

# City of Prescott

## Planning & Zoning Commission



March 12, 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 **March 12, 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 February 26, 2026 Planning & Zoning Commission Meeting Minutes.  
**Recommended Action: MOVE to approve the minutes as presented**
- B. **CSP26-001:** A Proposed Comprehensive Sign Plan for the Addition of a New 4 ft. x 6 ft. (24 Square Feet) Freestanding Directional Sign Within the Common Area of Ponderosa Professional Plaza. Location: Along 12<sup>th</sup> Place at 919 12<sup>th</sup> Place, APN: 800-98-002U. Property Owner: Real Estate 12<sup>th</sup> Place. Applicant: Morgan Sign Company.  
**Recommended Action: MOVE to recommend to approval or denial of CSP26-001**
- C. **LDC26-001:** Amendment to the City of Prescott Land Development Code Appendices by Replacing the Former Planning & Zoning Commission Bylaws with the Newly Amended Planning & Zoning Commission Bylaws. Applicant: City of Prescott - Planning & Zoning Division.  
**Recommended Action: MOVE to approve/deny LDC25-001 with or without changes**
- D. Discussion & Update Regarding the Approved Preliminary Plat PLN25-001 - Deep Well Ranch, South Ranch South.  
**Recommended Action: This item is for discussion only. No formal action will be taken.**

**4. 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 3/5/26 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: March 12 Planning and Zoning Commission  
DATE: March 12, 2026  
DEPT: Community Development  
ITEM #: 3.A  
SUBJECT: Approval of February 26, 2026 Planning & Zoning Commission Meeting Minutes.

## ITEM SUMMARY

This item is for the approval of the February 26, 2026 Planning & Zoning Commission meeting minutes. Staff recommends approval of the minutes as presented.

## BACKGROUND

None.

## FINANCIAL IMPACT

There is no fiscal impact associated with this item.

## RECOMMENDED ACTION

MOVE to approve the minutes as presented

## ATTACHMENTS

1. February 26, 2026 Planning & Zoning Meeting Minutes

201 N Montezuma Street  
Council Chambers, 1st Floor  
Prescott, AZ 86301

**MINUTES**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

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

**3. DISCUSSION & ACTION ITEMS**

A. Approval of the January 8, 2025 Planning and Zoning Commission Meeting Minutes.

**MOTION BY COMMISSIONER REILLY TO APPROVE THE JANUARY 8, 2025 MEETING MINUTES; SECONDED BY COMMISSIONER KLECZEWSKI; PASSED (5-0-1). COMMISSIONER HUTCHISON ABSTAINED.**

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 Adventists. Applicant: Prescott Seventh-Day Adventist Church, Lindsey Toyama.

Assistant Planner Jacob Lund presented the rezoning request for the Seventh Day Adventist Church, providing maps of the site plan and surrounding properties to show the zoning in the area along Willow Creek Road. Mr. Lund said a revision of plat in July 2025 combined parcels into the current parcel, and that expansion plans include new classroom buildings west of the existing building. Mr. Lund said their current SF-35 zoning allows for grades K-8 but not for grades 9-12, necessitating a rezoning. Mr. Lund said there have been no public comments in response to the posting on the property or mailings, and that City staff concluded the project appears to meet City Code requirements.

Mr. Lund said a minor General Plan Map amendment is required to convert the area from Medium Density Residential to Medium Density Commercial to allow for the proposed zoning to expand the school to accommodate grades 9-12.

Vice Chair Reilly asked why the Land Development Code has a different category for grades 9-12 from grades K-8.

Mr. Lund said he did not know and that the code dates back to 2004. He said that colleges and universities are allowed in Neighborhood-oriented business and Business General zoning but not grades 9-12.

Commissioner Hutchison said the zoning restrictions could be due to high school students driving cars.

Commissioner Davis asked why the rezone is to Business General instead of Neighbor-Oriented Business.

Mr. Lund said that it was intended to avoid an additional Conditional Use Permit requirement and that the two zoning categories are very similar in allowed uses.

Commissioner Davis said he thought a Neighbor-oriented Business category would be more appropriate due to the surrounding uses and zoning.

Commissioner Davis asked how many students would be projected to be in the high school.

Applicant Lindsay Toyama, representing the Seventh Day Adventist Church, said approximately 10 and no more than 20 to start.

Commissioner Davis voiced concerns about increased traffic.

Ms. Toyama said there is an existing overflow parking lot with an estimated 150 car capacity that is used for events like food drives and church services.

Commissioner Kleczewski clarified that there would be approximately 150 students, including 40 high schoolers.

Ms. Toyama confirmed.

Chair Michelman asked what would trigger the construction of the additional building on the site plan.

Ms. Toyama said the additional buildings shown are planned for use by the K-6 program to keep the high school and elementary school separate.

Chair Michelman asked if there is a plan for pick-up and drop-off for students.

Ms. Toyama said there is a plan in use for vehicles to drive in, circle around, and drive out of Nicholette to keep vehicles off of Willow Creek Road.

Chair Michelman asked if there have been any challenges with this plan.

Ms. Toyama said there have not been.

Chair Michelman asked if the addition of high school students would present unique challenges.

Ms. Toyama said there is a system in place with signs for pick-up and drop-off, and that she foresees no new challenges.

Commissioner Hutchison said the project seems to be a continuation of the existing conditional use permit and that it seems appropriate to approve both the rezoning and General Plan amendment.

**MOTION BY COMMISSIONER REILLY TO RECOMMEND APPROVAL OF GPA26-001. SECONDED BY COMMISSIONER GRAHAM (PASSED 6-0).**

**MOTION BY COMMISSIONER REILLY TO RECOMMEND APPROVAL OF REZ26-001. SECONDED BY COMMISSIONER DAVIS (PASSED 6-0).**

- 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.

Community Planner Tammy DeWitt presented on parking in the Downtown Business District (DTB). Ms. DeWitt distinguished the DTB from the Entertainment District, which concerns liquor licenses near schools and churches, explaining that the two overlap but have different purposes. Regarding LDC25-002, Ms. DeWitt said the commentary note will be removed as the parking garage has been constructed. Ms. DeWitt said that the 1968 exemptions intended to protect historic buildings are to be removed, and that new businesses will be required to provide parking regardless of the year the building was constructed, except for retail and entertainment uses. Ms. DeWitt presented some potential impacts from planning and historic preservation, including the hindrance of mixed-use development that eliminates the need for heavy vehicle usage.

Vice Chair Reilly asked if alternative parking agreements would be allowed per approval of the ordinance.

Ms. DeWitt confirmed alternative parking agreements would be allowed.

Vice Chair Reilly asked if parking has to be within a certain proximity of the proposed use.

Ms. DeWitt confirmed.

Ms. Bramlette Planning Manager said that off-site parking must be within 300 feet of the use.

Vice Chair Reilly asked if right-of-way parking would be disallowed.

Ms. DeWitt said certain uses in buildings constructed prior to 1968 were exempt from the parking requirements under the current code requirements.

Vice Chair Reilly asked if a fee in lieu of parking is still available.

Ms. DeWitt confirmed and stated the in-lieu fee may not be used for more than 20 parking spaces.

Alane Moore, Senior Assistant City Attorney, said that use of in-lieu parking for City right-of-way is a contractual agreement with the city and is made on a case-by-case basis.

Vice Chair Reilly said that the ordinance needs to make clear that in-lieu parking is not just for the parking garage.

Ms. DeWitt said that small up and coming business owners may not be able to accommodate this fee.

Vice Chair Reilly said that new business owners would rather rent parking spaces than build their own.

Chair Michelman expressed concerns related to pre-1968 buildings that will be used for uses that have overnight stay not being required to provide on-site parking.

Ms. DeWitt said the change would require on-site parking or a fee in-lieu of parking for all uses providing overnight stay no matter the age of the building.

Commissioner Davis stated concerns regarding increased building heights through a Special Use Permit to allow buildings to be taller in order to accommodate parking.

Vice Chair Reilly said this will constrict the development or redevelopment that occurs in the downtown area and it will be a potential problem.

Chelsea Walton Community Development Director stated there is a balance between historic preservation and private property rights and the intent of downtown is walkability over a vehicular focus.

Vice Chair Reilly provided an example of a building downtown that is a prime candidate for residential uses but would not be able to provide adequate parking. He asked if it would never be able to become apartments with the proposed code change.

Ms. DeWitt said it would not with the proposed change of the code but would have been under the current code since it is a pre-1968 building. She added that the code change is meant to be a quick fix prior to a future overhaul of the Land Development Code (LDC).

Vice Chair Reilly recommended the change only be applied to uses proposing overnight stay requiring on-site parking.

Ms. DeWitt stated that was the original proposal that was brought before the commission in January 2026.

Chair Michelman asked if the language was changed to only require new buildings to provide on-site parking, if the old post office at the corner of Cortez St. and Goodwin Street were converted to apartments, would they have to require on-site parking

Ms. Bramlette confirmed that this building would be exempt from parking requirements if language referring to pre-1968 buildings is kept in the changes.

Chair Michelman stated that he understood wanting to protect older buildings but without more parking being provided downtown with a parking garage, it would continue to be an issue.

Ms. DeWitt stated the only use that this proposal will effect that the current code does not, are hotels since apartments are already required to provide parking.

Commissioner Hutchison stated that not requiring on-site parking is a mistake and believes the changes were the right thing to do.

Chair Michelman asked for clarification if the new proposal or the previous proposal from January 2026 were the right thing to do.

Commissioner Hutchison said all proposed uses that have overnight stay to be required to provide on-site parking regardless of new construction or pre-1968.

Ms. DeWitt clarified that the previous proposal from January would not exempt new construction or pre-1968 development with overnight stays from requiring on-site parking.

Ms. Moore clarified there are 3 separate ideas:

- 1) Current zoning code where uses requiring overnight parking would not be required to provide parking;
- 2) The January 2026 proposal removing hospitality related uses; or
- 3) The current proposal that would require all uses which require overnight parking, including hotel, resort, and similar uses shall comply with the City's parking requirements.

Ms. Moore added that the provision from January still allowed for parking to not be required in buildings constructed prior to 1968 as long as the use did not involve overnight stay.

Vice Chair Reilly confirmed his interpretation of Ms. Moore's clarification was accurate.

Ms. DeWitt stated that per the January proposal any use requiring overnight parking, no matter the age of the building, will be required to provide on-site parking.

Ms. Moore explained that the January proposal removed the verbiage related to "other hospitality related uses" and still allowed for protections related to parking in pre-1968 buildings.

Commissioner Davis stated he would prefer unstrike "permitted uses in buildings constructed prior to 1968."

**MOTION BY COMMISSIONER REILLY TO RECOMMEND TO APPROVE LDC 25-002; SECONDED BY COMMISSIONER HUTCHISON (FAILS 3-3). COMMISSIONER'S DAVIS, KLECZEWSKI, AND MICHELMAN DISSENTING.**

Ms. DeWitt stated that this could be moved forward to City Council with a recommendation of denial or a new motion could be made for the January version.

Ms. Bramlette said the January version could be put on screen to compare and discuss the changes from the current proposal.

Commissioner Graham has concerns that the code changes could affect the promotion of tourism and use of the downtown area. She stated that a fee in-lieu of parking should be put aside for a permanent long-term parking solution.

Ms. DeWitt shared the current proposal language and the January proposal language to provide clarity to the commissioners.

Chair Michelman asked if the January version would require construction of a new building for a hotel to provide parking.

Ms. DeWitt confirmed.

Chair Michelman asked if a pre-1968 building that was previously a store converted to a hotel would also require parking.

Ms. DeWitt confirmed.

Commissioner Graham asked if the January proposal would still allow a property owner to demolish part of their building to provide parking.

Ms. DeWitt stated there are provisions that must be met in the LDC and Historic Preservation Master Plan (HPMP) and if all are met, they would be allowed to demo the building.

Vice Chair Reilly stated that in either proposal there is not a lot that can be done to stop and property owner from demolishing their existing building due to private property rights.

Ms. Walton said the idea is to encourage owners of historic properties to maintain or safeguard their historic buildings. She added that there are upcoming LDC revisions that will be studied with a consultant and compare to other communities with historic downtown areas.

**MOTION BY COMMISSIONER DAVIS TO RECOMMEND TO APPROVE LDC25-002 AS WORDED AT THE JANUARY 8<sup>TH</sup>, 2026 PLANNING & ZONING COMMISSION MEETING; SECONDED BY COMMISSIONER KLECZEWSKI (PASSED 6-0).**

**4. STAFF UPDATES**

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

**5. ADJOURNMENT**

There being no further business to discuss, Chairman Michelman adjourned the meeting at 10:23 a.m.

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DON MICHELMAN, Chairman

ATTEST:

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Jacob Lund, Recording Secretary



TO: MAYOR AND CITY COUNCIL  
AGENDA: March 12 Planning and Zoning Commission  
DATE: March 12, 2026  
DEPT: Community Development  
ITEM #: 3.B  
SUBJECT: **CSP26-001:** A Proposed Comprehensive Sign Plan for the Addition of a New 4 ft. x 6 ft. (24 Square Feet) Freestanding Directional Sign Within the Common Area of Ponderosa Professional Plaza. Location: Along 12<sup>th</sup> Place at 919 12<sup>th</sup> Place, APN: 800-98-002U. Property Owner: Real Estate 12<sup>th</sup> Place. Applicant: Morgan Sign Company.

## ITEM SUMMARY

This item is for a request for a Comprehensive Sign Plan for the Ponderosa Professional Plaza for the addition of a new 4ft x 6ft (24sf) freestanding directional sign within a common area of the Ponderosa Professional Plaza located along 12<sup>th</sup> Place.

Per Section 6.12.5.A.1 of the Land Development Code (LDC) for freestanding signs, they would be allowed 1 freestanding sign that is 30sf and a maximum of 12' in height. The Ponderosa Professional Plaza recently had a sign permit for a new freestanding monument sign at the entrance to the property that is a total of 30sf. LDC Section 6.12.3 directional signs are exempt from sign permit standards if they do not exceed 2sf. The applicant is proposing a 24 square feet directional sign and a comprehensive sign plan is required to allow for the additional freestanding directional sign being proposed.

## BACKGROUND

The proposed freestanding directional sign will be located within an existing landscaped common area south of the entrance to the Ponderosa Professional Plaza.

At the main entrance on 12<sup>th</sup> Place, a new monument sign was approved and installed in October of 2025 with a maximum height of 8ft and a total of 30sf of signage.

The applicant is proposing an additional freestanding directional sign with a maximum height of 6ft and total sign area of 24sf.

## FINANCIAL IMPACT

There is no fiscal impact associated with this item.

## RECOMMENDED ACTION

MOVE to recommend to approval or denial of CSP26-001

## ATTACHMENTS

1. CSP26-001 - NARRATIVE
2. CSP26-001 - COMPREHENSIVE SIGN PLANS
3. CSP26-001 - PRESENTATION

January 27, 2026

To Whom It May Concern,

Morgan Sign requests the addition of a 4' x 6' (24 sq. ft) directional sign to parcel 800-98-002U, an approximate 2½ acre common area, consisting of parking and driveway.

The common area serves medical office suites and storage facilities in a 24,000 sq. ft. building. Each office has a separate parcel number from 115-11-001 to 115-11-021 inclusive.

The split driveway to this building is on a steep incline and the additional sign would provide clearer wayfinding information, showing suite access with left/right arrows.

Existing signage is per permit B2509-146, for the medical offices ID sign. Additional suite numbers and enter/exit signs exist.

All work will be done as per City of Prescott sign codes.

Thank you for your consideration.

Morgan Sign Co.

704 E. Moeller St.

Prescott, AZ 86301

928-778-6336



PROJECT:	DRAWN BY: SKM	SCALE: NTS	DATE:
	DESIGN #	SHEET 1 OF 1	
THIS UNPUBLISHED DRAWING IS SUBMITTED FOR A PROJECT BEING DESIGNED FOR YOU BY MORGAN SIGN. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, REPRODUCED OR USED IN ANY FASHION WITHOUT EXPRESSED WRITTEN APPROVAL. THE ORIGINAL IDEAS HEREIN ARE PROPERTY OF MORGAN SIGN.			
CUSTOMER APPROVAL:			

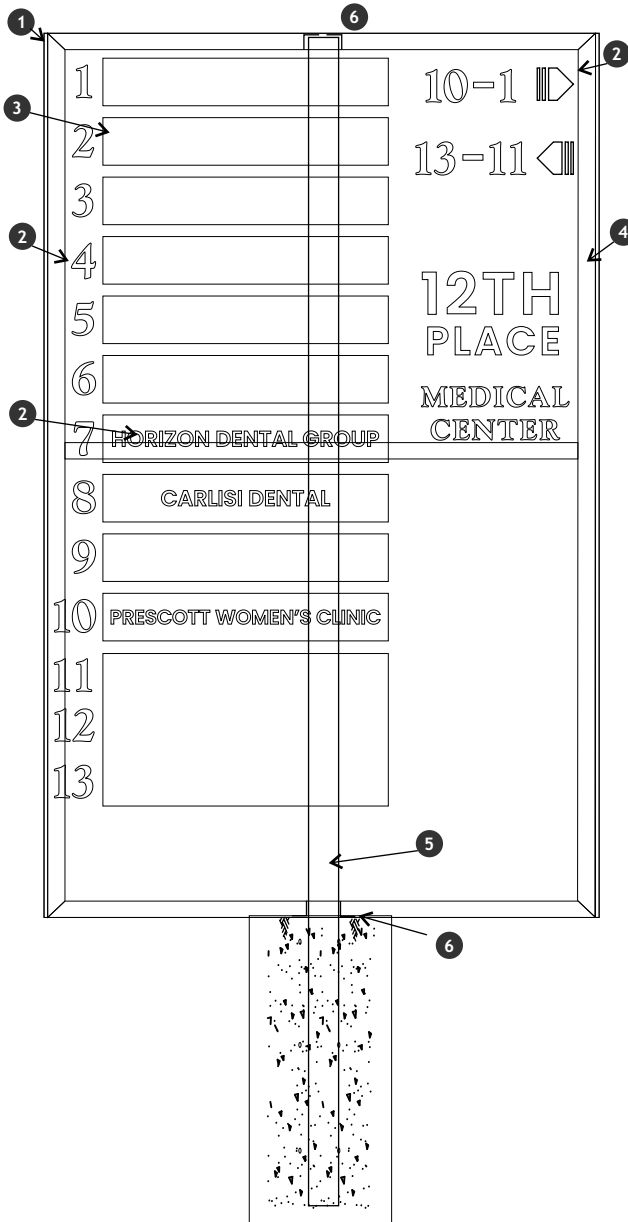
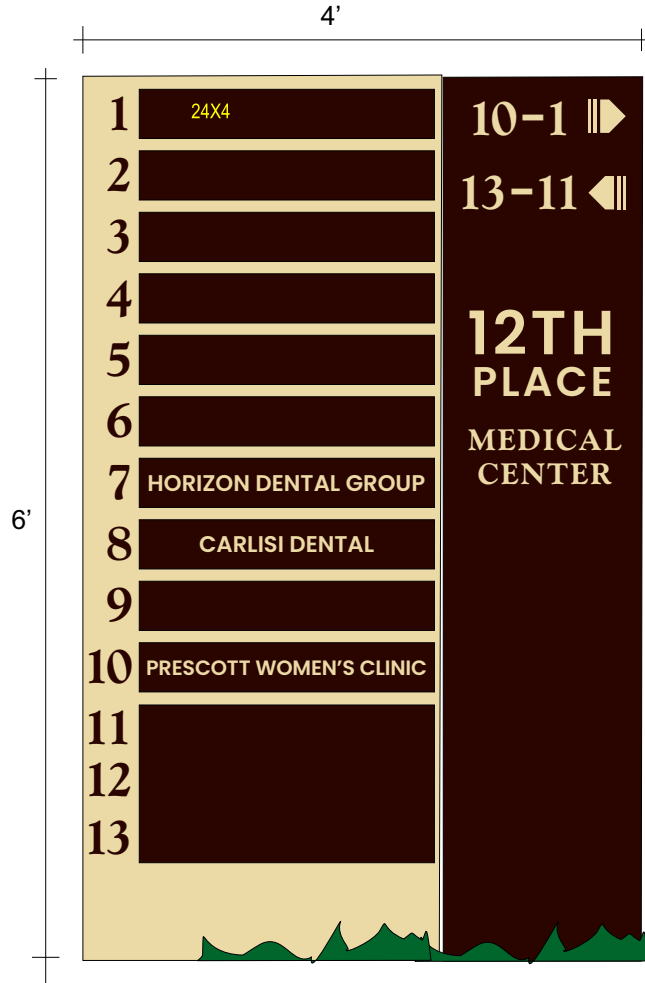


  
**MORGAN SIGN COMPANY**  
 IS A REGISTERED TRADE NAME IN THE STATE OF ARIZONA

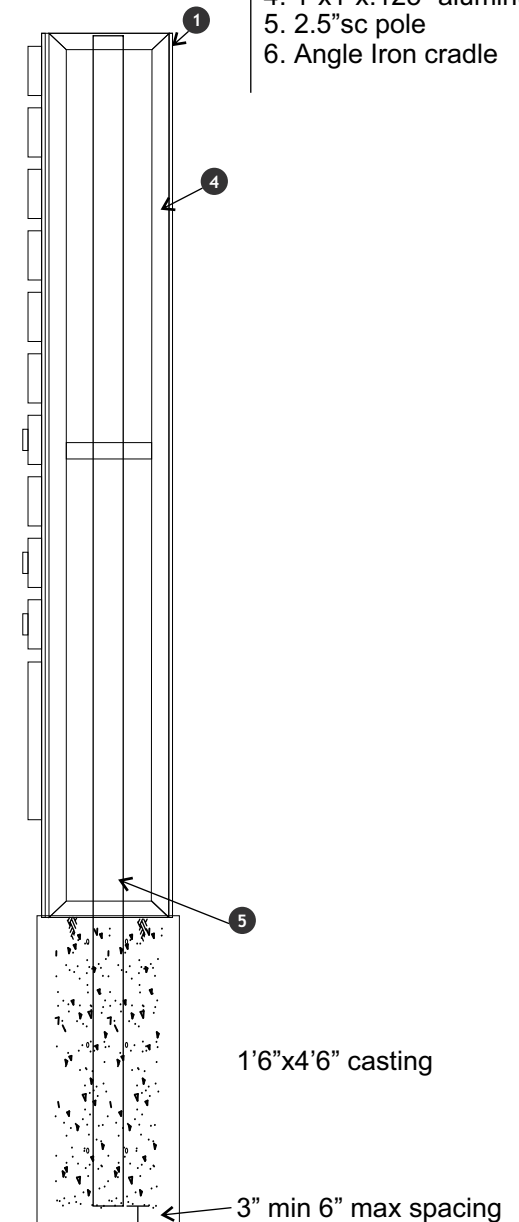
*43 Years*  1982-2025  
**morgan sign**  
 ANNO MCMLXXXII

704 Moeller st.  
 Prescott, AZ 86301  
 voice 1-928-778-6336  
 www.morgansign.com  
 morgansign@gmail.com  
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# Directional Sign S/F



- Key
1. 1/8" aluminum face
  2. 1/4" laser cut acrylic letters
  3. .25" ACM riders
  4. 1"x1"x.125" aluminum angle
  5. 2.5" sc pole
  6. Angle Iron cradle



PROJECT:

DRAWN BY: SKM SCALE: NTS DATE:

DESIGN # SHEET 1 OF 1

CUSTOMER APPROVAL:

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43 Years  1982-2025

**morgan sign**  
ANNO MCMLXXXII

Prescott, AZ 86301  
voice 1-928-778-6336  
www.morgansign.com  
morgansign@gmail.com  
Page 13 of 49

# Directional Sign S/F

## AS PRINT THIS PAGE FOR CITY SUBMITTAL WITH WORKSHEET COMPLETED VERTICAL MONUMENT & TOTEM DESIGN



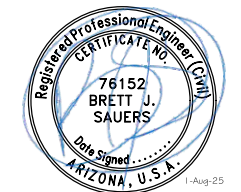
www.reverenceengineering.com  
(619) 354-1152  
501 W BROADWAY, STE 425  
SAN DIEGO, CA 92101

PREPARED FOR THE:  
ARIZONA SIGN ASSOCIATION

VERSION 4.1

STATE OF ARIZONA  
STANDARDIZED SIGN  
ENGINEERING  
THIS PACKAGE IS VALID UNTIL:  
31 DEC 2025.

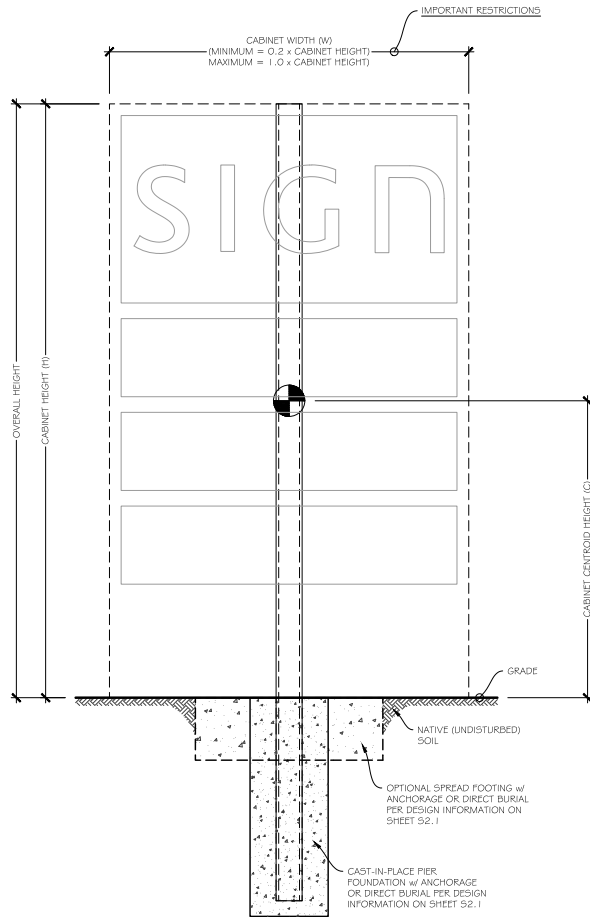
No.	Issue/Revision	Date
1	Version 4.1	7-25-2025
2		
3		
4		



SHEET TITLE: VERTICAL MONUMENT & TOTEM DESIGN

SHEET: **S2.7**

ORIGINAL SHEET SIZE: 11x17



### INSTRUCTIONS

OBSERVE ALL NOTATIONS, RULES, & LIMITS OF DESIGN ON THIS SHEET.

- CHECK LIMITS OF DESIGN THIS SHEET. OBSERVE OTHER RULES & NOTES.
- CALCULATE THE CABINET AREA (A) & CENTROID (C) ABOVE GRADE. SEE S2.0 FOR EQUATIONS AS REQUIRED.
- MULTIPLY THE CABINET AREA (A) BY 0.95 TO OBTAIN THE EFFECTIVE AREA (A<sub>EFF</sub>).  
EFFECTIVE AREA, A<sub>EFF</sub> = CABINET AREA (A) x 0.95
- MULTIPLY THE CENTROID (C) BY 1.10 TO OBTAIN THE EQUIVALENT CENTROID (C<sub>EQ</sub>).  
EQUIVALENT CENTROID, C<sub>EQ</sub> = CENTROID (C) x 1.10

3. FOR USE IN THE WIND TABLES:  
EFFECTIVE AREA, A<sub>EFF</sub> FROM STEP 3  
EQUIVALENT CENTROID, C<sub>EQ</sub> FROM STEP 4

...USING THESE VALUES, FOLLOW THE TYPICAL PROCEDURE IDENTIFIED AND ILLUSTRATED IN STEPS 5-8 ON S2.0 TO DETERMINE THE DESIGN OPTIONS FOR THE PRIMARY POLE & FOUNDATION.

### EXAMPLE

**DESIGN PARAMETERS:**  
SIGN OVERALL HEIGHT (OAH): 12 FEET  
CABINET HEIGHT (H): 12 FEET  
CABINET WIDTH (W): 5 FEET

**DESIGN PROCESS:**

- CHECK DESIGN LIMITS:  
MINIMUM CABINET WIDTH = 0.2 x H = 0.2 x 12 = 2.4 FT [OK]  
MAXIMUM CABINET WIDTH = 1.0 x H = 1.0 x 12 = 12 FT [OK]
- CALCULATE THE CABINET AREA (A) & CENTROID (C):  
AREA (A) = 12 x 5 = 60 SF  
CENTROID (C) = 12 - (0.5 x 12) = 6 FT
- EFFECTIVE AREA (A<sub>EFF</sub>) = CABINET AREA (A) x 0.95  
= 0.95 x 60 = 57 SF
- EQUIVALENT CENTROID (C<sub>EQ</sub>) = CENTROID (C) x 1.10  
= 6 x 1.10 = 6.6 FT
- FOR USE IN THE WIND TABLES:  
EFFECTIVE AREA, A<sub>EFF</sub> = 57 SF  
EQUIVALENT CENTROID, C<sub>EQ</sub> = 6.6 FT

...USING THESE VALUES, FOLLOW THE TYPICAL PROCEDURE IDENTIFIED AND ILLUSTRATED IN STEPS 5-8 ON S2.0 TO DETERMINE THE DESIGN OPTIONS FOR THE PRIMARY POLE & FOUNDATION.

### WORKSHEET

<b>DESIGN PARAMETERS</b>		<b>LIMITS</b>	
SIGN OVERALL HEIGHT (OAH)	= 6 FT	MINIMUM CABINET WIDTH = 0.2 x H	= _____ FT <input type="checkbox"/>
CABINET HEIGHT (H)	= 6 FT	MAXIMUM CABINET WIDTH = 1.0 x H	= _____ FT <input type="checkbox"/>
CABINET WIDTH (W)	= 4 FT		
<b>EFFECTIVE AREA</b>			
CABINET AREA (A) = H x W	= 24 SF	EQUIVALENT CENTROID	
EFFECTIVE AREA (A <sub>EFF</sub> ) = A x 0.95	= 22.8 SF	CABINET CENTROID (C) = OAH - (0.5 x H)	= 3 FT
		EQUIV. CENTROID (C <sub>EQ</sub> ) = C x 1.10	= 3.3 FT
		<b>DESIGN VALUES</b>	
		EFFECTIVE AREA (A <sub>EFF</sub> )	= 22.8 SF
		EQUIV. CENTROID (C <sub>EQ</sub> )	= 3.3 FT

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PROJECT:	DRAWN BY: SKM	SCALE: NTS	DATE:
	DESIGN #	SHEET 1 OF 1	
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CUSTOMER APPROVAL:			



43 Years **m**  
1982-2025

704 Moeller st.  
Prescott, AZ 86301  
voice 1-928-778-6336  
www.morgansign.com  
morgansign@gmail.com  
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# Directional Sign S/F

PACKAGE VALID THROUGH 31 DEC 2025.

EXPOSURE 'C'

IF USED, COMPLETE & PRINT THIS PAGE FOR CITY SUBMITTAL  
FREESTANDING SIGN WIND TABLE

$V_{ULT} = 110 \text{ MPH}$

EFFECTIVE AREA ( $A_{EFF}$ ): 22.8  
EQUIVALENT CENTROID ( $C_{EQ}$ ): 3.3

ROUND UP & LOOKUP INTERSECTION BELOW: 3.5 / 23

DESIGN GROUP FOR SINGLE POLE SIGNS & DOUBLE POLE SIGNS WHERE NO SECOND VALUE LISTED



DESIGN GROUP FOR DOUBLE POLE SIGNS WHERE LISTED  
CAST-IN-PLACE PIER DESIGN

Table with columns for Effective Cabinet Area (4-45) and rows for Equivalent Centroid Height (2-40). The table contains wind speed data points for various exposure and height combinations.



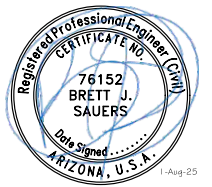
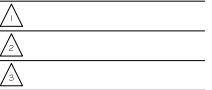
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VERSION 4.1

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THIS PACKAGE IS VALID UNTIL:  
31 DEC 2025.

No: Issue/Revision: Date:  
Version 4.1 7-25-2025



SHEET TITLE:  
FREESTANDING  
SIGN WIND TABLE  
 $V = 110 \text{ MPH} \#1$   
SHEET:  
53.6  
ORIGINAL SHEET SIZE: 11x17

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PROJECT: \_\_\_\_\_  
DRAWN BY: SKM SCALE: NTS DATE: \_\_\_\_\_  
DESIGN # \_\_\_\_\_ SHEET 1 OF 1  
CUSTOMER APPROVAL: \_\_\_\_\_



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Page 15 of 49

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## SIGN DESIGN TABLE

### STRUCTURE AND FOUNDATION OPTIONS

DESIGN GROUP	STEEL PIPE & ROUND TUBE OPTIONS	STEEL SQUARE TUBE OPTIONS	ALUMINUM TUBE OPTIONS (NO WELDING)	ALUMINUM TUBE OPTIONS (WITH WELDING)	PLATE INFORMATION	ANCHOR INFORMATION	SPREAD FOOTING OPTIONS	DESIGN GROUP
--------------	---------------------------------	---------------------------	------------------------------------	--------------------------------------	-------------------	--------------------	------------------------	--------------

OPTIONS ARE ORDERED FROM MOST EFFICIENT (LEAST STIFF) TO MOST STIFF.

FILLET WELD SIZE FOR BASE PLATE APPLICATIONS (IN BRACKETS)

ABSOLUTELY NO WELDING TO THE PRIMARY PIPE OR TUBE FOR THESE OPTIONS

THE FIRST DIMENSION IS PERPENDICULAR TO THE DIRECTION OF WIND OVERTURN.

FOR PIER ANCHOR EMBED. SEE DETAILS ON SHEET 55.0

SEE SPREAD FOOTING DETAILS ON SHEETS 55.1 AND 55.2

DEEPEN AS REQUIRED PER LOCAL FROST DEPTH

FOOTING VOLUMES ARE APPROXIMATE AND FOR COMPARISON PURPOSES ONLY.

1	2.25" x 0.125" RND H55 ... [5/16"] 2.0" x 0.168" RND H55 ... [3/8"] 2" STD. PIPE (40s) ... [1/4"]	2.0" x 1.68" SQ H55 ... [1/4"] 2.25" x 1.68" SQ H55 ... [3/8"] 2.5" x 1.68" SQ H55 ... [5/16"]	2.0" x 0.250" RND TUBE ... [N/A] 2.5" x 0.168" RND TUBE ... [N/A] 2.0" x 0.168" SQ TUBE ... [N/A]	3.0" x 0.250" RND TUBE ... [5/16"] 2.5" x 0.250" SQ TUBE ... [5/16"] 3.0" x 0.168" SQ TUBE ... [3/16"]	STEEL 6" SQ x 1/2" GR. 36 ALUM 6" SQ x 5/8" 6061-T6 ...w/ 1" ANCHOR EDGE DISTANCE	1. USE SIMPSON PAB4 ANCHORS OR 1/2" GR. 36 SUBSTITUTE. 2. FOR SPREAD FOOTINGS, USE 6" MIN. EMBED. PER DETAIL.	3'-0" x 3'-0" x 18" (14 CF) 4'-0" x 2'-0" x 18" (15 CF) 3'-0" x 2'-6" x 24" (23 CF)	1
2	2.5" x 0.250" RND H55 ... [7/16"] 2.875" x 0.168" RND H55 ... [5/16"] 2-1/2" STD. PIPE (40s) ... [5/16"]	2.0" x 1.4" SQ H55 ... [7/16"] 2.25" x 3/16" SQ H55 ... [5/16"] 2.5" x 3/16" SQ H55 ... [5/16"]	2.5" x 0.313" RND TUBE ... [N/A] 2.875" x 0.250" RND TUBE ... [N/A] 2.5" x 0.168" SQ TUBE ... [N/A]	3.5" x 0.375" RND TUBE ... [7/16"] 4.0" x 0.250" RND TUBE ... [5/16"] 3.5" x 0.250" SQ TUBE ... [5/16"]	STEEL 8" SQ x 5/8" GR. 36 ALUM 8" SQ x 7/8" 6061-T6 ...w/ 1-1/4" ANCHOR EDGE DISTANCE	1. USE SIMPSON PAB5 ANCHORS OR 3/8" GR. 36 SUBSTITUTE. 2. FOR SPREAD FOOTINGS, USE 6" MIN. EMBED. PER DETAIL.	4'-0" x 4'-0" x 18" (24 CF) 4'-6" x 2'-6" x 18" (17 CF) 4'-0" x 2'-6" x 24" (20 CF)	2
3	3.0" x 0.250" RND H55 ... [1/2"] 3.5" x 0.168" RND H55 ... [3/8"] 3" STD. PIPE (40s) ... [3/8"]	2.5" x 1.4" SQ H55 ... [7/16"] 3.5" x 1/8" SQ H55 ... [1/4"] 3.0" x 3/16" SQ H55 ... [5/16"]	3.0" x 0.313" RND TUBE ... [N/A] 4.5" x 0.250" RND TUBE ... [N/A] 4.0" x 0.168" RND TUBE ... [N/A] 3.0" x 0.168" SQ TUBE ... [N/A] 3.5" x 0.168" SQ TUBE ... [N/A]	4.0" x 0.500" RND TUBE ... [1/2"] 4.5" x 0.313" RND TUBE ... [7/16"] 5.0" x 0.250" RND TUBE ... [5/16"] 4.0" x 0.250" SQ TUBE ... [5/16"] 5.0" x 0.168" SQ TUBE ... [1/4"]	STEEL 10" SQ x 3/4" GR. 36 ALUM 10" SQ x 1" 6061-T6 ...w/ 1-1/2" ANCHOR EDGE DISTANCE	1. USE SIMPSON PAB6 ANCHORS OR 5/8" GR. 36 SUBSTITUTE. 2. FOR SPREAD FOOTINGS, USE 8" MIN. EMBED. PER DETAIL.	4'-3" x 4'-3" x 18" (27 CF) 5'-0" x 3'-0" x 18" (23 CF) 4'-6" x 3'-0" x 24" (27 CF)	3
4	3.0" x 0.375" RND H55 ... [5/8"] 3.5" x 0.250" RND H55 ... [1/2"] 4.0" x 0.168" RND H55 ... [3/8"] 3-1/2" STD. PIPE (40s) ... [3/8"]	3.0" x 1.4" SQ H55 ... [7/16"] 3.5" x 3/16" SQ H55 ... [5/16"] 4.0" x 1/8" SQ H55 ... [1/4"]	3.5" x 0.313" RND TUBE ... [N/A] 4.5" x 0.168" RND TUBE ... [N/A] 4.0" x 0.25" RND TUBE ... [N/A] 3.5" x 0.168" SQ TUBE ... [N/A] 4.0" x 0.168" SQ TUBE ... [N/A]	5.0" x 0.375" RND TUBE ... [1/2"] 5.0" x 0.500" RND TUBE ... [5/8"] 6.0" x 0.375" RND TUBE ... [7/16"] 4.0" x 0.250" SQ TUBE ... [5/16"] 5.0" x 0.250" SQ TUBE ... [5/16"]	STEEL 10" SQ x 7/8" GR. 36 ALUM 10" SQ x 1-1/8" 6061-T6 ...w/ 1-1/2" ANCHOR EDGE DISTANCE	1. USE SIMPSON PAB6 ANCHORS OR 3/4" GR. 36 SUBSTITUTE. 2. FOR SPREAD FOOTINGS, USE 12" MIN. EMBED. PER DETAIL.	5'-0" x 5'-0" x 18" (36 CF) 5'-6" x 3'-0" x 18" (29 CF) 5'-0" x 3'-6" x 24" (35 CF)	4
5	4.5" x 0.168" RND H55 ... [3/8"] 4.0" x 0.250" RND H55 ... [1/2"] 4" STD. PIPE (40s) ... [3/8"] 3-1/2" XS PIPE (60s) ... [1/2"]	3.0" x 5/16" SQ H55 ... [5/8"] 3.5" x 1/4" SQ H55 ... [7/16"] 4.0" x 3/16" SQ H55 ... [5/16"]	4.0" x 0.313" RND TUBE ... [N/A] 5.0" x 0.168" RND TUBE ... [N/A] 4.5" x 0.250" RND TUBE ... [N/A] 3.5" x 0.313" SQ TUBE ... [N/A] 4.0" x 0.250" SQ TUBE ... [N/A]	5.5" x 0.375" RND TUBE ... [1/2"] 5.0" x 0.500" RND TUBE ... [5/8"] 6.0" x 0.375" RND TUBE ... [7/16"] 4.5" x 0.375" SQ TUBE ... [1/2"] 5.0" x 0.375" SQ TUBE ... [3/8"]	STEEL 10" SQ x 7/8" GR. 36 ALUM 10" SQ x 1-1/8" 6061-T6 ...w/ 1-1/2" ANCHOR EDGE DISTANCE	1. USE SIMPSON PAB6 ANCHORS OR 3/4" GR. 36 SUBSTITUTE. 2. FOR SPREAD FOOTINGS, USE 12" MIN. EMBED. PER DETAIL.	5'-6" x 5'-6" x 18" (45 CF) 6'-0" x 4'-0" x 18" (36 CF) 5'-0" x 5'-0" x 24" (50 CF)	5
6	5.563" x 0.168" RND H55 ... [7/16"] 4.5" x 0.313" RND H55 ... [5/8"] 5.0" x 0.250" RND H55 ... [1/2"] 5" STD. PIPE (40s) ... [7/16"]	4.0" x 1.4" SQ H55 ... [1/2"] 3.5" x 3/8" SQ H55 ... [5/8"] 4.5" x 3/16" SQ H55 ... [7/16"] 5.0" x 3/16" SQ H55 ... [5/16"]	6.0" x 0.250" RND TUBE ... [N/A] 6.75" x 0.500" RND TUBE ... [5/8"] 7.5" x 0.250" RND TUBE ... [1/2"] 5.0" x 0.250" SQ TUBE ... [N/A] 4.0" x 0.375" SQ TUBE ... [N/A]	6.75" x 0.500" RND TUBE ... [5/8"] 7.5" x 0.375" RND TUBE ... [1/2"] 5.0" x 0.375" SQ TUBE ... [7/16"]	STEEL 12" SQ x 1-1/8" GR. 36 ALUM 12" SQ x 1-1/2" 6061-T6 ...w/ 1-1/2" ANCHOR EDGE DISTANCE	1. USE SIMPSON PAB7 ANCHORS OR 7/8" GR. 36 SUBSTITUTE. 2. FOR SPREAD FOOTINGS, USE 12" MIN. EMBED. PER DETAIL.	6'-0" x 6'-0" x 18" (54 CF) 7'-0" x 4'-0" x 18" (42 CF) 5'-6" x 5'-6" x 24" (61 CF)	6
7	6.0" x 0.250" RND H55 ... [5/8"] 5.0" x 0.375" RND H55 ... [3/4"] 5.5" x 0.313" RND H55 ... [5/8"] 6" STD. PIPE (40s) ... [7/16"]	5.5" x 3/16" SQ H55 ... [7/16"] 4.5" x 5/16" SQ H55 ... [5/8"] 5.0" x 1/4" SQ H55 ... [1/2"] 6.0" x 3/16" SQ H55 ... [3/8"]	6.0" x 0.313" RND TUBE ... [N/A] 6.5" x 0.313" RND TUBE ... [N/A] 7.0" x 0.250" RND TUBE ... [N/A] 6.0" x 0.250" SQ TUBE ... [N/A] 5.0" x 0.375" SQ TUBE ... [N/A]	8.0" x 0.500" RND TUBE ... [5/8"] 9.0" x 0.375" RND TUBE ... [1/2"] 10.0" x 0.250" RND TUBE ... [3/8"] 8.0" x 0.375" SQ TUBE ... [3/8"]	STEEL 12" SQ x 1-1/4" GR. 36 ALUM 12" SQ x 1-1/2" 6061-T6 ...w/ 1-1/2" ANCHOR EDGE DISTANCE	1. USE SIMPSON PAB8 ANCHORS OR 1" GR. 36 SUBSTITUTE. 2. FOR SPREAD FOOTINGS, USE 12" MIN. EMBED. PER DETAIL.	7'-0" x 7'-0" x 18" (74 CF) 8'-0" x 5'-0" x 18" (60 CF) 7'-0" x 5'-0" x 24" (70 CF)	7
8	6.0" x 0.375" RND H55 ... [3/4"] 6.625" x 0.313" RND H55 ... [5/8"] 6" XS PIPE (60s) ... [5/8"]	5.0" x 3/8" SQ H55 ... [3/4"] 6.0" x 1/4" SQ H55 ... [1/2"] 5.5" x 5/16" SQ H55 ... [5/8"]	NO OPTIONS THIS DESIGN GROUP	FUTURE VERSION	FUTURE VERSION	FUTURE VERSION		8
9	6.625" x 0.250" RND H55 ... [N/A] 10.0" x 0.168" RND H55 ... [N/A] 7.5" x 0.375" RND H55 ... [N/A] 8" STD. PIPE (40s) ... [N/A]	7.0" x 1/4" SQ H55 ... [N/A] 6.0" x 3/8" SQ H55 ... [N/A] 8.0" x 1/4" SQ H55 ... [N/A] 9" x 3/16" SQ H55 ... [N/A]	NO OPTIONS THIS DESIGN GROUP	FUTURE VERSION	FUTURE VERSION	FUTURE VERSION		9
10	6" XS PIPE ... [N/A] 6.625" x 0.625" RND H55 ... [N/A] 6.625" x 0.322" RND H55 ... [N/A] 7.0" x 0.500" RND H55 ... [N/A]	7.0" x 5/16" SQ H55 ... [N/A] 8.0" x 1/4" SQ H55 ... [N/A] 6.0" x 1/2" SQ H55 ... [N/A]	NO OPTIONS THIS DESIGN GROUP	FUTURE VERSION	FUTURE VERSION	FUTURE VERSION		10
11	8.625" x 0.375" RND H55 ... [N/A] 8" XS PIPE ... [N/A] 10.0" x 0.250" RND H55 ... [N/A] 7.5" x 0.500" RND H55 ... [N/A]	8.0" x 0.25" SQ H55 ... [N/A] 10.0" x 3/16" SQ H55 ... [N/A]	NO OPTIONS THIS DESIGN GROUP	FUTURE VERSION	FUTURE VERSION	FUTURE VERSION		11

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31 DEC 2025.

No.:	Issue/Revision:	Date:
----	Version 4.1	7-25-2025



SHEET TITLE:  
SIGN DESIGN TABLE

SHEET:  
**S4.0**

ORIGINAL SHEET SIZE: 11x17

PROJECT: \_\_\_\_\_

DESIGN # \_\_\_\_\_

CUSTOMER APPROVAL: \_\_\_\_\_

DRAWN BY: SKM    SCALE: NTS    DATE: \_\_\_\_\_

SHEET 1 OF 1

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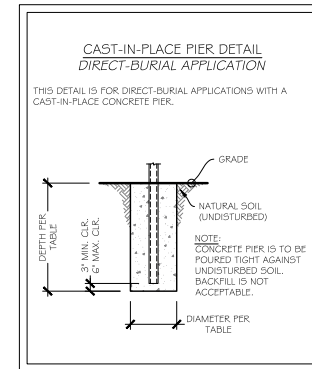
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## CAST-IN-PLACE PIER DESIGN TABLE

PIER FOUNDATION OPTIONS

a	1'-0"Ø x 2'-0" DEEP	m	2'-0"Ø x 6'-0" DEEP	y	3'-6"Ø x 10'-0" DEEP	kk	5'-0"Ø x 16'-0" DEEP
b	1'-0"Ø x 2'-6" DEEP	n	2'-6"Ø x 6'-0" DEEP	z	3'-0"Ø x 11'-0" DEEP	ll	5'-0"Ø x 17'-0" DEEP
c	1'-0"Ø x 3'-0" DEEP	o	2'-0"Ø x 7'-0" DEEP	aa	3'-6"Ø x 11'-0" DEEP	mm	5'-0"Ø x 18'-0" DEEP
d	1'-6"Ø x 3'-0" DEEP	p	2'-0"Ø x 7'-6" DEEP	bb	3'-0"Ø x 12'-0" DEEP	nn	5'-0"Ø x 19'-0" DEEP
e	1'-0"Ø x 3'-9" DEEP	q	2'-6"Ø x 7'-0" DEEP	cc	4'-0"Ø x 11'-0" DEEP	oo	5'-0"Ø x 20'-0" DEEP
f	1'-6"Ø x 3'-6" DEEP	r	2'-0"Ø x 8'-0" DEEP	dd	3'-6"Ø x 12'-0" DEEP	pp	6'-0"Ø x 18'-0" DEEP
g	1'-6"Ø x 4'-0" DEEP	s	2'-6"Ø x 7'-6" DEEP	ee	4'-0"Ø x 12'-0" DEEP	qq	6'-0"Ø x 20'-0" DEEP
h	1'-6"Ø x 4'-6" DEEP	t	2'-6"Ø x 8'-0" DEEP	ff	3'-6"Ø x 14'-0" DEEP	--	---
i	1'-6"Ø x 5'-0" DEEP	u	2'-6"Ø x 9'-0" DEEP	gg	4'-0"Ø x 14'-0" DEEP	--	---
j	2'-0"Ø x 5'-0" DEEP	v	3'-0"Ø x 9'-0" DEEP	hh	4'-0"Ø x 15'-0" DEEP	--	---
k	1'-6"Ø x 6'-0" DEEP	w	2'-6"Ø x 10'-0" DEEP	jj	4'-0"Ø x 16'-0" DEEP	--	---
l	2'-0"Ø x 5'-6" DEEP	x	3'-0"Ø x 10'-0" DEEP	ii	5'-0"Ø x 15'-0" DEEP		



**IMPORTANT:**

PIERS MUST BE PLUMB AND LOCATED ON FLAT, NATURAL (UNDISTURBED) SOILS.

PIERS MUST BE LOCATED AWAY FROM SLOPING GRADES (HILLSIDES) AT LEAST A DISTANCE EQUIVALENT TO THE PIER DEPTH.

DO NOT USE SONOTUBE OR SIMILAR EMBEDDED IN THE PIER FOUNDATION.

**ALUMINUM IN CONCRETE**

WHERE ALUMINUM IS EMBEDDED IN OR ATTACHED TO CONCRETE, CONCRETE SHALL BE FREE OF CHLORIDES.

WHERE ALUMINUM IS EMBEDDED IN OR ATTACHED TO PLAIN CONCRETE (NO STEEL REINFORCEMENT PRESENT), ALUMINUM SHALL BE COATED WITH A BITUMINOUS PAINT/COATING OR OTHER TWO-PART EPOXY PRIMER.

WHERE ALUMINUM IS EMBEDDED IN OR ATTACHED TO REINFORCED CONCRETE, ALUMINUM SHALL BE COATED WITH A BITUMINOUS PAINT/COATING.



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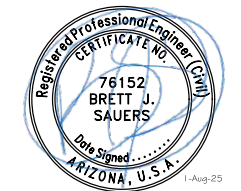
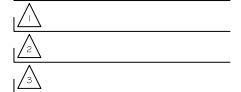
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VERSION 4.1

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31 DEC 2025.

No. Issue/Revision: Date:  
--- Version 4.1 7-25-2025



SHEET TITLE:  
CAST-IN-PLACE  
PIER DESIGN TABLE

SHEET:  
**S4.2**

ORIGINAL SHEET SIZE: 11x17

PROJECT:

DRAWN BY: SKM SCALE: NTS DATE:

DESIGN # SHEET 1 OF 1

CUSTOMER APPROVAL:



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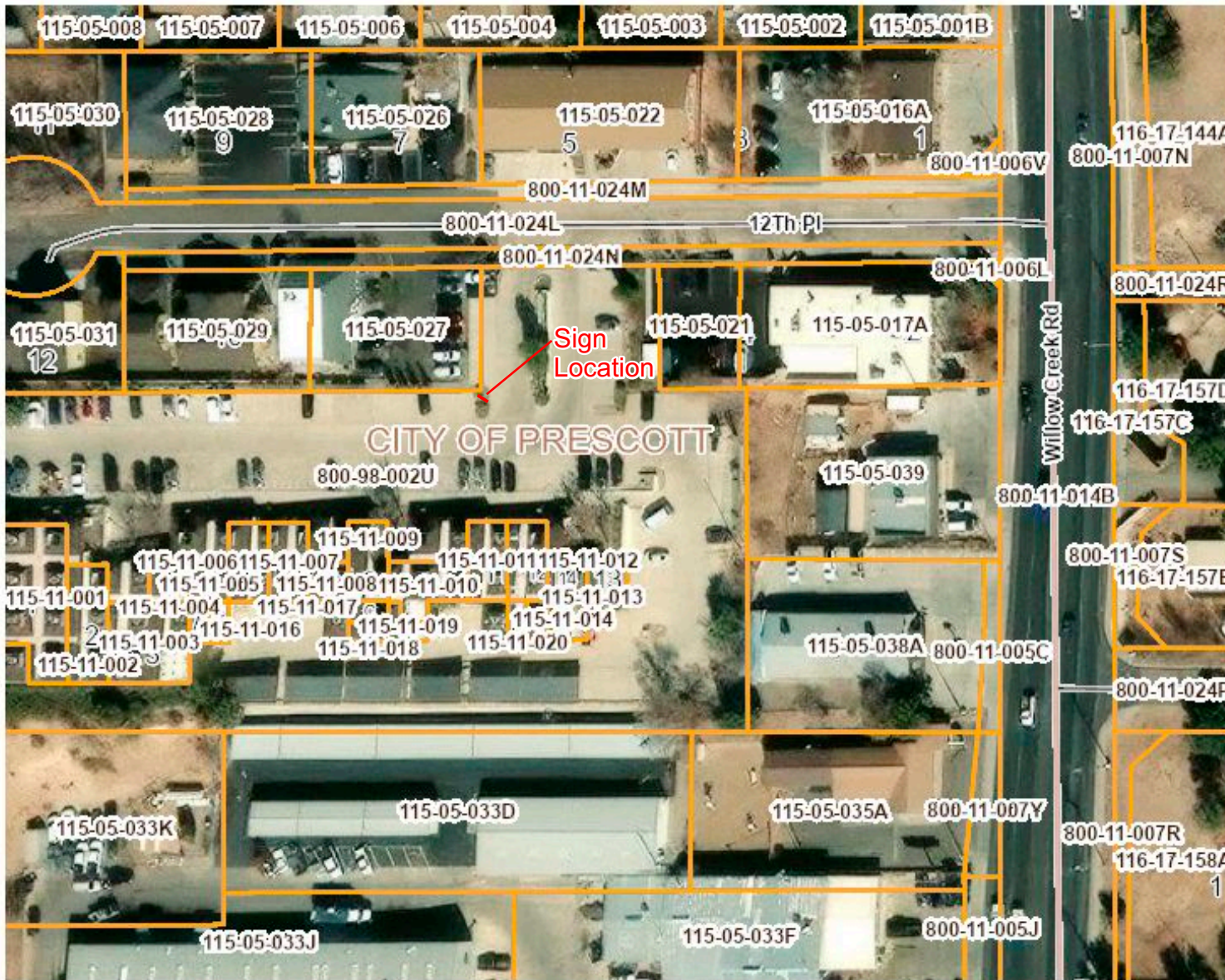
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# 12th Place



## Legend

- City Boundaries
- Cottonwood
- Peoria
- Prescott
- Sedona
- Camp Verde
- Chino Valley
- Clarkdale
- Dewey-Humboldt
- Jerome
- Prescott Valley
- Wickenburg
- County Boundary
- Counties
- Parcels
- Major Roads
- Interstate
- State Highways
- Major Roads
- Road Centerlines



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 9.23.2025

PROJECT:	DRAWN BY: SKM	SCALE: NTS	DATE:
	DESIGN #	SHEET 1 OF 1	
CUSTOMER APPROVAL:			

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# CSP26-001 Comprehensive Sign Plan for the Ponderosa Professional Plaza.

JACOB LUND

March 12<sup>th</sup> Planning & Zoning  
Commission

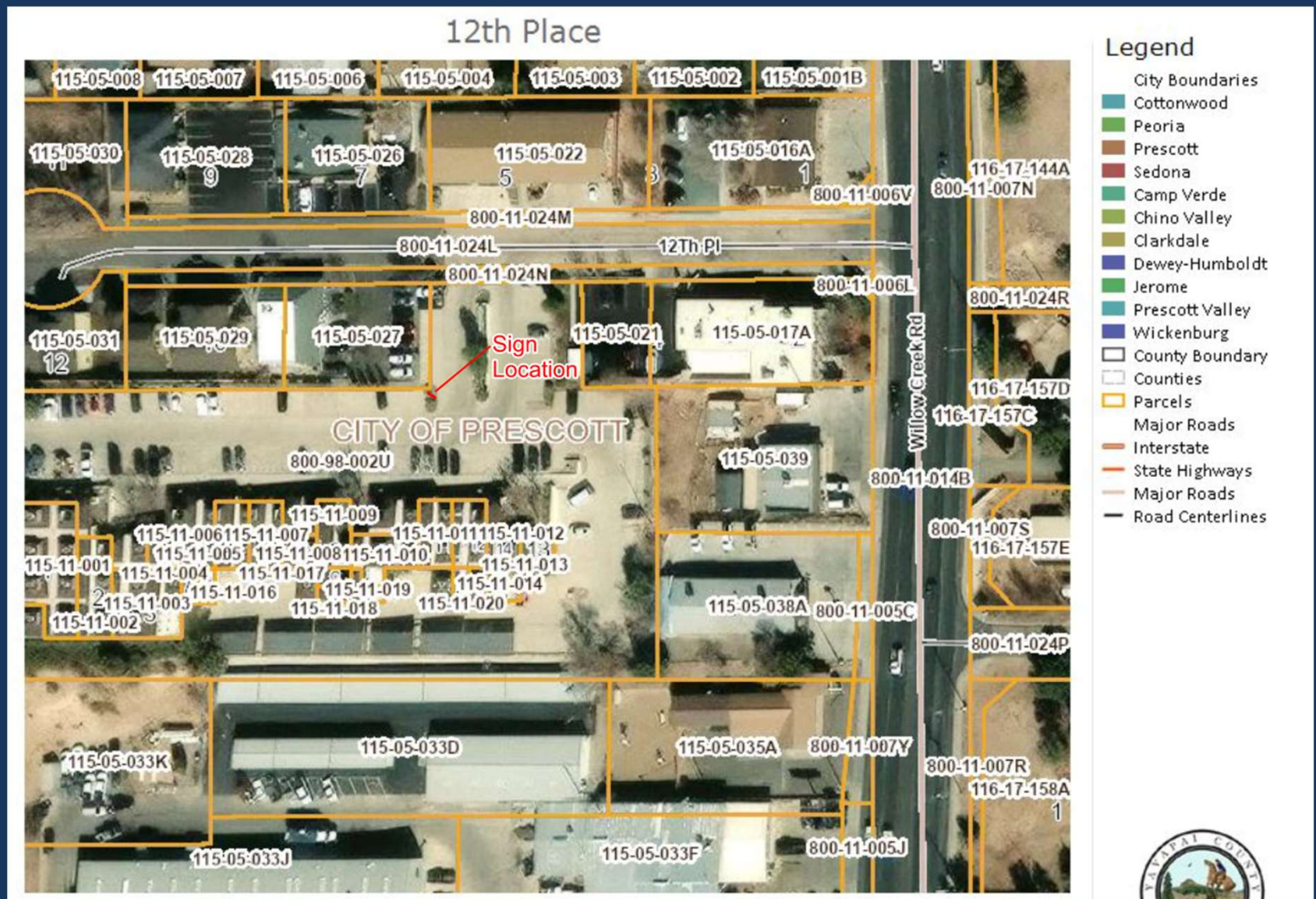




08/28/2018 10:55:21

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# SITE PLAN



## OVERVIEW

- Ponderosa Professional Plaza had a new monument sign approved and installed at the entrance to the property in October 2025. The sign is 8ft in height and a total of 30sf.
- Applicant is proposing an additional freestanding directional sign with a maximum height of 6ft and a total of 24sf of signage.



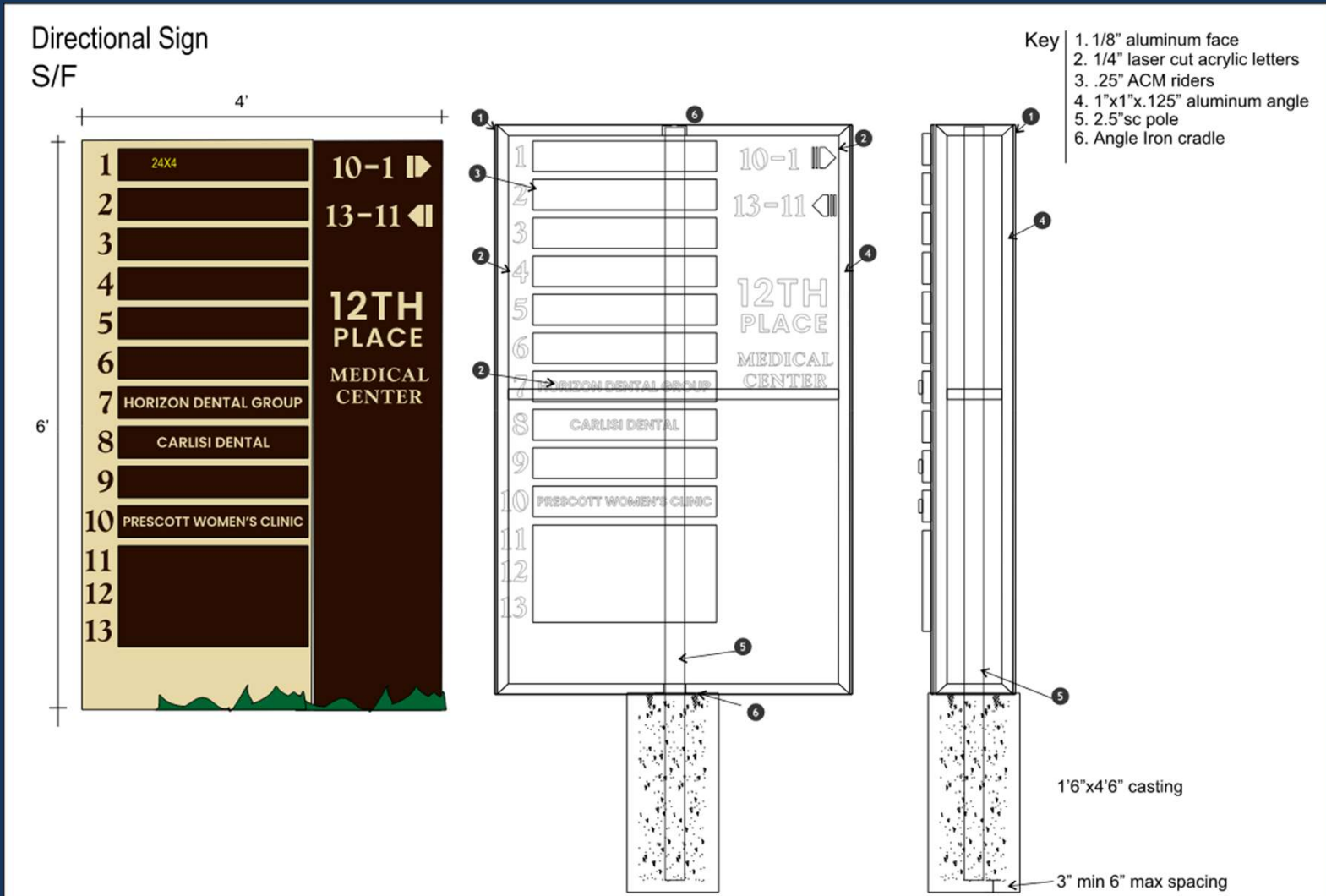
# EXISTING MONUMENT SIGN



# FREESTANDING SIGN PROPOSED LOCATION



# FREESTANDING SIGN DETAILS



## RECOMMENDED ACTION

MOVE to approve or deny CSP26-001.





TO: MAYOR AND CITY COUNCIL  
AGENDA: March 12 Planning and Zoning Commission  
DATE: March 12, 2026  
DEPT: Community Development  
ITEM #: 3.C  
SUBJECT: **LDC26-001**: Amendment to the City of Prescott Land Development Code Appendices by Replacing the Former Planning & Zoning Commission Bylaws with the Newly Amended Planning & Zoning Commission Bylaws.  
Applicant: City of Prescott - Planning & Zoning Division.

## ITEM SUMMARY

This item is for review and possible approval of LDC26-001. At their February 10, 2026 Meeting, the City Council voted to approve an Ordinance to amend the City Code, Repealing Chapter 1-6 (Planning and Zoning Commission) in its entirety and replacing it with new language to update, clarify, and standardize language in the City of Prescott's Boards, Committees, and Commissions forming documents. In the approved Ordinance, it stated that the Planning & Zoning Commission bylaws are to be amended to be consistent with the changes to City Code.

## BACKGROUND

The City Clerk's Office reviewed all forming documents related to Boards, Committees, and Commissions and revised them in order to ensure that common language can be found in all of them with regard to member terms, attendance requirements, and their ability to elect their own chair and vice chair on an annual basis. These updates will consolidate and simplify the annual recruitment process, as previously, not all Boards, Committees, and Commissions had terms that expired in March. Additionally, these updates will also allow all BCCs more autonomy with regard to chair and vice chair selection, and establish uniform standards and procedures.

Attached is both the approved Ordinance revising the City Code, Title 1, Chapter 6 (Planning and Zoning Commission) and the proposed changes to the Land Development Code for the Planning and Zoning Commission Bylaws. Strikethroughs represent text to be deleted and bold underlined represent text to be inserted.

## FINANCIAL IMPACT

There is no fiscal impact associated with this item.

## RECOMMENDED ACTION

MOVE to approve/deny LDC25-001 with or without changes

## ATTACHMENTS

1. Ordinance No. 2026-1931\_Planning & Zoning Commission Update (Repealing Chapter 1-6)
2. Planning and Zoning Commission Amended Bylaws
3. LDC26-001 Planning and Zoning Presentation

**ORDINANCE NO. 2026-1931**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT (“CITY”), YAVAPAI COUNTY, ARIZONA, REPEALING IN ITS ENTIRETY THE PRESCOTT CITY CODE, TITLE 1, CHAPTER 6 (PLANNING AND ZONING COMMISSION) OF THE PRESCOTT CITY CODE; AND REPLACING IT WITH LANGUAGE INCLUDED IN EXHIBIT “A” ATTACHED HERETO; AND DIRECTING THE PLANNING AND ZONING COMMISSION TO UPDATE ITS BYLAWS TO BE CONSISTENT WITH THE NEWLY ADOPTED CHAPTER 1-6 OF THE CITY CODE**

**RECITALS:**

WHEREAS, Chapter 1-13 of the Prescott City Code authorizes the Mayor and Council to form Standing Committees of the City to act in an advisory role to the Mayor and Council; and,

WHEREAS, The Mayor and City Council wish to update Code language with respect to the Planning and Zoning Commission; and,

WHEREAS, the Mayor and City Council wish to replace said language by repealing Chapter 1-6 and several associated ordinances in their entirety and replace Chapter 1-6 with the attached document listed as Exhibit “A”.

**ENACTMENTS:**

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

Section 1. THAT Title 1, Chapter 6, “*Planning and Zoning Commission*” is hereby repealed in its entirety to include the repeal of Ordinance No. 1415, Ordinance No. 1449, Ordinance No. 1506, Ordinance No. 2195, Ordinance No. 3236, and Ordinance No. 4736-1033.

Section 2. THAT the language in Title 1, Chapter 6 “*Planning and Zoning Commission*” shall be replaced with the language included in Exhibit “A” titled “CHAPTER 1-6: PLANNING AND ZONING COMMISSION” and attached hereto.

Section 3. THAT the Planning and Zoning Commission is directed to amend its bylaws to be consistent with the changes to Chapter 1-6 and the amended bylaws shall be placed in the appendices of the City of Prescott Land Development Code.

PASSED AND ADOPTED by the Mayor and Council of the City of Prescott this 10<sup>th</sup> day of February 2026.

\_\_\_\_\_  
CATHEY RUSING, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
SARAH M. THORNHILL,  
City Clerk

\_\_\_\_\_  
JOSEPH D. YOUNG,  
City Attorney

CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA )  
County of Yavapai ) ss.

I, the undersigned Sarah M. Thornhill, being the duly appointed, qualified City Clerk of the City of Prescott, Yavapai County, Arizona, certify that the foregoing Ordinance No. 2026-1931 is a true, correct and accurate copy of Ordinance No. 2026-1931, passed and adopted at a Voting Meeting of the Council of the City of Prescott, Yavapai County, Arizona, held on the \_\_\_\_\_ day of \_\_\_\_\_ 2026, at which a quorum was present and, by a \_\_\_\_\_ vote, \_\_\_\_\_ voted in favor of said resolution.

Given under my hand and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Seal

\_\_\_\_\_  
City Clerk

Exhibit "A"

**CHAPTER 1-6: PLANNING AND ZONING COMMISSION**

**SECTIONS:**

- 1-6-1: CREATION:
- 1-6-2: COMMISSION MEMBERS:
- 1-6-3: DUTIES:
- 1-6-4: ORGANIZATION:
- 1-6-5: MEETINGS:
- 1-6-6: PUBLIC HEARINGS:
- 1-6-7: AUTHORITY TO REMOVE MEMBERS:

**1-6-1 CREATION:**

There is hereby created, pursuant to Arizona Revised Statutes section 9-461, a planning and zoning commission to consist of seven (7) members, who shall be residents of the City of Prescott.

**1-6-2 COMMISSION MEMBERS:**

The members shall be appointed by City Council, and shall serve four (4) year staggered terms, with terms to expire in March of the respective year, and may continue to serve until their successors are duly appointed. Vacancies on the commission shall be filled by the city council only for the unexpired term of the commission member creating the vacancy. Commission members shall serve without compensation.

**ABSENCES:** If any member shall be absent from more than three meetings without prior notice to the Chairman, City Clerk or Staff Liaison, he or she shall upon notification by the Chairman to City Council, and by a majority vote of the Council, cease to hold office. Exceptions will be made in emergency situations.

**1-6-3 DUTIES:**

The duties of the planning and zoning commission shall be to:

(A) Develop, submit a written recommendation to the city council for adoption, and maintain a general plan which is a municipal statement of land development policies, which may include maps, charts, graphs and text which sets forth objectives, principles and standards for local growth and redevelopment.

(B) Develop and submit a written recommendation to the city council for the adoption of such specific plans as may be necessary to implement the general plan.

(C) Study, consider and submit a written recommendation to the mayor and council for the establishment of zoning districts and appropriate regulations to be enforced therein, which said zoning districts may regulate and restrict the height, number of stories, type of construction and size of buildings and other structures, the percentage of lot that may be occupied, the setback lines, the size of yards, courts and other open spaces, the density of population, the location and use of buildings, structures and land for residential, agricultural, trade, industrial, religious or other purposes; and for such purposes the planning and zoning commission may recommend the regulation and restriction of the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land and the density of population within the zoning districts as

defined in the Prescott land development code. The establishment of zoning districts and the promulgation of rules and regulations applying thereto, and the fixing, changing, altering or amending any such boundaries, districts, rules or regulations shall only become effective upon the enactment of an ordinance setting forth said matters and no such ordinance shall be enacted or any changes or amendments be made thereto until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard.

(D) To consider, approve, defer or disapprove the preliminary plat for proposed subdivisions and determine its compliance with the Prescott land development code.

(E) To review, consider and recommend to the city council approval or denial of proposed annexations into the city.

(F) Interpret the appropriate zoning district for uses not specifically listed in the Prescott land development code.

(G) Periodically review the capital improvement program of the city.

(H) Perform other planning and zoning functions as the city council may provide.

(I) Meet periodically with the Yavapai County planning and zoning commission to discuss common matters and problems.

**1-6-4 ORGANIZATION:**

At the first meeting following April 1<sup>st</sup> of each calendar year, the Commission shall elect from its membership, a chair and vice chair.

**1-6-5 MEETINGS:**

Meetings of the planning and zoning commission shall be held as provided for by the rules or bylaws of said commission and shall be in accord with the Arizona Open Meeting Law.

**1-6-6 PUBLIC HEARINGS:**

Notice of such public hearing and the procedure therein shall be as set forth in state statutes, as may be supplemented by city ordinance.

**1-6-7 AUTHORITY TO REMOVE MEMBERS:**

The City Council by a majority vote shall have the authority to remove any member of the planning and zoning commission from office whenever, in its discretion, the best interest of the city shall be served thereby.

## **D. Planning and Zoning Commission Bylaws**

### **ARTICLE I**

#### **Name**

**A.** The name of this organization shall be: PLANNING AND ZONING COMMISSION City of Prescott, Arizona (hereinafter called Commission).

### **ARTICLE II**

#### **Purpose**

**A.** The Commission is responsible for acting in accordance with the provisions of the Prescott City code, Title I, chapters 6 and 13, applicable City Council Resolutions regulating same, and the Prescott Zoning Code as adopted pursuant to Title X of the Prescott City Code, for the purpose of taking action and making recommendations on all matters which properly come within the purview of the Commission.

### **ARTICLE III**

#### **Membership**

- A.** Members shall be appointed by the Mayor and the Prescott City Council.
- B.** The Commission shall consist of seven (7) members who shall be residents of the City of Prescott.
- C.** Members shall serve for a four-(4) year staggered term, with terms to expire in March of the respective year, and may continue to serve until their successors are duly appointed.

### **ARTICLE IV**

#### **Vacancies**

- A.** Commission members may resign from their appointed post for any reason. It is suggested that thirty-(30) days' written notice be given. Vacancies shall be filled by the City Council only for the unexpired term of the commission member creating the vacancy. Commission members shall serve without compensation.
- B.** Members will be terminated in the event of excessive absences, as more particularly set forth in Prescott City Code Section 1-6-2.

### **ARTICLE V**

## Officers

- A. ~~The City Council shall appoint a Chairman and Vice-chairman in March of each year and shall prescribe their duties, as in its discretion seem required.~~ **At the first meeting following April 1<sup>st</sup> of each calendar year, the Commission shall elect from its membership, a chair and vice chair.**
- B. The Secretary shall be appointed by the Community Development Director.

## ARTICLE VI

### Duties of Officers

- A. The Chairman shall:
1. Preside at all meetings.
  2. Coordinate the agenda with the Community Development Director.
  3. Coordinate with the Community Development Director to provide current information on Planning and Zoning regulations, City Council actions and Planning and Zoning policies.
- B. The Vice-chairman shall assume the duties of the Chairman in his/her absence.
- C. The Secretary shall keep a record of the proceedings of all meetings, send out required notices for all meetings, compile agendas, keep records, files and indexes, perform the clerical work of the Commission and any other duties assigned by the Community Development Director.

## ARTICLE VII

### Legal Counsel

- A. The Prescott City Attorney shall be the legal counsel for this Commission.

## ARTICLE VIII

### Meetings

- A. All meetings and hearings of the Commission shall be subject to the Arizona Open Meeting Law. Parliamentary authority shall be Robert's Rules of Order Newly Revised.

**B.** Regular Meetings will be held on the second (2nd) Thursday and last Thursday of each month at 9:00 a.m. unless a different date and time is designated by the Chairman of the Commission.

**C.** Special meetings will be held at the call of the Chairman with appropriate notice.

**D.** The quorum shall be four (4) Commission members.

**E.** Agenda format:

1. Call to order
2. Recording of members present/absent and staff in attendance
3. Regular action items
4. Public hearings
5. Discussion items
6. Adjournment

~~**F.** If an item is being considered by the Commission for the first time, it shall not be voted upon at the initial meeting if there is an objection to a vote by one Commission member.~~

## **ARTICLE IX**

### **Field Inspections**

**A.** The Community Development Department shall provide staff accompaniment for Commission members who wish to conduct field inspections to personally examine properties, which will be considered by the Commission.

## **ARTICLE X**

### **Amendments**

**A.** Amendments to these Bylaws may be made by a two-thirds 2/3rds vote of the Commission following a fourteen (14) day written notice of proposed changes.

**B.** Exceptions are those articles that are established by Ordinance and may not be changed without action of the Prescott City Council.

PASSED, APPROVED and ADOPTED by the Planning and Zoning Commission of the City of Prescott this ~~29th day of July, 2010~~ **12th day of March, 2026.**

\_\_\_\_\_  
~~Thomas Menser~~ **Don Michelman**,  
Chairman

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
~~Thomas A. Guice~~ **Chelsea Walton**  
Community Development Director

\_\_\_\_\_  
~~Gary D. Kidd~~ **Joseph D. Young**  
City Attorney



# LDC26-001

# Planning and Zoning

# Commission Bylaws

Tammy DeWitt  
Planner

March 12, 2026  
Planning and Zoning Commission

**ARTICLE V**

**Officers**

~~A. The City Council shall appoint a Chairman and Vice-chairman in March of each year and shall prescribe their duties, as in its discretion seem required.~~ **At the first meeting following April 1<sup>st</sup> of each calendar year, the Commission shall elect from its membership, a chair and vice chair.**

## ARTICLE VIII

### Meetings

~~F. If an item is being considered by the Commission for the first time, it shall not be voted upon at the initial meeting if there is an objection to a vote by one Commission member.~~

## *Recommended Action*

MOVE to approve/deny LDC26-001,  
Planning and Zoning Commission Bylaws  
with or without changes.





TO: MAYOR AND CITY COUNCIL  
AGENDA: March 12 Planning and Zoning Commission  
DATE: March 12, 2026  
DEPT: Community Development  
ITEM #: 3.D  
SUBJECT: Discussion & Update Regarding the Approved Preliminary Plat PLN25-001 - Deep Well Ranch, South Ranch South.

## ITEM SUMMARY

This item is not a public hearing, it is for discussion purposes only regarding PLN25-001. 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 discussion only. No formal action will be taken.

## ATTACHMENTS

1. Approved South Ranch South Preliminary Plat

# PRELIMINARY PLAT FOR SOUTH RANCH SOUTH

NORTH OF PIONEER PARKWAY & WEST OF WILLOW CREEK ROAD  
PRESCOTT, AZ 86305  
BEING A PORTION OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 2 WEST,  
OF THE GILA & SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA

## ZONING

CURRENT ZONING: SPECIAL PLANNED COMMUNITY (SPC) DISTRICT.

## PROJECT DESCRIPTION

A CONTINUATION OF THE EXISTING SINGLE-FAMILY RESIDENTIAL DEVELOPMENT SOUTH RANCH, SOUTH RANCH SOUTH CONSISTS OF APPROXIMATELY 74 ACRES AND A TOTAL OF 226 LOTS ARE PROPOSED.

## LIFT STATION & FORCE MAIN

LIFT STATION AND FORCE MAIN ARE PRIVATE OWNED AND OPERATED BY THE HOA. THE CITY OF PRESCOTT RESERVES THE RIGHT TO INSPECT AND REQUIRE PROTECTIVE MEASURES SHOULD THE PRIVATE SYSTEM THREATEN THE PUBLIC SYSTEM OR PUBLIC HEALTH.

## PROJECT SUMMARY

ASSESSOR'S PARCEL NO(S).	102-05-038E & 102-05-038P
ZONING	SPC
MINIMUM LOT DIMENSIONS	40-FT X 90-FT
MINIMUM LOT SIZE	3,600 SF
NO. LOTS	226
TOTAL LOT AREA	32.8 AC (1,428,634 SF)
DENSITY	3.0 DU/AC
TOTAL TRACTS	23
TOTAL OPEN SPACE	32.3 AC (1,405,753 SF)
OPEN SPACE %	43.2%
RIGHT-OF-WAY AREA	9.6 AC (420,844 SF)
GROSS AREA	74.7 AC (3,256,031 SF)

## LEGEND

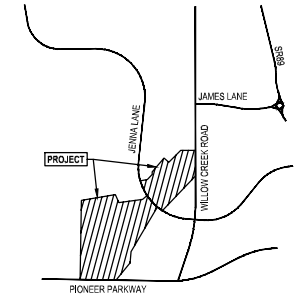
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	CENTERLINE
	LOT LINE
	EASEMENT
	SIGHT VISIBILITY TRIANGLE
	SEWER LINE
	WATER LINE
	ELECTRIC LINE
	Gas Line
	Fire Hydrant
	Valve
	Manhole
	SEWER FLOW DIRECTION
	SURVEY MONUMENT
	CATCH BASIN
	STORM DRAIN MANHOLE
	STORM DRAIN PIPE
	CENTERLINE
	PUBLIC UTILITY EASEMENT
	RIGHT-OF-WAY
	SIDEWALK
	VEHICLE NON-ACCESS EASEMENT

FOUND 3-1/2" ALUMINUM CAP STAMPED "AZTEC 2007, RLS 42014" NORTHWEST CORNER, SECTION 33, T15N-R2W

APN 800-20-033J UNSUBDIVIDED STATE OF ARIZONA

FOUND 2" BRASS CAP IN CONCRETE STAMPED "CHECK PE 2386" WITH AN ALUMINUM WASHER, STAMPED "YAVAPAI COUNTY GPS/CS 10279 RLS 13190" SOUTHWEST CORNER OF SECTION 25, T15N-R2W POINT OF COMMENCEMENT

KEY MAP  
NTS



VICINITY MAP  
NTS

## SURVEYOR

HUITT-ZOLLARS, INC.  
6737 CORSAIR AVE, SUITE B  
PRESCOTT, AZ  
PHONE: (602) 252-8384  
CONTACT: THOMAS E. GRANILLO, RLS  
RLS NO.: 55545  
EMAIL: TGRANILLO@HUITT-ZOLLARS.COM

## BENCHMARK

FOUND USCGS 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: 616060.356  
E: 623788.873

## BASIS OF BEARING

NORTH 0°34'16" EAST MEASURED BETWEEN THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 2 WEST AND NORTHWEST OF SECTION 35, AS RECORDED IN INSTRUMENT #2019-0402384 ON FILE AT YAVAPAI COUNTY RECORDERS OFFICE, YAVAPAI COUNTY, ARIZONA. BEARINGS ARE BASED ON THE CITY OF PRESCOTT COORDINATE SYSTEM.

## CC&R'S

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DEEP WELL RANCH ARE RECORDED IN RECEPTION NO. 2019-0404929 IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER, AND THE PROPERTY DESCRIBED ON THIS PLAT WAS ANNEXED INTO DEEP WELL RANCH PURSUANT TO THAT CERTAIN DECLARATION OF ANNEXATION FOR COVENANTS, CONDITIONS AND RESTRICTIONS FOR DEEP WELL RANCH RECORDED IN RECEPTION NO. 2022-028492 IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER AND THE FOREGOING ARE HEREBY INCORPORATED AS A PART OF THIS PLAT.

## FLOOD ZONE

PER FEMA FLOOD RATE INSURANCE MAP NUMBER 04025C16003 EFFECTIVE SEPTEMBER 3, 2010, PANEL 4806 OF 3800, THE PROJECT IS AN AREA OF MINIMAL FLOOD HAZARD, ZONE X.  
ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

## UTILITIES

WATER	CITY OF PRESCOTT
SEWER	CITY OF PRESCOTT
ELECTRIC	ARIZONA PUBLIC SERVICE COMPANY
COMMUNICATION	CENTURYLINK COMMUNICATIONS
REFUSE	CITY OF PRESCOTT
POLICE	CITY OF PRESCOTT
FIRE	CITY OF PRESCOTT
CABLE TV	CABLEONE / SPARKLIGHT

## SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
DETAILS	2
LOT AND TRACT TABLES	3
PRELIMINARY PLAT	4-8

## PROPERTY OWNER

JAMES DEEP WELL RANCH #1, LLC  
PO BOX 10245  
PRESCOTT, AZ  
PHONE: (602) 256-0566

## DEVELOPER

DAVIDSON HOMES  
600 W GURLEY ST, SUITE 100  
PRESCOTT, AZ 86305  
PHONE: (603) 399-5379  
CONTACT: TOM REHNE  
EMAIL: TREHNE@DAVIDSONHOMES.COM

## CIVIL ENGINEER

HUITT-ZOLLARS, INC.  
6737 CORSAIR AVE, SUITE B  
PRESCOTT, AZ 86301  
PHONE: (602) 252-8384  
CONTACT: RYAN H. RAAB, P.E.  
EMAIL: RRAAB@HUITT-ZOLLARS.COM

DATE	DESCRIPTION
08/09/2025	1ST SUBMITTAL
01/02/2026	2ND SUBMITTAL

**DAVIDSON HOMES**



EXPIRES 6/30/2028

PRELIMINARY PLAT FOR  
**SOUTH RANCH SOUTH**

COVER SHEET

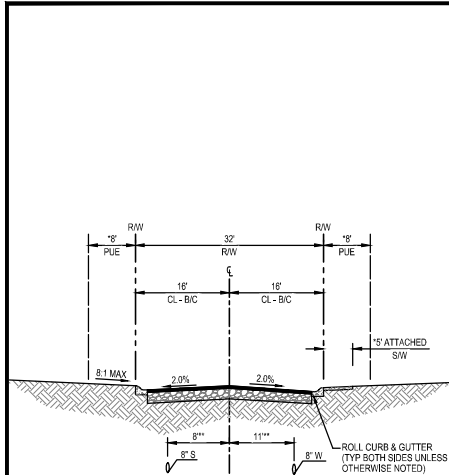
**HUITT ZOLLARS**

6737 Corsair Ave Suite B | Prescott, Arizona 86301  
Office (602) 252-8384 | Fax (602) 252-8385  
www.huittzollars.com

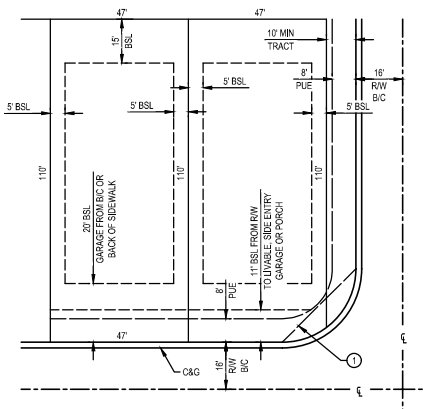


DRAWN BY: JDS  
REVIEWED BY: RHR  
VERIFIED BY: RHR

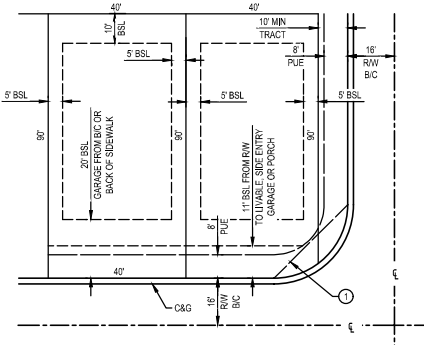
DATE	PROJECT NO.	SHEET
2/6/2026	RS14344-26	1 OF 8



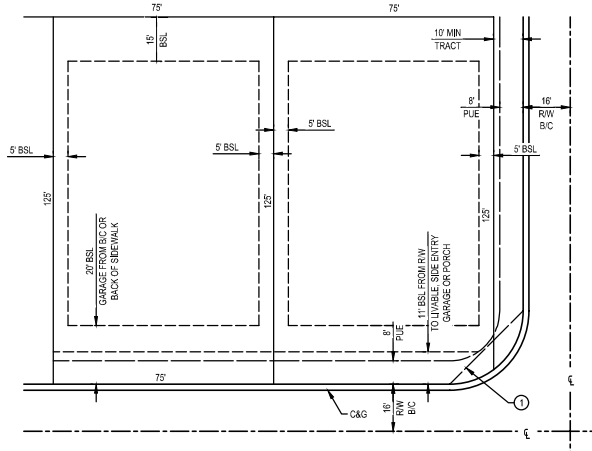
**32-FT LOCAL RESIDENTIAL STREET**  
 \*SIDEWALK AND PUE LOCATION PER PLAN  
 \*\*UNLESS OTHERWISE NOTED  
 PER CITY OF PRESCOTT STD DET 602P (MODIFIED)  
 DRY UTILITY TRENCHES TO BE OPPOSITE OF SIDEWALK



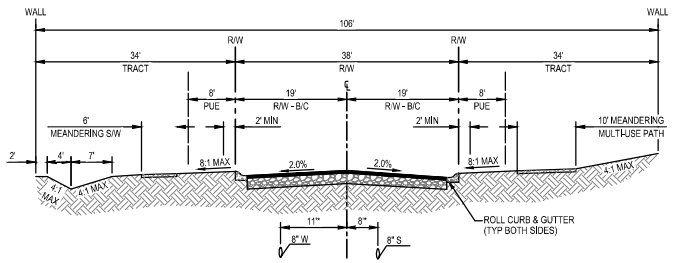
**TYPICAL BUILDING SETBACK & EASEMENT DETAIL**  
 47' X 110'  
 25' X 25' SIGHT VISIBILITY TRIANGLE



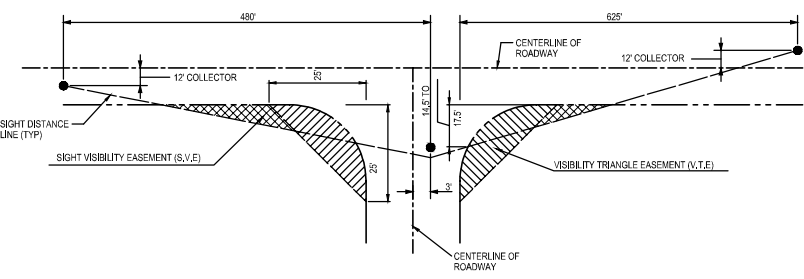
**TYPICAL BUILDING SETBACK & EASEMENT DETAIL**  
 40' X 90'  
 25' X 25' SIGHT VISIBILITY TRIANGLE



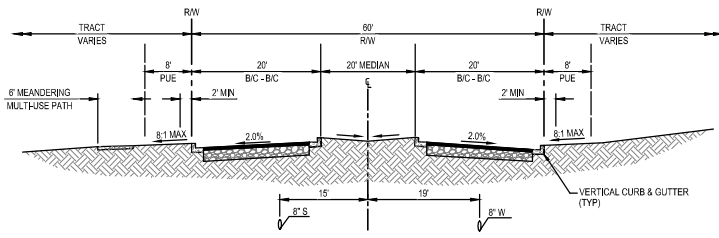
**TYPICAL BUILDING SETBACK & EASEMENT DETAIL**  
 75' X 125'  
 25' X 25' SIGHT VISIBILITY TRIANGLE



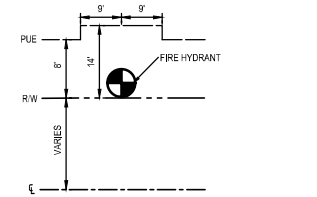
**38-FT LOCAL RESIDENTIAL STREET**  
 \*UNLESS OTHERWISE NOTED



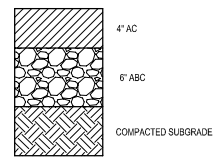
**SIGHT VISIBILITY EASEMENTS (SVE) & VISIBILITY TRIANGLE EASEMENT (VTE)**



**ENTRANCE STREET**  
 NOTE: TRACT, SIDEWALK, & PATH PER PLAN



**FIRE HYDRANT 10' CLEARANCE PUE**



**PAVEMENT SECTION LOCAL STREET**

DATE	DESCRIPTION
08/09/2025	1ST SUBMITTAL
01/02/2026	2ND SUBMITTAL

EXPIRES 6/30/2028

PRELIMINARY PLAT FOR  
**SOUTH RANCH SOUTH**

DETAILS

6737 Corsair Ave Suite B | Prescott, Arizona 86301  
 Office (907) 257-4384 | Fax (907) 257-8385  
 www.huitzollars.com

DATE	PROJECT NO.	DRAWN BY:	JOB
2/6/2026	R314344-09	REVIEWED BY:	RHR
		VERIFIED BY:	RHR
		SHEET	8

PLOT DATE: 2/6/2026 10:52 AM FILE: h:\projects\014344-09\10-10-25\main\main\_south\_ranch\_south\_details\014344-09-01.dwg USER: rmandel



APN 800-20-033J  
UNSUBDIVIDED  
STATE OF ARIZONA

SOUTH RANCH UNIT 1B

EX ARCHAEOLOGY SITE

TRACT A

WEST LINE OF SECTION 35

AIRPORT IMPACT ZONE 6  
AIRPORT IMPACT ZONE 4

EX POWER POLE (TYP)

TRACT A

TRACT B

POPPY LANE

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

TRACT R

TRACT S

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TRACT DL

TRACT DM

TRACT DN

TRACT DO

TRACT DP

TRACT DQ

TRACT DR

TRACT DS

TRACT DT

TRACT DU

TRACT DV

TRACT DW

TRACT DX

TRACT DY

TRACT DZ

TRACT EA

TRACT EB

TRACT EC

TRACT ED

TRACT EE

TRACT EF

TRACT EG

TRACT EH

TRACT EI

TRACT EJ

TRACT EK

TRACT EL

TRACT EM

TRACT EN

TRACT EO

TRACT EP

TRACT EQ

TRACT ER

TRACT ES

TRACT ET

TRACT EU

TRACT EV

TRACT EW

TRACT EX

TRACT EY

TRACT EZ

TRACT FA

TRACT FB

TRACT FC

TRACT FD

TRACT FE

TRACT FF

TRACT FG

TRACT FH

TRACT FI

TRACT FJ

TRACT FK

TRACT FL

TRACT FM

TRACT FN

TRACT FO

TRACT FP

TRACT FQ

TRACT FR

TRACT FS

TRACT FT

TRACT FU

TRACT FV

TRACT FW

TRACT FX

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TRACT FZ

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TRACT IW

TRACT IX

TRACT IY

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TRACT JJ

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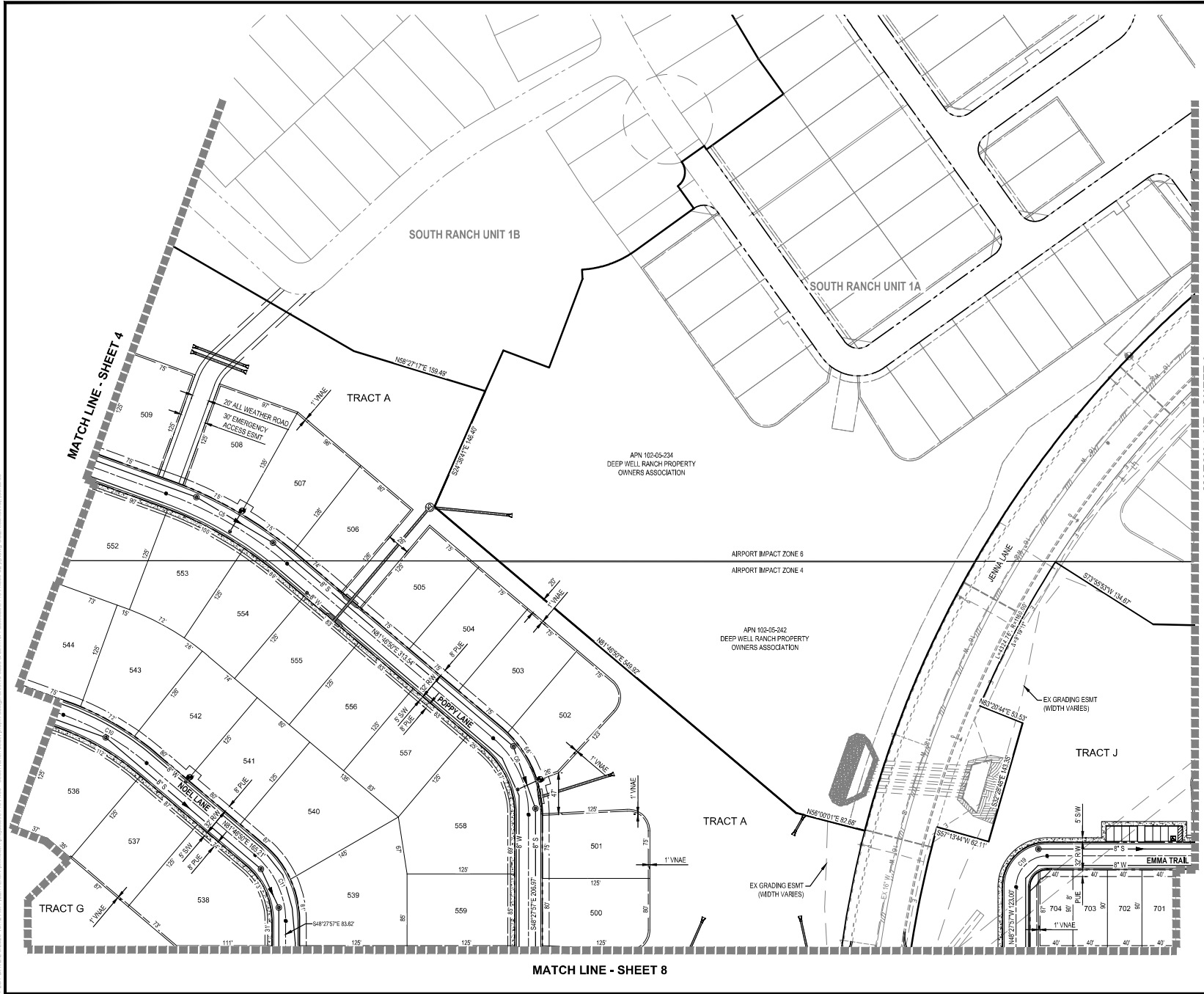
TRACT KQ

TRACT KR

TRACT KS

TRACT KT

TRACT KU



CURVE DATA @ CL

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C5	459.00'	20°22'57"	163.28'	N71°35'22"E	162.43'
C8	116.00'	49°45'13"	100.73'	S73°20'34"E	97.80'
C10	316.00'	20°22'57"	112.41'	N71°35'22"E	111.82'
C11	100.00'	49°45'13"	88.84'	S73°20'34"E	84.53'
C19	36.00'	97°00'00"	56.55'	N37°27'57"W	50.91'

DATE	DESCRIPTION
08/09/2025	1ST SUBMITTAL
01/02/2026	2ND SUBMITTAL

**DAVIDSON HOMES**

SCALE: 1" = 50' HORIZ.

DATE: 6/30/2026

PRELIMINARY PLAT FOR  
**SOUTH RANCH SOUTH**

PRELIMINARY PLAT

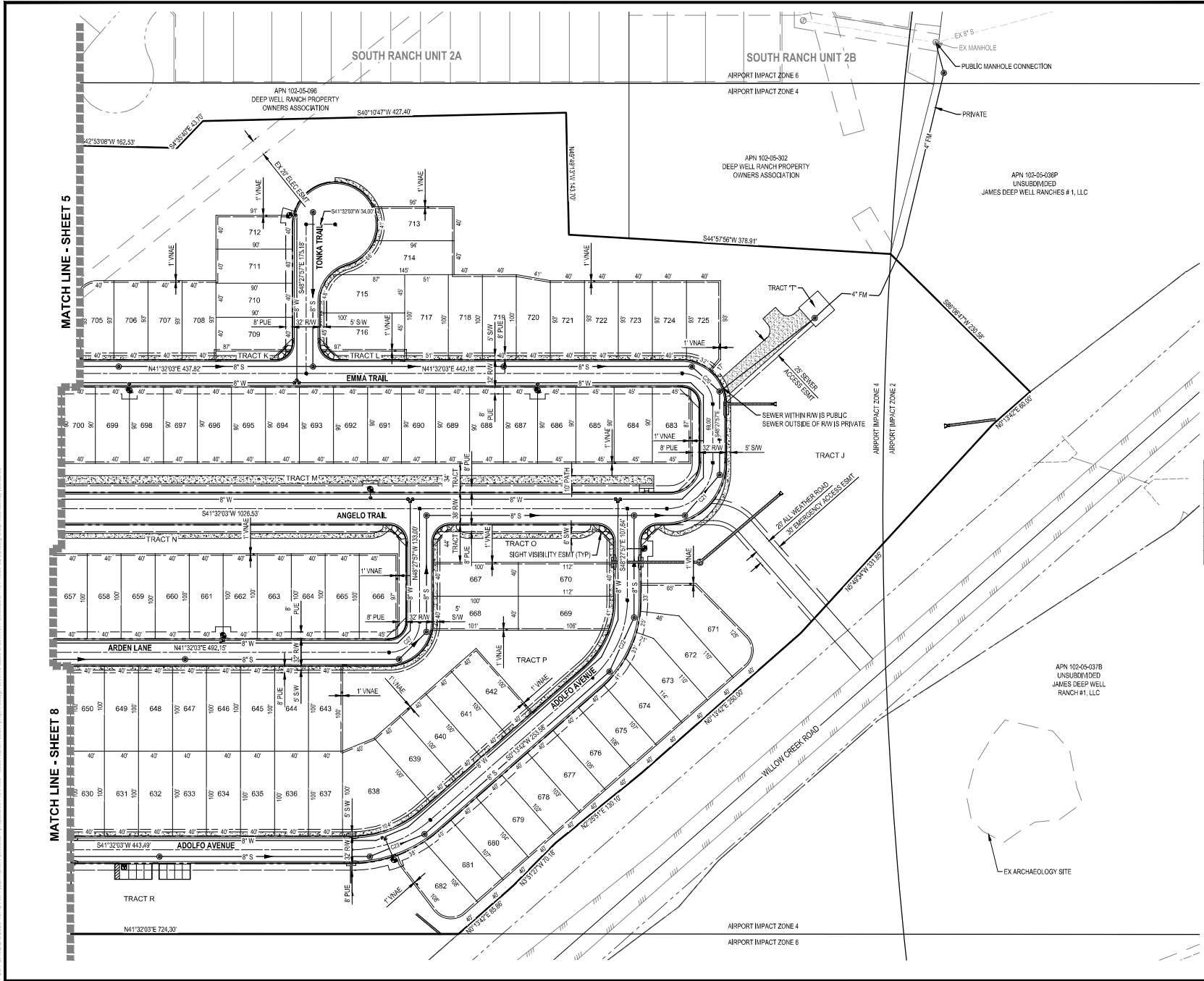
**HUIT ZOLLARS**

6737 Conair Ave Suite B | Prescott, Arizona 86301  
Office (907) 252-4334 | Fax (907) 252-8385  
www.huitzollars.com

DATE	PROJECT NO.	SHEET
2/6/2026	R314344-03	5 OF 8

DRAWN BY:	ICB
REVIEWED BY:	RHR
VERIFIED BY:	RHR

PLOT DATE: 2/6/2026 10:12 AM ET. E:\Projects\2025\102-05-242\102-05-242-03-001.dwg - match ranch south. owner: rick@huitzollars.com



CURVE DATA @ CL

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C20	36.00'	90°00'00"	56.55'	N88°32'03"E	50.91'
C21	54.00'	90°00'00"	84.82'	S37°51'E	76.37'
C22	121.00'	48°41'39"	102.83'	S24°07'08"E	99.77'
C23	141.00'	41°18'21"	101.65'	S20°52'52"W	99.46'
C27	36.00'	90°00'00"	56.55'	N37°25'57"W	50.91'

DATE	DESCRIPTION
08/09/2025	1ST SUBMITTAL
01/02/2026	2ND SUBMITTAL

**DAVIDSON HOMES**

4788 RYAN RANCH  
PHOENIX, ARIZONA 85044  
EXPIRES 6/30/2026

SCALE: 1" = 50' HORIZ.

PRELIMINARY PLAT FOR  
**SOUTH RANCH SOUTH**

PRELIMINARY PLAT

**HUIT ZOLLARS**

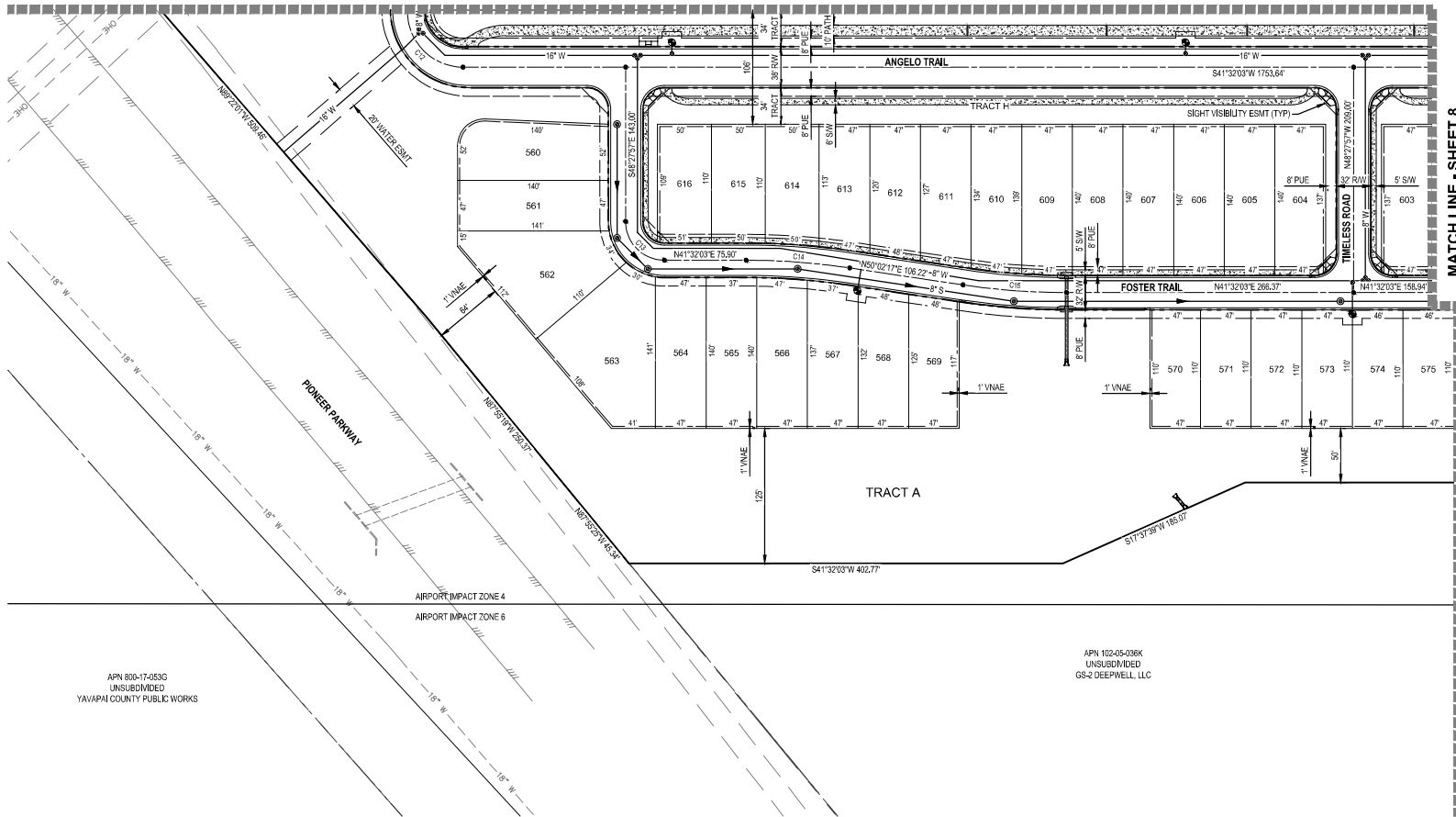
6737 Conant Ave Suite B | Prescott, Arizona 86301  
Office (907) 252-4334 | Fax (907) 252-8385  
www.huitzollars.com

DATE	PROJECT NO.	SHEET
2/6/2026	R314344.03	6 OF 8

DRAWN BY: JCS  
REVIEWED BY: RHR  
VERIFIED BY: RHR

PLOT DATE: 2/6/2026 10:52 AM FILE: C:\Users\jcs\Documents\Projects\2025\02\South Ranch South\South Ranch South.dwg USER: jcs DATE PLOTTED: 2/6/2026 10:52 AM PLOTTER: HP DesignJet T1200

MATCH LINE - SHEET 4



MATCH LINE - SHEET 8

CURVE DATA @ CL				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C12	51.50'	90°00'00"	S88°32'03"W	72.83'
C13	36.00'	90°00'00"	N88°32'03"E	50.91'
C14	650.00'	8°30'14"	N48°47'10"E	96.38'
C15	650.00'	8°30'14"	N48°47'10"E	96.38'

DATE	DESCRIPTION
08/09/2025	1ST SUBMITTAL
01/02/2026	2ND SUBMITTAL

**DAVIDSON HOMES**



SCALE: 1" = 50' HORIZ.



EXPIRES 6/30/2028

PRELIMINARY PLAT FOR  
SOUTH RANCH SOUTH

PRELIMINARY PLAT

**HUITT ZOLLARS**

6737 Conair Ave Suite B | Prescott, Arizona 86301  
Office (800) 257-4384 | Fax (907) 257-8385  
www.huittzollars.com



DRAWN BY: JCS  
REVIEWED BY: RHR

DATE	PROJECT NO.	SHEET
2/6/2026	R314344-09	7 OF 8

APN 000-17-033G  
UNSUBMITTED  
YAVAPAI COUNTY PUBLIC WORKS

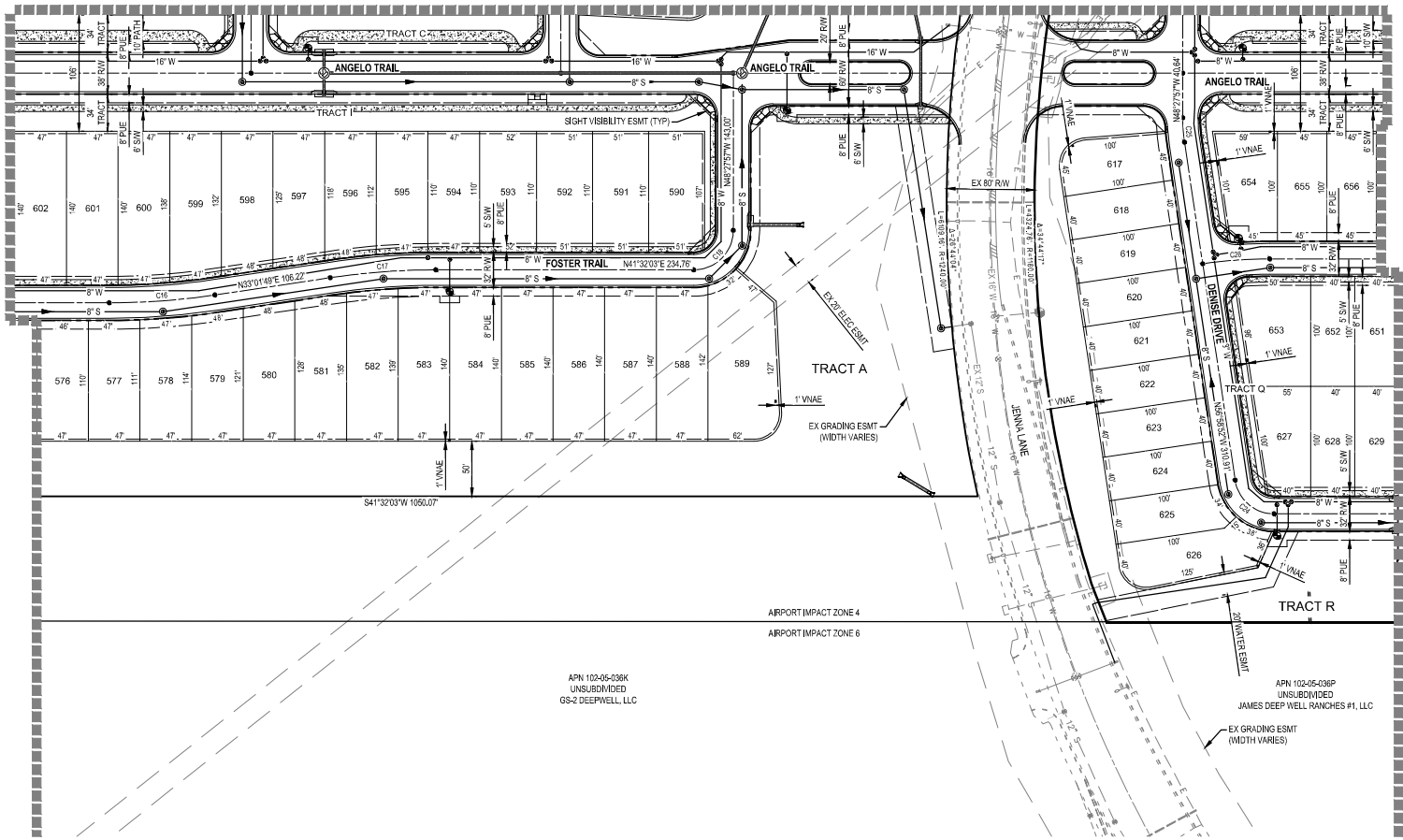
APN 102-05-038K  
UNSUBMITTED  
GS-2 DEEPWELL, LLC

PROJECT DATE: 2/6/2026 10:52 AM FILE: h:\projects\011314\_10 - south ranch south prelim.plt PROJECT NO: 011314\_10 - south ranch south prelim.dwg USER: rmandel\_tomorrow

MATCH LINE - SHEET 5

MATCH LINE - SHEET 7

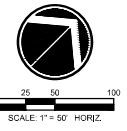
MATCH LINE - SHEET 6



CURVE DATA @ CL

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C16	650.00'	8°30'14"	96.47'	N37°16'56"E	96.38'
C17	650.00'	8°30'14"	96.47'	N37°16'56"E	96.38'
C18	36.00'	90°10'00"	56.55'	N37°27'57"W	50.91'
C24	36.00'	81°29'05"	51.20'	S82°16'35"W	46.99'
C25	150.00'	8°30'55"	22.29'	S82°43'29"E	22.27'
C26	410.00'	8°32'09"	61.08'	N37°15'59"E	61.02'

DATE	DESCRIPTION
08/09/2025	1ST SUBMITTAL
01/02/2026	2ND SUBMITTAL



PRELIMINARY PLAT FOR  
SOUTH RANCH SOUTH

PRELIMINARY PLAT



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DATE	PROJECT NO.	SHEET
2/6/2026	R314344-09	8 OF 8

DRAWN BY: JCS  
REVIEWED BY: RHR  
VERIFIED BY: RHR

PLOT DATE: 2/6/2026 10:52 AM FILE: h:\projects\011034\_10 - south ranch south\media\design\excl\10\_cadd\k\_bmi10\_1\_subarea\011034\_10-02\_01.dwg USER: rmandrol