

# City of Prescott

## Planning & Zoning Commission



February 26, 2026 | 9:00 AM  
201 N. Montezuma Street  
Council Chambers, 1st Floor  
Prescott, AZ 86301

### AGENDA

The following Agenda will be considered by the **Planning & Zoning Commission** at their meeting to be held **February 26, 2026**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. DISCUSSION & ACTION ITEMS**

- A. Approval of the January 8, 2026 Planning & Zoning Commission Meeting Minutes.

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

- B. **REZ26-001 & GPA26-001:** A Request for Rezoning from SF-35 (Single-Family Minimum Lot Size 35,000SF) to BG (Business General) on a Total of 3.6 Acres & Minor General Plan Amendment from Low-Medium Density Residential to Commercial for the Expansion of an Existing School to Include Grades 9-12. Location: 2980 Willow Creek Rd, APN 106-21-237B. Owner: Arizona Conf. Corp Seventh-Day Adentists. Applicant: Prescott Seventh-Day Adventist Church, Lindsey Toyama.

**Recommended Action: 1) MOVE to recommend approval of GPA26-001; and 2) MOVE to recommend approval of REZ26-001**

- C. **CONTINUED ITEM - LDC25-002:** Amendment to the City of Prescott Land Development Code Article 4 Section 4.9.4.B to Update the Parking Requirements Within the Downtown Business (DTB) Zoning District. Applicant: City of Prescott - Planning & Zoning Division.

**Recommended Action: MOVE to approve or deny LDC25-002**

**4. UPDATES**

- A. Update Regarding Approved Final Plat FNP25-007 - Lafferty Ranch.  
B. Update Regarding Approved Revision of Plat RVP25-013 - Idylwild Tract.

**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 2/19/26 at 11:00 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

*Sarah M. Thornhill*

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Sarah M. Thornhill, City Clerk



TO: MAYOR AND CITY COUNCIL  
AGENDA: February 26 Planning and Zoning Commission  
DATE: February 26, 2026  
DEPT: Community Development  
ITEM #: 3.A  
SUBJECT: Approval of the January 8, 2026 Planning & Zoning Commission Meeting Minutes.

## ITEM SUMMARY

This item is for approval of the January 8, 2026 Planning & Zoning Commission meeting minutes. 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 minutes as presented

## ATTACHMENTS

1. January 8, 2026 P&Z Minutes



January 8, 2026 | 9:00 AM  
201 N Montezuma Street  
Council Chambers, 1st Floor  
Prescott, AZ 86301

**MINUTES**

**1. CALL TO ORDER**

Chairman Michelman called the meeting to order at 9:04 a.m.

**2. ROLL CALL**

- Don Michelman, Chair
- Thomas Reilly, Vice Chair
- Thomas Davis, Member
- Susan Graham, Member
- Thomas Hutchison, Member (excused)
- James Kleczewski, Member
- James Whiting, Member

**3. DISCUSSION & ACTION ITEMS**

A. Approval of the December 11, 2025 Planning and Zoning Commission Meeting Minutes.

**MOTION BY COMMISSIONER REILLY TO APPROVE THE DECEMBER 11, 2025 MEETING MINUTES; SECONDED BY COMMISSIONER GRAHAM; PASSED (4-0-2). COMMISSIONERS KLECZEWSKI AND DAVIS ABSTAINING.**

B. **LDC25-002:** Amendment to the City of Prescott Land Development Code Article 4 Section 4.9.4.B to Update the Parking Requirements Within the Downtown Business (DTB) Zoning District. Applicant: City of Prescott – Planning and Zoning Division.

Planner Tammy DeWitt presented on the proposed amendment to the City Land Development Code regarding parking requirements in the Downtown Business District. Ms. DeWitt described a parking waiver affecting the DTB zoning district intended to preserve historic buildings, which took effect when the parking garage building was completed. Ms. DeWitt said that this waiver made pre-1968 buildings in the district exempt from parking requirements. Ms. DeWitt distinguished the DTB zoning district from the Entertainment District, an overlay district which pertains only to liquor licenses and not to development criteria.

The proposed changes to the zoning code include the removal of the phrase “other hospitality related uses in the Retail” and the addition of a phrase requiring adherence to City parking requirements for non-exempt overnight parking uses, such as apartments, for buildings constructed after 1968.

Commissioner Reilly asked if projects currently in progress would be affected by the legislation change.

Ms. DeWitt said that projects already in progress would not be affected.

Ms. Moore confirmed.

Commissioner Reilly asked why 1968 was used as the cutoff for the parking waiver.

Ms. DeWitt said that she does not know exactly but that the date was carried over from previous code versions.

Commissioner Reilly asked to clarify that the rationale for the waiver is not codified by ordinance but is merely commentary.

Ms. DeWitt said that the commentary was included in the zoning code, conditional upon the completion of the parking garage.

Commissioner Reilly clarified that the parking waiver does not apply to non-exempt uses in buildings constructed after 1968, necessitating the creation of additional parking in those cases and partially undermining the stated purpose of the parking garage as protecting historic buildings from being torn down to make room for parking.

Ms. DeWitt confirmed this possibility.

Commissioner Reilly said he thought that the proposed code changes would fail to adequately protect historic buildings in the DTB zoning district and asked if the code could be further refined to include more protection for historic buildings.

Ms. Bramlette said the Planning Division is planning a comprehensive update to the Land Development Code within the next two years, and that the current proposed code update is to serve as an interim solution to the influx of hotels in the DTB district. Ms. Bramlette also noted that the local preservation district of the Courthouse Plaza includes other protections for buildings in the area.

Chair Michelman clarified that the protections come through the Prescott Preservation Commission and not through the Land Development Code.

Ms. Bramlette said that for non-exempt uses in buildings following 1968 construction dates the local Preservation District is a primary means of protecting historic buildings.

Commissioner Reilly said he thought that the proposed interim changes would allow problems for small period of time and proposed enacting a more permanent solution through the current proposed changes.

Commissioner Kleczewski asked if language could be added to prohibit the destruction of buildings constructed prior to 1968 for parking.

Ms. DeWitt said that this could be considered a taking and a violation of state law, going against private property rights.

Commissioner Davis expressed concern about the unintended consequences down the road as businesses try to find parking.

Commissioner Graham asked if the existing garage could be expanded or if a new garage could be constructed, with parking fees financing its construction.

Ms. DeWitt acknowledged this possibility.

Commissioner Reilly asked if off-site parking could be a possible solution.

Ms. DeWitt confirmed that there are allowances for off-site parking.

Commissioner Whiting asked what determines which current projects in progress would not be affected.

Ms. DeWitt said that the City Hall has reached the permitting phase, the Whiskey Row Hotel has been approved, and the Cortez property awaiting SUP approval was constructed prior to 1968, leaving all these projects unaffected by the change in parking requirements.

Commissioner Whiting expressed concern that off site parking could be quite far from a business' actual location, per the note on the map he was provided.

Ms. DeWitt said that the map reflects the boundaries of the Entertainment District, not the Downtown Business District.

Mr. Lund said the map was distributed by Mayor Rusing.

Chair Michelman asked why the code changes are limited to new buildings, leaving a potential loophole for avoiding parking requirements.

Ms. DeWitt said she believed the 1968 date came from what was considered historic at the time of creation of the Historic Preservation Master Plan. Ms. DeWitt said that the design of older buildings left little room for parking, and that newer building requirements have their own set of issues with parking.

Commissioner Whiting asked how much change has to happen to a building before the 1968 exemption is no longer valid.

Ms. DeWitt said the exemption holds as long as the façade is not altered.

Commissioner Graham proposed the expansion of garage parking financed through fees required by projects developed in any buildings requiring overnight parking.

Ms. DeWitt said the commission can defer the action to deliberate on this option with legal.

Commissioner Reilly said he was concerned about fairness and the appearance of a taking in requiring newer buildings to provide parking while exempting older ones.

Ms. DeWitt said the only businesses being affected are new hotels.

Ms. DeWitt said that other historic districts face similar issues and that the common solution is the construction of parking garages.

Commissioner Davis asked what the in lieu fee provision is for parking.

Ms. DeWitt said the last fee she was told was ten thousand dollars per space.

Commissioner Davis asked if that fee would cover the construction of a parking garage or if it would merely cover a parking space.

Mayor Rusing, speaking as a private citizen, said the Rusing family has a property in the Entertainment District, which she said was formed to relax parking restrictions to allow property owners a wider variety of uses for their property and to encourage more pedestrian traffic. Ms. Rusing said the waiver was a success regarding daytime uses but that overnight parking is still an issue, along with daytime parking. Ms. Rusing said she is in favor of deleting the 1968

year and requiring all businesses to comply with parking requirements. Ms. Rusing urged research into the intent of the Entertainment District, which she claimed was not confined to the provision of liquor licenses.

**MOTION BY COMMISSIONER REILLY TO TABLE LDC 25-002 TO ADDRESS SOME OF THE CONCERNS TALKED ABOUT. SECONDED BY COMMISSIONER DAVIS (PASSED 6-0).**

**4. STAFF UPDATES**

Ms. DeWitt said the Jan 28<sup>th</sup> Planning and Zoning meeting has been canceled.

Ms. Bramlette presented projects undergoing the administrative review process, including RVP25-014, RVP25-015, and FNP25-002.

**5. ADJOURNMENT**

There being no further business to discuss, Chairman Michelman adjourned the meeting at 9:53 a.m.

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DON MICHELMAN, Chairman

ATTEST:

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JACOB LUND, Recording Secretary



TO: MAYOR AND CITY COUNCIL  
AGENDA: February 26 Planning and Zoning Commission  
DATE: February 26, 2026  
DEPT: Community Development  
ITEM #: 3.B  
SUBJECT: **REZ26-001 & GPA26-001:** A Request for Rezoning from SF-35 (Single-Family Minimum Lot Size 35,000SF) to BG (Business General) on a Total of 3.6 Acres & Minor General Plan Amendment from Low-Medium Density Residential to Commercial for the Expansion of an Existing School to Include Grades 9-12. Location: 2980 Willow Creek Rd, APN 106-21-237B. Owner: Arizona Conf. Corp Seventh-Day Adventists. Applicant: Prescott Seventh-Day Adventist Church, Lindsey Toyama.

## ITEM SUMMARY

This item is for review and approval of a request for rezoning and minor general plan amendment. The subject project area contains one parcel zoned Single-Family Minimum Lot Size 35,000SF (SF-35). The total project area is 3.6 acres, and the project area is bound by Willow Creek Rd. to the East, Nicholet Trl. to the North, and residential properties to the South and West. Owners are seeking to bring the use into compliance with city zoning code and their associated General Plan Land Use Group (LUG) designation. Adjacent properties to the north are zoned Neighborhood Oriented Business (NOB), Business General (BG) to the east directly across Willow Creek Rd. and Single-Family 9 (SF-9) to the South and West. It is the request of the property owner to rezone their existing SF-35 parcel to BG zoning as well as have the subsequent Land Use Group designation changed to conformance with the General Plan.

## BACKGROUND

The Prescott Seventh-Day Adventist Church began in Prescott in 1907, and the first Church was constructed in 1917 with a school introduced in 1927. The church has been through several location changes over the years prior to moving to their current location at 2980 Willow Creek Road in 1991. They opened an education wing at this location in the Fall of 2000 and have since been allowed to operate as a school for grades K-8 with approved Conditional Use Permits.

The subject project area was previously two separate parcels combined via a Revision of Plat, approved by City Staff and City Council on June 10<sup>th</sup>, 2025, and was required for the expansion of additional classroom buildings. The property currently contains one parcel that is being used as a church and school for grades K-8. The existing parcel has a residential use designation with an existing commercial use for a church which is allowed by right. The existing school received approval of a new Conditional Use Permit for their classroom expansion in November 2025. City Staff is currently reviewing permit submittals for the construction of additional classrooms to ensure all City Code requirements are met.

The Prescott Seventh-Day Adventist Church seeks to continue their existing church and school programs with the expansion of their educational department to include grades 9-12. Per the allowed use table from the Land Development Code Section 2.3, the expansion of their existing school to grades 9-12 is not allowed in the existing (SF-35) zoning district and seeks the approval of a rezoning application to Business General (BG) where grades 9-12 are an allowed use by right.

**Proposed Project  
Compatibility**

This property is bound by residential and commercial type uses. Compatibility is achieved because of the diverse uses in the area and the property being located within a Commercial Corridor Overlay District that runs along Willow Creek Road.

**Issues for Consideration (LDC 9.15.5)**

A. Consistency (or lack thereof) with the Prescott General Plan, and other adopted plans.

This request includes a Minor General Plan Amendment to the 2015 General Plan Land Use Map.

B. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.

The Prescott Seventh-Day Adventists developed the property and have been operating out of this building since 1991.

C. Suitability of the subject property for uses permitted by the proposed zoning district.

The property has been operating as a church and school for grades K-8 for the community at this location since it was developed in 1991.

D. Suitability of the subject property for the uses permitted by the existing district; and

Staff is not aware of any complaints about the use of the property since it was established.

E. Availability of sewer, water, and stormwater facilities.

There are no proposed changes to the site and all infrastructure is existing.

**Minor General Plan Map Amendment**

The 2015 General Plan designated this area for Low-Medium Residential Density (1-7 DU/acre). This application requires a Minor General Plan Map amendment to Commercial to allow for the proposed zoning requested and to bring the use into compliance with City zoning code and their associated General Plan Land Use Group (LUG) designation.

**FINANCIAL IMPACT**

There is no fiscal impact associated with this item.

**RECOMMENDED ACTION**

1) MOVE to recommend approval of GPA26-001; and 2) MOVE to recommend approval of REZ26-001

**ATTACHMENTS**

- 1. REZ26-001 - NARRATIVE
- 2. REZ26-001 - REVISION OF PLAT SURVEY MAP
- 3. REZ26-001 - PRESENTATION

## **Written Narrative for the Rezoning of the Property of the Prescott SDA Church at 2980 Willow Creek Rd, Prescott.**

### **What it Would Mean to Us**

The Prescott Seventh-day Adventist Church, on behalf of its school, Prescott Adventist Christian School, respectfully requests that the City of Prescott rezone its property at 2980 Willow Creek Road to Business General. This change would allow the school to expand its educational services to include a high school program.

For nearly a century, Prescott Adventist Christian School's 8th grade graduates have continued their Christian education at Thunderbird Adventist Academy, a boarding high school in Scottsdale, Arizona. In recent years, however, family priorities have shifted. Increasingly, parents from many faith traditions are seeking a faith-based high school option that allows students to remain closer to home.

Establishing a K–12 program would enable families with children in multiple grade levels to enroll all of their children on a single campus. This continuity would support family life while improving daily logistics, reducing traffic in the surrounding area, and keeping educational dollars within the local economy.

Through extensive research, we have determined that purchasing land or facilities for a stand-alone SDA high school in Prescott is financially unfeasible given the anticipated size of the program—projected growth to approximately 40 students in grades 9–12 over the next five years—and the prohibitive cost of commercially zoned properties. By contrast, operating a high school at our current location along the Willow Creek Road Commercial Corridor is both financially viable and well suited to our needs.

Expanding on our existing campus represents a practical and responsible solution. We have partnered with and have served Prescott since 1927 and are long standing contributors to the Prescott community. We already have the necessary land and buildings in place, and infrastructure planning is actively underway to support the construction of new classroom facilities on our current property.

The families in our community are ready. Our church and school are ready. With the rezoning of our property to Business General, we can move forward with expanded program development, provide vibrant educational opportunities, and continue making a positive and lasting contribution to the Prescott community.

## **The Suitability of Our Request**

We are asking the city to consider the appropriateness of making our property at 2980 Willow Creek Road Business General, based on the following considerations:

- 1) Properties across the street from our campus, and catty-corner to our campus are zoned Business General.
- 2) The residence across Nicolette Trail Road from us is zoned Neighborhood-Oriented Business.
- 3) Other residential properties on the Willow Creek corridor are being converted to Business General, which may be in keeping with the city's long-range strategic plans for Willow Creek Road.
- 4) Our property does not allow for a very large school, and the projected growth for our K-12 program over the next 5 years is estimated at 150 students total. The high school enrollment is projected to reach 40 students.
- 5) Our property is situated at the corner of Smoke Tree Ln. and Willow Creek Rd., which has a traffic signal and turn lanes in all four directions.
- 6) We believe that the impact on utilities and traffic patterns during school operating hours will not exceed our current weekend usage for the church. This minimizes problems with city water and sewer.

## **Addressing Potential Concerns from the Community**

Anticipating concerns over potential pitfalls customarily encountered when high schools are allowed in otherwise residential areas, we offer the following insights about our unique situation:

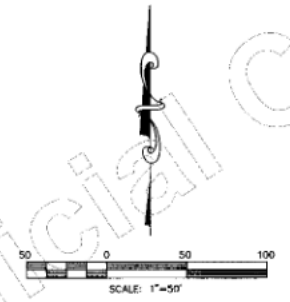
- 1) The number of our high school students will remain fairly low (40 or below).
- 2) Many of the students we have had enrolled at our school do not live in Prescott. They are therefore driven to school by parents. We anticipate some high schoolers will drive themselves, eliminating loitering and opportunities for mischief and negative impact on neighbors.
- 3) There has been no history of property damage to neighboring homes in our entire school history since 1927.
- 4) Given the number of students, the increase in traffic at our intersection will only increase modestly, and may likely drop as students drive younger siblings to school.
- 5) Unlike larger high schools, we do not have the lot space for large outdoor sporting events, have not held events in the past that contribute excessive noise at night, have no need for stadium lighting, and don't anticipate changes to any of these arrangements.
- 6) We are a day school that operates from 8am to 3:15pm with very few programs after dark throughout the school year. Those after-hour events that we do have are usually indoors.

Pastor Tony Jasper  
Senior Pastor of the Prescott Seventh-day Adventist Church

# REVISION OF PLAT AMENDED LOT 9 OF THE DEVEREAUX SUBDIVISION No. 2 TO COMBINE WITH APN 106-21-237A

ORIGINALLY RECORDED AS BOOK 21 OF MAPS AND PLATS, PAGE 75, YCR,  
AND RECORDED AS BOOK 2168 OF OFFICIAL RECORDS, PAGE 1, YCR

SITUATED IN A PORTION OF SECTION 16,  
T14N, R2W, OF THE  
G&SRM, CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE ARIZONA CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS, AN ARIZONA CORPORATION, AS SOLE OWNER, HAS SUBDIVIDED UNDER THE NAME OF "REPLAT OF AMENDED LOT 9 OF THE DEVEREAUX SUBDIVISION No. 2 TO COMBINE WITH APN 106-21-237A", SITUATED IN SECTION 16, TOWNSHIP 14 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER AND MERIDIAN, CITY OF PRESCOTT, COUNTY OF YAVAPAI, STATE OF ARIZONA, AS REFLECTED ON THIS PLAT, HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "THE PLAT OF AMENDED LOT 9 OF THE DEVEREAUX SUBDIVISION No. 2 TO COMBINE WITH APN 106-21-237A" AND HEREBY DECLARES THAT:

SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE PARCELS AND THAT THE PARCELS SHALL BE KNOWN BY THE NAME GIVEN, AS SHOWN ON SAID PLAT:

IN WITNESS WHEREOF:

THE ARIZONA CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS, AN ARIZONA CORPORATION, HAS CAUSED THEIR NAME TO BE AFFIXED HERETO AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF Anthony R. Jasper BEING DULY AUTHORIZED TO DO SO:

ON THIS 24<sup>th</sup> DAY OF June 2025.

BY: Anthony R. Jasper  
(TRUSTEE)

BY: \_\_\_\_\_  
(TRUSTEE)

### ACKNOWLEDGMENT:

STATE OF ARIZONA )  
COUNTY OF YAVAPAI )  
ON THIS 24<sup>th</sup> DAY OF June 2025, BEFORE ME, THE UNDERSIGNED  
NOTARY PUBLIC, DID PERSONALLY APPEAR Anthony R. Jasper, AND AS SUCH,  
EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BEING DULY  
AUTHORIZED TO DO SO.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL

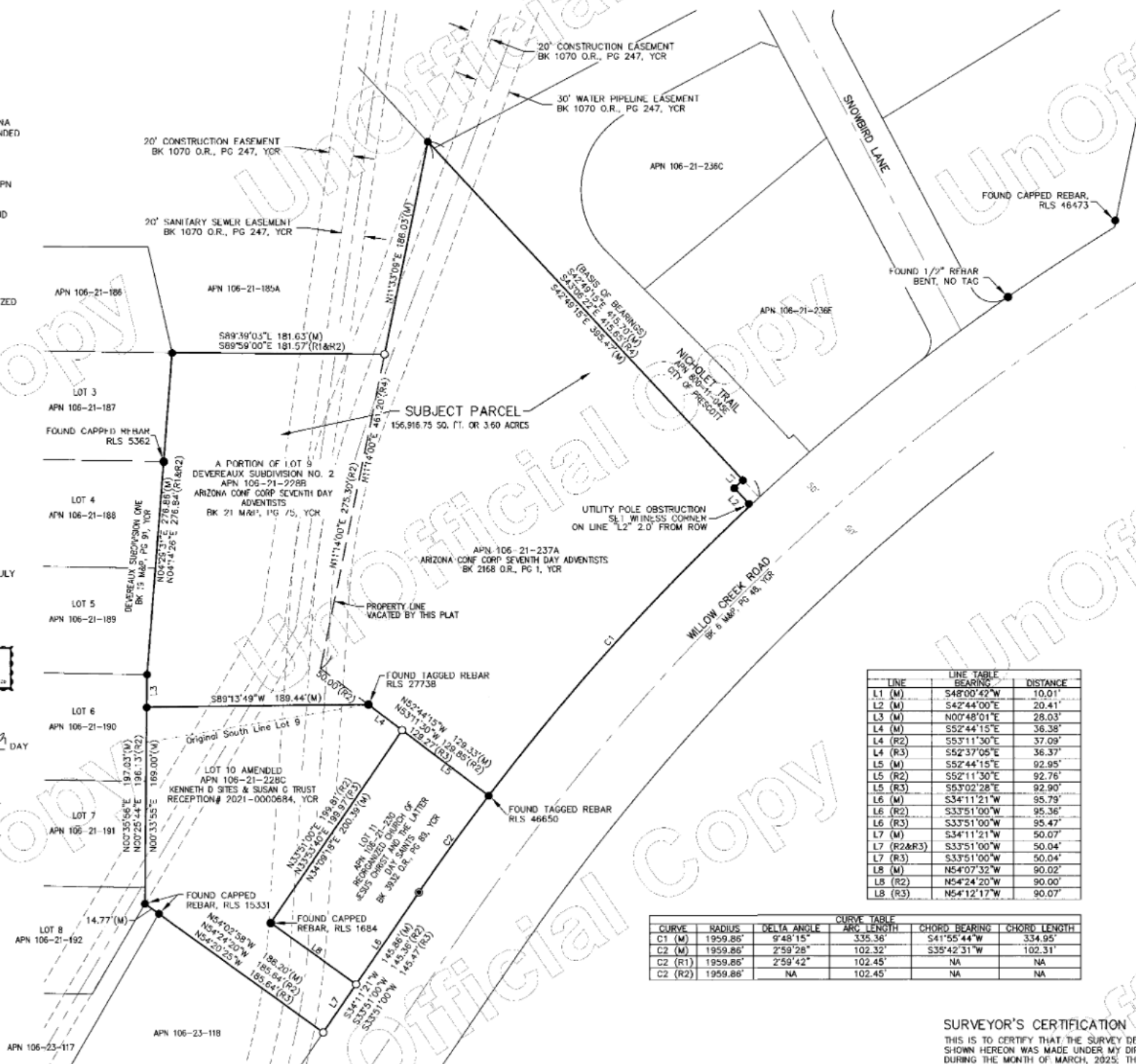
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 7/22/26

### APPROVALS:

APPROVED BY THE MAYOR AND THE COUNCIL OF THE CITY OF PRESCOTT ON THIS 10<sup>th</sup> DAY  
OF June 2025.

APPROVED BY THE CITY OF PRESCOTT PUBLIC WORKS DIRECTOR ON THIS 30<sup>th</sup> DAY  
OF June 2025.

APPROVED BY THE CITY OF PRESCOTT COMMUNITY DEVELOPMENT DIRECTOR ON  
THIS 26<sup>th</sup> DAY OF JUNE 2025.



REASON FOR REPLAT:  
TO AMEND THE PLAT OF "DEVEREAUX SUBDIVISION No. 2" COMBINING  
AMENDED LOT 9 WITH APN 106-21-237A.

ALL VERBIAGE ON THE FACE OF THE ORIGINAL PLAT AS RECORDED  
IN BK 21 M&P, PG 75, YCR, APPLIES HEREIN.

BASIS OF BEARINGS:  
S42°19'15"E AS MEASURED ALONG THE NORTHEASTERLY  
LINE OF APN 106-21-237A

- LEGEND:
- FOUND CAPPED REBAR, RLS 46650, UNLESS OTHERWISE NOTED
  - ⊙ FOUND BRASS DISK RIGHT-OF-WAY MONUMENT
  - SET 1/2" REBAR WITH PLASTIC CAP STAMPED "RLS 37401"
  - EASEMENT LINE AS NOTED
  - APN ASSESSOR'S PARCEL NUMBER
  - BK BOOK
  - M&P MAPS & PLATS
  - PG PAGE
  - O.R. OFFICIAL RECORDS
  - YCR YAVAPAI COUNTY RECORDS
  - (M) MEASURED THIS SURVEY
  - (R#) RECORD DATA (SEE REFERENCE DOCUMENTS BELOW)

- REFERENCE DOCUMENTS:
- (R1) FINAL PLAT - DEVEREAUX SUBDIVISION # ONE BK 19 MAPS & PLATS, PG 91, YCR
  - (R2) FINAL PLAT - DEVEREAUX SUBDIVISION No. 2 BK 21 MAPS & PLATS, PG 75, YCR
  - (R3) RECORD OF SURVEY BK 41 LAND SURVEYS, PG 9, YCR
  - (R4) WARRANTY DEED BK 2168 ORIGINAL RECORDS, PG 1, YCR
  - WILLOW CREEK UNIT ONE SUBDIVISION BK 7 MAPS & PLATS, PG 97, YCR

SITE INFORMATION:  
APN: 106-21-228B & 106-21-237A  
ADDRESS: 2980 & 2980 SUITE A, WILLOW CREEK RD  
PRESCOTT, AZ 86305

- SURVEY NOTES:
- FIELD MEASUREMENTS USED TO PREPARE THIS MAP WERE MADE IN MARCH, 2025.
  - THIS IS NOT AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY AND THEREFORE MAY NOT REFLECT THE TRUE CONDITION OF THE SUBJECT PROPERTY WITH RESPECT TO OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, AGREEMENTS, ETC., OF PUBLIC RECORD. A TITLE REPORT WAS NOT PROVIDED TO THIS SURVEYOR.

LINE	LINE BEARING	DISTANCE
L1 (M)	S48°00'42"W	10.01'
L2 (M)	S42°44'00"E	20.41'
L3 (M)	N00°48'01"E	28.03'
L4 (M)	S52°44'15"E	36.38'
L4 (R2)	S53°11'30"E	37.09'
L4 (R3)	S52°37'05"E	36.37'
L5 (M)	S52°44'15"E	92.95'
L5 (R2)	S52°11'30"E	92.76'
L5 (R3)	S53°02'28"E	92.90'
L6 (M)	S34°11'21"W	95.79'
L6 (R2)	S33°51'00"W	95.36'
L6 (R3)	S33°51'00"W	95.47'
L7 (M)	S34°11'21"W	50.07'
L7 (R2&R3)	S33°51'00"W	50.04'
L7 (R3)	S33°51'00"W	50.04'
L8 (M)	N54°07'32"W	90.02'
L8 (R2)	N54°24'20"W	90.00'
L8 (R3)	N54°12'17"W	90.07'

CURVE	RADIUS	DELTA ANGLE	CURVE TABLE		
			ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1 (M)	1959.86'	9°48'15"	335.36'	S41°55'44"W	334.95'
C2 (M)	1959.86'	2°59'28"	102.32'	S35°42'31"W	102.31'
C2 (R1)	1959.86'	2°59'42"	102.45'	NA	NA
C2 (R2)	1959.86'	NA	102.45'	NA	NA

SURVEYOR'S CERTIFICATION  
THIS IS TO CERTIFY THAT THE SURVEY DESCRIBED AND SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2025; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN EXIST; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



YAVAPAI COUNTY RECORDER  
Official Records of Yavapai County, AZ  
Blondie H. Burdick, Recorder

2025-0028113 Page: 1 of 1  
07/06/2025 09:30:51 AM 524.00

2071 Willow Creek Road Bldg 2  
Prescott, AZ 86301  
(928) 776-1750  
www.LyonEngineering.com  
6089231.200

DATE: 06-11-25	DRAWN BY: STD
JOB NO: 1508-02	CHECKED BY: DS

SHEET 1 OF 1



# REZ26-001 and GPA26-001 Rezoning and Minor General Plan Map Amendment

Jacob Lund

February 26, 2026  
Planning and Zoning Commission



# Request

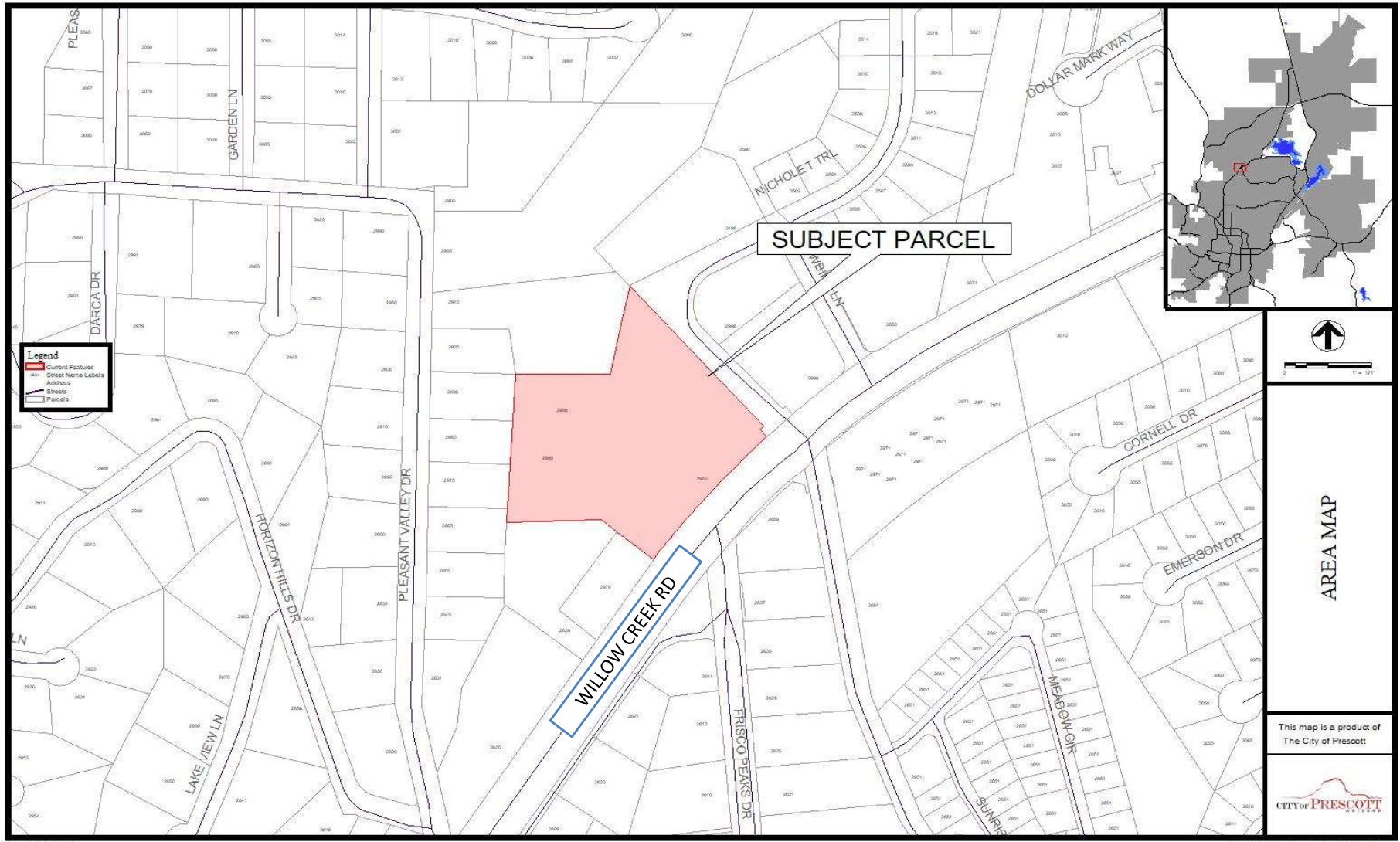


- Rezoning area is 3.6 acres and consists of 1 parcel.
- Current Zoning is SF-35 (Single-Family Minimum Lot Size 35,000sf) .
- Proposed Zoning is BG (Business General)

# Background



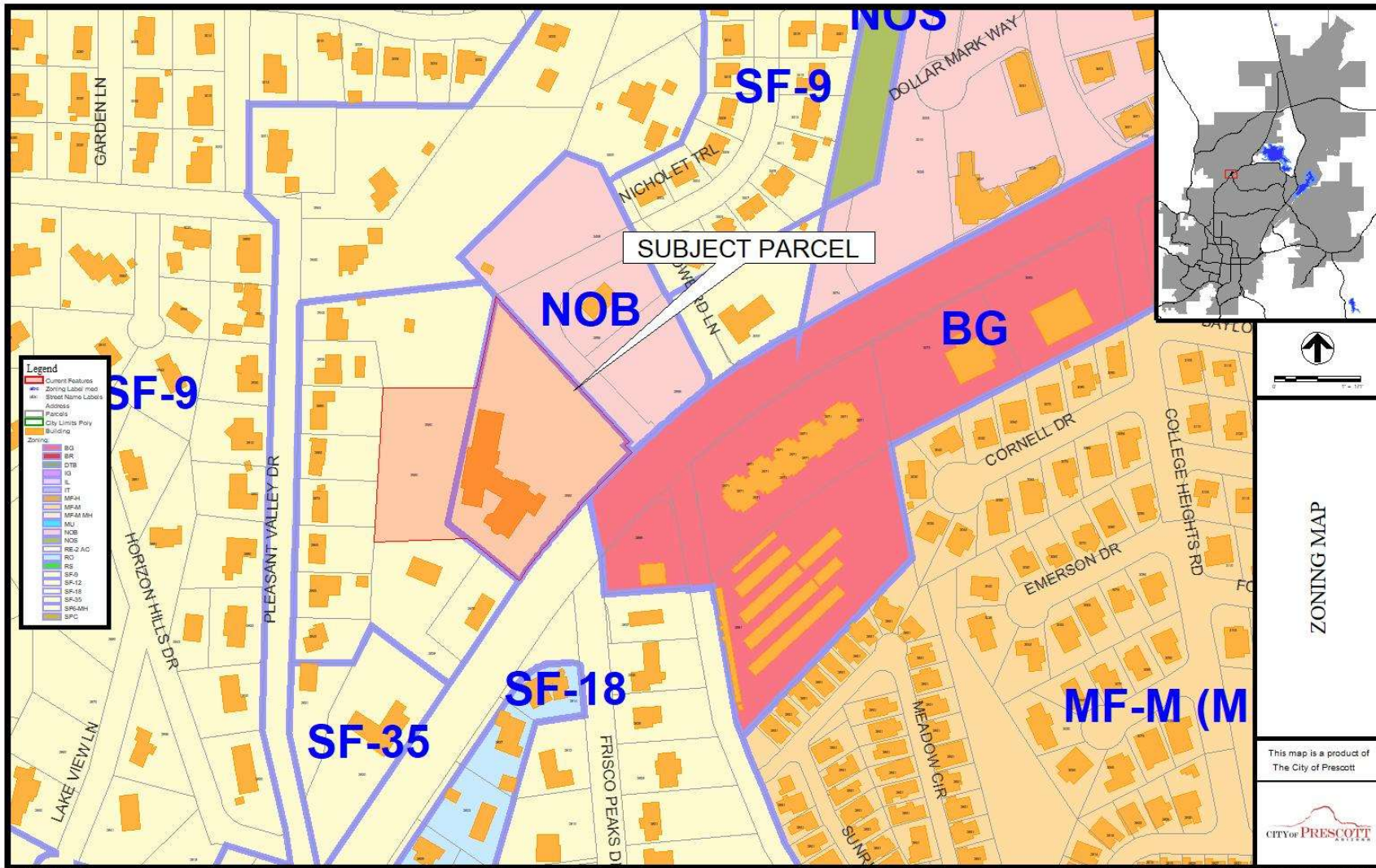
- Property has been used by the Prescott Seventh Day Adventists as a church since 1991 and as a school for grades K-8 since 2000.
- In 2025 the school was granted a Conditional Use Permit to expand their educational facilities to add additional classroom buildings.
- The rezoning request is needed to allow for the expansion of their educational facilities to grades 9-12. Grades 9-12 are currently not allowed in the SF-35 zoning district.



4/16/16 10:28:24 AM 10:12:30  
 Staff View

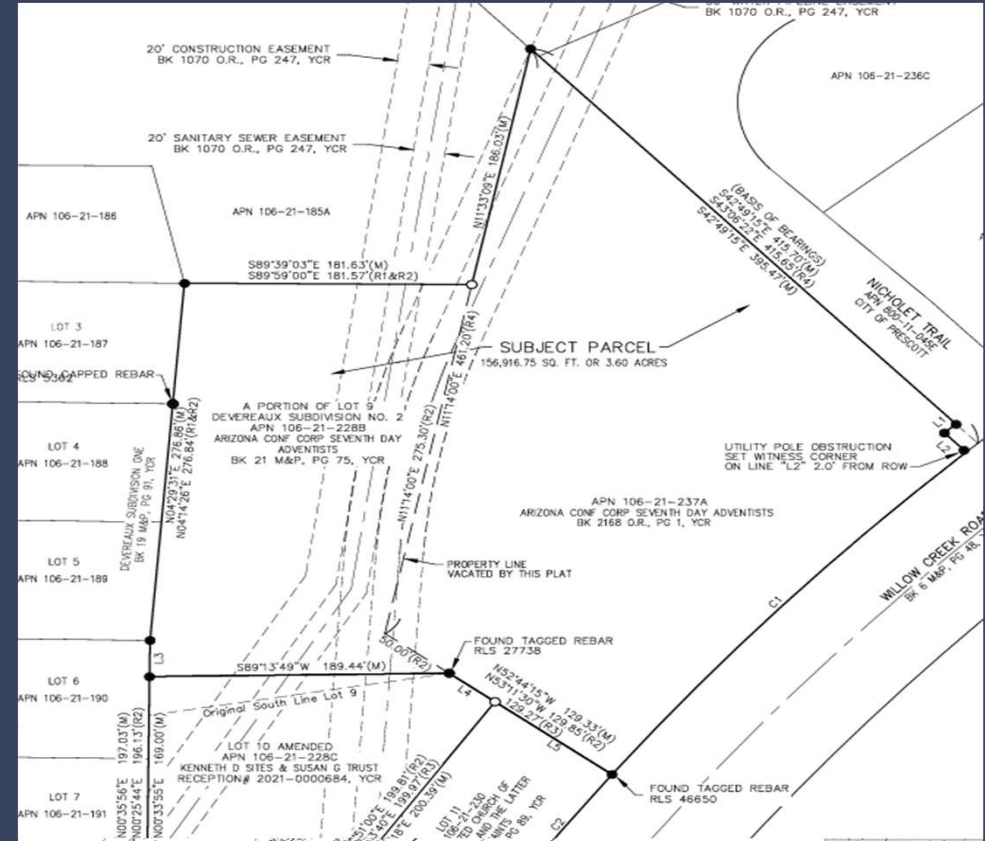
This document is a graphic representation only of data available within the City of Prescott database. The City of Prescott assumes no responsibility for any errors.





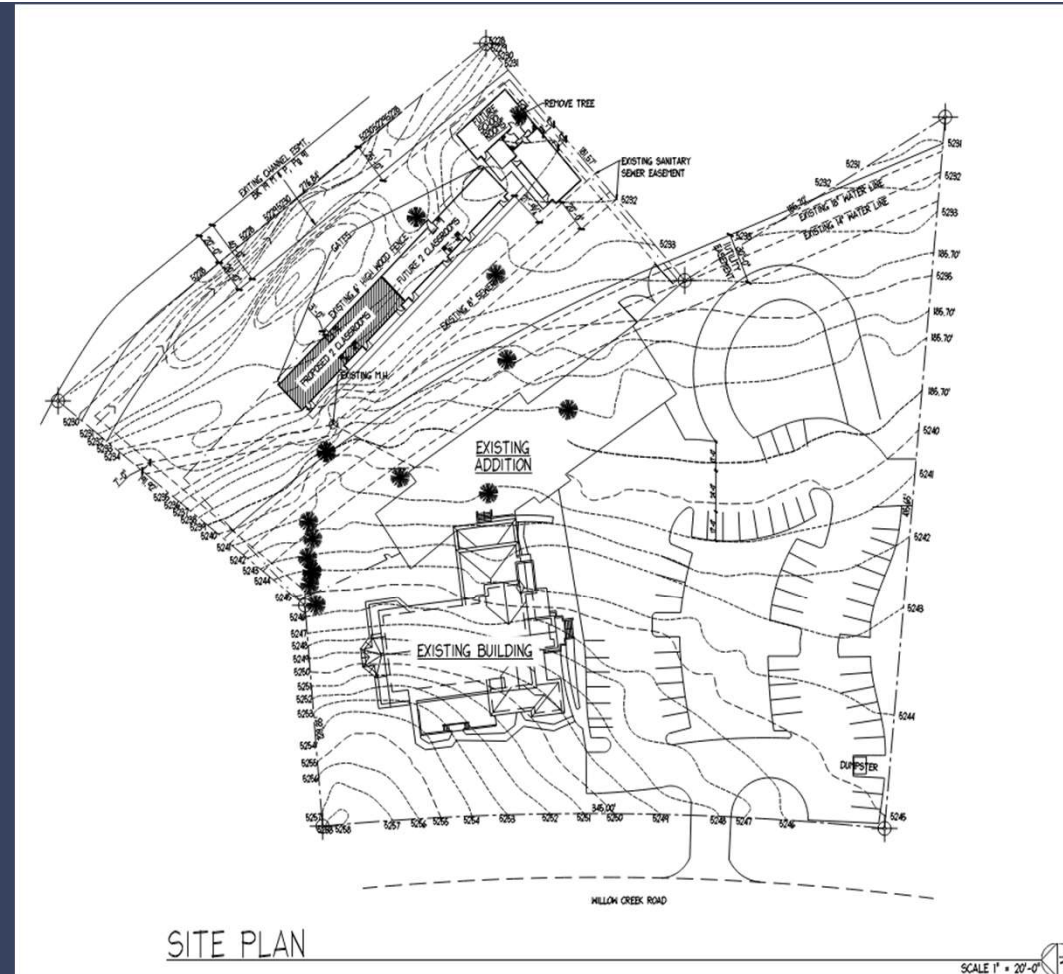
# REVISION OF PLAT

- Revision of Plat approved and recorded July 8<sup>th</sup>, 2025, to combine two parcels (APN:106-21-228B) with existing parcel (APN: 106-21-237A).
- Revision of Plat was required for the expansion/addition of 2 new school buildings on parcel (106-21-228B).

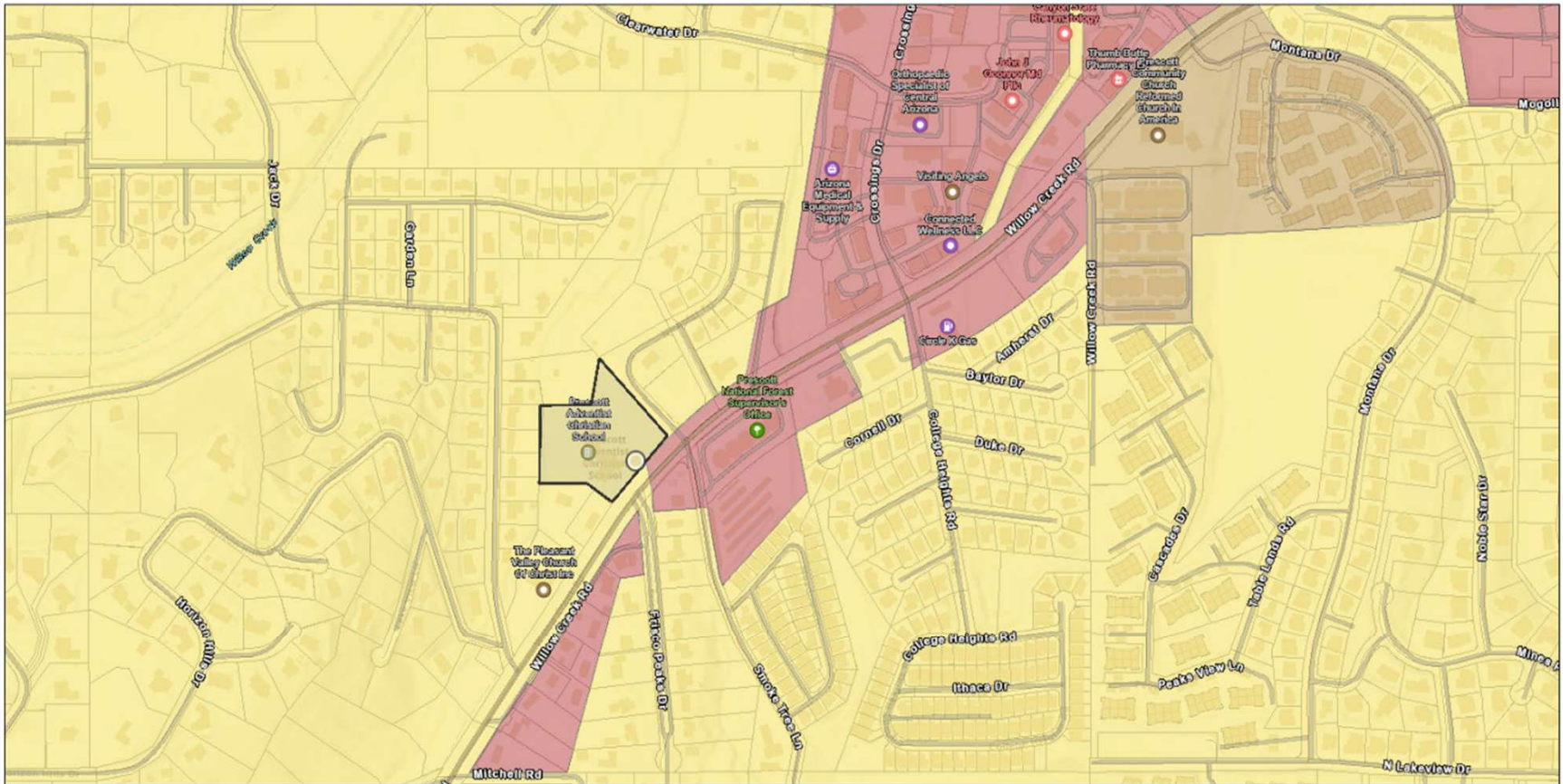


# EXPANSION PLANS

- Church/School expansion includes the addition of new classroom buildings west of the existing Church/School Building.



# 2015 General Plan Land Use Map



2/6/2026

### Landuse General Plan

- Commercial
- Low-Medium Density Res. (1-7 DU/Acre)
- Med-High Density Res. (8-32 DU/Acre)

### Streets

- Minor Arterial
- Major Collector
- Minor Collector

Local Street

- Buildings
- Parcels
- World\_Hillshade

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, SafeGraph, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User

# LAND DEVELOPMENT CODE – LAND USE TABLE

PERMITTED USE TABLE																					
SPECIFIC USE	RESIDENTIAL BASE ZONING DISTRICTS								NONRESIDENTIAL BASE ZONING DISTRICTS								Use Standards				
	RE-2	SF-35	SF-18	SF-12	SF-9	SF-6	RT	MF-M	MF-H	SPC	NOS	RS	MU	RO	NOB	BG		BR	DTB	IT	IL
Day Care, Home-based (5-8 persons)	C							C	C	C				P	P	P	P	P	P	P	2.4.20
Electrical Generation Plants																			S	S	2.4.22
Emergency Medical Clinics								C						C	P	P	P	P	P	P	--
Golf Courses	S	S	S	S	S	S	S	S	S		S										2.4.23
Golf Driving Ranges	C														P			P	P	P	2.4.24
Hospitals & Trauma Centers															P	P		P			--
Libraries							S	S	S			S	S	P	P	P	P	S			--
Medical Clinics & Offices								C						P	P	P	P	P	P		--
Museums	S	S	S	S	S	S	C	C	C			C	P	P	P	P	P	P	P		--
Park or Nature Preserves	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	--
Places of Worship, Churches	C	C	C	C	C	C	C	C	P					P	P	P	P	P	P		--
Playgrounds	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	--
Private Clubs or Lodges	C							C	C					C	P	P	P	P	P	P	2.4.38
Schools, public or private, 9-12								C	C					C	C	P	P	P	P	P	--
Schools, public or private, K-8	C	C	C	C	C	C	C	C			C	C	C	P	P	P	P	P	P		--

Schools Grades K-8 Allowed with an Approved Conditional Use Permit in existing SF-35 Zoning District.

PERMITTED USE TABLE																					
SPECIFIC USE	RESIDENTIAL BASE ZONING DISTRICTS								NONRESIDENTIAL BASE ZONING DISTRICTS								Use Standards				
	RE-2	SF-35	SF-18	SF-12	SF-9	SF-6	RT	MF-M	MF-H	SPC	NOS	RS	MU	RO	NOB	BG		BR	DTB	IT	IL
Day Care, Home-based (5-8 persons)	C							C	C	C				P	P	P	P	P	P	P	2.4.20
Electrical Generation Plants																			S	S	2.4.22
Emergency Medical Clinics								C						C	P	P	P	P	P	P	--
Golf Courses	S	S	S	S	S	S	S	S	S		S										2.4.23
Golf Driving Ranges	C														P			P	P	P	2.4.24
Hospitals & Trauma Centers															P	P		P			--
Libraries								S	S	S			S	S	P	P	P	P	S		--
Medical Clinics & Offices								C						P	P	P	P	P	P		--
Museums	S	S	S	S	S	S	C	C	C			C	P	P	P	P	P	P	P		--
Park or Nature Preserves	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	--
Places of Worship, Churches	C	C	C	C	C	C	C	C	P					P	P	P	P	P	P		--
Playgrounds	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	--
Private Clubs or Lodges	C							C	C					C	P	P	P	P	P	P	2.4.38
Schools, public or private, 9-12								C	C					C	C	C	P	P	P	P	--
Schools, public or private, K-8	C	C	C	C	C	C	C	C			C	C	C	P	P	P	P	P	P		--

Schools Grades 9-12 not allowed in the existing SF-35 Zoning District.



# EXISTING SEVENTH-DAY ADVENTIST PROPERTY



(REZONING SITE POSTING – WILLOW CREEK ROAD)



(EXISTING BUILDINGS AND PARKING – FACING WEST FROM WILLOW CREEK ROAD)

# EXISTING SEVENTH-DAY ADVENTIST PROPERTY



(EXISTING SITE – NORTHWEST CORENER OF PROPERTY)



(COMBINED PARCEL FROM REVISION OF PLAT)

# EXISTING SEVENTH-DAY ADVENTIST PROPERTY



(NEIGHBORING PROPERTY ZONED BUSINESS GENERAL – WILLOW TREE TAPAS & WINE – SOUTH DIRECTLY ACROSS WILLOW CREEK ROAD)

(NEIGHBORING PROPERTY ZONED NEIGHBORHOOD ORIENTED BUSINESS – NORTH OF EXISTING CHURCH)



## CODE COMPLIANCE

City staff from various departments have reviewed the conceptual project and found that it appears to meet City Code requirements.



**Issues for Consideration (LDC 9.15.5)**

- A. Consistency (or lack thereof) with the Prescott General Plan, and other adopted plans.**
- B. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.**
- C. Suitability of the subject property for uses permitted by the proposed zoning district.**
- D. Suitability of the subject property for the uses permitted by the existing district; and**
- E. Availability of sewer, water, and stormwater facilities.**



# Minor General Plan Map Amendment

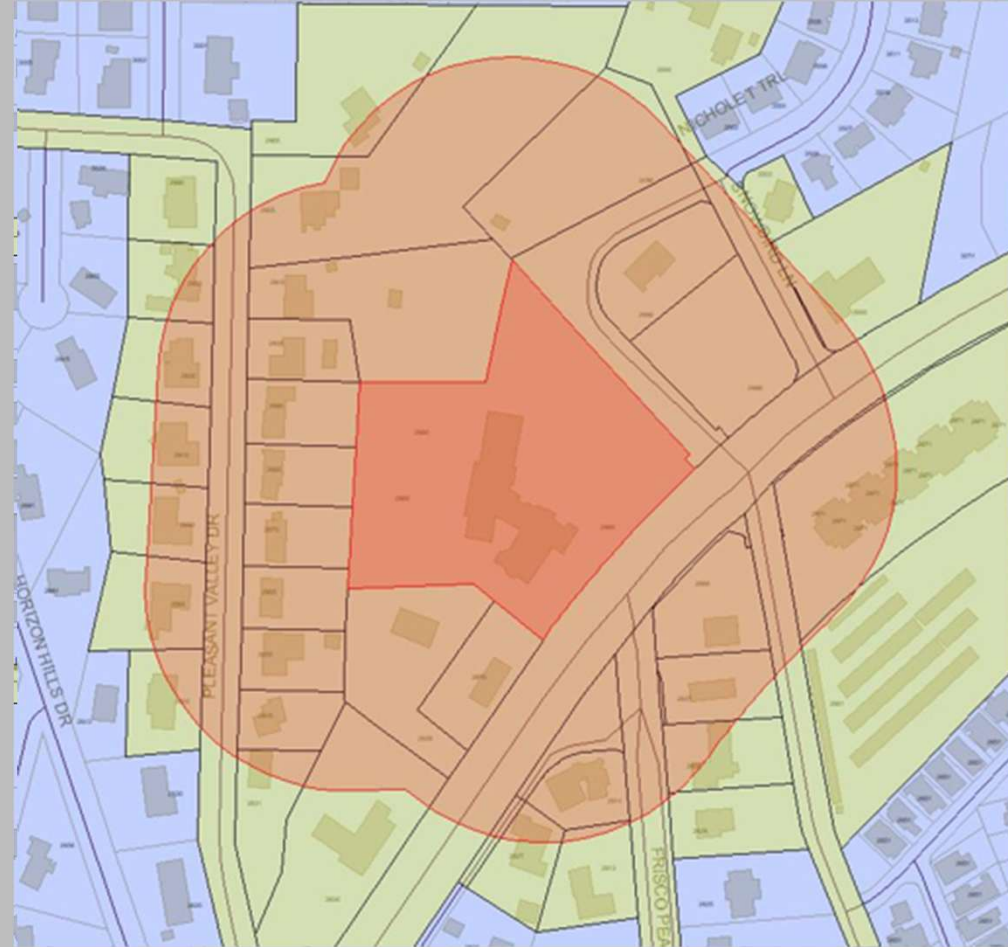
The 2015 General Plan designated this area for Low-Medium Density Residential (1-7 DU/acre). This application requires a Minor General Plan Map amendment from Low-Medium Density Residential to Commercial allowing for the proposed zoning requested and expansion of the existing use of a school to include grades 9-12.





## Neighborhood Outreach

Staff sent mailings to the owners of record within 300' of the property, posted the property, and published a notice in the local paper pursuant to statutory requirements. Staff has not received any public comments regarding this request.



## Recommended Action

1. MOVE to recommend approval of GPA26-001;
2. MOVE to recommend approval of REZ26-001.





TO: MAYOR AND CITY COUNCIL  
AGENDA: February 26 Planning and Zoning Commission  
DATE: February 26, 2026  
DEPT: Community Development  
ITEM #: 3.C  
SUBJECT: **CONTINUED ITEM - LDC25-002:** Amendment to the City of Prescott Land Development Code Article 4 Section 4.9.4.B to Update the Parking Requirements Within the Downtown Business (DTB) Zoning District. Applicant: City of Prescott - Planning & Zoning Division.

## ITEM SUMMARY

This item is for review of a proposed amendment to the text of the City's Land Development Code (LDC) to require parking for new uses that are for overnight occupancy, such as apartments or hotels. The current language of the LDC does not require additional parking on-site for hospitality uses (hotels), but does for residential uses, such as apartments.

This item was discussed at the January 8, 2026, Planning and Zoning Commission meeting in which the Commission voted to defer the application for further research and changes. Below are the changes proposed based on the discussion from that meeting.

## BACKGROUND

At the last meeting for this item, the Entertainment District was brought up in discussion. The Entertainment District was created per Arizona Revised Statute (ARS) 4-207.C.4 as an area in 2017 to allow Liquor Licenses to be obtained within the distance restrictions from a church or a public or private school, on a case-by-case basis. The Resolution, which is included in packet, does not mention any exceptions or requirements for parking.

Parking requirements in the DTB (Downtown Business) district have been discussed throughout 2025 regarding redevelopment projects coming before the City Council. Under the current code for the DTB zoning district, retail stores, restaurants and other hospitality-related uses shall not be required to provide off-street parking. This was put into the code due to the construction of the parking garage to provide the additional parking required to help maintain the historic buildings downtown. Buildings constructed prior to 1968 **were** exempt from having to provide parking spaces.

**Proposed Changes to LDC Language**  
**LDC 4.9.4/ Districts Standards, Guidelines, and Procedures**  
**B. Compatibility Review Guidelines**  
**Remove Commentary Box**

**Commentary:**

It is the intent of this section to provide for the future "waiver" of parking requirements for those uses that contribute to the tourism and hospitality nature of downtown Prescott. This waiver will apply after development of the required garage. Until that time, full compliance with the City parking standards will be required for all uses.

**C. Parking and Loading**

1. Off-street parking and loading shall be provided for all uses in accordance with the provisions of Sec. 6.2, Off-street Parking and Loading, and particularly Sec. 6.2.2C, Change of Use. Where surface parking lots are developed, such parking areas shall be screened in all cases from street view in accordance with the applicable requirements of Sec. 6.5.6, Parking Area Landscaping.
2. Notwithstanding the off-street parking requirements of Sec. 6.2, Off-street Parking, off-street parking within the DTB shall not be required for ~~permitted uses within buildings constructed prior to 1968. For uses in buildings constructed from 1968 to the present, retail stores, restaurants and other hospitality-related uses in the Retail, Service and Business Categories as defined by Sec. 11.1.5E.3.a. and Sec. 11.1.5E.3.c shall not be required to provide off-street~~ parking. **Notwithstanding the foregoing, all uses which require overnight parking, including hotel, resort, and similar uses, shall comply with the City's parking requirements as described in Sec. 6.2, Off-street Parking.** It shall be the applicant's responsibility to provide sufficient documentation as to the construction date of the building.
3. Fees In Lieu of Parking. Within the DTB, off-street parking requirements for uses not exempted by paragraph 2, above, may be satisfied by payment of an in-lieu parking fee, in an amount and manner established by the City Council by resolution. Such payment shall be made prior to the issuance of a Certificate of Occupancy. In-lieu fees in the DTB shall be governed by the following:
  - a. The in-lieu fee may not be used for more than 20 required parking spaces for any use.
  - b. The in-lieu fee may be used at the time of a change of use on a site resulting in additional required parking which cannot physically be accommodated onsite, subject to other provisions of this section (Specifically Section 4.9.4.C.2).
  - c. The in-lieu fee may be used at the time of a change to structures on a site which results in a reduction of the number of existing physical parking spaces on the site and/or an addition to the floor area of the building, subject to other provisions of this Section (Specifically Section 4.9.4.C.2).
  - d. The in-lieu fee option may be requested by a tenant with the property owner's written consent. The in-lieu fee agreement shall be in a form approved by the City Attorney and will establish the number of parking spaces and the total amount of the in-lieu fees under the agreement. Such agreement shall run with the use, provided however, that it may be terminated, modified or replaced to comply with the provisions of paragraphs a. through c. above, subject to other provisions of this Section (specifically Section 4.9.4.C.2).

**FINANCIAL IMPACT**

There is no fiscal impact associated with this item.

**RECOMMENDED ACTION**

MOVE to approve or deny LDC25-002

## ATTACHMENTS

1. CC - Resolutions - 4398-1607 - 8\_8\_2017\_Entertainment District
2. Entertainment District Boundary Map
3. DTB Zoning Boundary Map
4. LDC25-002 Planning and Zoning Presentation

**RESOLUTION NO. 4398-1607**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, ESTABLISHING AN ENTERTAINMENT DISTRICT PURSUANT TO ARIZONA REVISED STATUTES §4-207, ET SEQ., AND DESIGNATING AN AREA AS THE ENTERTAINMENT DISTRICT.**

**RECITALS:**

WHEREAS, the Council of the City of Prescott ("City") desires to promote and revitalize its downtown area; and

WHEREAS, establishments serving spirituous liquor, wine and/or beer are important for the viability of the historic downtown area of Prescott; and

WHEREAS, Arizona Revised Statutes (A.R.S.) §4-207, *et seq.*, prohibit the issuance of licensing establishments that serve spirituous liquor, wine and/or beer within three hundred (300) horizontal feet of a church, public or private school building with kindergarten programs or any of grades 1-12 or within three-hundred (300) horizontal feet of a fenced recreational area adjacent to such school building; and

WHEREAS, the City has a population less than 250,000; and

WHEREAS, A.R.S. §4-207(C)(4) allows a city or town with a population less than 250,000 to have one Entertainment District; and

WHEREAS, A.R.S. §4-207(D)(2) defines an Entertainment District as "...a specific contiguous area that is designated an entertainment district by a resolution adopted by the governing body of a city or town, that consists of no more than one square mile, that is not less than one-eighth of a mile in width and that contains a significant number of entertainment, artistic and cultural venues, including music halls, concert facilities, theaters, arenas, stadiums, museums, studios, galleries, restaurants, bars and other related facilities"; and

WHEREAS, A.R.S. §4-207(C)(4) allows a city or town to establish an Entertainment District to approve an exemption from the distance restrictions prescribed in A.R.S. §4-207 for a church or a public or private school that is located in an Entertainment District, on a case-by-case basis; and

WHEREAS, it is in the best interests of the City to establish an Entertainment District in the downtown area.

**ENACTMENTS:**

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

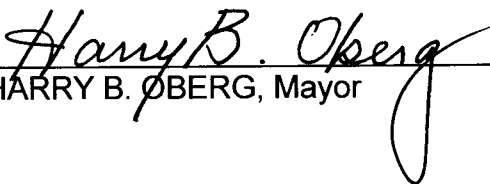
RESOLUTION NO.

Section 1. THAT, the City Council establishes an Entertainment District pursuant to A.R.S. §4-207(C)(4) & (D)(2).

Section 2. THAT, the Entertainment District is designated and delineated in Exhibit "A" (Entertainment District map), attached hereto and incorporated herein.

Section 3. THAT, the Mayor and staff are hereby authorized to sign this Resolution and any documents effectuating the terms contained herein.


PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Prescott this 8 day of August, 2017.

  
HARRY B. OBERG, Mayor

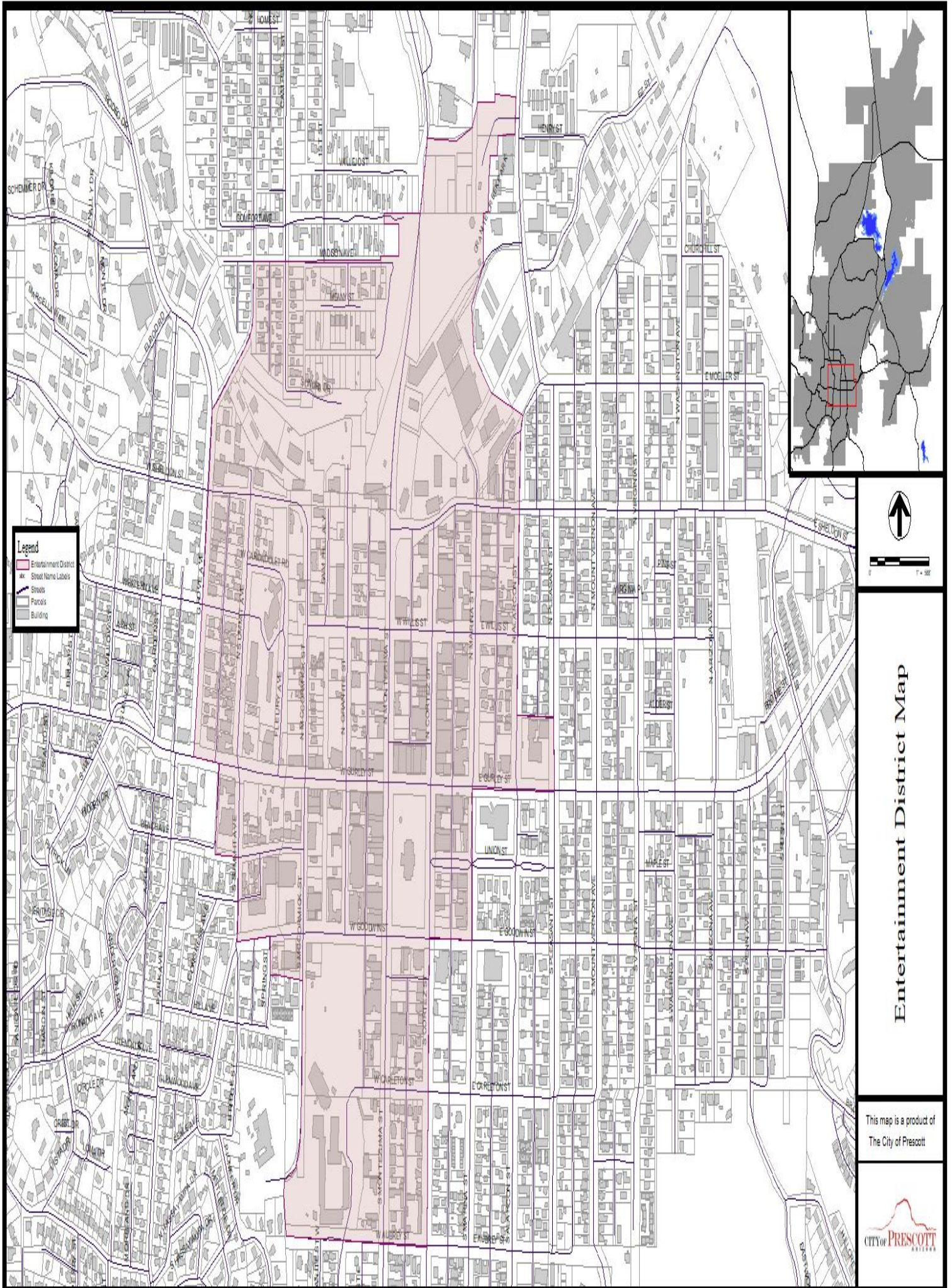
ATTEST:

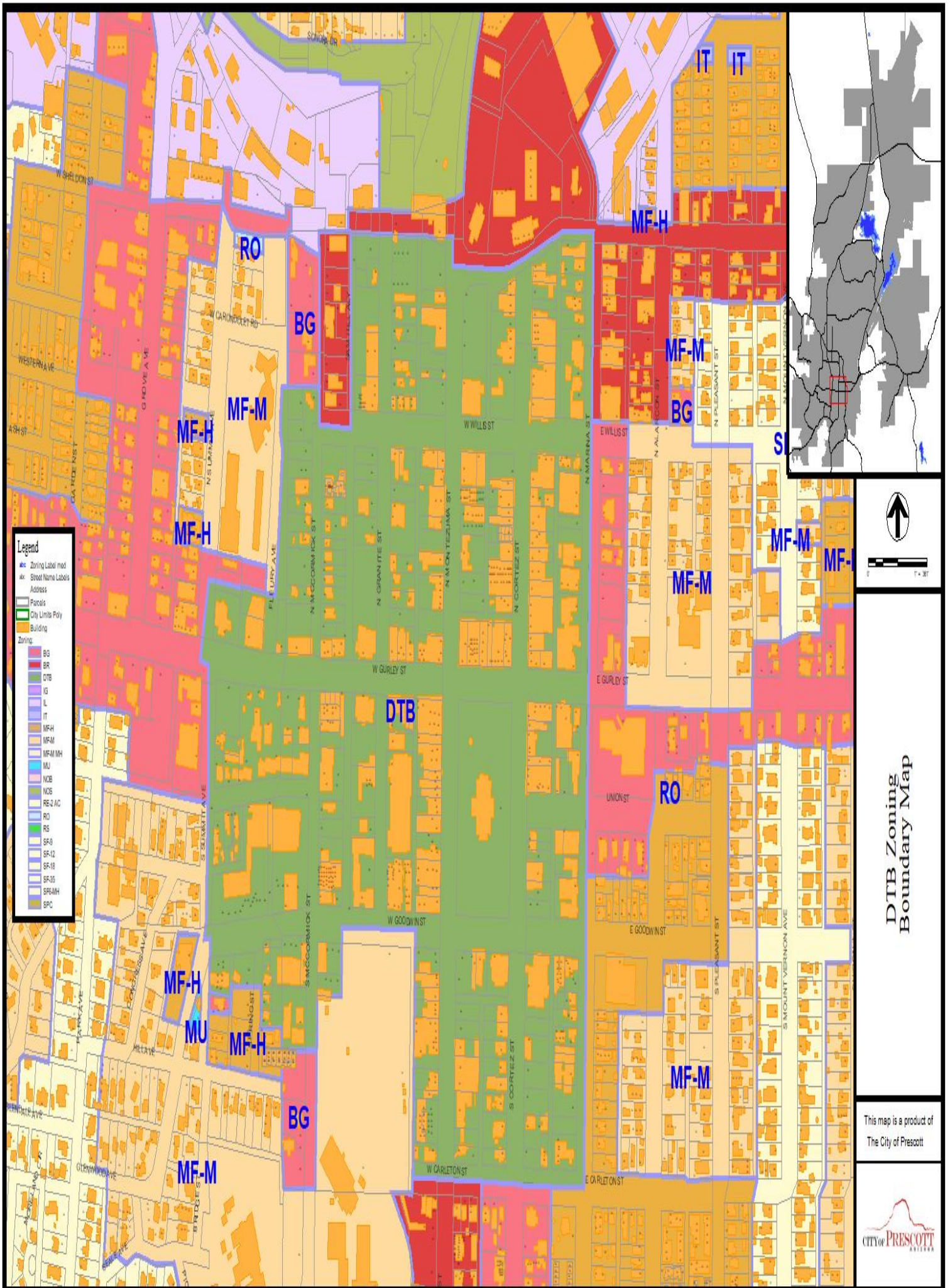
APPROVED AS TO FORM:

  
MAUREEN SCOTT  
City Clerk

  
JON M. PALADINI  
City Attorney









# LDC25-002 Land Development Code Amendments

February 26, 2026  
Planning and Zoning Commission

Tammy DeWitt  
Planner





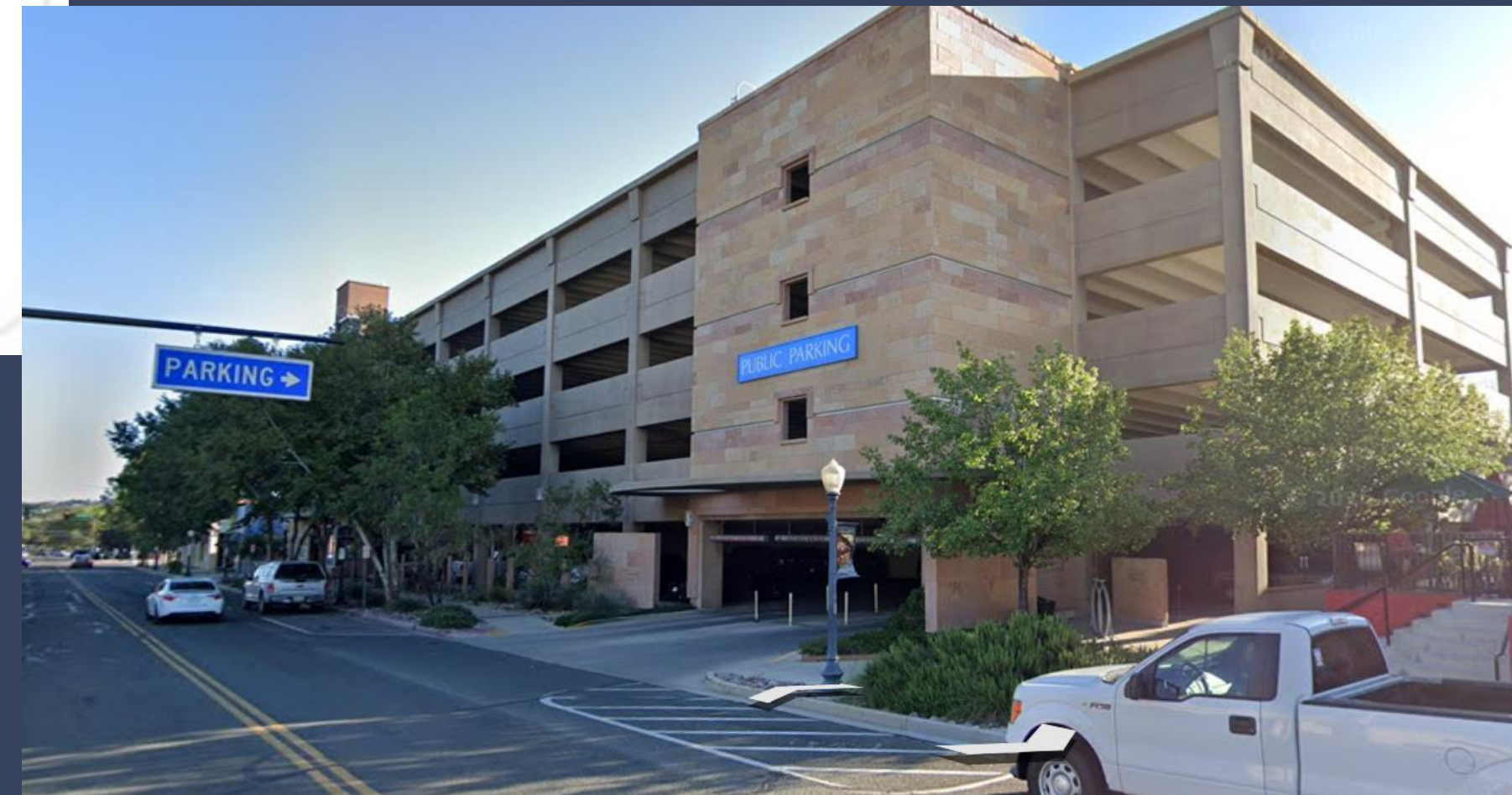
# Section 4.9.4.B Downtown Business (DTB)

## B. Compatibility Review Guidelines

### Commentary:

It is the intent of this section to provide for the future “waiver” of parking requirements for those uses that contribute to the tourism and hospitality nature of downtown Prescott. This waiver will apply after development of the required garage. Until that time, full compliance with the City parking standards will be required for all uses.

Remove Commentary note



## Section 4.9.4.C.2

2. Notwithstanding the off-street parking requirements of Sec. 6.2, Off-street Parking, off-street parking within the DTB shall not be required for ~~permitted uses within buildings constructed prior to 1968. For uses in buildings constructed from 1968 to the present, retail~~ stores, restaurants and ~~other hospitality related uses in the~~ Retail, Service and Business Categories as defined by Sec. 11.1.5E.3.a. and Sec. 11.1.5E.3.c ~~shall not be required to provide off-street parking.~~ Notwithstanding the foregoing, all uses which require overnight parking, including hotel, resort, and similar uses, shall comply with the City's parking requirements as described in Sec. 6.2, Off-street Parking. ~~It shall be the applicant's responsibility to provide sufficient documentation as to the construction date of the building.~~

# Potential Impacts

Could hinder the development of mixed-use development that includes housing due to limited areas to create parking areas. Mixed-use developments, with residential components, promote walkability and reduces commuting. With residential, commercial, and recreational spaces all in close proximity, people can live, work, and shop without relying on vehicles.

## *Recommended Action*



MOVE to approve/deny LDC25-002,  
parking in the DTB Zoning District with or  
without changes.





TO: MAYOR AND CITY COUNCIL  
AGENDA: February 26 Planning and Zoning Commission  
DATE: February 26, 2026  
DEPT: Community Development  
ITEM #: 4.A  
SUBJECT: Update Regarding Approved Final Plat FNP25-007 - Lafferty Ranch.

## ITEM SUMMARY

This item is not a public hearing, it is for discussion purposes only regarding FNP25-007. Due to the change in state law, there are additional items for administrative review and approval. In the interest of transparency and upon request of Mayor and City Council, these items are being brought forth for informational purposes only.

## BACKGROUND

None.

## FINANCIAL IMPACT

There are no financial impacts associated with this item.

## RECOMMENDED ACTION

This item is for presentation only. No formal action will be taken.

## ATTACHMENTS

1. FNP25-007 Approved Final Plat

# LAFFERTY RANCH

PORTIONS OF THE OBLONG MINING CLAIM  
MINERAL SURVEY NO. 2729  
SITUATED IN SECTION 31, T14N, R1W,  
GILA AND SALT RIVER MERIDIAN,  
YAVAPAI COUNTY, ARIZONA

ASSESSOR'S PARCEL NUMBERS 103-20-008C AND 103-20-008D

## OWNER

APN. 103-20-008C  
3910-10 LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY  
1201 E. JEFFERSON STREET, SUITE 2  
PHOENIX, ARIZONA 85034

## OWNER

APN. 103-20-008D  
3910-5 LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY  
1201 E. JEFFERSON STREET, SUITE 2  
PHOENIX, ARIZONA 85034

## CIVIL ENGINEER

KELLEY/WISE ENGINEERING, INC.  
GARY R. KELLEY, PE 22880  
146 GROVE AVENUE  
PRESCOTT, AZ. 86301  
(928) 771-1730

## LAND SURVEYOR

KELLEY/WISE ENGINEERING, INC.  
CHRISTOPHER J. KIMBALL, LS 48100  
146 GROVE AVENUE  
PRESCOTT, AZ. 86301  
(928) 771-1730

## PURPOSE FOR PLAT:

THIS PLAT IS PREPARED TO SUBDIVIDE THE TWO EXISTING PARCELS INTO 4 LOTS AND ONE TRACT, CREATE NEW EASEMENTS AND MODIFY AN EXISTING EASEMENT.

## LEGAL DESCRIPTION:

APN. 103-20-008C (INSTRUMENT NO. 2023-0047879, YCR.)

THAT PORTION OF THE OBLONG CLAIM, DESIGNATED AS MINERAL SURVEY NO. 2729 IN THE WALKER MINING DISTRICT, PATENT WHEREOF IS RECORDED IN BOOK 102 OF DEEDS AT PAGE 40, RECORDS OF YAVAPAI COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 4 OF SAID OBLONG CLAIM MARKED WITH A FOUND "+" CHISELED IN ROCK;

THENCE SOUTH 26°38'29" EAST, ALONG THE NORTHEASTERLY LINE OF SAID OBLONG CLAIM AND THE BASIS OF BEARING, A DISTANCE OF 858.35 FEET TO THE NORTHWEST CORNER OF LOT 14, SECTION 31, TOWNSHIP 14 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA MARKED WITH A FOUND 1 INCH PIPE, NO CAP OR TAG;

THENCE NORTH 89°10'59" WEST A DISTANCE OF 54.76 FEET TO A POINT;

THENCE NORTH 53°49'11" WEST A DISTANCE OF 112.00 FEET TO A POINT;

THENCE SOUTH 64°50'22" WEST A DISTANCE OF 474.56 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID OBLONG CLAIM;

THENCE NORTH 24°37'25" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID OBLONG CLAIM, A DISTANCE OF 158.40 FEET TO THE NORTHEAST CORNER OF LOT 15 OF SAID SECTION 31 MARKED WITH A FOUND 1 INCH PIPE WITH 1 INCH ALUMINUM CAP STAMPED "BLM LOT 15";

THENCE NORTH 25°38'16" WEST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 31.33 FEET TO THE SOUTHERLY MOST CORNER OF LOT 547 OF YAVAPAI HILLS UNIT III AS RECORDED IN BOOK 20 OF MAPS AND PLATS AT PAGE 61, RECORDS OF YAVAPAI COUNTY MARKED WITH A FOUND 1/2-INCH REBAR, NO CAP OR TAG;

THENCE NORTH 24°32'58" WEST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 220.48 FEET TO THE CORNER COMMON TO LOTS 547 AND 548 OF SAID YAVAPAI HILLS UNIT III MARKED WITH A FOUND 1/2-INCH REBAR, NO CAP OR TAG;

THENCE NORTH 25°06'22" WEST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 99.81 FEET TO THE CORNER COMMON TO LOTS 548 AND 549 OF SAID YAVAPAI HILLS UNIT III MARKED WITH A FOUND 1/2-INCH REBAR, NO CAP OR TAG;

THENCE NORTH 24°30'42" WEST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 99.78 FEET TO THE CORNER COMMON TO LOTS 549 AND 550 OF SAID YAVAPAI HILLS UNIT III MARKED WITH A FOUND 1/2-INCH REBAR, NO CAP OR TAG;

THENCE NORTH 24°50'31" WEST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 99.64 FEET TO THE CORNER COMMON TO LOTS 550 AND 551 OF SAID YAVAPAI HILLS UNIT III MARKED WITH A FOUND 1/2-INCH REBAR WITH CAP "LS 23383";

THENCE NORTH 24°29'17" WEST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 30.03 FEET TO THE CORNER COMMON TO LOTS 551 AND 552 OF SAID YAVAPAI HILLS UNIT III AND CORNER NO. 3 OF SAID OBLONG CLAIM MARKED WITH A FOUND 1/2-INCH REBAR WITH CAP "LS 13941";

THENCE NORTH 65°11'33" EAST, ALONG THE NORTHWESTERLY LINE OF SAID OBLONG CLAIM, A DISTANCE OF 174.64 FEET TO THE CORNER COMMON TO LOTS 552, 558 AND 559 OF SAID YAVAPAI HILLS UNIT III MARKED WITH A FOUND 1/2-INCH REBAR WITH CAP "LS 15331";

THENCE NORTH 65°13'21" EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 246.26 FEET TO THE CORNER COMMON TO LOTS 559 AND 560 OF SAID YAVAPAI HILLS UNIT III MARKED WITH A FOUND 1/2-INCH REBAR WITH CAP "LS 15331";

THENCE NORTH 65°15'06" EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 128.73 FEET TO THE POINT OF BEGINNING.

## LEGAL DESCRIPTION:

APN. 103-20-008D (INSTRUMENT NO. 2023-0047895, YCR.)

THAT PORTION OF THE OBLONG CLAIM, DESIGNATED AS MINERAL SURVEY NO. 2729 IN THE WALKER MINING DISTRICT, PATENT WHEREOF IS RECORDED IN BOOK 102 OF DEEDS AT PAGE 40, RECORDS OF YAVAPAI COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER NO. 4 OF SAID OBLONG CLAIM MARKED WITH A FOUND "+" CHISELED IN ROCK;

THENCE SOUTH 26°38'29" EAST, ALONG THE NORTHEASTERLY LINE OF SAID OBLONG CLAIM AND THE BASIS OF BEARING, A DISTANCE OF 858.35 FEET TO THE NORTHWEST CORNER OF LOT 14, SECTION 31, TOWNSHIP 14 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA MARKED WITH A FOUND 1 INCH PIPE, NO CAP OR TAG, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 26°38'29" EAST, CONTINUING ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 398.18 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE CORDES JCT. - PRESCOTT HIGHWAY (S.R. 69) AS SHOWN ON THE RIGHT-OF-WAY PLAN FOR ARIZONA DEPARTMENT OF TRANSPORTATION PROJECT NO. F-029-1(-7), DRAWING D-13-T-423;

THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY, ALONG A SPIRAL CURVE TO THE LEFT HAVING A CHORD OF SOUTH 80°56'42" WEST A DISTANCE OF 30.03 FEET TO A POINT OPPOSITE CENTERLINE STATION S.T. 4838+97.88 BK OF SAID CORDES JCT. - PRESCOTT HIGHWAY;

THENCE SOUTH 80°54'36" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 585.08 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID OBLONG CLAIM MARKED WITH A FOUND 1/2-INCH REBAR, NO CAP OR TAG;

THENCE NORTH 24°37'25" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID OBLONG CLAIM, A DISTANCE OF 350.03 FEET TO A POINT;

THENCE NORTH 64°50'22" EAST A DISTANCE OF 474.56 FEET TO A POINT;

THENCE SOUTH 53°49'11" EAST A DISTANCE OF 112.00 FEET TO A POINT;

THENCE SOUTH 89°10'59" EAST A DISTANCE OF 54.76 FEET TO THE TRUE POINT OF BEGINNING.

## FLOOD ZONE DESIGNATION:

PER FIRM MAP NUMBER 04025C20706, MAP REVISED SEPTEMBER 3, 2010, THE SUBJECT PARCELS LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

## NOTES:

THIS SUBDIVISION IS LOCATED WITHIN THE WATER SERVICE AREA OF THE CITY OF PRESCOTT WHICH IS AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SUBSECTION B OF ARS 45-576.

## STANDARD NOTES:

ALL CONSTRUCTION AND GROUND DISTURBANCE ACTIVITIES ARE SUBJECT TO COMPLIANCE WITH THE REQUIREMENTS OF THE PRESCOTT CITY CODE, TITLE 16, CHAPTER 4, CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL. THIS APPLIES TO ALL STAGES OF CONSTRUCTION, INCLUDING HOME CONSTRUCTION AND LANDSCAPING ON INDIVIDUAL LOTS. EROSION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED UNTIL ALL SITES HAVE BEEN PERMANENTLY STABILIZED.

ALL NEW OR RELOCATED PUBLIC UTILITIES WILL BE PLACED UNDERGROUND.

THE PROPERTY OWNER SHALL NOT IMPEDE, CONSTRICT OR BLOCK THE FLOW OF WATER IN ANY DRAINAGE EASEMENT OR NATURAL OR MAN-MADE WATERCOURSE. NO FENCING SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, EXCEPT ALONG THE BOUNDARY OF SUCH EASEMENT, APPROXIMATELY PARALLEL WITH THE ANTICIPATED FLOW.

## ZONING:

PER THE YAVAPAI COUNTY INTERACTIVE MAPPING APPLICATION THE SUBJECT PARCELS LIE WITHIN THE FOLLOWING ZONING DISTRICTS.

APN. 103-20-008C: RURAL ESTATE 2 ACRE (RE-2 ACRE)  
DENSITY AND DIMENSIONAL STANDARDS CAN BE FOUND IN THE CITY OF PRESCOTT LAND DEVELOPMENT CODE SECTION 3.2.3

MINIMUM LOT AREA: SINGLE FAMILY DWELLINGS: 2 ACRES PER UNIT.

MINIMUM LOT WIDTH: 200 FEET PER LOT.

MINIMUM FRONT SETBACK: 35 FEET

MINIMUM SIDE SETBACK: 35 FEET

MINIMUM REAR SETBACK: 35 FEET

MINIMUM CORNER SETBACK: 35 FEET.

APN. 103-20-008D: MULTI-FAMILY MEDIUM DENSITY (MF-M)  
DENSITY AND DIMENSIONAL STANDARDS CAN BE FOUND IN THE CITY OF PRESCOTT LAND DEVELOPMENT CODE SECTION 3.9.3

MINIMUM FRONT SETBACK: 20 FEET

MINIMUM SIDE SETBACK: 7 FEET

MINIMUM REAR SETBACK: 20 FEET

MINIMUM CORNER SETBACK: 10 FEET

## REFERENCE DOCUMENTS:

ON FILE WITH THE YAVAPAI COUNTY RECORDER:

R1 - SPECIAL WARRANTY DEED: INSTRUMENT NUMBER 2023-0047879.

R2 - SPECIAL WARRANTY DEED: INSTRUMENT NUMBER 2023-0047895.

R3 - RECORD OF SURVEY: INSTRUMENT NUMBER 2023-0005079.

ON FILE WITH THE BUREAU OF LAND MANAGEMENT:

R4 - SUPPLEMENTAL PLAT OF SECTION 31, OFFICIALLY FILED SEPT. 15, 1986.

R5 - SUBDIVISION PLAT OF SECTION 31, OFFICIALLY FILED APRIL 20, 1965.

R6 - PLAT FOR MINERAL SURVEY NO. 2729, APPROVED OCT. 23, 1909.

ON FILE WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION:

R7 - RIGHT-OF-WAY PLAN FOR CORDES JCT.-PRESCOTT HIGHWAY, PROJECT NO. F-029-1(-7), DRAWING D-13-T-423.

UNRECORDED:

R8 - ALTA/ACSM LAND TITLE SURVEY PREPARED BY RST LAND SURVEYING, INC. JOB NO. 07-029, DATED 10.19.07.

## DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT, 3910-10 LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND 3910-5 LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS SOLE OWNERS HAVE SUBDIVIDED UNDER THE NAME OF "LAFFERTY RANCH" PORTIONS OF THE OBLONG CLAIM MINERAL SURVEY NO. 2729 IN THE WALKER MINING DISTRICT, PATENT WHEREOF IS RECORDED IN BOOK 102 OF DEEDS AT PAGE 40, RECORDS OF YAVAPAI COUNTY, ARIZONA, SITUATED IN SECTION 31, TOWNSHIP 14 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA AS REFLECTED ON THIS PLAT AND HEREBY PUBLISHES THIS PLAT AS AND FOR "LAFFERTY RANCH", AND HEREBY DECLARES THAT:

1). THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND TRACTS CONSTITUTING THE SAME AND THAT EACH SHALL BE KNOWN BY THE NUMBER OR LETTER THAT IS GIVEN ON THIS PLAT.

2). THIS PLAT HEREBY VACATES THE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES DESCRIBED IN INSTRUMENT NO. 2023-0047879 IN LIEU OF THE EASEMENT(S) GRANTED HEREON.

3). EASEMENTS ARE HEREBY GRANTED TO THE OWNERS OF LOTS 1-4, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS WITHIN THE AREAS ON THIS PLAT DESCRIBED AS PRIVATE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT; AND PRIVATE INGRESS, EGRESS AND PUBLIC AND PRIVATE UTILITY EASEMENT FOR THE USE AS SUCH AND EMERGENCY ACCESS, INCLUDING VEHICLE ACCESS SUCH AS AMBULANCE, POLICE, FIRE PROTECTION, TRASH AND RECYCLE COLLECTION.

4). EASEMENTS ARE HEREBY GRANTED TO PUBLIC AND PRIVATE UTILITY COMPANIES WITHIN THE AREAS ON THIS PLAT DESCRIBED AS PRIVATE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT; AND PRIVATE INGRESS, EGRESS AND PUBLIC AND PRIVATE UTILITY EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPLACEMENT OF UTILITIES, AND ACCESS THERETO, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, GAS, AND CABLE TELEVISION.

5). EASEMENTS ARE HEREBY GRANTED TO THE CITY OF PRESCOTT WITHIN THE AREAS ON THIS PLAT DESCRIBED AS PRIVATE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPLACEMENT OF WATER UTILITY, AND ACCESS THERETO.

6). AN EASEMENT IS HEREBY GRANTED TO THE CITY OF PRESCOTT WITHIN THE AREA ON THIS PLAT DESCRIBED AS PUBLIC WATER EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPLACEMENT OF WATER UTILITY, AND ACCESS THERETO.

7). EASEMENTS ARE HEREBY GRANTED TO THE OWNER OF TRACT A, AND THE OWNERS OF LOTS 1-4, INCLUSIVE, THEIR SUCCESSORS AND ASSIGNS WITHIN THE AREAS ON THIS PLAT DESCRIBED AS PRIVATE SEWER EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPLACEMENT OF SEWER UTILITY, AND ACCESS THERETO.

8). A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE OWNER OF LOT 4, THEIR SUCCESSORS AND ASSIGNS WITHIN THE AREAS ON THIS PLAT DESCRIBED AS NON-EXCLUSIVE INGRESS, EGRESS AND PRIVATE UTILITY EASEMENT IN FAVOR OF LOT 4 FOR THE USE AS SUCH, AND EMERGENCY ACCESS, INCLUDING VEHICLE ACCESS SUCH AS AMBULANCE, POLICE, FIRE PROTECTION, TRASH AND RECYCLE COLLECTION.

IN WITNESS WHEREOF, 3910-10 LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND 3910-5 LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAVE HEREUNTO CAUSED THEIR NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF MICHAEL JOHN LAFFERTY, MANAGER, BEING DULY AUTHORIZED TO SO DO.

DONE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_;

3910-10 LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
3910-5 LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: MICHAEL JOHN LAFFERTY

THEIR: MANAGER

## ACKNOWLEDGMENT:

COUNTY OF: MARICOPA

STATE OF: ARIZONA

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ , BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DID PERSONALLY APPEAR MICHAEL JOHN LAFFERTY WHO ACKNOWLEDGED HIMSELF THE MANAGER OF 3910-10 LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND 3910-5 LLC, AN ARIZONA LIMITED LIABILITY COMPANY THE SOLE OWNERS OF THE REAL PROPERTY PLATTED HEREON, AND AS SUCH EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

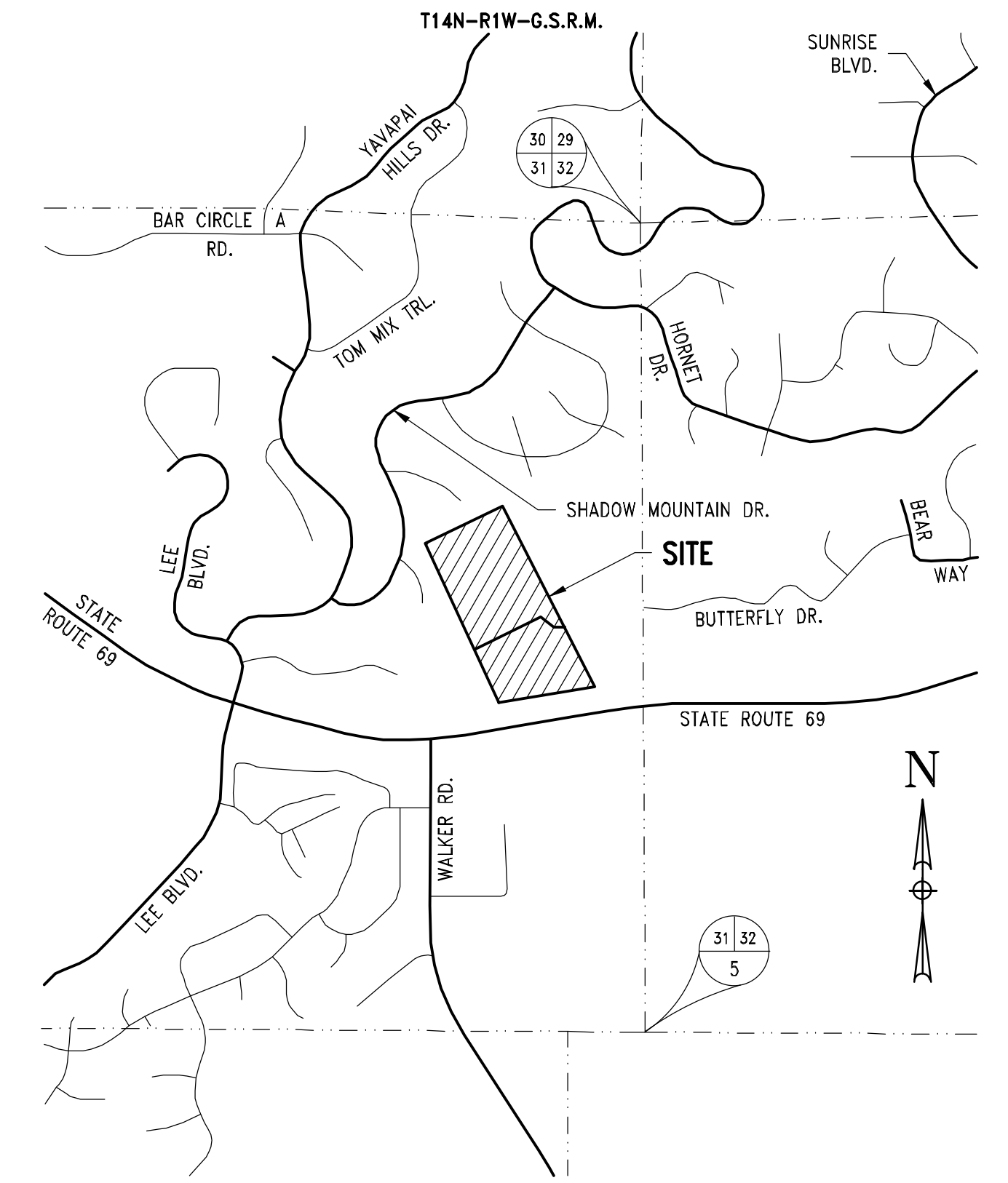
## BASIS OF BEARING:

THE MEASURED BEARINGS AS SHOWN HEREON ARE BASED ON THE CITY OF PRESCOTT'S SURVEY DATUM. ANY MONUMENTED LINE SHOWN MAY BE UTILIZED AS A LOCAL BASIS OF BEARING. THE CITY OF PRESCOTT SURVEY DATUM IS ON FILE WITH THE CITY OF PRESCOTT PUBLIC WORKS DEPARTMENT AND PUBLISHED ON THE CITY OF PRESCOTT WEB-SITE AT WWW.PRESCOTT-AZ.GOV

## SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER JOHN KIMBALL, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, (LICENSE #48100) DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND; THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTHS OF APRIL-MAY, 2022; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE ACCURATELY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

SIGNATURE



## VICINITY MAP

PRESCOTT, AZ. N.T.S.

## C.C.&R'S:

LOTS 1-4, INCLUSIVE AND TRACT A WILL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAFFERTY RANCH, RECORDED \_\_\_\_\_, 20 \_\_\_\_ AT INSTRUMENT NO. \_\_\_\_\_, RECORDS OF YAVAPAI COUNTY.

## CITY ZONING CERTIFICATE:

APPROVED BY THE CITY OF PRESCOTT COMMUNITY DEVELOPMENT DIRECTOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ .

COMMUNITY DEVELOPMENT DIRECTOR

## PUBLIC WORKS CERTIFICATE:

APPROVED BY THE CITY OF PRESCOTT PUBLIC WORKS DEPARTMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ .

PUBLIC WORKS DIRECTOR

## ACCEPTANCE CERTIFICATE:

THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, ARIZONA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ HEREBY APPROVE THIS REVISION OF PLAT.

MAYOR

CITY CLERK

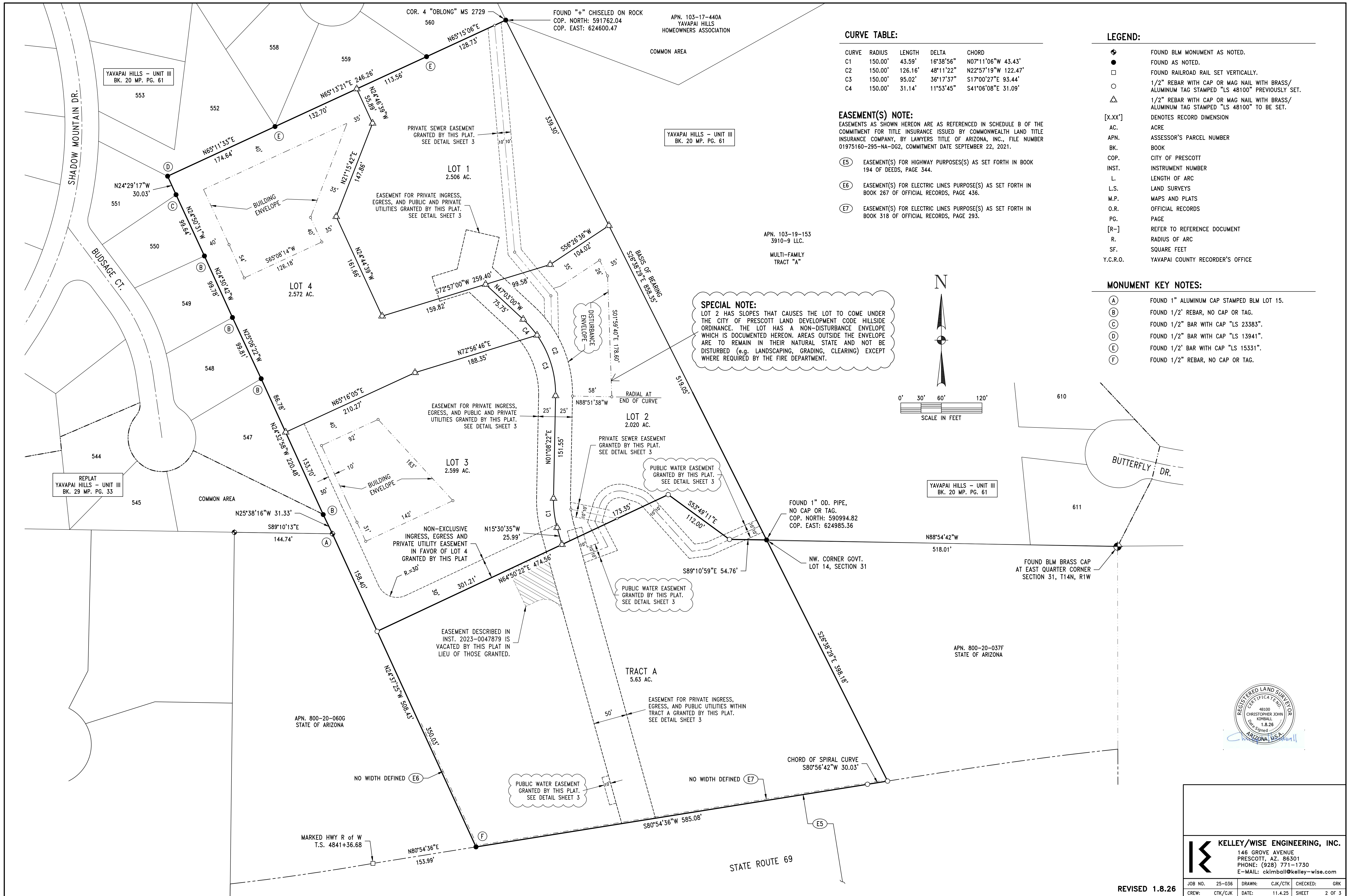


## KELLEY/WISE ENGINEERING, INC.

146 GROVE AVENUE  
PRESCOTT, AZ. 86301  
PHONE: (928) 771-1730  
E-MAIL: ckimball@kelley-wise.com

JOB NO.	25-036	DRAWN:	CJK/CTK	CHECKED:	GRK
CREW:	CTK/CJK	DATE:	11.4.25	SHEET	1 OF 3

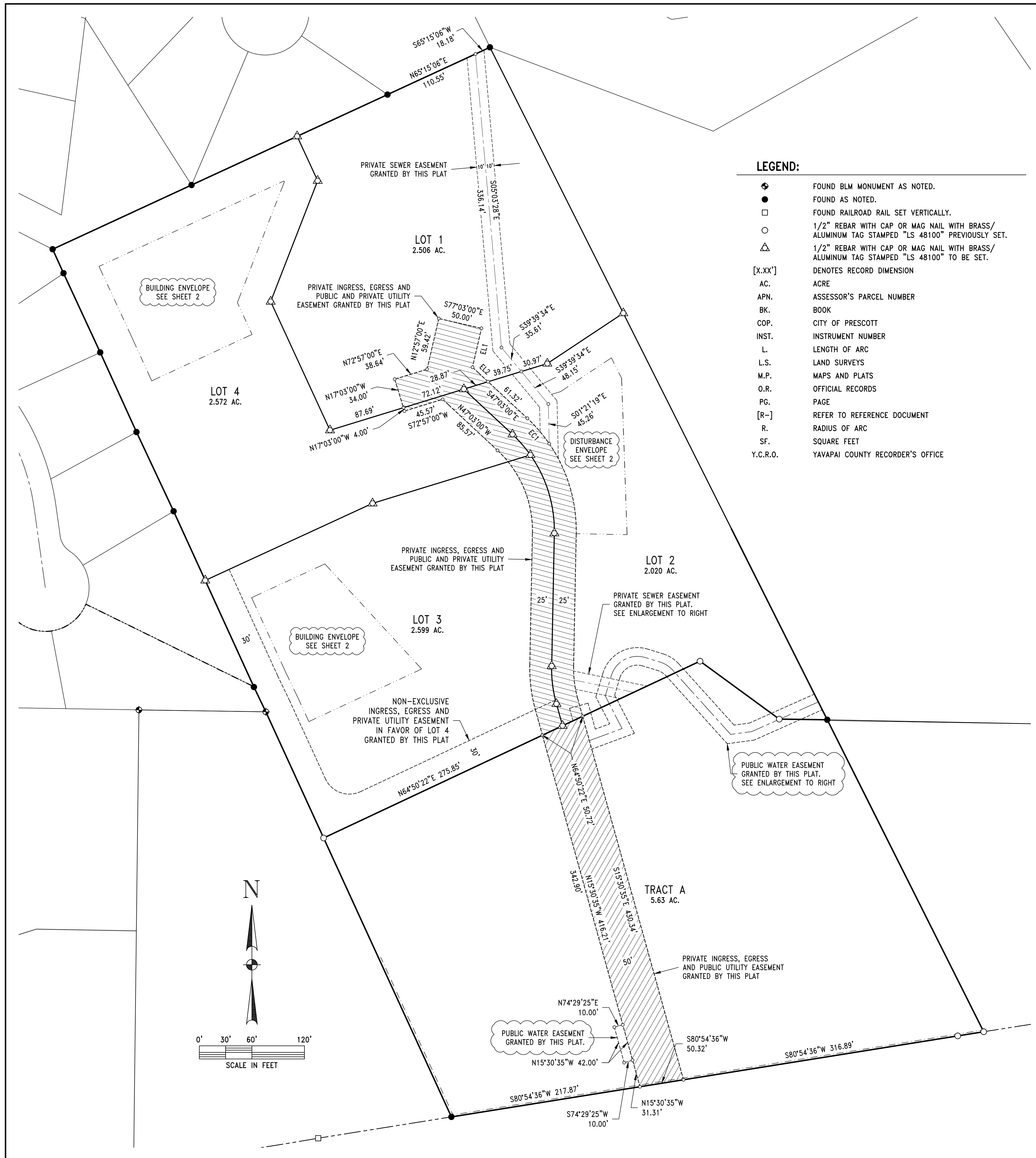
REVISED 1.8.26



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 E-MAIL: ckimball@kelley-wise.com

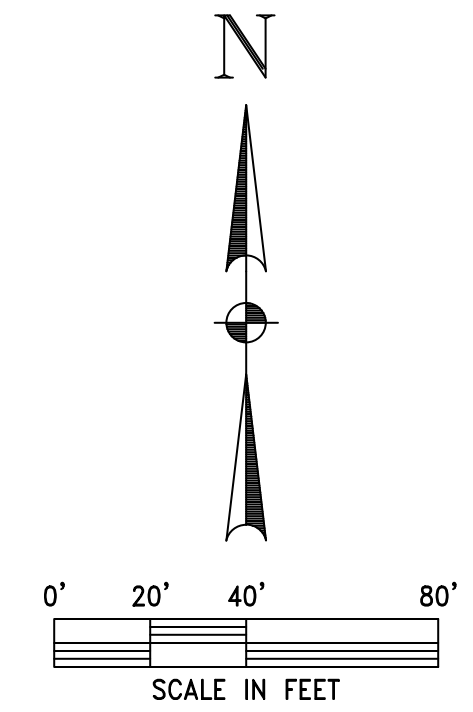
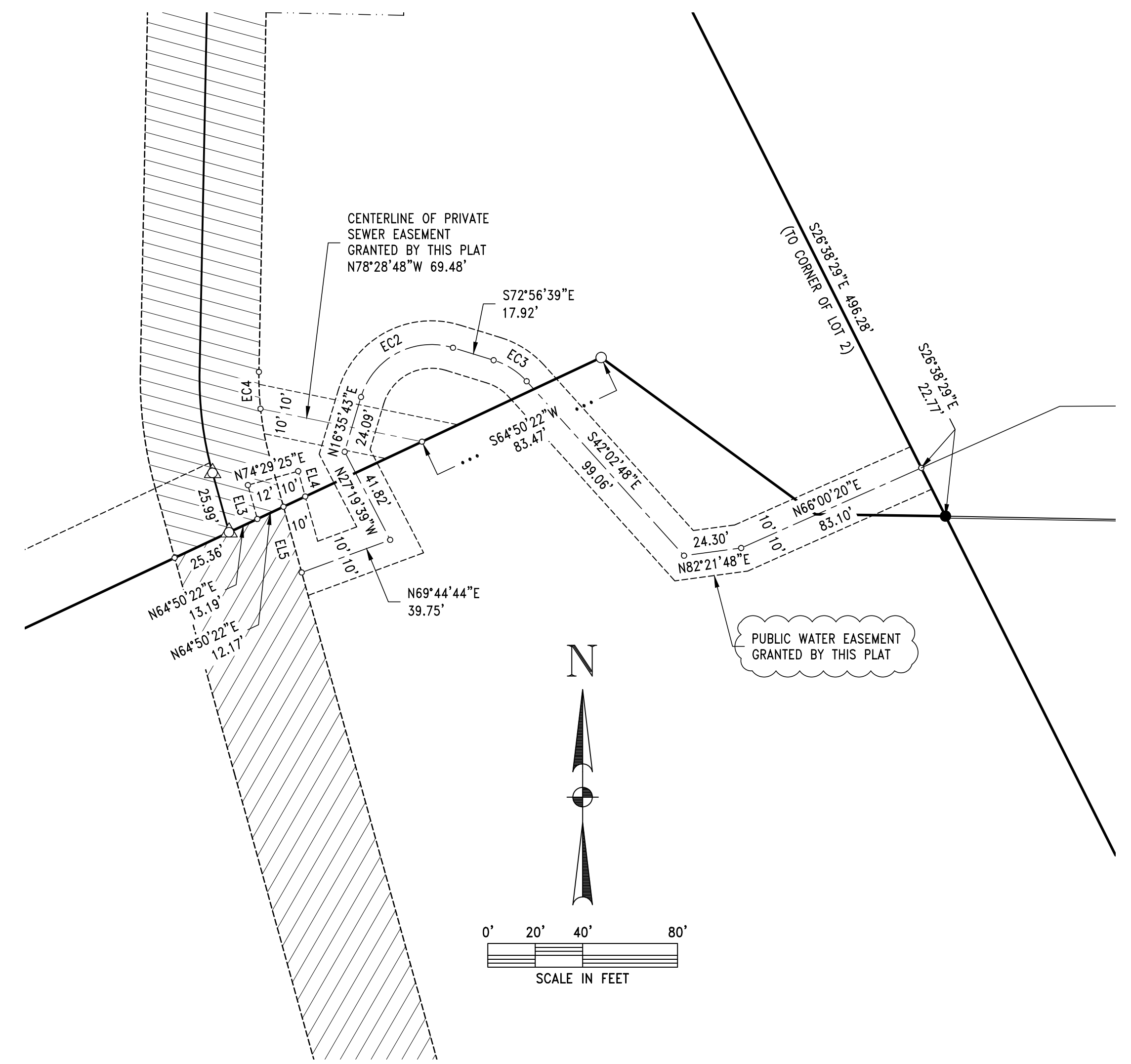
JOB NO.	25-036	DRAWN:	CJK/CTK	CHECKED:	GRK
CREW:	CTK/CJK	DATE:	11.4.25	SHEET	2 OF 3

REVISED 1.8.26



**LEGEND:**

- ◆ FOUND BLM MONUMENT AS NOTED.
- FOUND AS NOTED.
- FOUND RAILROAD RAIL SET VERTICALLY.
- 1/2" REBAR WITH CAP OR MAG NAIL WITH BRASS/ALUMINUM TAG STAMPED "LS 48100" PREVIOUSLY SET.
- △ 1/2" REBAR WITH CAP OR MAG NAIL WITH BRASS/ALUMINUM TAG STAMPED "LS 48100" TO BE SET.
- [X.XX'] DENOTES RECORD DIMENSION
- AC. ACRE
- APN. ASSESSOR'S PARCEL NUMBER
- BK. BOOK
- COP. CITY OF PRESCOTT
- INST. INSTRUMENT NUMBER
- L. LENGTH OF ARC
- L.S. LAND SURVEYS
- M.P. MAPS AND PLATS
- O.R. OFFICIAL RECORDS
- PG. PAGE
- [R-] REFER TO REFERENCE DOCUMENT
- R. RADIUS OF ARC
- SF. SQUARE FEET
- Y.C.R.O. YAVAPAI COUNTY RECORDER'S OFFICE



**ENLARGEMENT**

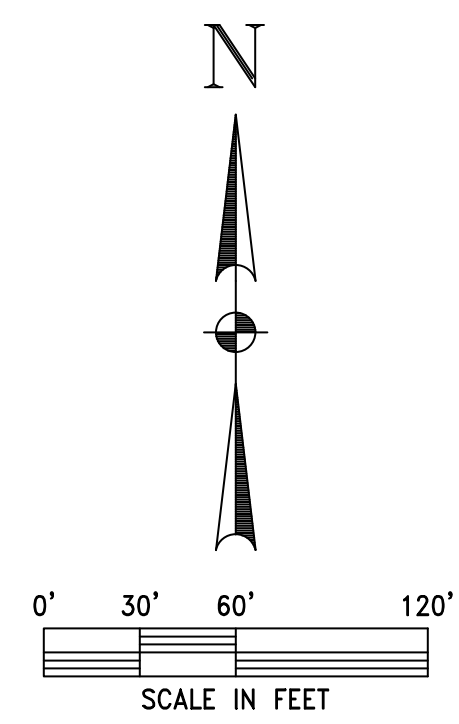
1" = 40'

**EASEMENT LINE TABLE:**

LINE	BEARING	DISTANCE
EL1	S12°57'00"W	45.57'
EL2	S47°03'00"E	24.25'
EL3	N15°30'35"W	14.83'
EL4	S15°30'35"E	11.09'
EL5	S15°30'35"E	28.79'

**EASEMENT CURVE TABLE:**

CURVE	RADIUS	LENGTH	DELTA	CHORD
EC1	175.00'	38.22'	12°30'50"	N40°47'35"W 38.15'
EC2	31.00'	48.94'	90°27'38"	N61°49'32"E 44.02'
EC3	31.00'	16.72'	30°53'50"	S57°29'43"E 16.52'
EC4	125.00'	15.57'	07°08'17"	N02°25'47"W 15.56'



**KELLEY/WISE ENGINEERING, INC.**  
 146 GROVE AVENUE  
 PRESCOTT, AZ. 86301  
 PHONE: (928) 771-1730  
 E-MAIL: ckimball@kelley-wise.com

REVISED 1.8.26

JOB NO. 25-036	DRAWN: CJK/CTK	CHECKED: GRK
CREW: CTK/CJK	DATE: 11.4.25	SHEET 3 OF 3



TO: MAYOR AND CITY COUNCIL  
AGENDA: February 26 Planning and Zoning Commission  
DATE: February 26, 2026  
DEPT: Community Development  
ITEM #: 4.B  
SUBJECT: Update Regarding Approved Revision of Plat RVP25-013 - Idylwild Tract.

## ITEM SUMMARY

This item is not a public hearing, it is for an informational update on RVP25-013. Due to the change in state law, there are additional items for administrative review and approval. In the interest of transparency and upon request of Mayor and City Council, these items are being brought forth for informational purposes only.

## BACKGROUND

None.

## FINANCIAL IMPACT

There is no financial impact associated with this item.

## RECOMMENDED ACTION

This item is for presentation only. No formal action will be taken.

## ATTACHMENTS

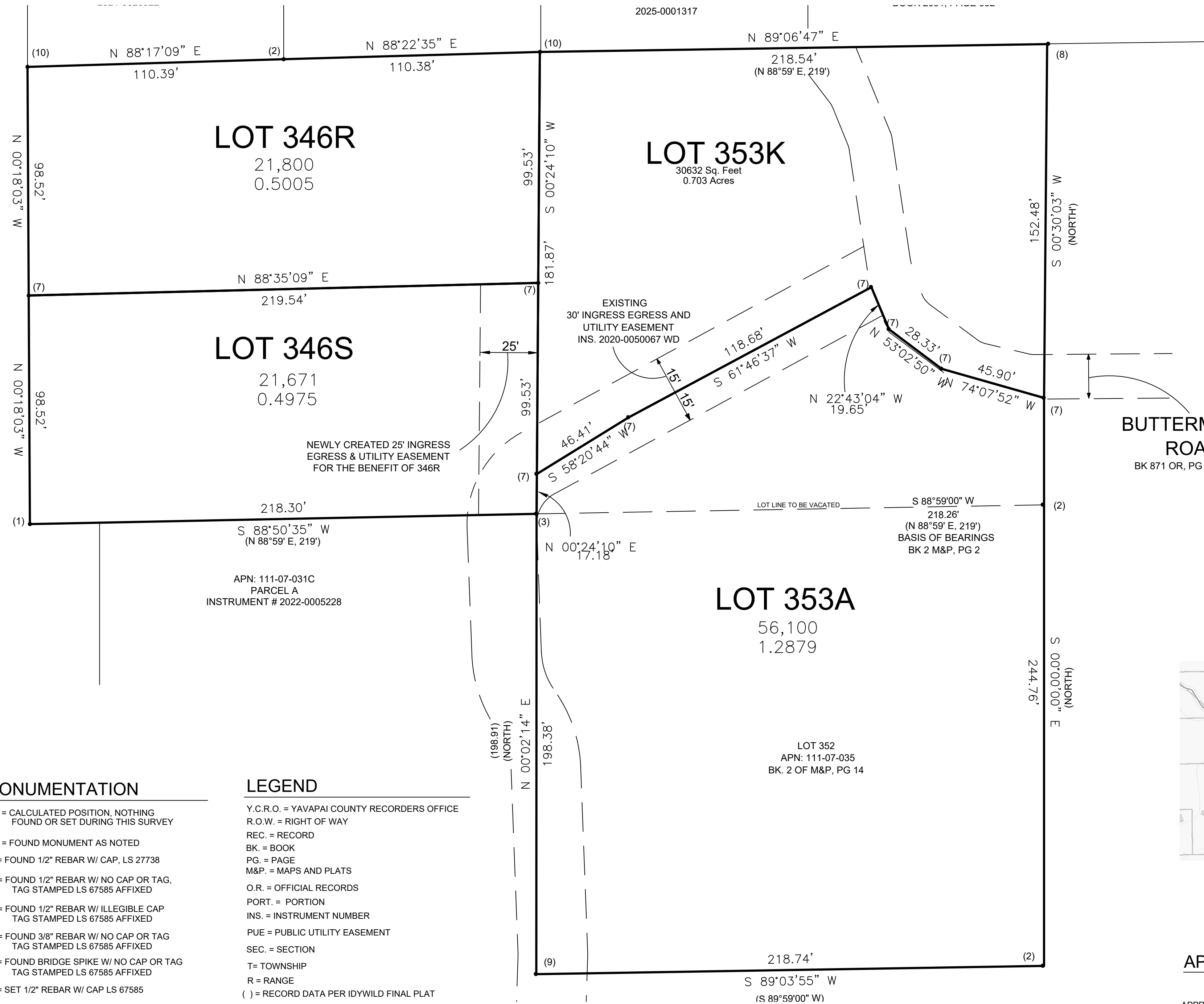
1. RVP25-013 Approved Revision of Plat

# REVISION OF PLAT FOR LOTS 346, 352, & 353 OF THE IDYLWILD TRACT

## THE IDYLWILD TRACT

ORIGINALLY RECORDED IN BOOK 2 OF MAPS AND PLATS, PAGE 14  
AMENDMENT RECORDED IN BOOK 2 OF MAPS AND PLATS, PAGE 22

LOCATED IN SECTION 32, T14N-R2W  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN



### MONUMENTATION

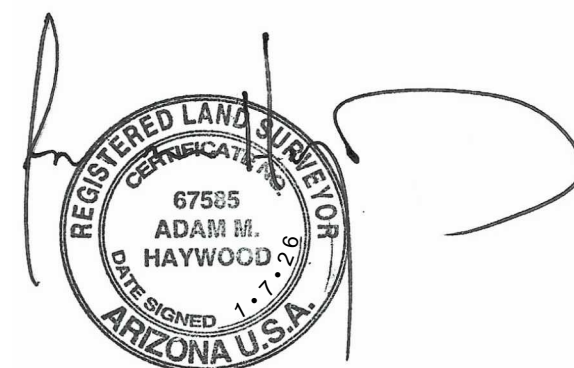
- o = CALCULATED POSITION, NOTHING FOUND OR SET DURING THIS SURVEY
- = FOUND MONUMENT AS NOTED
- (1) = FOUND 1/2" REBAR W/ CAP, LS 27738
- (2) = FOUND 1/2" REBAR W/ NO CAP OR TAG, TAG STAMPED LS 67585 AFFIXED
- (3) = FOUND 1/2" REBAR W/ ILLEGIBLE CAP, TAG STAMPED LS 67585 AFFIXED
- (4) = FOUND 3/8" REBAR W/ NO CAP OR TAG, TAG STAMPED LS 67585 AFFIXED
- (5) = FOUND BRIDGE SPIKE W/ NO CAP OR TAG, TAG STAMPED LS 67585 AFFIXED
- (7) = SET 1/2" REBAR W/ CAP LS 67585
- (8) = FOUND 1/2" OPEN PIPE W/ TAG LS 23383
- (9) = FOUND 1/2" REBAR WITH CAP LS 50228
- (10) = FOUND NAIL IN ROCK W/ TAG 23383

### LEGEND

Y.C.R.O. = YAVAPAI COUNTY RECORDERS OFFICE  
R.O.W. = RIGHT OF WAY  
REC. = RECORD  
BK. = BOOK  
PG. = PAGE  
M&P. = MAPS AND PLATS  
O.R. = OFFICIAL RECORDS  
PORT. = PORTION  
INS. = INSTRUMENT NUMBER  
PUE = PUBLIC UTILITY EASEMENT  
SEC. = SECTION  
T= TOWNSHIP  
R = RANGE  
( ) = RECORD DATA PER IDYLWILD FINAL PLAT

### CERTIFICATION

I, ADAM M. HAYWOOD, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, LICENSE NUMBER 67585, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND; THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE BY ME OR UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2025; THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE SET; THAT THEIR POSITIONS ARE ACCURATELY SHOWN; AND, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



### COMPLIANCE

THIS PLAT IS IN COMPLIANCE WITH CURRENT SUBDIVISION REGULATIONS AND CODES ESTABLISHED AND ADOPTED BY THE CITY OF PRESCOTT

### WATER NOTE

THIS SUBDIVISION IS LOCATED WITHIN THE WATER SERVICE AREA OF THE CITY OF PRESCOTT, ARIZONA, WHICH IS AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION B OF ARS 45-576

### FLOODPLAIN

NO PORTION OF THIS REPLAT FALL WITHIN A DESIGNATED FLOODPLAIN AND IS SUBJECT TO NO RESTRICTIONS OR LIMITATION. THIS AREA IS SHOWN ON FEMA FIRM PANEL/MAP NUMBER 04025C2061H EFFECTIVE 3/8/18

### ZONING

ALL CONSTRUCTION SHALL COMPLY WITH CITY CODES AND SETBACK DIMENSIONS PER CITY OF PRESCOTT SF-9 ZONING

### DEDICATION

#### KNOW ALL MEN BY THESE PRESENTS:

AMANDA HARMON, A MARRIED WOMAN, THE SOLE OWNER OF LOTS 346 & 353 OF THE IDYLWILD TRACT AS SHOWN IN BOOK 2 OF MAPS AND PLATS, PAGE 22, AS HER SOLE AND SEPARATE PROPERTY, AND MARK COBOS AND JULIE COBOS, HUSBAND AND WIFE, AS COMMUNITY PROPERTY OWNERS WITH RIGHT OF SURVIVORSHIP, THE SOLE OWNERS OF LOT 352 OF SAID IDYLWILD TRACT, LOCATED IN SECTION 32, TOWNSHIP 14 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY ARIZONA, HAVE REVISED UNDER THE NAME "REVISION OF PLAT FOR LOTS 346, 352, & 353 OF THE IDYLWILD TRACT" AND HEREBY PUBLISH THIS PLAT AS AND FOR A REVISION OF PLAT OF LOTS 346, 352, & 353 AND HEREBY DECLARE THAT:

- LOT 346 SHALL BE DIVIDED INTO TWO LOTS AS SHOWN HEREON, THE NEWLY CREATED LOTS SHALL BE KNOWN NOW AND HEREAFTER AS LOTS 346R & 346S.
- A NEW INGRESS, EGRESS AND UTILITY EASEMENT TO BE CREATED, SAID EASEMENT TO BE 25' IN WIDTH LYING PARALLEL WITH THE EAST LOT LINE OF 346S FOR THE BENEFIT OF LOT 346R
- THE LINE DIVIDING LOTS 352 & 353 SHALL BE MODIFIED AS SHOWN HEREON, THE NEWLY MODIFIED LOTS SHALL BE KNOWN NOW AND HEREAFTER AS LOTS 353A & LOT 353K;
- THE EXISTING NORTH LINE OF LOT 353 SHALL BE MODIFIED AS SHOWN HEREON, THE RESULTANT LOT SHALL BE KNOWN NOW AND HEREAFTER AS 353A;
- THE NEWLY CREATED AND MODIFIED LOTS SHALL BE SUBJECT TO ALL MATTERS OF RECORD AFFECTING THE ORIGINAL LOTS

IN WITNESS WHEREOF AMANDA HARMON, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, AND MARK COBOS AND JULIE COBOS, HUSBAND AND WIFE, AS COMMUNITY PROPERTY OWNERS WITH RIGHT OF SURVIVORSHIP HAVE CAUSED THEIR NAMES TO BE AFFIXED HERETO, BEING DULY AUTHORIZED TO SO DO.

AMANDA HARMON

MARK COBOS

JULIE COBOS

### ACKNOWLEDGEMENT

STATE OF ARIZONA )  
COUNTY OF YAVAPAI )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, DID PERSONALLY APPEAR AMANDA HARMON, A MARRIED WOMAN, AND MARK COBOS AND JULIE COBOS, HUSBAND AND WIFE WHO EXECUTED THE FOREGOING INSTRUMENT, FOR THE PURPOSES THEREIN CONTAINED, BEING DULY AUTHORIZED TO SO DO.

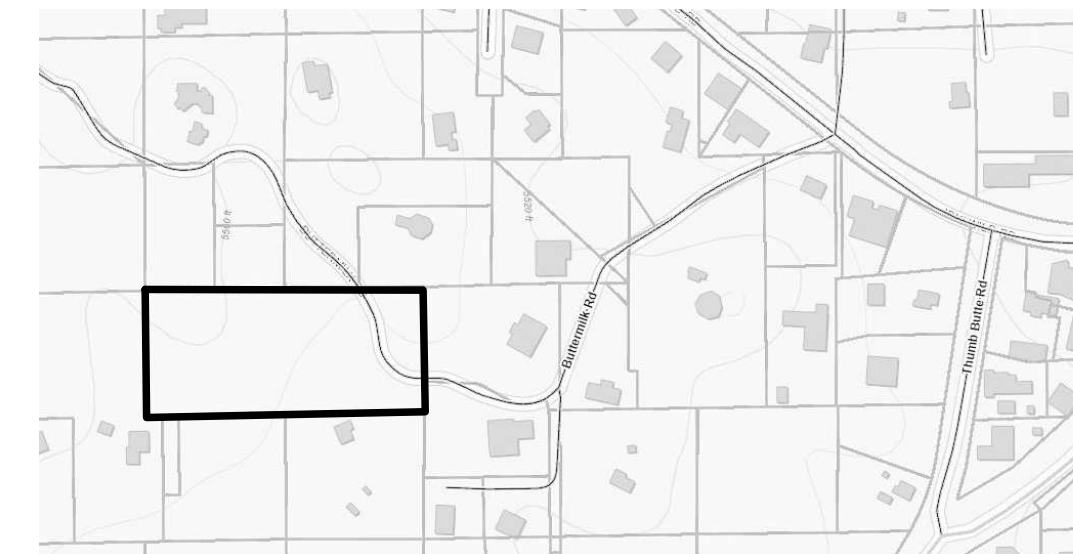
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

### GENERAL CONSTRUCTION NOTES

ALL CONSTRUCTION AND GROUND DISTURBANCE ACTIVITIES ARE SUBJECT TO COMPLIANCE WITH THE REQUIREMENTS OF THE PRESCOTT CITY CODE, TITLE 16, CHAPTER 4, CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL. THIS APPLIES TO ALL STAGES OF CONSTRUCTION, INCLUDING HOME CONSTRUCTION AND LANDSCAPING ON INDIVIDUAL LOTS. EROSION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED UNTIL ALL SITES HAVE BEEN PERMANENTLY STABILIZED.

### VICINITY MAP



### APPROVALS

APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF PRESCOTT ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE PUBLIC WORKS DEPARTMENT OF THE CITY OF PRESCOTT ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CITY ENGINEER

APPROVED BY THE MAYOR OF THE CITY OF PRESCOTT ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CITY MAYOR

APPROVED BY THE CITY CLERK OF PRESCOTT ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CITY CLERK

SURVEY PREPARED FOR:  
AMANDA HARMON

### APEX LAND SURVEY

212 S. MARINA ST.  
PRESCOTT, AZ 86303  
928-925-6135  
info@apexlandsurvey.net

PROJECT NO.: 25-290

HOR SCALE: 1" = 30'

SURVEYED BY: RMC, AMH, SJL

DATE: 01/05/2026

SHEET NO.

1