the City’s need to offer a range of housing choices that is attainable by a broader range of citizens, the Preliminary Plat proposes 200 lots sized 35’ x 90’ at a density of 6.4 du/ac, which is less than the maximum density 15 du/ac allowed for the Property. There are two proposed access points into the site via Jenna Lane as shown in the Preliminary Plat. Jenna Lane is being designed and built by

Chamberlin Development in two phases. In the first phase Jenna Lane will be constructed just north of the southern entrance, as shown on the image to the right. From the termination point, an all-weather emergency access will be provided as an interim solution until Phase 2 when Jenna Lane will be constructed to the northern most subdivision access point. The phase line is also indicated in red on the image to the right.



The Preliminary Plat is designed to provide ample open space and large landscape buffers, encompassing approximately one-third of the site. Community amenities, which may include but are not limited to a tot lot, shade ramadas, pickleball courts and large turf areas, are planned along a central spine walkway that traverses the Property from north to south. There are also multiple access points to trails along western edge.

Although not required as a part of the Master Plan or City Code, additional guest parking is provided throughout the development, with small pockets of 3 to 9 spaces located in convenient and accessible areas throughout the subdivision. Again, although not required, there is approximately 1 guest space for every 5 lots. Additionally, the internal streets have been designed to meet the requirements of the Deep Well Ranch Development Agreement, including the addition of 5' sidewalks throughout the future community. The proposed street design features a 28-foot-wide road within a 32' Right-of-Way that is made up of 24 feet of asphalt pavement with 2' wide 4" high mountable roll curb on either side, along with an attached 5foot sidewalk along one side that will extend into the lots with a sidewalk easement. The Applicant has discussed the proposed roads with the City Fire Department Reviewer and confirmed that these meet the requirements for parking on one side of the street. The streets will include "No Parking" signage on one side.

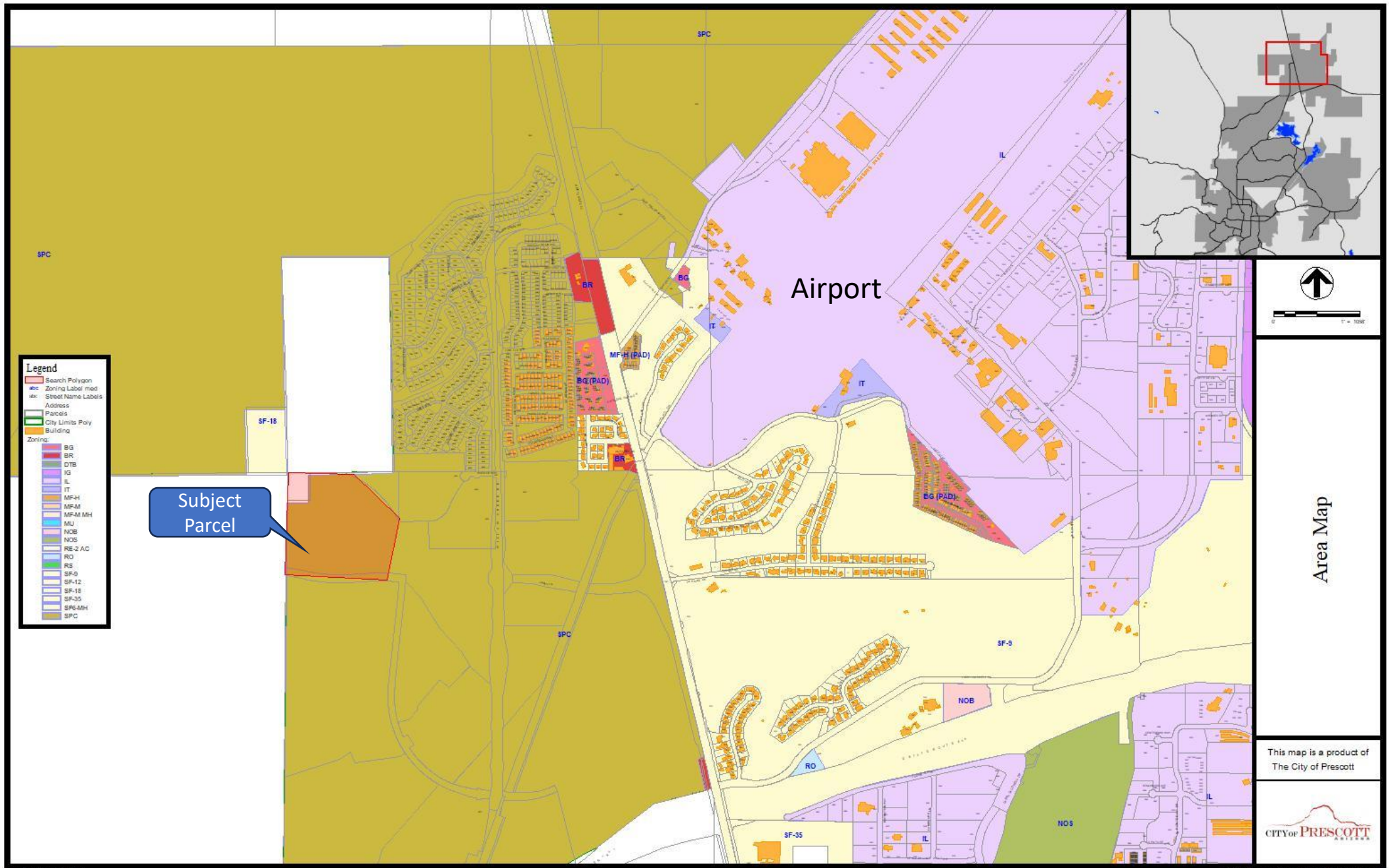
Stormwater detention is required for the Project per the City General Engineering Standards. Grading and drainage plans, as well as a drainage report are included with this application. Furthermore, the Deep Well Ranch Master Water and Master Wastewater Reports serve as a guide to the water and wastewater design for this Project. Water and wastewater reports have also been included with this application.

We look forward to processing this request with the City. Please let us know if you have any questions or if you require additional information.

Sincerely,  
GAMMAGE & BURNHAM, PLC

*Ashley Z. Marsh*

By  
Ashley Z. Marsh





PRELIMINARY PLAT  
FOR  
SOUTH RANCH II - UNIT 4  
SITUATED IN A PORTION OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 2 WEST, OF  
THE GILA AND SALT RIVER MERIDIAN,  
YAVAPAI COUNTY, ARIZONA.

ZONING

CURRENT ZONING: SPECIAL PLANNED COMMUNITY (SPC) DISTRICT.

PROJECT DESCRIPTION

A RESIDENTIAL DEVELOPMENT OF APPROXIMATELY 31 ACRES CONSISTING OF UNIT 4A & 4B OF SOUTH RANCH II FOR A TOTAL OF 200 RESIDENTIAL UNITS.

FLOODPLAIN

THE YAVAPAI COUNTY, ARIZONA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 04025C1690G, DATED SEPTEMBER 3, 2010 INDICATES THAT THE SITE FALLS WITHIN ZONE "X" (SHADED), REFER TO EXHIBIT FIGURE 2 - FIRM MAP FOR SITE LOCATION AND FIRM MAP INFORMATION. ZONE "X" (SHADED) IS DEFINED BY FEMA AND PER THE FIRM PANEL.

AS FOLLOWS:  
AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

| LEGEND           |                        |      |                             |
|------------------|------------------------|------|-----------------------------|
| ---              | RIGHT-OF-WAY LINE      | CL   | CENTERLINE                  |
| ---              | EASEMENT LINE          | EX   | EXISTING                    |
| ---              | CENTERLINE             | PUE  | PUBLIC UTILITY EASEMENT     |
| ---              | BOUNDARY LINE          | PVMT | PAVEMENT                    |
| ---              | LOT LINE               | R    | RADIUS                      |
| ●                | SURVEY MONUMENT        | R/W  | RIGHT-OF-WAY                |
| 8" W             | WATER LINE             | VNAE | VEHICLE NON ACCESS EASEMENT |
| 8" S             | SEWER LINE             | ---  | SIDEWALK                    |
| SEWER FLOW ARROW |                        | ●    | POWER POLES                 |
| EX 12" W         | WATER LINE             | ●    | EXIST FIRE HYDRANT          |
| EX 12" S         | SEWER LINE             | ⊙    | EXIST MANHOLE               |
| ---              | UNIT LINE              | ⊗    | EXIST VALVE                 |
| ---              | MATCH LINE             | ⊙    | STORM DRAIN MANHOLE         |
| ---              | EXIST EDGE OF PAVEMENT | ●    | FIRE HYDRANT                |
| ---              | EXIST FENCE            | ⊙    | MANHOLE                     |
|                  |                        | ⊗    | VALVE                       |

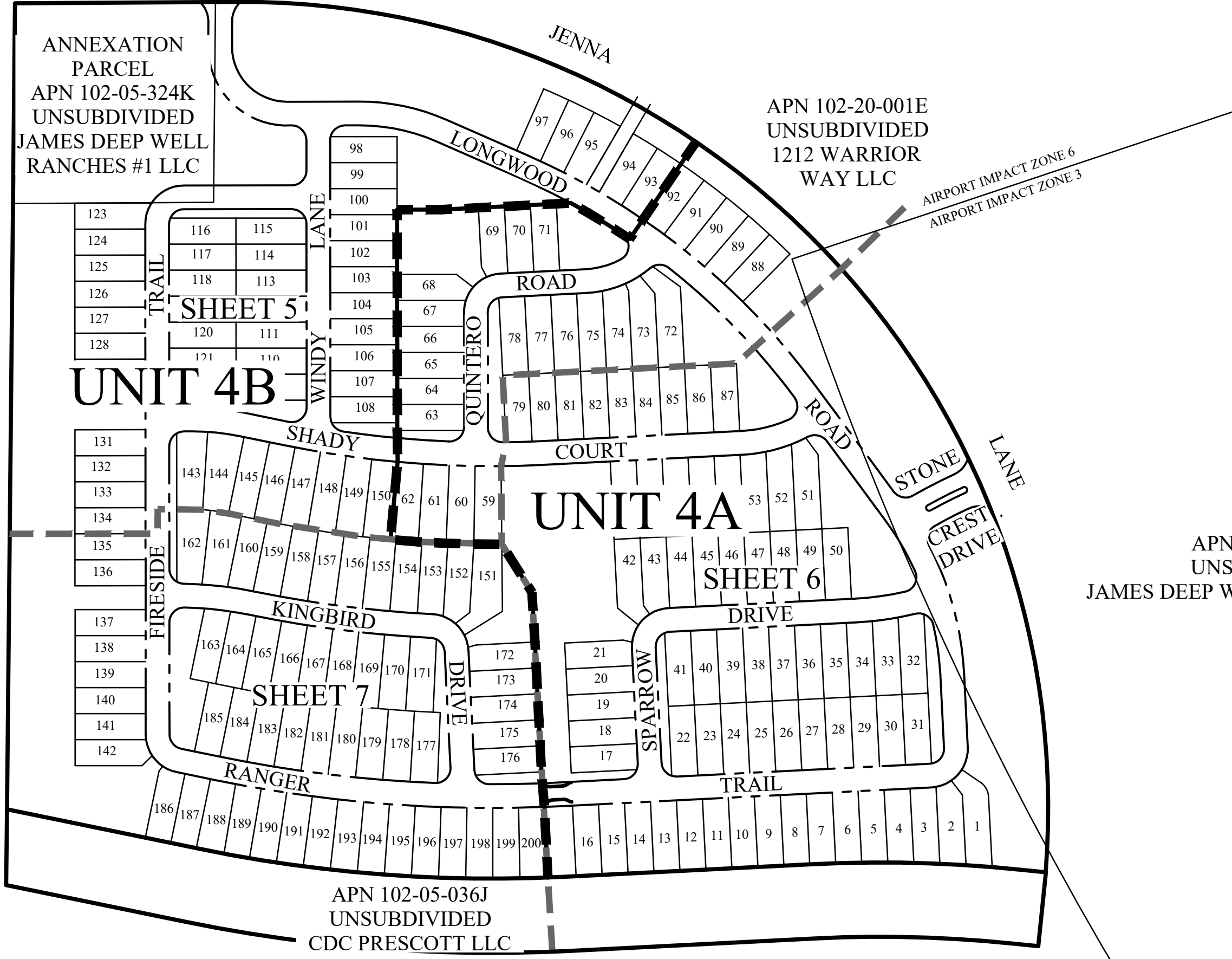
PROJECT SUMMARY

| DESCRIPTION | ACRES  |
|-------------|--------|
| UNIT 4      | 31.289 |

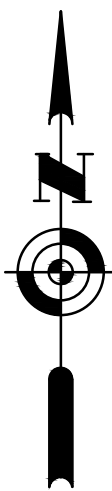
RESIDENTIAL PROJECT SUMMARY

| PARCEL DESIGNATION | NUMBER OF LOTS | STANDARD LOT SIZE (FT) | STANDARD LOT SIZE (SF) | ZONING DESIGNATION | GROSS AREA (ACRES) | OPEN SPACE (ACRES) | R/W (ACRES) | NET RESIDENTIAL AREA (ACRES) | PERCENT OPEN SPACE |
|--------------------|----------------|------------------------|------------------------|--------------------|--------------------|--------------------|-------------|------------------------------|--------------------|
| UNIT 4A            | 92             | 35' x 90'              | 3,150                  | "SPC"              | 14.097             | 4.48               | 2.353       | 7.264                        | 31.78%             |
| UNIT 4B            | 108            | 35' x 90'              | 3,150                  | "SPC"              | 15.522             | 4.58               | 2.515       | 8.427                        | 29.51%             |
| ANNEXATION PARCEL  |                |                        |                        |                    | 1.67               | 1.612              | .058        | -                            | 96.53%             |
| TOTAL              | 200            |                        |                        |                    | 31.289             | 10.672             | 4.926       | 15.691                       | 34.11%             |

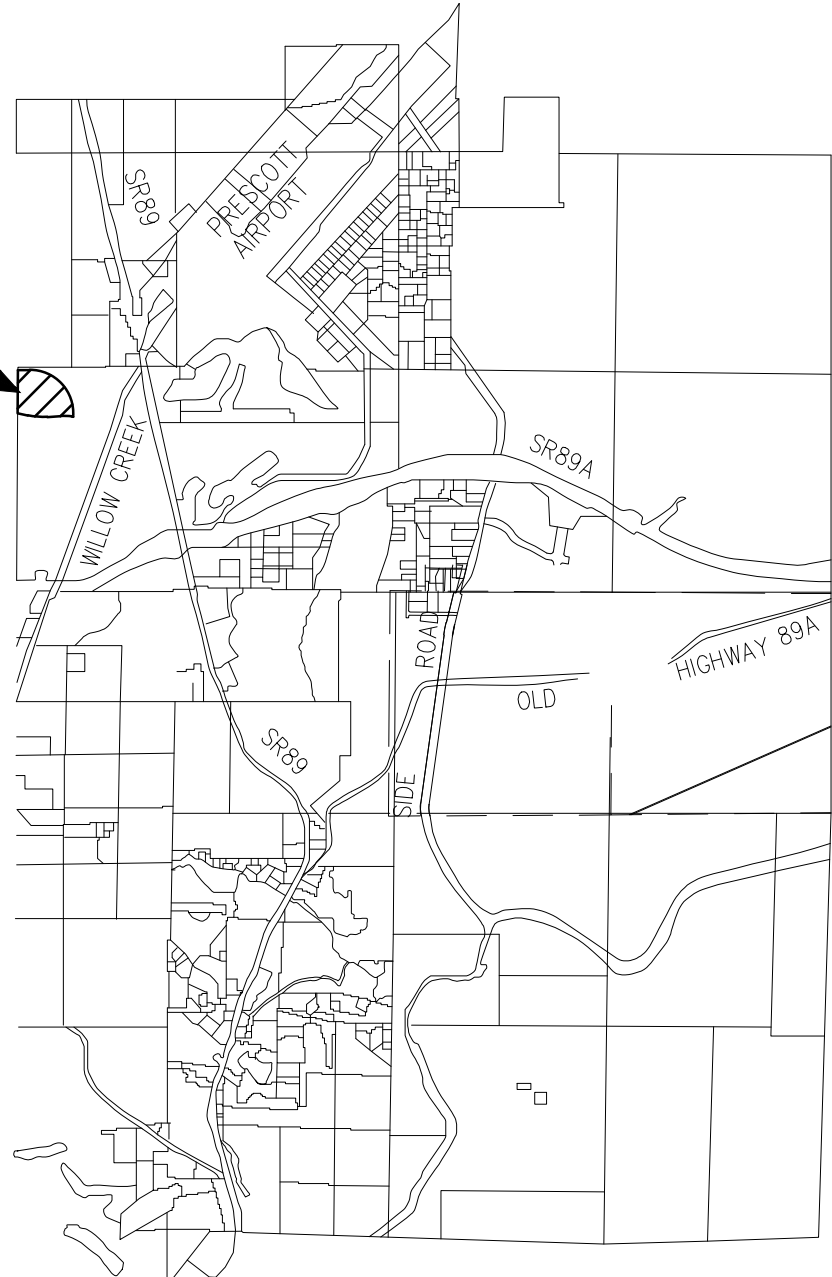
APN 800-20-033  
UNSUBDIVIDED  
STATE OF  
ARIZONA



KEYMAP  
NTS



PROJECT  
SITE



VICINITY MAP  
NTS



OWNER/DEVELOPER

ASH-DORN LLC  
600 W. GURLEY ST., SUITE 100  
PRESCOTT, AZ 86305  
TEL (682) 232-9384  
CONTACT: JOHN STONE  
EMAIL: JSTONE@EVERMOREHOMES.COM

ENGINEER

HUITT-ZOLLARS, INC.  
6737 CORSAIR AVE  
PRESCOTT, AZ 86301  
TEL (602) 252-8384  
FAX (602) 252-8385  
CONTACT: RYAN RAAB  
EMAIL: RRAAB@HUITT-ZOLLARS.COM

SURVEYOR

HUITT-ZOLLARS, INC.  
6737 CORSAIR AVE, SUITE B  
PRESCOTT, ARIZONA 86301  
TEL (928) 445-5595  
CONTACT: JODY STONE, RLS# 37401  
EMAIL: JSTONE@HUITT-ZOLLARS.COM

SHEET INDEX

|           |                                      |
|-----------|--------------------------------------|
| SHEET 1   | - COVER SHEET                        |
| SHEET 2   | - OVERALL BOUNDARY                   |
| SHEET 3-4 | - STREET SECTIONS, DETAILS, & TABLES |
| SHEET 5-7 | - PRELIMINARY PLAT SHEETS            |

UTILITIES

|                   |                                               |
|-------------------|-----------------------------------------------|
| WATER             | - CITY OF PRESCOTT PUBLIC WORKS DEPT WATER    |
| SEWER             | - CITY OF PRESCOTT PUBLIC WORKS DEPT SEWER    |
| ELECTRIC          | - ARIZONA PUBLIC SERVICE CO. (APS) - ELECTRIC |
| COMMUNICATIONS    | - CENTURYLINK COMMUNICATIONS                  |
| REFUSE COLLECTION | - CITY OF PRESCOTT WASTE MANAGEMENT           |
| POLICE            | - CITY OF PRESCOTT POLICE DEPARTMENT          |
| FIRE              | - CITY OF PRESCOTT FIRE DEPARTMENT            |
| TELEPHONE         | - QWEST COMMUNICATIONS                        |
| CABLE TV          | - CABLEONE/ SPARKLIGHT                        |

BASIS OF BEARING

NORTH 0°34'16" EAST MEASURED BETWEEN THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 2 WEST AND NORTHWEST OF SECTION 35, AS RECORDED IN INSTRUMENT#2016-0042384 ON FILE AT THE YAVAPAI COUNTY RECORDERS OFFICE, YAVAPAI COUNTY, ARIZONA. BEARINGS ARE BASED ON THE CITY OF PRESCOTT COORDINATE SYSTEM.

BENCHMARK

FOUND USC&GS BRASS CAP STAMPED "ENTRO" AT THE TOP OF THE HILL LOCATED IN THE NORTHWEST QUARTER OF SECTION 6.

ELEVATION: 5169.53 (NAVD 88 DATUM)

N: 618050.358  
E: 623768.873



REVISIONS:

SOUTH RANCH II - UNIT 4

PRELIMINARY PLAT

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



DESIGNED:

BM

DRAWN:

SS

CHECKED:

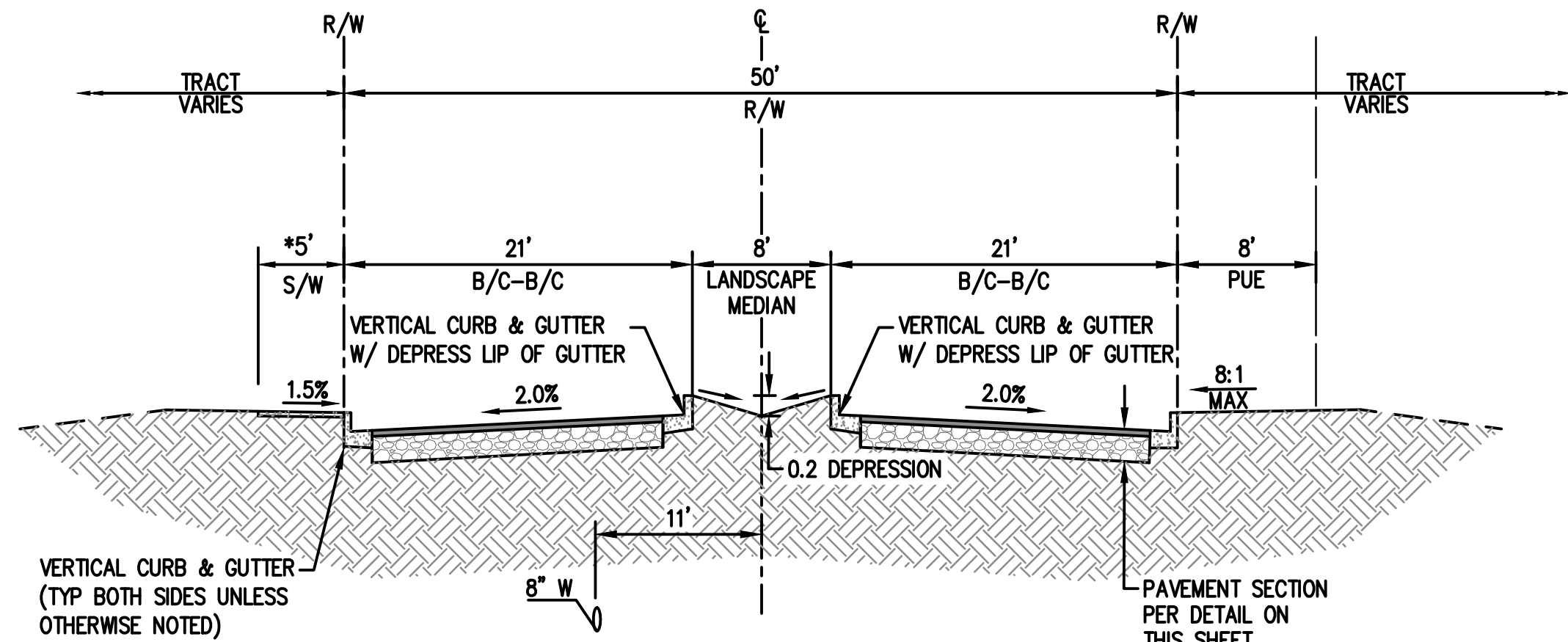
RHR

SHEET 1 OF 7

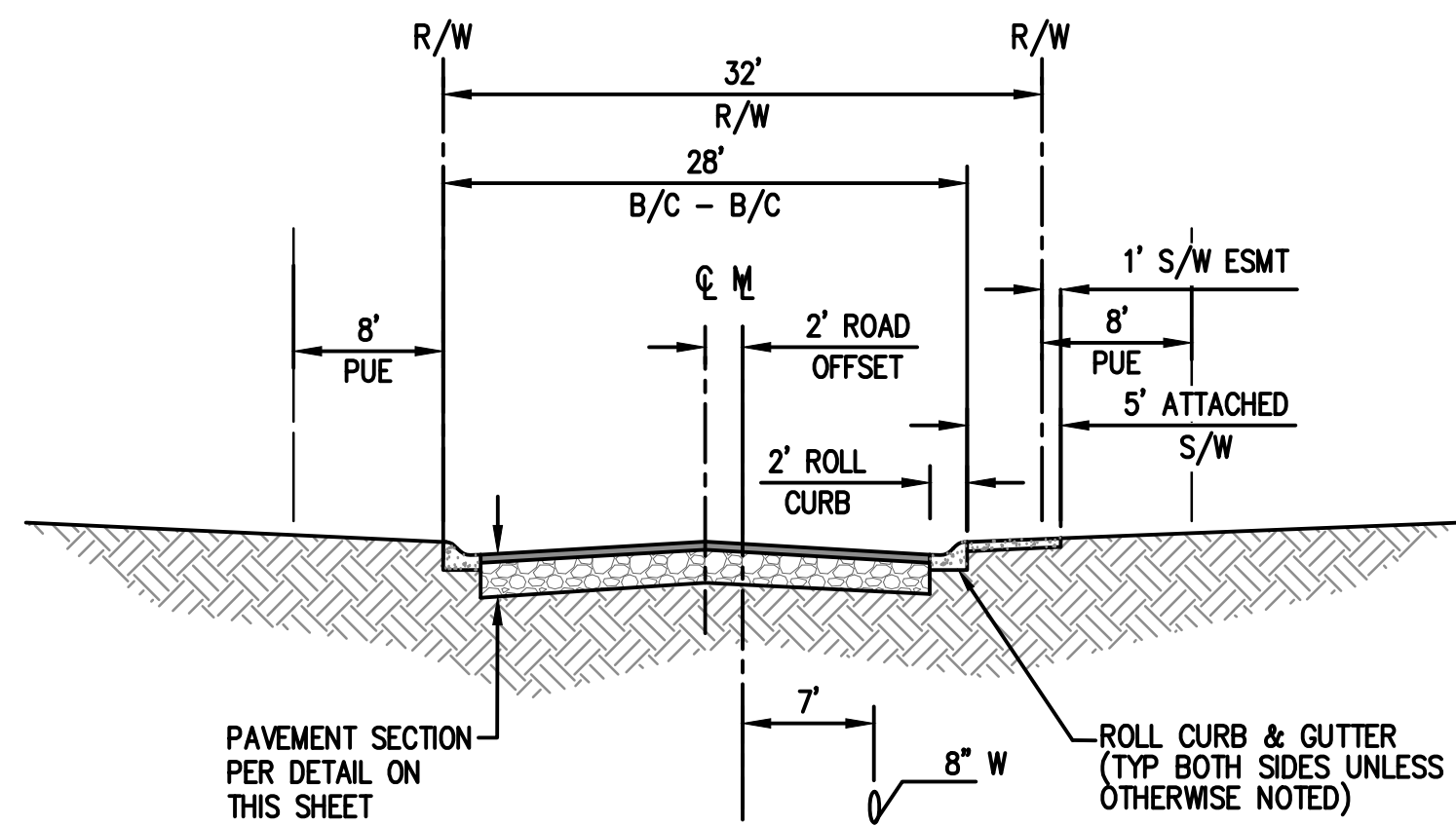
PROJECT NO. R314344.07

REVIEWED BY \_\_\_\_\_ DATE \_\_\_\_\_  
DRAFTED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

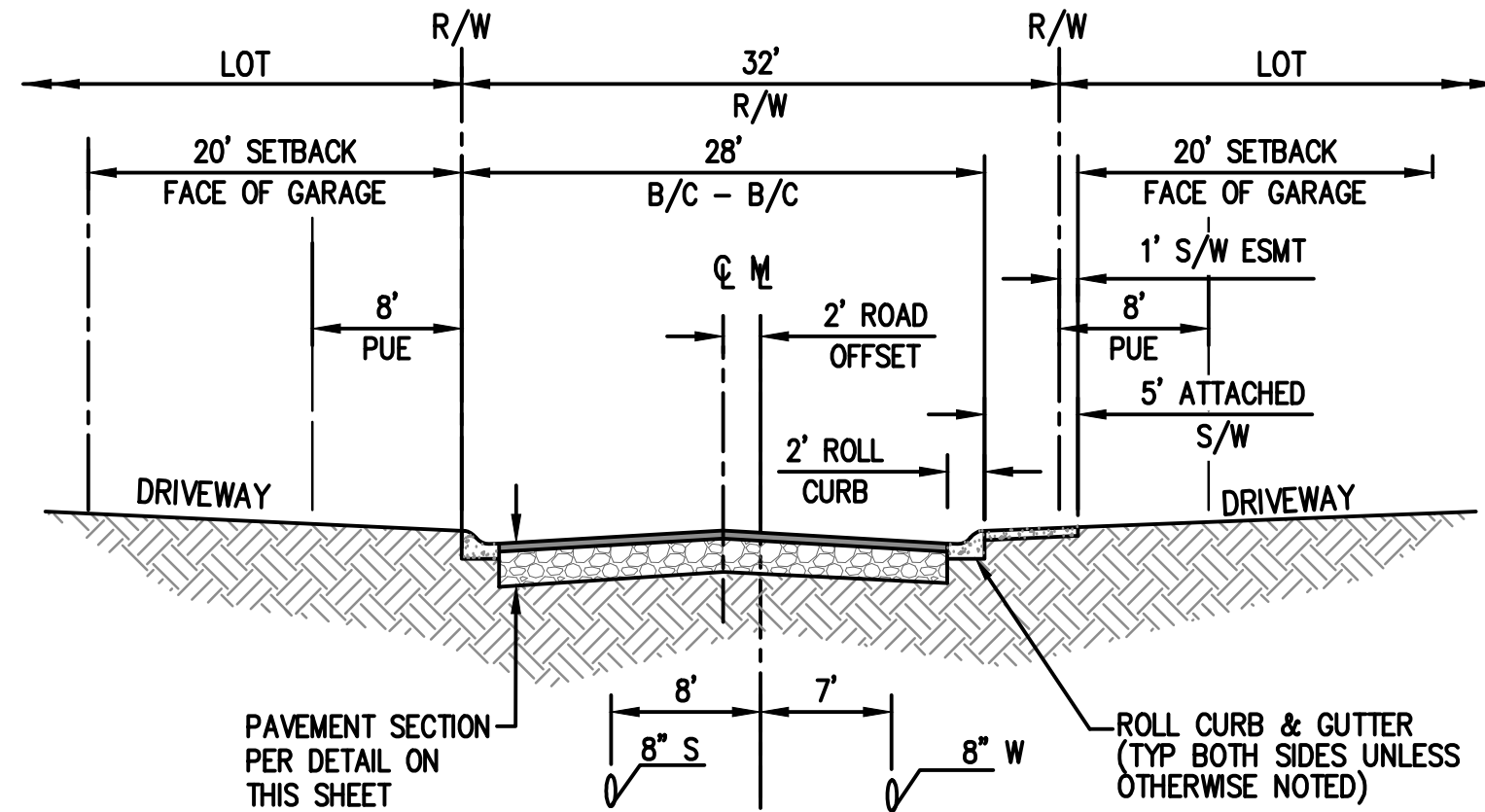




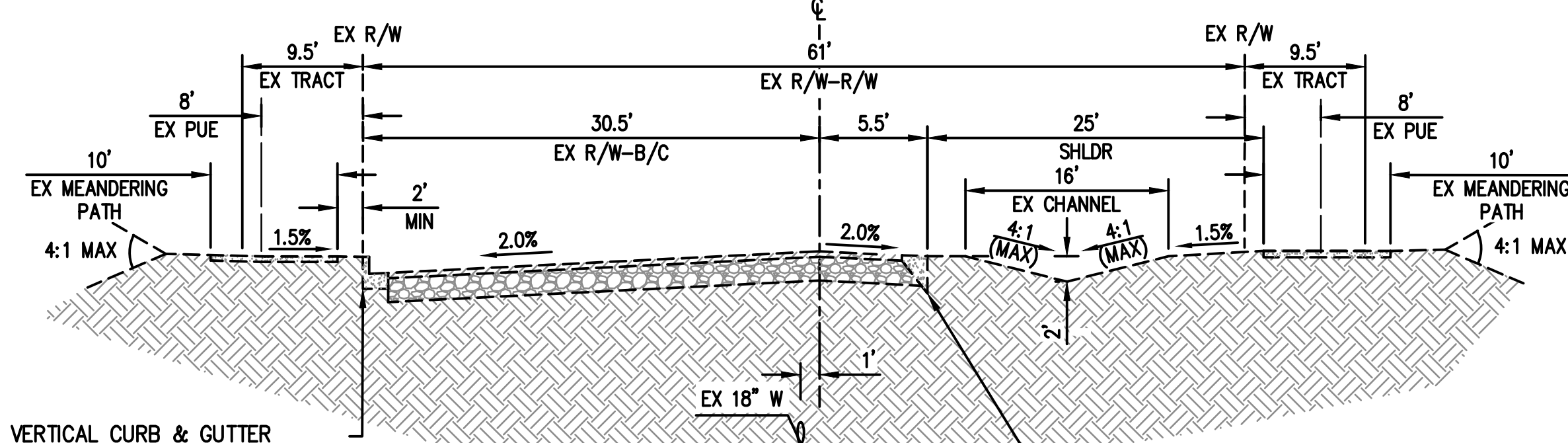
**SOUTH ENTRANCE ROAD** NTS  
\*TRACT, SIDEWALK, AND PATH PER PLAN



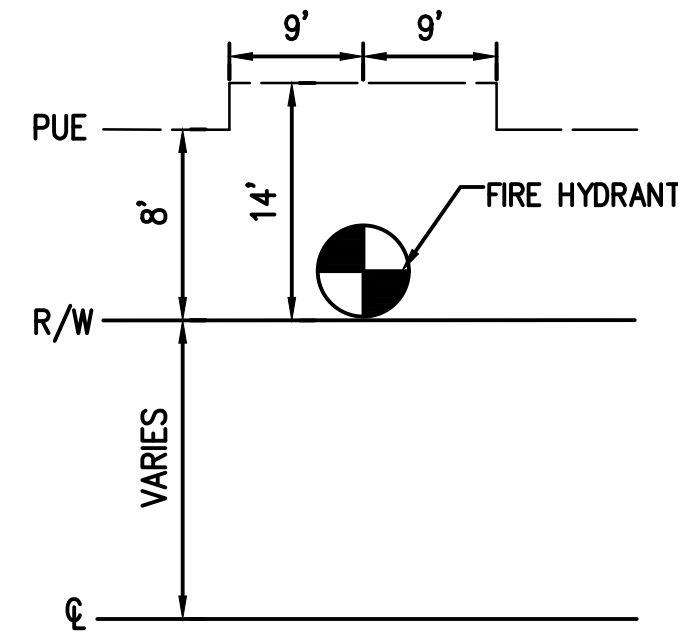
**NORTH ENTRANCE ROAD** NTS  
NO PARKING ON ONE SIDE WITH THE POSTED FIRE LANE SIGNAGE  
\*TRACT, SIDEWALK, AND PATH PER PLAN



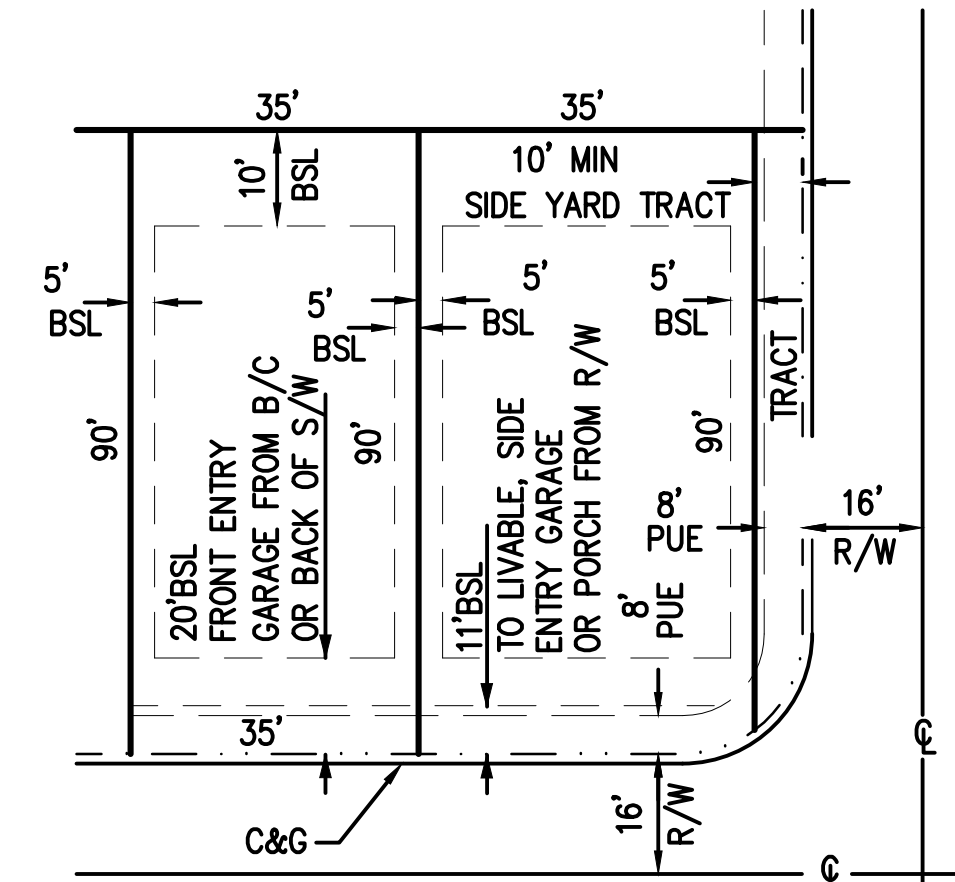
**LOCAL RESIDENTIAL STREET** NTS  
NO PARKING ON ONE SIDE WITH THE POSTED FIRE LANE SIGNAGE  
\*SIDEWALK LOCATION PER PLAN



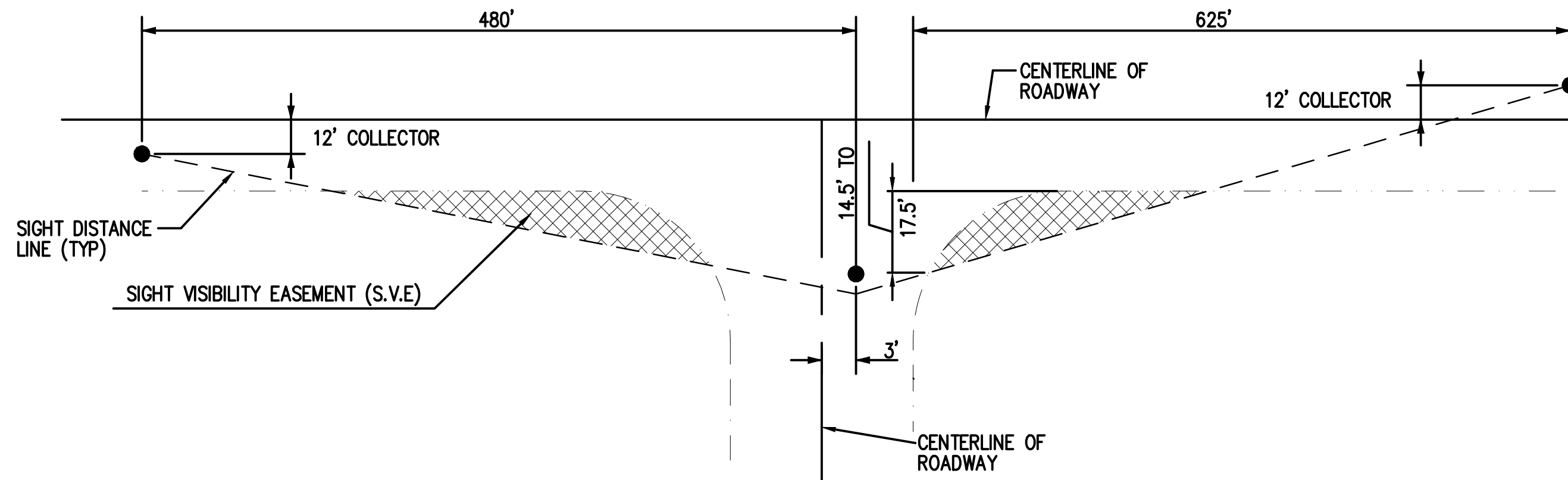
**JENNA LANE - INTERIM** NTS  
FOR REFERENCE ONLY



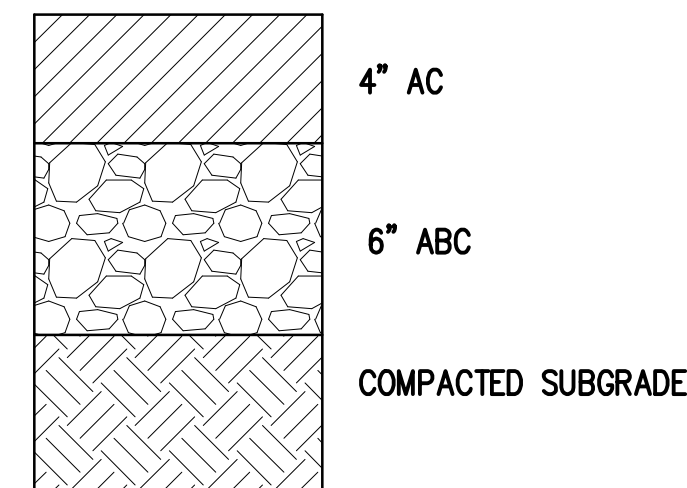
**FIRE HYDRANT 10' CLEARANCE PUE** NTS



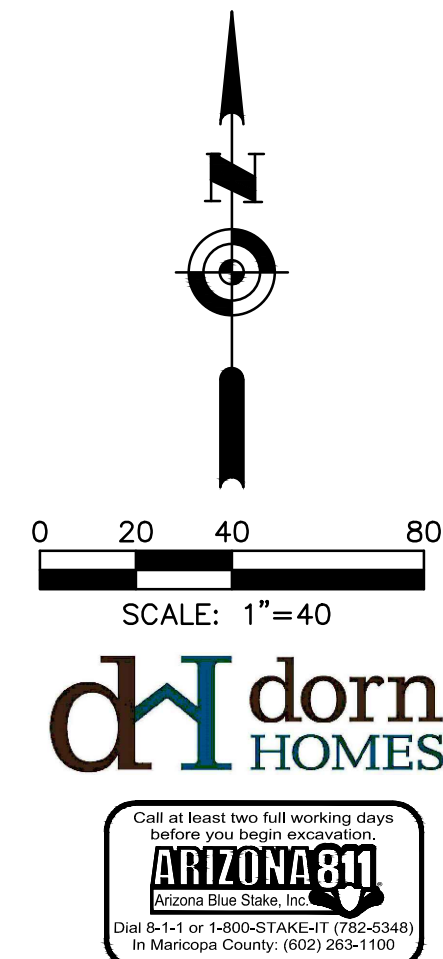
**TYPICAL BUILDING SETBACK & EASEMENT DETAIL UNIT 4** NTS  
35' X 90'



**SIGHT VISIBILITY EASEMENTS (SVE)** NTS



**PAVEMENT SECTION LOCAL STREET** NTS



REVISIONS:

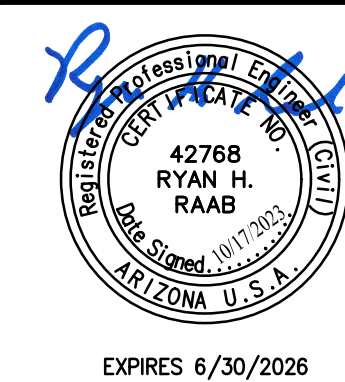
SOUTH RANCH II - UNIT 4

PRELIMINARY PLAT

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying

**HUITT ZOLLARS**

5050 N. 40th Street Suite #100 | Phoenix, Arizona 85018  
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|             |            |
|-------------|------------|
| DESIGNED:   | BM         |
| DRAWN:      | SS         |
| CHECKED:    | RHR        |
| PLOT DATE:  | 10/17/23   |
| SHEET       | 3 OF 7     |
| PROJECT NO. | R314344.07 |

REVIEWED BY \_\_\_\_\_ DATE \_\_\_\_\_

DRAFTED BY \_\_\_\_\_ DATE \_\_\_\_\_

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

| LOT AREA TABLE |           |             |
|----------------|-----------|-------------|
| LOT NO.        | AREA (SF) | AREA (ACRE) |
| 1              | 4,332     | 0.0995      |
| 2              | 3,713     | 0.0852      |
| 3              | 3,558     | 0.0817      |
| 4              | 3,465     | 0.0795      |
| 5              | 3,396     | 0.0780      |
| 6              | 3,351     | 0.0769      |
| 7              | 3,328     | 0.0764      |
| 8              | 3,325     | 0.0763      |
| 9              | 3,325     | 0.0763      |
| 10             | 3,325     | 0.0763      |
| 11             | 3,325     | 0.0763      |
| 12             | 3,325     | 0.0763      |
| 13             | 3,325     | 0.0763      |
| 14             | 3,325     | 0.0763      |
| 15             | 3,325     | 0.0763      |
| 16             | 3,325     | 0.0763      |
| 17             | 3,146     | 0.0722      |
| 18             | 3,150     | 0.0723      |
| 19             | 3,150     | 0.0723      |
| 20             | 3,150     | 0.0723      |
| 21             | 3,134     | 0.0720      |
| 22             | 3,322     | 0.0763      |
| 23             | 3,325     | 0.0763      |
| 24             | 3,325     | 0.0763      |
| 25             | 3,325     | 0.0763      |
| 26             | 3,325     | 0.0763      |
| 27             | 3,325     | 0.0763      |
| 28             | 3,325     | 0.0763      |
| 29             | 3,325     | 0.0763      |
| 30             | 3,325     | 0.0763      |
| 31             | 3,325     | 0.0763      |
| 32             | 3,717     | 0.0853      |
| 33             | 3,568     | 0.0819      |
| 34             | 3,504     | 0.0804      |
| 35             | 3,500     | 0.0803      |
| 36             | 3,500     | 0.0803      |
| 37             | 3,500     | 0.0803      |
| 38             | 3,500     | 0.0803      |
| 39             | 3,500     | 0.0803      |
| 40             | 3,500     | 0.0803      |
| 41             | 3,497     | 0.0803      |
| 42             | 3,786     | 0.0869      |
| 43             | 3,425     | 0.0786      |
| 44             | 3,360     | 0.0771      |
| 45             | 3,360     | 0.0771      |
| 46             | 3,360     | 0.0771      |
| 47             | 3,360     | 0.0771      |
| 48             | 3,360     | 0.0771      |
| 49             | 3,360     | 0.0771      |
| 50             | 3,360     | 0.0771      |

| LOT AREA TABLE |           |             |
|----------------|-----------|-------------|
| LOT NO.        | AREA (SF) | AREA (ACRE) |
| 51             | 4,058     | 0.0932      |
| 52             | 3,889     | 0.0893      |
| 53             | 3,701     | 0.0850      |
| 54             | 3,675     | 0.0844      |
| 55             | 3,675     | 0.0844      |
| 56             | 3,675     | 0.0844      |
| 57             | 3,675     | 0.0844      |
| 58             | 3,675     | 0.0844      |
| 59             | 3,800     | 0.0872      |
| 60             | 3,800     | 0.0872      |
| 61             | 3,800     | 0.0872      |
| 62             | 3,800     | 0.0872      |
| 63             | 3,149     | 0.0723      |
| 64             | 3,150     | 0.0723      |
| 65             | 3,150     | 0.0723      |
| 66             | 3,150     | 0.0723      |
| 67             | 3,163     | 0.0726      |
| 68             | 3,287     | 0.0754      |
| 69             | 3,151     | 0.0723      |
| 70             | 3,150     | 0.0723      |
| 71             | 3,150     | 0.0723      |
| 72             | 4,584     | 0.1052      |
| 73             | 4,086     | 0.0938      |
| 74             | 3,855     | 0.0885      |
| 75             | 3,687     | 0.0846      |
| 76             | 3,675     | 0.0844      |
| 77             | 3,675     | 0.0844      |
| 78             | 3,674     | 0.0844      |
| 79             | 3,171     | 0.0728      |
| 80             | 3,185     | 0.0731      |
| 81             | 3,185     | 0.0731      |
| 82             | 3,185     | 0.0731      |
| 83             | 3,185     | 0.0731      |
| 84             | 3,185     | 0.0731      |
| 85             | 3,185     | 0.0731      |
| 86             | 3,185     | 0.0731      |
| 87             | 3,185     | 0.0731      |
| 88             | 3,302     | 0.0758      |
| 89             | 3,291     | 0.0755      |
| 90             | 3,292     | 0.0756      |
| 91             | 3,294     | 0.0756      |
| 92             | 3,296     | 0.0757      |
| 93             | 3,297     | 0.0757      |
| 94             | 3,299     | 0.0757      |
| 95             | 3,386     | 0.0777      |
| 96             | 3,303     | 0.0758      |
| 97             | 3,256     | 0.0748      |
| 98             | 3,149     | 0.0723      |
| 99             | 3,150     | 0.0723      |
| 100            | 3,150     | 0.0723      |

| LOT AREA TABLE |           |             |
|----------------|-----------|-------------|
| LOT NO.        | AREA (SF) | AREA (ACRE) |
| 101            | 3,150     | 0.0723      |
| 102            | 3,150     | 0.0723      |
| 103            | 3,150     | 0.0723      |
| 104            | 3,150     | 0.0723      |
| 105            | 3,150     | 0.0723      |
| 106            | 3,150     | 0.0723      |
| 107            | 3,150     | 0.0723      |
| 108            | 3,146     | 0.0722      |
| 109            | 3,325     | 0.0763      |
| 110            | 3,325     | 0.0763      |
| 111            | 3,325     | 0.0763      |
| 112            | 3,325     | 0.0763      |
| 113            | 3,325     | 0.0763      |
| 114            | 3,325     | 0.0763      |
| 115            | 3,321     | 0.0762      |
| 116            | 3,146     | 0.0722      |
| 117            | 3,150     | 0.0723      |
| 118            | 3,150     | 0.0723      |
| 119            | 3,150     | 0.0723      |
| 120            | 3,150     | 0.0723      |
| 121            | 3,150     | 0.0723      |
| 122            | 3,141     | 0.0721      |
| 123            | 3,401     | 0.0781      |
| 124            | 3,325     | 0.0763      |
| 125            | 3,325     | 0.0763      |
| 126            | 3,325     | 0.0763      |
| 127            | 3,325     | 0.0763      |
| 128            | 3,325     | 0.0763      |
| 129            | 3,325     | 0.0763      |
| 130            | 3,325     | 0.0763      |
| 131            | 3,325     | 0.0763      |
| 132            | 3,325     | 0.0763      |
| 133            | 3,325     | 0.0763      |
| 134            | 3,325     | 0.0763      |
| 135            | 3,325     | 0.0763      |
| 136            | 3,325     | 0.0763      |
| 137            | 3,325     | 0.0763      |
| 138            | 3,325     | 0.0763      |
| 139            | 3,325     | 0.0763      |
| 140            | 3,325     | 0.0763      |
| 141            | 3,326     | 0.0764      |
| 142            | 3,430     | 0.0787      |
| 143            | 4,019     | 0.0923      |
| 144            | 4,445     | 0.1020      |
| 145            | 3,675     | 0.0844      |
| 146            | 3,732     | 0.0857      |
| 147            | 3,800     | 0.0872      |
| 148            | 3,800     | 0.0872      |
| 149            | 3,800     | 0.0872      |
| 150            | 3,800     | 0.0872      |

| LOT AREA TABLE |           |             |
|----------------|-----------|-------------|
| LOT NO.        | AREA (SF) | AREA (ACRE) |
| 151            | 4,612     | 0.1059      |
| 152            | 3,558     | 0.0817      |
| 153            | 3,373     | 0.0774      |
| 154            | 3,468     | 0.0796      |
| 155            | 3,468     | 0.0796      |
| 156            | 3,468     | 0.0796      |
| 157            | 3,468     | 0.0796      |
| 158            | 3,468     | 0.0796      |
| 159            | 3,466     | 0.0796      |
| 160            | 3,375     | 0.0775      |
| 161            | 3,826     | 0.0878      |
| 162            | 3,963     | 0.0910      |
| 163            | 3,431     | 0.0788      |
| 164            | 3,526     | 0.0809      |
| 165            | 3,608     | 0.0828      |
| 166            | 3,608     | 0.0828      |
| 167            | 3,608     | 0.0828      |
| 168            | 3,608     | 0.0828      |
| 169            | 3,608     | 0.0828      |
| 170            | 3,608     | 0.0828      |
| 171            | 3,603     | 0.0827      |
| 172            | 3,138     | 0.0720      |
| 173            | 3,150     | 0.0723      |
| 174            | 3,150     | 0.0723      |
| 175            | 3,150     | 0.0723      |
| 176            | 3,147     | 0.0722      |
| 177            | 3,416     | 0.0784      |
| 178            | 3,416     | 0.0784      |
| 179            | 3,416     | 0.0784      |
| 180            | 3,416     | 0.0784      |
| 181            | 3,416     | 0.0784      |
| 182            | 3,416     | 0.0784      |
| 183            | 3,416     | 0.0784      |
| 184            | 3,416     | 0.0784      |
| 185            | 3,326     | 0.0764      |
| 186            | 3,351     | 0.0769      |
| 187            | 3,325     | 0.0763      |
| 188            | 3,446     | 0.0791      |
| 189            | 3,323     | 0.0763      |
| 190            | 3,390     | 0.0778      |
| 191            | 3,390     | 0.0778      |
| 192            | 3,390     | 0.0778      |
| 193            | 3,390     | 0.0778      |
| 194            | 3,390     | 0.0778      |
| 195            | 3,390     | 0.0778      |
| 196            | 3,390     | 0.0778      |
| 197            | 3,390     | 0.0778      |
| 198            | 3,390     | 0.0778      |
| 199            | 3,390     | 0.0778      |
| 200            | 3,432     | 0.0788      |

| TRACT AREA TABLE |             |                               |
|------------------|-------------|-------------------------------|
| TRACT.           | AREA (SF)   | USE                           |
| TRACT "A"        | 44,754.830  | OPENSOURCE, DRAINAGE          |
| TRACT "B"        | 475.103     | OPENSOURCE                    |
| TRACT "C"        | 111,740.476 | OPENSOURCE, DRAINAGE, UTILITY |
| TRACT "D"        | 168,885.877 | OPENSOURCE, DRAINAGE, UTILITY |
| TRACT "E"        | 3,610.050   | OPENSOURCE                    |
| TRACT "F"        | 3,222.930   | OPENSOURCE                    |
| TRACT "G"        | 2,369.145   | OPENSOURCE                    |
| TRACT "H"        | 13,574.740  | OPENSOURCE                    |
| TRACT "I"        | 48,404.064  | OPENSOURCE, DRAINAGE          |
| TRACT "J"        | 2,678.897   | OPENSOURCE                    |
| TRACT "K"        | 7,567.758   | OPENSOURCE                    |
| TRACT "L"        | 1,895.045   | OPENSOURCE                    |
| TRACT "M"        | 3,114.538   | OPENSOURCE                    |
| TRACT "N"        | 2,057.069   | OPENSOURCE                    |
| TRACT "O"        | 31,626.506  | OPENSOURCE, DRAINAGE          |
| TRACT "P"        | 2,425.927   | OPENSOURCE                    |
| TRACT "Q"        | 3,654.868   | OPENSOURCE                    |
| TRACT "R"        | 13,159.059  | OPENSOURCE                    |

0204080

0204080

0

20

40

80

SCALE: 1"=40

d

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HOMES

ARIZONA 811

Arizona Blue State, Inc.

Call at least two full working days before you begin excavation.

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REVISIONS:

|  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
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|  |  |  |  |  |  |  |

SOUTH RANCH II - UNIT 4

PRELIMINARY PLAT

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying

42768

RYAN H. RAAB

Professional Engineer

01/17/2023

ARIZONA U.S.A.

EXPIRES 6/30/2026

DESIGNED: BM

DRAWN: SS

CHECKED: RHR

PLOT DATE: 10/17/23

SHEET 4 OF 7

PROJECT NO. R314344.07

HUITT

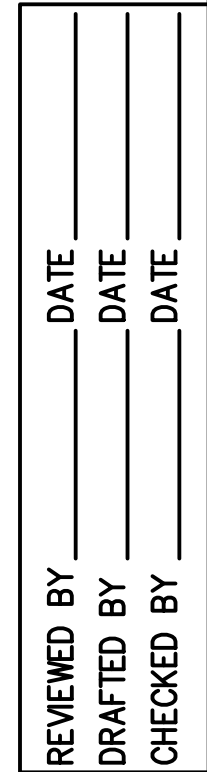
HZ

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PLOT DATE: 10/17/2023 10:01 AM FILE: g:\projects\314344.07 - south ranch ii unit 4 pre-plat\10 cadd & btm\10.1 autocad\pre-plat\314344.07-pp03-04.dwg

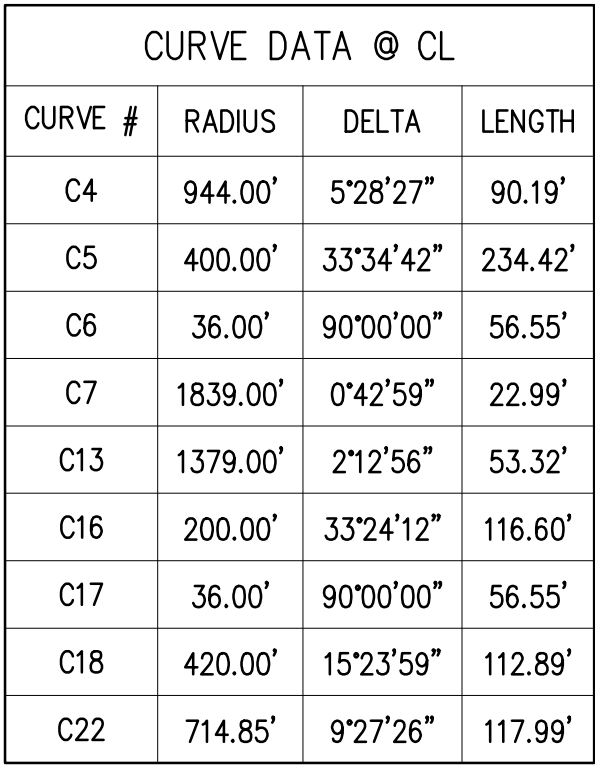
Page 34 of 37



0 20 40 80

SCALE: 1"=40'

|                                                                                       |            |
|---------------------------------------------------------------------------------------|------------|
|  |            |
| EXPIRES 6/30/2026                                                                     |            |
| DESIGNED:                                                                             |            |
| BM                                                                                    |            |
| DRAWN:                                                                                |            |
| SS                                                                                    |            |
| CHECKED:                                                                              | PLOT DATE: |
| RHR                                                                                   | 10/17/23   |
| SHEET                                                                                 | 5 OF 7     |
| PROJECT NO.                                                                           | R314344.07 |



|             |     |            |          |
|-------------|-----|------------|----------|
| DESIGNED:   |     | BM         |          |
| DRAWN:      |     | SS         |          |
| CHECKED:    | RHR | PLOT DATE: | 10/17/23 |
| SHEET       | 6   | OF         | 7        |
| PROJECT NO. |     | R314344.07 |          |

**REVISIONS:**

SOUTH RANCH II - UNIT 4

# PRELIMINARY PLAT

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PLOT DATE: 10/17/2023 10:01 AM FILE: g:\projects\314344.07 - south ranch ii unit 4 pre-plat\10 cadd & bim\10.1 autocad\pre-plat\314344.07p-pp05-07.dwg

[illegible]

| CURVE DATA @ CL |          |           |         |
|-----------------|----------|-----------|---------|
| CURVE #         | RADIUS   | DELTA     | LENGTH  |
| C8              | 1839.00' | 13°45'31" | 441.61' |
| C9              | 36.00'   | 78°22'39" | 49.25'  |
| C19             | 36.00'   | 84°13'15" | 52.92'  |
| C20             | 1612.00' | 8°41'45"  | 244.66' |
| C21             | 500.00'  | 14°31'06" | 126.70' |

0 20 40 80

SCALE: 1" = 80'

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PROJECT NO. R314344.07

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PLOT DATE: 10/17/2023 10:02 AM FILE: g:\projects\1314344.07 - south ranch ii unit 4 pre plat\10 cadd & bim\10.1 autocad\pre plat\1314344.07p-pp05-07.dwg