

# City of Prescott

## Planning & Zoning Commission



May 28, 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 **May 28, 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 April 9, 2026 Planning & Zoning Commission Meeting Minutes.  
**Recommended Action: MOVE to approve the minutes as presented**

B. **LDC26-004:** Amendment to the City of Prescott Land Development Code Article 6, Section 6.8 Hillside Development Standards to Address Applicability for Single-Site Development of Multi-Family & Commercial Projects. Applicant: City of Prescott – Planning & Zoning Division.

**Recommended Action: MOVE to recommend to approve or deny LDC26-004 with or without changes**

**4. UPDATES & ANNOUCEMENTS FROM STAFF**

A. Presentation & Update Regarding Approved Revision of Plat RVP26-002.

B. Presentation & Update Regarding Approved Revision of Plat RVP26-001.

C. Presentation & Update Regarding Approved Revision of Plat RPT26-004.

D. Presentation & Update Regarding Approved Final Plat FNP25-005.

**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 5/28/26 at 11:00 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

*Sarah M. Siep*  
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Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL  
AGENDA: May 28 Planning & Zoning Commission  
DATE: May 28, 2026  
DEPT: Community Development  
ITEM #: 3.A  
SUBJECT: Approval of April 9, 2026 Planning & Zoning Commission Meeting Minutes.

## ITEM SUMMARY

This item is for the approval of the April 9, 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. April 9, 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  
James Whiting, Vice Chair  
Thomas Davis, Member  
Connie Cantelme, Member  
Thomas Hutchison, Member  
Michael Marchand, Member  
Rick Kimery, Member

### 3. DISCUSSION & ACTION ITEMS

A. Approval of the March 12, 2026, Planning and Zoning Commission Meeting Minutes.

**MOTION BY COMMISSIONER DAVIS TO APPROVE THE MARCH 12, 2026, MEETING MINUTES AS PRESENTED; SECONDED BY VICE CHAIR WHITING; PASSED (4-0-3). COMMISSIONERS KIMERY, CANTELME, & MARCHAND ABSTAINED.**

B. Discussion & Action Regarding the Appointment of Chair and Vice-Chair for the Planning & Zoning Commission to Serve Through March 2027.

Alex Bramlette Planning Manager informed the commissioners that per the updated Planning & Zoning Commission bylaws, a new chair and vice chair is to be elected every year for a one-year term.

**MOTION BY COMMISSIONER DAVIS TO RE-ELECT DON MICHELMAN AS CHAIR; SECONDED BY VICE CHAIR WHITING. (PASSED 7-0).**

**MOTION BY COMMISSIONER DAVIS TO ELECT THOMAS HUTCHISON AS VICE CHAIR; SECONDED BY COMMISSIONER CANTELME. (COMMISSIONER HUTCHISON DECLINED; NO VOTE WAS TAKEN ON THIS MOTION).**

**MOTION BY COMMISSIONER DAVIS TO ELECT JAMES WHITING AS VICE CHAIR; SECONDED BY COMMISSIONER CANTELME; PASSED (7-0).**

C. Introduction and Welcome of New and Returning Newly Appointed Planning & Zoning Commissioners.

Ms. Bramlette provided introductions to all new and returning appointed Planning & Zoning Commissioners. The new Planning & Zoning Commissioners included Michael Marchand and Connie Cantelme and Tom Davis was re-appointed.

**THIS ITEM WAS FOR DISCUSSION ONLY; NO FORMAL ACTION WAS TAKEN.**

- D. Discussion & Update Regarding the Approved Revision of Plat in Forbing Park Subdivision.

Ms. Bramlette stated that the Revision of Plat was located off Kile Street in Forbing Park and it was largely a clean up and relocation of parcel boundaries. She added that the lots were consolidated into four properties and the abandonment of Kile Street.

**THIS ITEM WAS FOR DISCUSSION ONLY; NO FORMAL ACTION WAS TAKEN.**

**4. STAFF UPDATES**

No Staff Updates

**5. ADJOURNMENT**

There being no further business to discuss, Chairman Michelman adjourned the meeting at 9:42 a.m.

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DON MICHELMAN, Chairman

ATTEST:

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Jacob Lund, Recording Secretary



TO: MAYOR AND CITY COUNCIL  
AGENDA: May 28 Planning & Zoning Commission  
DATE: May 28, 2026  
DEPT: Community Development  
ITEM #: 3.B  
SUBJECT: **LDC26-004:** Amendment to the City of Prescott Land Development Code Article 6, Section 6.8 Hillside Development Standards to Address Applicability for Single-Site Development of Multi-Family & Commercial Projects. Applicant: City of Prescott – Planning & Zoning Division.

## ITEM SUMMARY

This item is a proposed text amendment to the City's Land Development Code (LDC) for Hillside Development Standards applicability to single-site development of multi-family and commercial projects. The current Hillside Development Standards only apply to subdivisions, and do not apply to single-site development.

## BACKGROUND

It was recently brought to Council's attention that the Hillside Development Standards in the Land Development Code (LDC) are not applicable to single-site projects consisting of multifamily and commercial developments. Staff was directed to review the standards in the Land Development Code to address applicability for multifamily and commercial developments that have slopes but are not part of an existing subdivision that would already be subject to the Hillside Development Standards.

Staff completed an extensive review of the Land Development Code to evaluate how the Hillside Development Standards can be applied to multifamily and commercial developments that have slopes greater than 20 percent. The proposed amendment will apply to all proposed residential land splits/subdivisions and the development of commercial or multifamily projects on lots that are 2 acres or greater with slopes greater than 20 percent.

Staff presented the proposed changes to the Hillside Development Standards to Council at the April 21, 2026 study session, where no further changes were requested and Council directed staff to move forward with the proposed changes as presented.

## FINANCIAL IMPACT

There is no fiscal impact associated with this item.

## RECOMMENDED ACTION

MOVE to recommend to approve or deny LDC26-004 with or without changes

## ATTACHMENTS

1. LDC Section 6.8 Hillside Development Standards Proposed Changes
2. LDC26-004 - PRESENTATION - HILLSIDE DEVELOPMENT

## Sec. 6.8 / Hillside Development Standards

### 6.8.1 / Purpose

Prescott is surrounded by rolling hills and mesas. These hilly areas exhibit steep slopes, which may contain unstable rock. Development on potentially unstable rock can be hazardous to life and property. Development in these areas should include construction methods that ensure slope stabilization; and minimize soil erosion, sedimentation, and hillside scarring.

Prescott's hills and mesas are valuable scenic resources that should be considered for preservation to the maximum extent possible, while allowing for the development and beneficial use of private property located in and around the hills and mesas. Dominant scenic ridges and mesas should be identified and developed with the goal of maintaining the city's unique visual setting, promoting its economic well being, and encouraging tourism and quality living. Regulating the intensity of development according to the natural characteristics of hillside terrain, such as degree of slope, significant landforms, and slope stability and existing drainage patterns, allows for development in hillside areas while minimizing the physical impacts of such development.

### 6.8.2 / Applicability

**Unless otherwise addressed/specified herein, The ~~the~~** regulations of this section shall apply ~~unless otherwise addressed / specified herein. Notwithstanding these provisions, the City Council has full discretion in which to waive or modify Hillside Development Standards to all proposed residential land splits and subdivisions with slope areas greater than 20 percent, or as otherwise specified herein. Where the standards of this section are in conflict with other provisions of this Code, the more restrictive shall apply.~~ **To the following developments with slopes greater (steeper) than 20 percent:**

- 1. Proposed residential land splits and subdivisions; and**
- 2. For commercial or multi-family development on lots that are 2 acres or greater; and**

**For all areas of the lot or parcel with less than a 20 percent slope, these provisions do not apply.**

**Modifications may be made to the Hillside Development Standards in accordance with Section 6.8.7.**

### 6.8.3 / Residential Density Allocation and Maximum Site Disturbance

~~For all areas of the lot or parcel with less than a 20 percent slope, 100 percent site disturbance may occur where densities are being transferred from higher slope areas. Development~~

projects proposing such density transfers shall be subject to the Planned Area Development requirements of Sec. 9.5. For slope areas greater (steeper) than 20 percent, the standards of this section shall apply.

**A.** Maximum site disturbance (disturbable area), as used in this section, shall include all grading for the development of the property. **In residential land splits and subdivisions the maximum disturbance area** but shall not include any public or private street. Disturbable Area includes that portion of a lot or tract approved for grading and grubbing, which shall be indicated as disturbable area envelopes in conjunction with the **development plans or plat.** Preliminary Plat.

## **B. For Residential Land Splits and Subdivisions**

- 1.** Encroachments into sloped areas may be approved by the City Council for PAD subdivisions using the density transfer option where doing so helps achieve an efficient subdivision layout that works with the terrain. Such encroachments shall be limited to maximum disturbable areas, as specified for each slope category detailed in Table 6.8.3, except the maximum disturbable area provision shall not be applicable to a clustered unit development proposal located within a steep slope category greater than 20% but less than or equal to 25% in instances where it can be clearly demonstrated that such clustering would result in a more efficient use of land, create smaller networks of utilities, streets, and driveways, and overall reduced hillside scarring. The following criteria shall be utilized in determining the adequacy of a clustered development proposal:
  - Minimizes the disturbance to the terrain, avoiding cuts or fills unless they are necessary;
  - Preserves and incorporates natural features and vegetation, saves significant mature trees, rock formation and stands of vegetation, particularly in front yards;
  - Mitigates visual impacts by keeping structures below ridgelines, stepping structures with the slope, and minimizing the height of structures;
  - Places utilities and driveways in the same cut;
  - Adds supplemental natural landscaping to compensate for vegetation losses;
  - Buildings are designed to fit the site, rather than the site being modified to fit the building;
  - Architectural features conform to hillside characteristics, utilizing natural materials, earth-tone colors, and broken roof and wall components;
  - Streetscape appearance is enhanced by saving front yard vegetation, staggering setbacks, and utilizing minimal-sized driveways that take up grade;
  - Proposed clustered unit developments located within a >20% to 25% steep slope category shall be subject to the processing of a Planned Area Development (PAD) application and approval at the sole discretion of the City Council.
- 2.** ~~C.~~ Additionally, remediation of resulting disturbed ground shall be a requirement of final plat approval and noted for the related disturbable area envelopes. ~~Subdivisions approved for this additional site disturbance allowance may only gain an increase~~

beyond what was approved at final plat by a revised approval of the Planning and Zoning Commission.

3. D. For approved Hillside Subdivisions which were not approved with minor encroachments per Section 6.8.3.B, a maximum of 10 percent increase in maximum site disturbance shall be allowed for the construction of a driveway subject to approval of an Administrative Adjustment by the Community Development Director pursuant to the requirements of Sec. 9.516, Administrative Adjustments. Notwithstanding other provisions to the contrary, any increase in excess of 10 percent shall be subject to Planning and Zoning Commission approval and to additional mitigation requirements as necessary to reduce the potential for erosion and slope scarring.

**CE.** Density and **A slope category map shall be required to determine the** maximum site disturbance shall be determined in accordance with the following table:

Table 6.8.3 (Refer to Sec. 6.8.3F – Table Interpretation below)

HILLSIDE RESIDENTIAL DENSITY			
Steep Slope Categories	Maximum Disturbable Area per Sec. 6.8.3.A	Minimum Lot Area	Density Transfer Option (Bonus) – Adds To Base Density Of Underlying Zone On Slopes 0% To 20%
0% to 20% (Base Density)	Per Underlying Zoning	Per Underlying Zoning (Base Density)	Receiving Area For Density Transfers
>20% to 30%	30%	½ acre (21,780 sf)	2.5 DU per AC
>30% to 40%	15%	2 acres	1 DU per one AC
>40%	10%	3 acres	1 DU per one AC

\* “disturbable area” shall be defined as “all grading for the development of a property except any public or private street,” (Sec. 6.8.3A).

**DF. Table 6.8.3.C Interpretation**

1. **Maximum Disturbable Area** For non-PAD preliminary plat designs;

**In instances where the lot(s) contain a combination of slope categories 20% or greater as listed under column heading “Steep Slope Categories”, the maximum disturbable area for each slope category shall be limited to those percentages listed within the table under the column heading “Maximum Disturbable Area” and shall apply to any/all disturbable areas of an affected lot.**

- a. In instances where a proposed lot is located in a steep slope category greater than 20%, and the disturbable area\* within such lot would exceed the allowable percentage referenced in the “Maximum Disturbable Area” column in Table 6.8.3 (herein referred to as “Table”), then such lot shall either be reconfigured so as to not exceed the maximum disturbable percentage identified in said Table, or,

reconfigured to conform to the lot size identified in the "Minimum Lot Area" column referenced in said "Table."

b. In instances where the disturbable area of a proposed lot contains a combination or mixture of slope categories greater than 20%, as listed in the Table column heading "Steep Slope Categories", the calculation for determining "Minimum Lot Area" shall be based upon the slope category occupying the largest portion of the proposed disturbable area.

**2. Minimum Lot Area** For Planned Area Development (PAD) preliminary plat designs:

**a. In instances where the disturbable area of a proposed lot within a subdivision contains a combination or mixture of slope categories greater than 20%, as listed under column heading "Steep Slope Categories", the calculation for determining "Minimum Lot Area" shall be based upon the slope category occupying the largest portion of the proposed lot.**

a. In instances where proposed lot contains a slope category or mixture of slope categories 20% or greater as listed in Table 6.8.3 (herein referred to a "Table"), under the column heading "Steep Slope Categories", the maximum disturbable area for each slope category shall be limited to those percentages listed in said Table under the column heading "Maximum Disturbable Area" and shall apply to any/all disturbable areas of an affected lot.

b. The "Minimum Lot Area" provisions listed in the Table shall not apply to PAD designations; however, lot design shall be limited by the maximum disturbable area percentages listed in the Table for the respective steep slope category. Increasing the overall area of a proposed lot may be necessary to compensate for the size of the proposed disturbable area envelope to ensure that the maximum allowable percentages of disturbable area are not exceeded for each steep slope category that may be present.

**c. The "Minimum Lot Area" provisions listed in the Table shall not apply to single site development.**

**6.8.4 / Residential Density Allocation and Site Disturbance Transfer**

Subject to Council's sole discretion and the Planned Area Development requirements of Sec. ~~9.5~~, residential density and site disturbance may be transferred from portions of a lot or parcel with a slope greater than 20 percent to an area of less than 20 percent slope.

**Development projects proposing such density transfers shall be subject to the Planned Area Developments of Sec. 9.5.** Areas from which density and site disturbance are transferred shall be designated as "natural areas" in accordance with Sec. 6.8.4C, below. Density and site disturbance shall be transferred only on-site, within the boundaries of the subject tract or parcel.

**A. Density Transfer Bonuses and Considerations**

- 1. Density transfers encourage preservation of the hillsides by shifting density away from 20% or greater slopes and allowing for a density bonus subject to the following ratios:**

<u>Steep Slope Categories</u>	<u>Density Transfer</u>
<u>0% to 20% Base Density</u>	<u>Receiving Area For Density Transfer</u>
<u>20% to 30%</u>	<u>2.5 dwelling unit per acre</u>
<u>30% to 40%</u>	<u>1 dwelling unit per acre</u>
<u>&gt;40%</u>	<u>1 dwelling unit per acre</u>

**Example: \*insert sample\***

- 2.** Aspects for consideration of a density transfer design may include but are not limited to:
- a.** 1. Locations and distribution of the clustered housing;
  - b.** 2. Depth and quality of buffering between the clustered housing and the adjoining properties off-site;
  - c.** 3. Degree of difference between housing types, heights, lot sizes, visibility of on-site and adjacent off-site developments; and
  - d.** 4. Amount, type and location of open space that results from a density transfer; scarring, erosion, sedimentation and road building reductions.

**B. Density Clustering / Housing Types**

Notwithstanding other provisions of this Code to the contrary, transferred density rights may be developed as Attached Single-Family Dwellings, in addition to other residential use types allowable in the underlying zoning district.

**C. Natural Areas**

The intent of natural areas is to provide for retention of hillside areas in their natural state. The density and site disturbance shall be transferred to other less steep portions of a site. Specific criteria for natural areas include the following:

- 1.** Natural areas shall be at least 1/2 acre in size or immediately adjacent or contiguous to other land also designated as a natural area, which, in aggregate, total at least 1/2 acre in size.
- 2.** Site disturbance other than hiking trails shall not be permitted within the geographical area of a natural area.
- 3.** The natural area shall be delineated on the Preliminary and Final Plats of a subdivision or on any development plan required for development other than a subdivision (including land splits), and shall be designated by legal description on a

document recorded with the Yavapai County Recorder for lot division and denoted as an open space tract or a “No Build Easement”.

4. Natural areas may be designated as a deed-restricted or easement-protected portion of a privately owned lot, or as a separate parcel. Such parcel may be under the ownership of a property owners’ association or deeded to any organization that accepts responsibility for the perpetual preservation and maintenance of the natural area, subject to approval and acceptance by the City of Prescott. To protect the natural areas, covenants that run with the land shall be recorded in favor of the City of Prescott and of all owners with record interest in the natural area. Alternatively, rezoning to an open space designation may be requested for such areas.

**\*D. Hillside Wall Standards moved to 6.8.5\***

**\*E. Drainage Design moved to 6.8.6\***

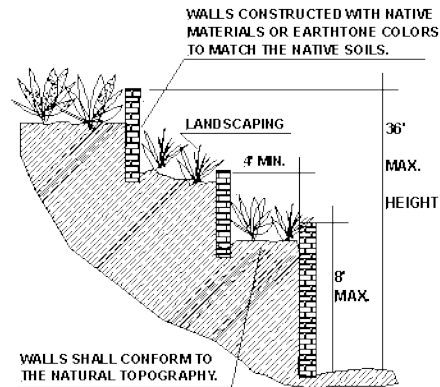
**D.F. Driveways, Single-family**

1. Driveways in hillside area shall be limited to one per residence; provided, however, additional driveways may be permitted at the discretion of the Community Development Director where site grading provisions are met and where traffic circulation is not compromised.
2. The minimum driveway width shall be 10 feet. A single driveway that serves more than one residence shall be 20 feet in width.
3. Driveway grades should not exceed a 20 percent grade.
4. Driveways shall be paved to stabilize slopes and minimize erosion and sedimentation.
5. Proposed driveways shall be in accordance with the City of Prescott General Engineering Standards.

**6.8.5.D. Hillside Wall Standards**

The intent of wall standards is to reduce the visual impact of screening and retaining methods used on hillside developments. Walls shall be constructed in conformance with the City of Prescott General Engineering Standards with specific criteria for design, which includes but is not limited to the following:

1. The maximum height of retaining walls is 36 feet. For each 8 feet of vertical height, a



4-foot horizontal offset shall be provided.

2. Walls shall conform to the topography of the site.
3. Walls with a change in alignment shall incorporate the use of graduating steps rather than sharp corners to the greatest practical extent.
4. Walls shall either incorporate the use of native materials or be earth tone colors to match the native soils.

#### **6.8.6 E. Drainage Design**

Drainage facilities shall be designed in conformance with the City of Prescott General Engineering Standards. All drainage plans are subject to approval by the City Engineer, including multi-family residential and commercial development, all subdivisions and subdivision exemptions. In all cases and with or without City review, it is the responsibility on the property owner to maintain the natural, preconstruction drainage flows that characterize the location. Private drainage facilities, driveway culverts, cross lot drainage easements, or rear lot drainage easements shall be privately maintained.

#### **6.8.7 6.8.5 / Exceptions to Hillside Development Standards**

**City Council may modify or approve** exceptions to otherwise required minimum Hillside Development Standards **for residential lot splits and subdivisions** including, but not limited to: maximum site disturbance, clustering, and the provisions outlined in Table 6.8.3 “Hillside Residential Density” relating to minimum lot area, minimum disturbable area, and density transfer options. ~~may be modified and approved by the City Council.~~ If the provisions of this Section (6.8) are in conflict with provisions found in the City’s Planned Area Development (PAD) or subdivision Provisions, the provisions herein shall control.

**Board of Adjustment may approve exemptions to the otherwise required minimum Hillside Development Standards for commercial or multi-family developments on lots 2 acres or greater in accordance with the Variance process found in Sec. 9.13.**



# LDC26-004 – Hillside Development Standards

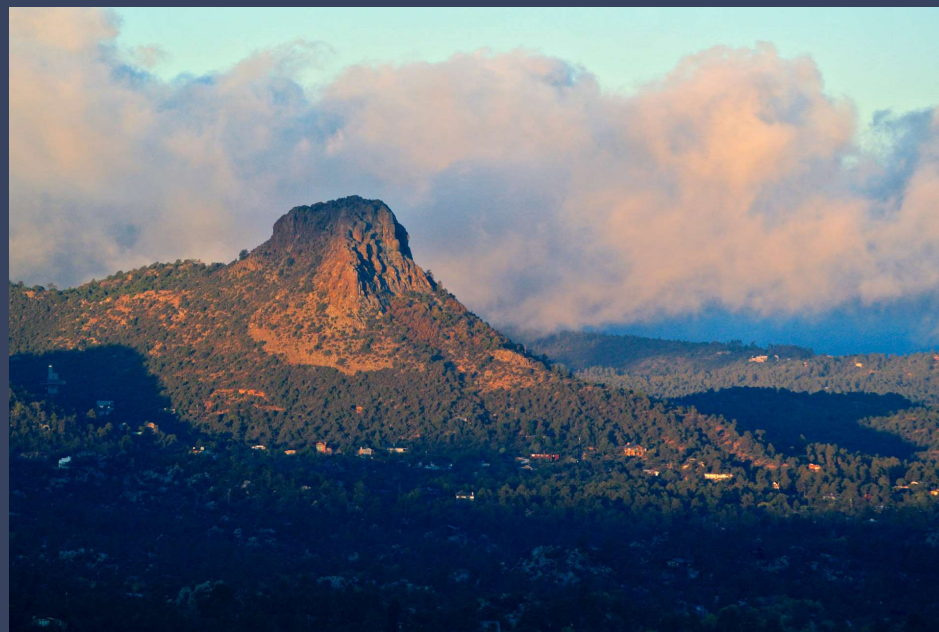
Jacob Lund  
Community Planner

May 28<sup>th</sup>, 2026  
Planning & Zoning Commission



# Hillside Development Standards

- Prescott is surrounded by rolling hills and mesas. These hilly areas exhibit steep slopes, which may contain unstable rock. Development on potentially unstable rock can be hazardous to life and property.
- To preserve Prescott's scenic hills and provide safety, development must use slope-stabilizing construction to minimize erosion and scarring.
- Future projects should align intensity with natural constraints such as slope, stability, and drainage to protect the visual character, support tourism, and ensure environmental safety.



# Hillside Development – Applicability (Current)

## LDC 6.8.2 – APPLICABILITY

The regulations of this section shall apply unless otherwise addressed/specified herein. Notwithstanding these provisions, the City Council has full discretion in which to waive or modify Hillside Development Standards to all proposed residential land splits and subdivisions with slope areas greater than 20 percent, or as otherwise specified herein. Where the standards of this section are in conflict with other provisions of this Code, the more restrictive shall apply.

# Hillside Development – Applicability

- The Hillside Development Standards were brought to City Council’s attention during an appeal of a written interpretation of the Hillside Development Standards to the Board of Adjustments on September 18<sup>th</sup>, 2025, where the Community Development Director’s interpretation was upheld by the Board of Adjustments.
- City Council directed staff to research the Hillside Development Standards to determine how it could be applied to single site development of Multi-Family and Commercial projects instead of only to subdivisions.

# Hillside Development – Applicability (Proposed)

## LDC 6.8.2 – APPLICABILITY (PROPOSED CHANGES)

Unless otherwise addressed/specified herein, the regulations of this section shall apply to the following developments with slopes greater (steeper) than 20 percent:

1. Proposed residential land splits and subdivisions; and
- 2. For commercial or multi-family development on lots that are 2 acres or greater;**  
**and**

For all areas of the lot or parcel with less than a 20 percent slope, these provisions do not apply.

Modifications may be made to the Hillside Development Standards in accordance with Section 6.8.7.

# Hillside Development Standards

Steep Slope Categories	Maximum Disturbable Area*	Minimum Lot Area
0% to 20% (Base Density)	Per Underlying Zoning	Per Underlying Zoning (Base Density)
>20% to 30%	30%	½ acre (21,780 sf)
>30% to 40%	15%	2 acres
>40%	10%	3 acres

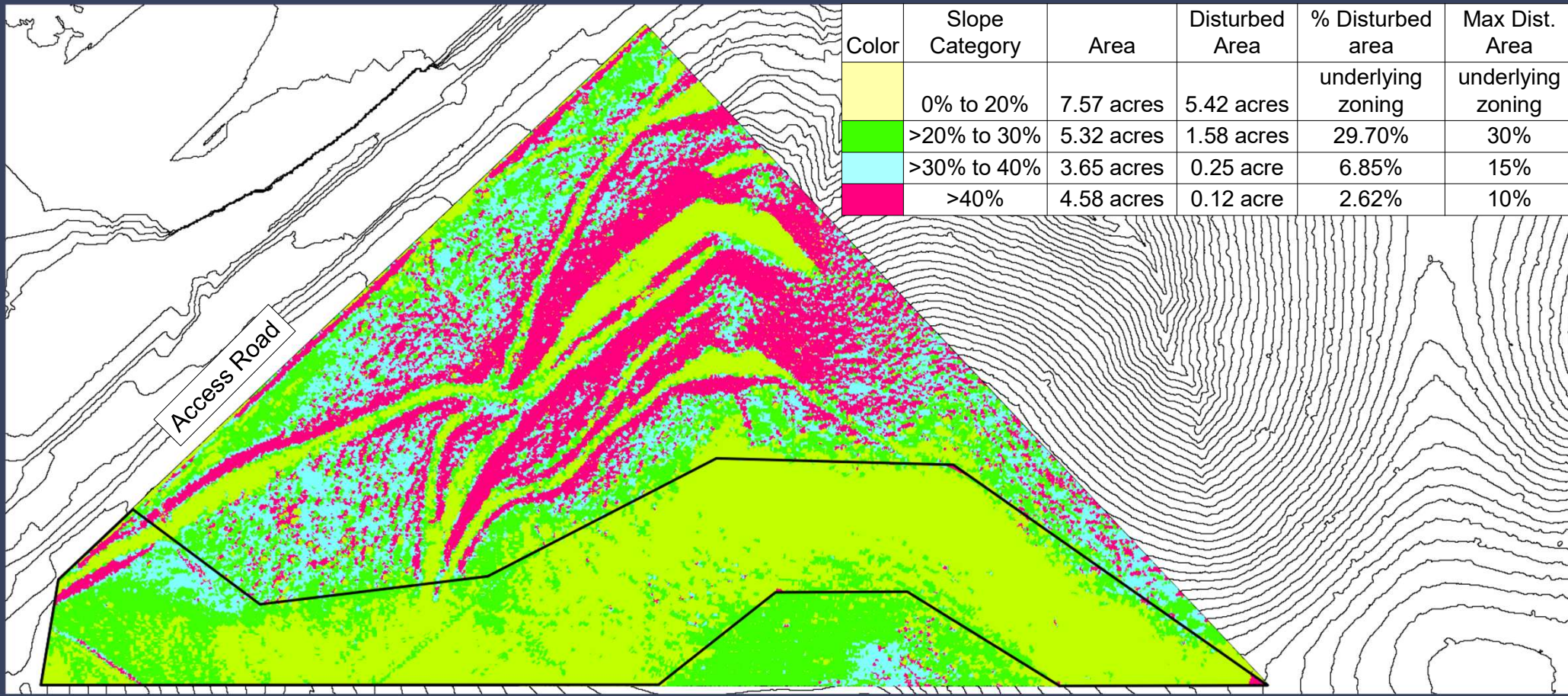
## Maximum Disturbable Area

In instances where the lot(s) contain a combination of slope categories 20% or greater as listed under column heading “Steep Slope Categories”, the maximum disturbable area for each slope category shall be limited to those percentages listed within the table under the column heading “Maximum Disturbable Area” and shall apply to any/all disturbable areas of an affected lot.

## Minimum Lot Area

- In instances where the disturbable area of a proposed lot within a subdivision contains a combination or mixture of slope categories greater than 20%, as listed under column heading “Steep Slope Categories”, the calculation for determining “Minimum Lot Area” shall be based upon the slope category occupying the largest portion of the proposed lot.
- The “Minimum Lot Area” provisions listed in the Table shall not apply to PAD designations; however, lot design shall be limited by the maximum disturbable area percentages listed in the Table for the respective steep slope category. Increasing the overall area of a proposed lot may be necessary to compensate for the size of the proposed disturbable area envelope to ensure that the maximum allowable percentages of disturbable area are not exceeded for each steep slope category that may be present.
- The “Minimum Lot Area” provisions The “Minimum Lot Area” provisions listed in the Table shall not apply to single site development.

# Single Site Development: Commercial/Multi-Family



## **Recommended Action**

MOVE to recommend to approve or deny LDC26-004, Hillside Development Standards with or without changes.

*Questions or Comments*





TO: MAYOR AND CITY COUNCIL  
AGENDA: May 28 Planning & Zoning Commission  
DATE: May 28, 2026  
DEPT: Community Development  
ITEM #: 4.A  
SUBJECT: Presentation & Update Regarding Approved Revision of Plat RVP26-002.

## ITEM SUMMARY

This item is not a public hearing, it is for discussion purposes only regarding RVP26-002.

## BACKGROUND

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.

## 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. RVP26-002 - 1565 Sportsfan Ct - APPROVAL LETTER WITH APPROVED REVISION OF PLAT MAP - 3.26.26

DATE: 3/26/2026

Williams Family Trust  
1565 Sportsfan Ct  
Prescott, AZ 86301

**SUBJECT: Approval of RVP26-002 1565 Sportsfan Ct., Parcel No. 105-08-404**

### **Item Summary**

This is a Revision of Plat to combine a Metes-and Bounds parcel (APN 105-08-002) with Lot 3 of the Estancia Estates subdivision.

### **Background**

The Final Plat for the Estancia Estates subdivision was approved and recorded in 2006.

APN 105-08-002 is a Metes-and-Bounds parcel and not part of any recorded subdivision.

The parcels are zoned SF-35 and the resulting parcels meet the zoning development criteria.

This Revision of Plat was reviewed by the Technical Review staff and has been approved with the condition that the signature lines for the Community Development Director and Public Works Director to be added to the plat.

### **Action Taken:**

On behalf on the Community Development Director, Staff is approving this Revision of Plat (RVP26-002) based on the evaluation above.

We are now ready to receive mylars for recordation (paper copies are also now accepted in lieu of mylar material). We will need (2) copies of your plat, (3) if you would like a copy back, along with a check for \$24.00 made out to Yavapai County Recorder. Please ensure that all signatures are wet (i.e. live signatures), the County will not record electronic signatures.

***Please Note: This application [when approved and recorded] does not create a split, combine parcels, adjust lot lines or acreage, verify legal descriptions, create new parcels or new tax parcel numbers. It will ensure that each parcel meets building requirements for The City of Prescott.***

***For guidance on splitting, combining, and obtaining new parcel numbers, please contact the Yavapai County Assessor's Office- Parcel Maintenance Division at [asr-cartography@yavapaiaz.gov](mailto:asr-cartography@yavapaiaz.gov) 928-771-3226.***

Respectfully,

PLANNING AND ZONING  
CITY OF PRESCOTT

CC: Lyon Engineering and Development  
Water Resources

Enc: Approved Revision of Plat for Lot 3 of Estancia Estates

LINE	BEARING	DISTANCE
L1(M)	N00°04'20"W	49.98'
L1(R1)	N00°00'57"W	50.00'
L2(M)	N00°12'51"E	5.18'
L2(R2)	N00°17'45"W	5.02'
L3(M)	N00°05'53"W	67.23'
L3(R1)	N00°18'17"W	67.26'
L4(M)	N44°59'29"E	20.35'
L4(R1)	N44°25'29"E	20.35'
L5(M)	N00°12'51"E	0.78'
L6(M)	N00°13'11"E	0.45'
L7(M)	S00°13'11"W	662.09'
L7(R1)	S00°01'07"E	662.12'
L7(R2)	S00°12'00"W	662.58'
L8(M)	S00°20'21"W	658.80'
L8(R2)	S00°18'21"W	658.87'
L9(M)	S00°19'58"W	659.03'
L9(R2)	S00°20'33"W	659.06'
L10(M)	S00°20'02"W	200.07'
L10(R2)	S00°16'02"W	200.02'
L11(M)	S89°37'59"W	652.95'
L12(M)	N00°13'11"E	200.02'
L12(R2)	N00°20'35"E	200.02'
L13(M)	N89°58'06"E	25.53'
L13(R1)	N89°41'43"E	24.88'
L14(M)	N89°58'06"E	211.70'
L14(R1)	N89°41'43"E	211.71'
L15(M)	N89°58'06"E	89.71'
L15(R1)	N89°41'43"E	90.00'
L16(M)	S00°05'53"E	25.00'
L16(R1)	S00°18'17"E	25.00'
L17(M)	N00°15'33"E	224.67'
L17(R1)	N00°01'07"W	224.61'
L18(M)	S34°23'14"W	55.37'
L18(R1)	S43°42'55"E	55.46'

# REVISION OF PLAT

## LOT 3 OF ESTANCIA ESTATES

### TO COMBINE WITH APN 105-08-002

SITUATED IN A PORTION OF THE EAST HALF (E1/2) OF SECTION 27, T14N, R2W, OF THE G&SRM, CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA

**REASON FOR REPLAT**  
TO AMEND THE PLAT OF ESTANCIA ESTATES COMBINING LOT 3 WITH APN 105-08-002.

ALL VERBIAGE ON THE FACE OF THE ORIGINAL PLAT RECORDED AS BOOK 58 MAPS & PLATS, PAGES 33-34, YCR, & FIRST REVISION OF PLAT ESTANCIA ESTATES BOOK 59 OF MAPS & PLATS, PAGES 31-32, YCR APPLIES HEREIN.

#### BASIS OF BEARINGS

N89°36'46"E AS MEASURED BETWEEN A FOUND 1/2" REBAR WITH AN AFFIXED TAG RLS 37401, MONUMENTING THE NORTH 1/16 CORNER OF SECTION 27 AND A FOUND BRASS CAP, MONUMENTING THE NORTHEAST CORNER OF SECTION 27.

#### LEGEND

- FOUND SECTIONAL MONUMENT AS NOTED
- FOUND CAPPED REBAR "RLS 35138", UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR IN HAND HOLE
- SET 1/2" REBAR WITH PLASTIC CAP STAMPED "RLS 37401"
- SET PK NAIL & WASHER STAMPED "RLS 37401"
- SECTION LINE
- EASEMENT LINE AS NOTED
- ▨ AREA OF UNCERTAIN TITLE
- APN ASSESSOR'S PARCEL NUMBER
- YCR YAVAPAI COUNTY RECORDS
- (C) CALCULATED MEASUREMENT
- (M) MEASURED THIS SURVEY
- (R#) RECORD DATA (SEE REFERENCE DOCUMENTS BELOW)

#### REFERENCE DOCUMENTS

- (R1) FINAL PLAT OF ESTANCIA ESTATES BOOK 58 OF MAPS & PLATS, PAGES 33-34, YCR & FIRST REVISION OF PLAT ESTANCIA ESTATES BOOK 59 OF MAPS & PLATS, PAGES 31-32, YCR
- (R2) RECORD OF SURVEY RECEPTION# 2019-0034887, YCR
- WARRANTY DEED BOOK 4918, PAGE 141, YCR
- WARRANTY DEED RECEPTION# 2019-0049534, YCR

#### SITE INFORMATION

APN: 105-08-404 & 105-08-002  
CURRENT ZONING: SF-35  
CURRENT OWNER: PETER & SHARRON WILLIAMS  
ADDRESS: 1565 SPORTSFAN CT, PRESCOTT, 86301  
311 BRILLANTE LN, PRESCOTT, 86301

#### SURVEY NOTES

- FIELD MEASUREMENTS USED TO PREPARE THIS MAP WERE MADE IN DECEMBER, 2025 & JANUARY, 2026.
- 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.

CURVE	RADIUS	DELTA ANGLE	CURVE TABLE		
			ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1(M)	50.00'	57°56'09"	50.56'	N10°21'00"E	48.43'
C1(R1)	50.00'	57°15'26"	49.97'	N10°14'11"E	47.91'
C2(M)	50.00'	33°44'37"	29.45'	N55°46'40"E	29.02'
C2(R1)	50.00'	33°49'37"	29.52'	N55°46'42"E	29.09'
C3(M)	50.00'	120°43'00"	105.35'	S46°42'38"E	86.91'
C3(R1)	50.00'	120°47'00"	105.40'	S46°55'00"E	86.94'
C4(M)	25.00'	48°01'18"	20.95'	N10°21'59"W	20.35'
C4(R1)	25.00'	48°01'18"	20.95'	N10°32'09"W	20.35'
C5(M)	125.00'	34°31'52"	75.34'	S17°19'31"E	74.20'
C5(R1)	125.00'	34°31'42"	75.33'	S17°16'57"E	74.19'
C6(M)	50.00'	36°26'25"	31.80'	N37°07'56"W	31.27'
C6(R1)	50.00'	37°00'56"	32.30'	N36°54'00"W	31.74'
C7(M)	50.00'	27°32'37"	24.04'	N68°38'01"W	23.81'
C7(R1)	50.00'	27°29'42"	23.99'	N69°09'20"W	23.76'
C8(M)	25.00'	48°33'30"	21.19'	S58°38'27"E	20.56'
C8(R1)	25.00'	48°41'27"	21.25'	S58°33'27"E	20.61'
C9(M)	75.00'	34°10'32"	44.74'	S16°50'26"E	44.08'
C9(R1)	75.00'	34°11'38"	44.76'	S17°06'55"E	44.10'
C10(M)	100.00'	34°43'58"	60.62'	S17°12'55"E	59.70'
C10(R1)	100.00'	34°41'48"	60.56'	S17°22'01"E	59.64'

#### SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY DESCRIBED AND SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2025 & JANUARY, 2026; 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.



2971 Willow Creek Road, Bldg. 2  
Prescott, AZ 86301  
(928) 776-1750  
www.LyonEngineering.com  
©2019-2026

DATE: 02-06-26 DRAWN BY: STD  
JOB NO: 1893-01 CHECKED BY: DS

SHEET 1 OF 1



TO: MAYOR AND CITY COUNCIL  
AGENDA: May 28 Planning & Zoning Commission  
DATE: May 28, 2026  
DEPT: Community Development  
ITEM #: 4.B  
SUBJECT: Presentation & Update Regarding Approved Revision of Plat RVP26-001.

## ITEM SUMMARY

This item is not a public hearing, it is for discussion purposes only regarding RVP26-001.

## BACKGROUND

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.

## 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. RVP26-001 - 6586 INTER CAL WAY - APPROVAL LETTER WITH APPROVED REVISION OF PLAT - 4.1.2026

DATE: 4/1/2026

JK & G INVESTMENTS LLC  
PO BOX 4105  
CHINO VALLEY, AZ 86323

**SUBJECT: Approval of RVP26-001 6586 Inter Cal Way, Parcel No. 103-50-053**

### **Item Summary**

This is a Revision of Plat to relocate the boundary between a portion of Lot 58 within the Prescott Regional Airpark Subdivision & Commerce Center Subdivision and Lot 63 of the Prescott Airpark Unit 9 Subdivision.

### **Background**

The Final Plat for the Prescott Regional Airpark subdivision was approved and recorded in 2006.

The Final Plat for the Prescott Airpark Unit 9 subdivision was approved and recorded in 2006.

Lots 57 & 58 of the Prescott Regional Airpark subdivision were replatted to adjust the property lines in 2022.

The parcels are zoned IL (Industrial Light) and the resulting parcels meet the zoning development criteria.

This Revision of Plat was reviewed by the Technical Review staff and has been approved.

### **Action Taken:**

On behalf on the Community Development Director, Staff is approving this Revision of Plat (RVP26-001) based on the evaluation above.

We are now ready to receive mylars for recordation (paper copies are also now accepted in lieu of mylar material). We will need (2) copies of your plat, (3) if you would like a copy back, along with a check for \$44.00 made out to Yavapai County Recorder. Please ensure that all signatures are wet (i.e. live signatures), the County will not record electronic signatures.

***Please Note: This application [when approved and recorded] does not create a split, combine parcels, adjust lot lines or acreage, verify legal descriptions, create new parcels or new tax parcel numbers. It will ensure that each parcel meets building requirements for The City of Prescott.***

*For guidance on splitting, combining, and obtaining new parcel numbers, please contact the Yavapai County Assessor's Office- Parcel Maintenance Division at [asr-cartography@yavapaiaz.gov](mailto:asr-cartography@yavapaiaz.gov) 928-771-3226.*

Respectfully,

PLANNING AND ZONING  
CITY OF PRESCOTT

CC: Ryno Land Surveying LLC  
Water Resources Division

Enc: Approved "Revision of Plat Lot 58, replat Lots 57 and 58, Prescott Regional Airpark & Commerce Center and Lot 63, Prescott Airpark Unit 9"

**REVISION OF PLAT LOT 58, REPLAT LOTS  
57 & 58, PRESCOTT REGIONAL AIRPARK  
& COMMERCE CENTER AND LOT 63,  
PRESCOTT AIRPARK UNIT 9**

A PORTION OF SECTION 25, T15N, R2W, AND SECTION 30,  
T15N, R1W OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, YAVAPAI COUNTY, ARIZONA

DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT JK & G INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, SOLELY OWNS LOTS 58 OF REPLAT LOTS 57 & 58 PRESCOTT REGIONAL AIRPARK & COMMERCE CENTER, LOCATED IN SECTION 25, TOWNSHIP 15 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN IN YAVAPAI COUNTY, ARIZONA AS RECORDED IN RECEPTION NO. 2022-0046585, YAVAPAI COUNTY RECORDS AND SOLELY OWNS LOT 63 OF PRESCOTT AIRPARK UNIT 9, LOCATED IN SECTION 30, TOWNSHIP 15 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN IN YAVAPAI COUNTY, ARIZONA AS RECORDED IN BOOK 57, PAGE 50, YAVAPAI COUNTY RECORDS AND HEREBY PUBLISHES THIS PLAT AS THE REVISION OF PLAT OF LOT 58, REPLAT LOTS 57 & 58, PRESCOTT REGIONAL AIRPARK & COMMERCE CENTER AND LOT 63 PRESCOTT AIRPARK UNIT 9 AND DECLARES:

1. THE INTENT OF THIS PLAT IS TO ADJUST THE SHARED LOT LINE BETWEEN LOT 58 AND LOT 63. SAID LOTS WILL KEEP THEIR OVERALL ORIGINAL LOCATION AND DIMENSION. IN ADDITION, ALL OTHER EASEMENTS WITHIN THESE TWO LOTS WILL REMAIN THE SAME. JK & G INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WILL REMAIN THE SOLE OWNER OF SAID LOT 58-R AND SAID LOT 63 R.

2. THIS PLAT SHALL HEREAFTER BE KNOWN AS THE REVISION OF PLAT OF LOT 58, REPLAT LOTS 57 & 58, PRESCOTT REGIONAL AIRPARK & COMMERCE CENTER AND LOT 63 PRESCOTT AIRPARK UNIT 9.

3. THIS PLAT SHALL BE SUBJECT TO AND TOGETHER WITH ALL ITEMS DECLARED ON THE FACE OF THE ORIGINAL PLAT FOR PRESCOTT REGIONAL AIRPARK & COMMERCE CENTER AS RECORDED IN BOOK 57 MAPS AND PLATS. PAGE 40-42, YAVAPAI COUNTY RECORDS AS WELL AS THE ORIGINAL PLAT FOR PRESCOTT AIRPARK UNIT 9 AS RECORDED IN BOOK 57 MAPS AND PLATS, PAGE 50.

IN WITNESS WHEREOF: KIMBERLY CLEMENTS, AS THE STATUTORY AGENT OF JK & G INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAVE CAUSED THEIR NAME TO BE SIGNED AND ARE AUTHORIZED TO DO SO.

-----  
KIMBERLY CLEMENTS STATUTORY AGENT

NOTE:

1. ALL EASEMENT ARE FROM THE ORIGINAL PLAT AND HAVE NOT CHANGED OR BEEN CREATED UNLESS OTHERWISE NOTED
2. ALL EASEMENTS OF RECORD MAY NOT BE SHOWN

FLOOD PLAIN

THESE LOTS ARE LOCATED WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, AND IS WITHIN FLOOD FIRM PANEL 04025C1693H, EFFECTIVE 03/06/18 PER YAVAPAI COUNTY FLOOD MAPS.

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF LOT 58, REPLAT LOTS 57 & 58 PRESCOTT REGIONAL AIRPARK & COMMERCE CENTER FOUND IN RECEPTION NO. 2022-0046585, YAVAPAI COUNTY RECORDS.

RECORDED DOCUMENTS REFERENCED

MAP AND PLAT: BOOK 57, PAGE 50 Y.C.R.O.  
MAP AND PLAT: REC#2022-0046585 Y.C.R.O.

ZONING

CITY OF PRESCOTT INDUSTRIAL LIGHT (IL)

DEPARTMENT APPROVALS

APPROVED BY THE CITY OF PRESCOTT COMMUNITY DEVELOPMENT DIRECTOR  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

-----  
COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE CITY OF PRESCOTT PUBLIC WORKS DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

-----  
PUBLIC WORKS DIRECTOR

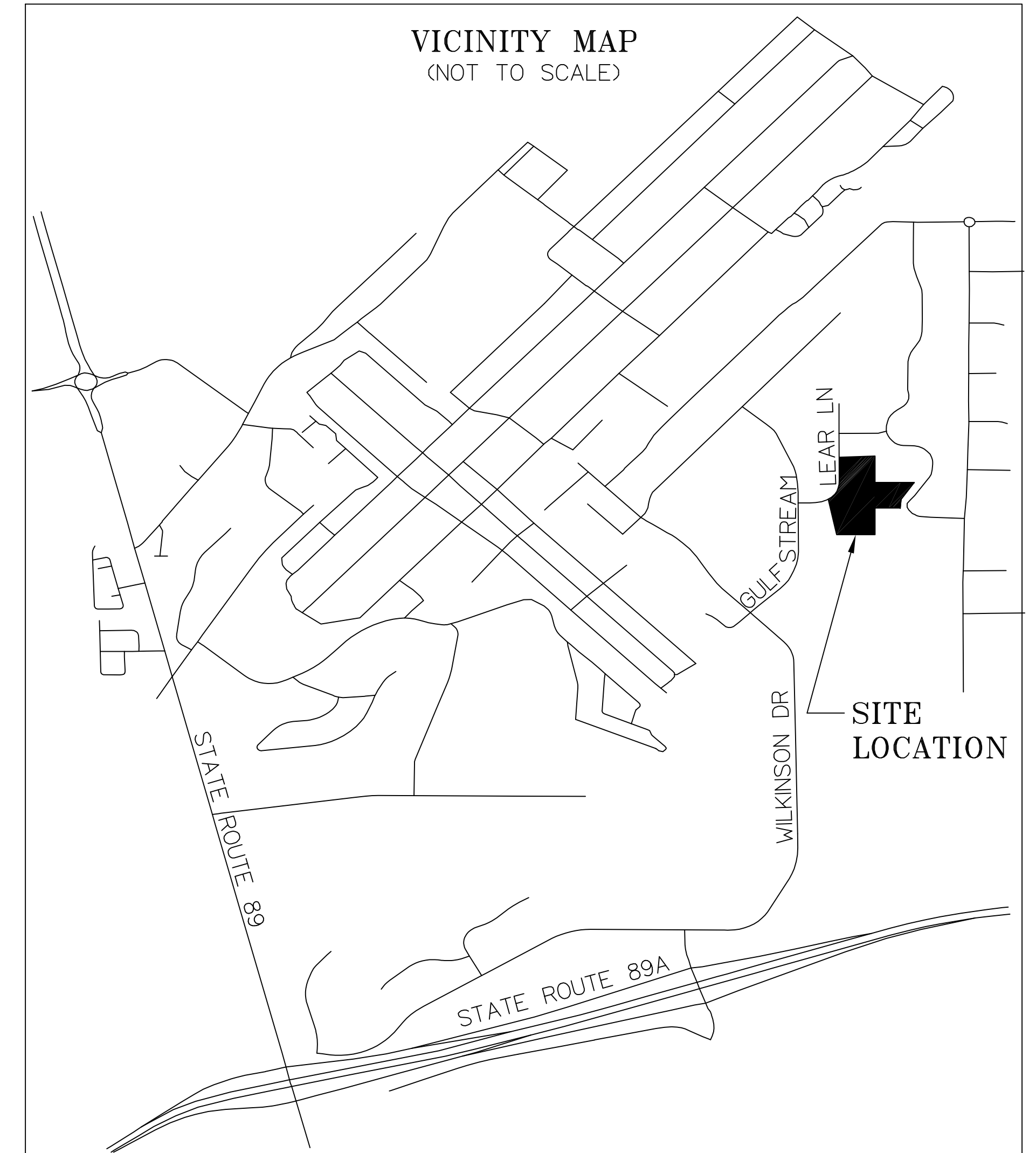
ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, DID PERSONALLY APPEAR KIMBERLY CLEMENTS, AS THE STATUTORY AGENT, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME APPEARS ABOVE AND BEING DULY AUTHORIZED TO DO SO HAS EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF I SET MY HAND AND SEAL.

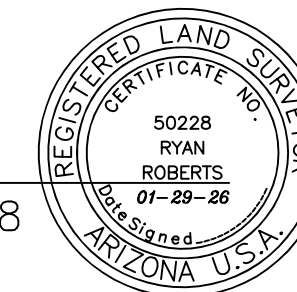
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NOTARY PUBLIC DATE



SURVEYOR NOTE

I, RYAN ROBERTS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, RLS 50228, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF LAND; THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE BY ME DURING THE MONTH OF JANUARY, 2026; THAT ALL 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.

RYAN ROBERTS RLS 50228



36X24

	<b>RYNO LAND SURVEYING LLC</b>	
	390 HOMESTEAD MESA DR CHINO VALLEY, ARIZONA 86323 (928) 899-4087	
SURVEYED FOR: BUNCH JOIST TRUST & JK & G INVESTMENTS LLC		
DRAWN BY: <i>ATS</i>	DATE: <i>01-29-26</i>	
CHECKED BY: <i>RMR</i>	DWG NO.: <i>00-1</i>	
JOB NO.: <i>2026XXX</i>	SHEET <i>1</i> OF <i>1</i>	

# REVISION OF PLAT LOT 58, REPLAT LOTS 57 & 58, PRESCOTT REGIONAL AIRPARK & COMMERCE CENTER AND LOT 63, PRESCOTT AIRPARK UNIT 9

A PORTION OF SECTION 25, T15N, R2W, AND SECTION 30, T15N, R1W OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA

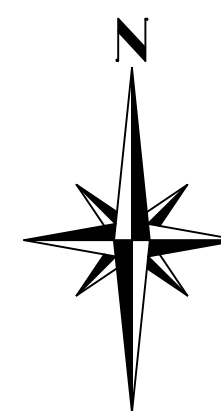
## LEGEND

- = FOUND 1/2" REBAR OR AS NOTED
- ⊗ = FOUND 1/2" REBAR WITH ILLEGIBLE CAP
- ⊙ = FOUND 1/2" REBAR 13941 CAP
- ⊖ = FOUND 1/2" REBAR 22752 CAP
- = SET 1/2" REBAR 50228 CAP
- \* = AFFIXED BRASS TAG 50228
- ( ) = RECORD INFORMATION PER REC# 2022-0046585
- [ ] = RECORD INFORMATION PER BK. 57 M.P., PG. 50 Y.C.R.O.
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- S.L.E. = SLOPE EASEMENT

- NOTE:
1. ALL EASEMENT ARE FROM THE ORIGINAL PLAT AND HAVE NOT CHANGED OR BEEN CREATED UNLESS OTHERWISE NOTED
  2. ALL EASEMENTS OF RECORD MAY NOT BE SHOWN

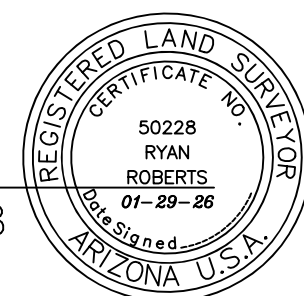
## SURVEYOR NOTE

I, RYAN ROBERTS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, RLS 50228, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF LAND; THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE BY ME DURING THE MONTH OF JANUARY, 2026; THAT ALL 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.



1"=40'

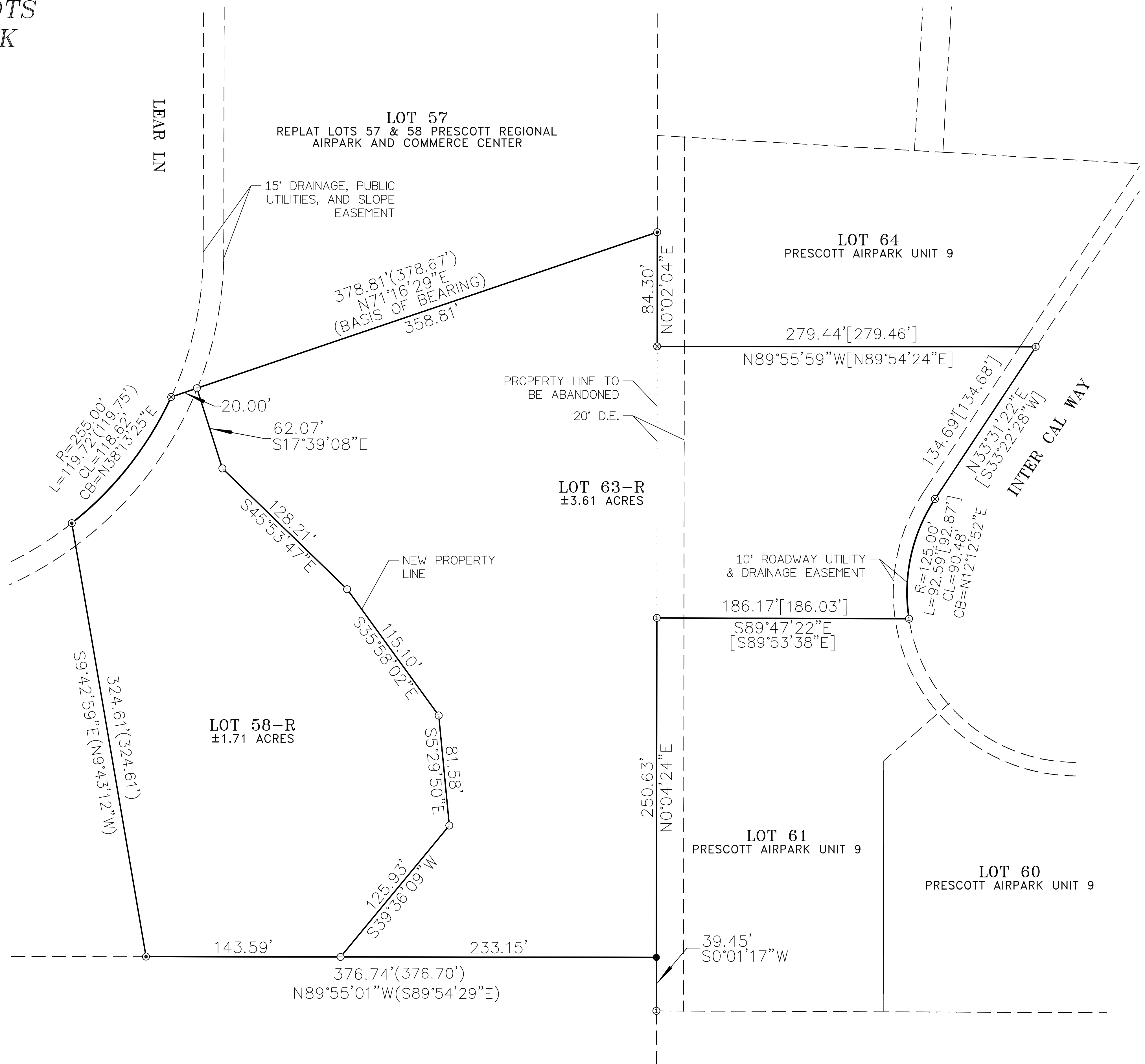
RYAN ROBERTS RLS 50228



24X36

**RYNO LAND SURVEYING LLC**  
 390 HOMESTEAD MESA DR CHINO VALLEY,  
 ARIZONA 86323 (928) 899-4087

SURVEYED FOR: BUNCH JOIST TRUST & JK & G INVESTMENTS LLC	
DRAWN BY: <i>ATS</i>	DATE: <i>01-29-26</i>
CHECKED BY: <i>RMR</i>	DWG NO.: <i>00-1</i>
JOB NO.: <i>2026XXX</i>	SHEET <i>1</i> OF <i>1</i>





TO: MAYOR AND CITY COUNCIL  
AGENDA: May 28 Planning & Zoning Commission  
DATE: May 28, 2026  
DEPT: Community Development  
ITEM #: 4.C  
SUBJECT: Presentation & Update Regarding Approved  
Revision of Plat RPT26-004.

## ITEM SUMMARY

This item is not a public hearing, it is for discussion purposes only regarding RPT26-004.

## BACKGROUND

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.

## 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. RPT26-004 - 1102 NORRIS RD - APPROVAL LETTER WITH APPROVED REVISION OF PLAT MAP - 4.1.2026

DATE: 4/1/2026

Shari Sterling  
1102 Norris Road  
Prescott, AZ 86305

**PROJECT #: Approval of RPT26-004 Revision of Plat for 1102 Norris Rd**

**Item Summary**

This is a Revision of Plat to combine portions of Parcels 8 and 9, Block 2, and portions of Block 3 of Lincoln Park Tract, together with portions of Government Lot 10, Section 32, Township 14 North Range 2 West to create a new Lot to be known as Lot 8R of Lincoln Park Tract.

**Background**

The Lincoln Park Tract was platted in 1924.

The parcel is zoned SF-35 and the resulting parcels meet the zoning development criteria.

This Revision of Plat was reviewed by the Technical Review staff and has been approved without conditions.

**Action Taken:**

On behalf on the Community Development Director, Staff is approving this Revision of Plat (RPT26-004) based on the evaluation above.

We are now ready to receive mylars for recordation (paper copies are also now accepted in lieu of mylar material). We will need (2) copies of your Revision of Plat, (3) if you would like a copy back, along with a check for \$24.00 made out to Yavapai County Recorder. Please ensure that all signatures are wet (i.e. live signatures), the County will not record electronic signatures.

***Please Note: This application [when approved and recorded] does not create a split, combine parcels, adjust lot lines or acreage, verify legal descriptions, create new parcels or new tax parcel numbers. It will ensure that each parcel meets building requirements for The City of Prescott.***

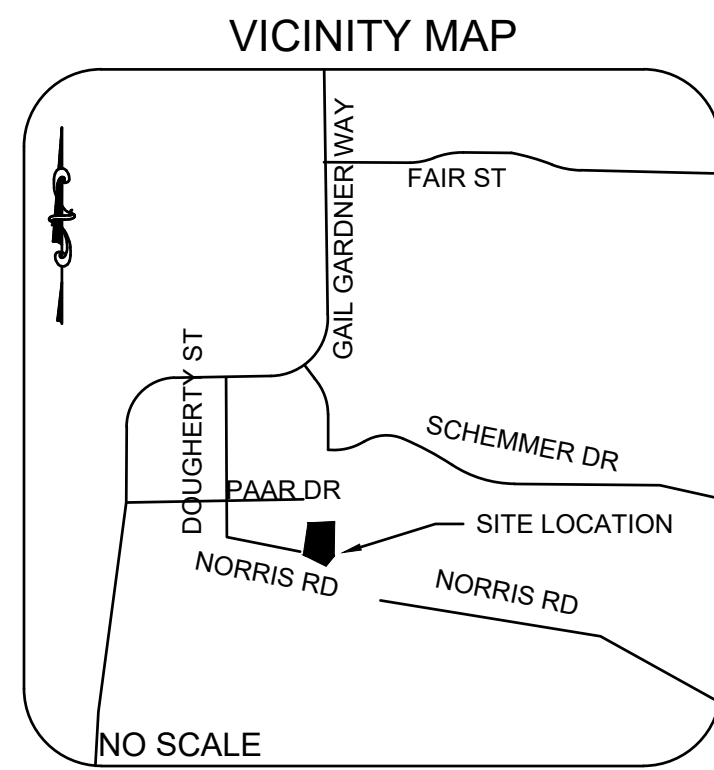
***For guidance on splitting, combining, and obtaining new parcel numbers, please contact the Yavapai County Assessor's Office- Parcel Maintenance Division at [asr-cartography@yavapai.gov](mailto:asr-cartography@yavapai.gov) 928-771-3226.***

Respectfully,

PLANNING AND ZONING  
CITY OF PRESCOTT

CC: VH Land Survey  
Water Resources Division

Enc: Approved Revision of Plat for Portions of Parcel 8 and 9 in Block 2, and a Portion of Block 3 in Lincoln Park Tract, and a portion of Government Lot 10



**DECLARATION**

KNOW ALL MEN BY THESE PRESENT:

THAT SHARI STERLING AND ROBERT ERIC FRANK, TRUSTEES OF THE FRANK STERLING TRUST, AS SOLE OWNERS OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE LAND TO BE REPLATTED UNDER THE NAME:

REPLAT FOR LOT COMBINATION OF PORTIONS OF PARCELS 8 AND 9, BLOCK 2, LINCOLN PARK TRACT, AS RECORDED IN BOOK 3 OF MAPS, PAGE 8; ALSO A PORTION OF BLOCK 3, LINCOLN PARK TRACT, AS RECORDED IN BOOK 3 OF MAPS, PAGE 8; AND PORTIONS OF GOVERNMENT LOT 10, SECTION 32, TOWNSHIP 14 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, AS SHOWN HEREON.

THE OWNERS HEREBY DECLARE THAT THIS REPLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE PARCEL CONSTITUTING THE SAME.

THE PURPOSE OF THIS REPLAT IS TO COMBINE PORTIONS OF PARCELS 8 AND 9, BLOCK 2, AND PORTIONS OF BLOCK 3 OF LINCOLN PARK TRACT, TOGETHER WITH PORTIONS OF GOVERNMENT LOT 10, INTO ONE UNIFIED PARCEL UNDER COMMON OWNERSHIP. THIS REPLAT DOES NOT CREATE ADDITIONAL LOTS AND DOES NOT INCREASE DENSITY.

IN WITNESS WHEREOF, THE OWNERS HAVE EXECUTED THIS REPLAT, BEING DULY AUTHORIZED TO DO SO, THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

SHARI STERLING, TRUSTEE  
THE FRANK STERLING TRUST

ROBERT ERIC FRANK, TRUSTEE  
THE FRANK STERLING TRUST

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, DID PERSONALLY APPEAR \_\_\_\_\_ WHO ACKNOWLEDGED THEMSELVES TO BE THE PERSONS WHOSE NAMES APPEARS ABOVE AND BEING DULY AUTHORIZED TO DO SO HAVE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF I SET MY HAND AND SEAL

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVALS**

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF PRESCOTT ON THIS \_\_\_\_ DAY OF \_\_\_\_

COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

APPROVED BY THE CITY OF PRESCOTT PUBLIC WORKS DEPARTMENT ON THIS \_\_\_\_ DAY OF \_\_\_\_

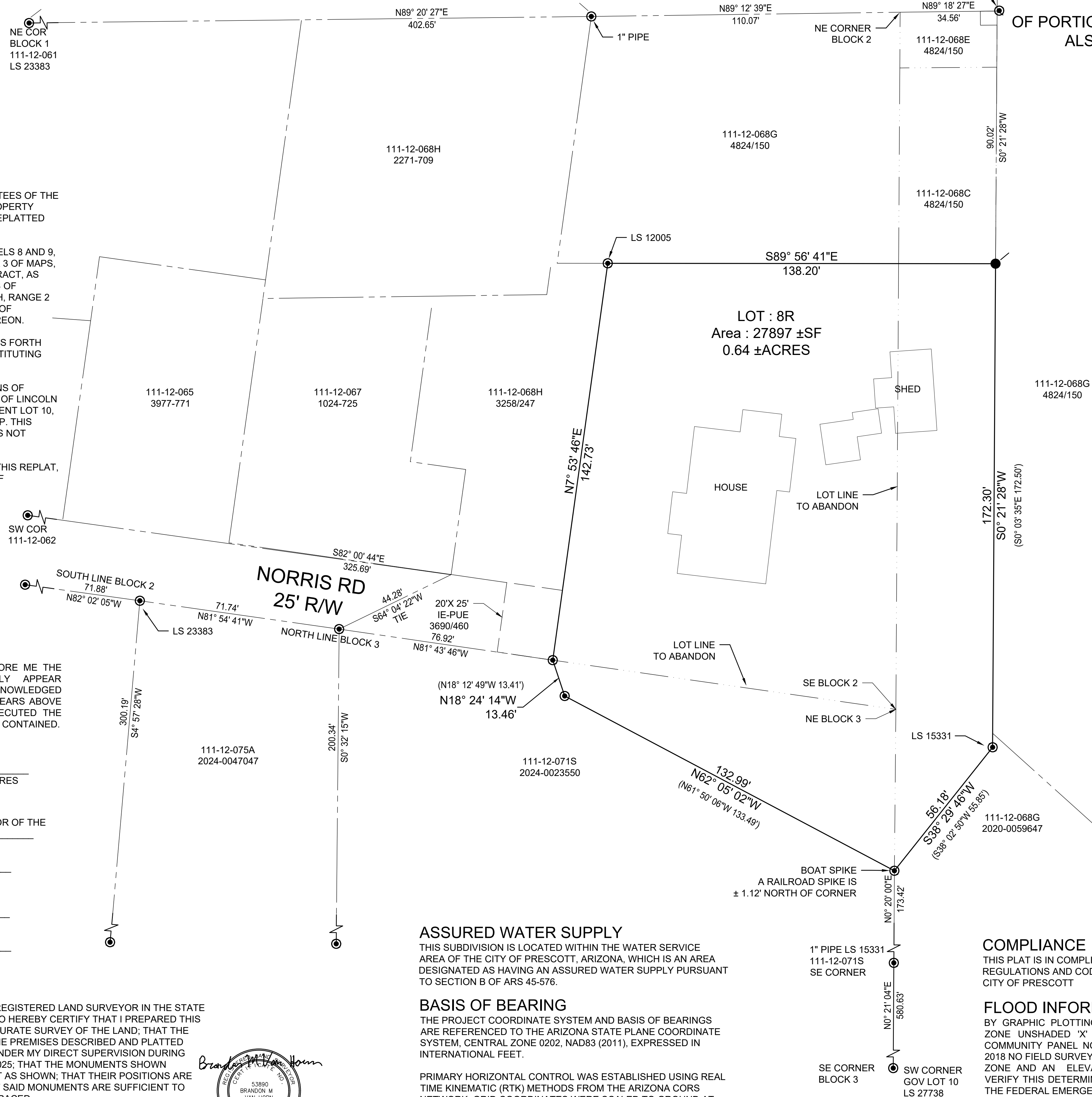
PUBLIC WORKS DIRECTOR \_\_\_\_\_

**CERTIFICATION**

I, BRANDON VAN HORN, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, (LICENSE #53890) DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND; THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH(S) OF DECEMBER, 2025; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE ACCURATELY SHOWN; AND THAT SAID MONUMENTS ARE LOCATIONS TO ENABLE THE SURVEY TO BE RETRACED.



PAAR DR  
25' R/W R1



**REVISION OF PLAT  
FOR LOT COMBINATION**

OF PORTIONS OF PARCEL 8 AND 9, BLOCK 2, LINCOLN PARK TRACT 3/8 MAPS  
ALSO A PORTION OF BLOCK 3, LINCOLN PARK TRACT 3/8 MAPS  
ALSO A PORTION OF GOVERNMENT LOT 10  
SECTION 32, TOWNSHIP 14 NORTH, RANGE 2 WEST  
GILA & SALT RIVER BASE & MERIDIAN  
CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA

**LEGEND**

- SURVEYED PARCEL LINES
- PROPERTY LINE
- ABANDONED LOT LINE
- ⊙ FOUND 1/2" REBAR OR AS NOTED
- SET 1/2" REBAR AFFIXED CAP LS 53890
- (R1) RECORD BEARING AND DISTANCE PER REFERENCED LOT
- IE-PUE INGRESS EGRESS & PUBLIC UTILITY EASEMENT

**NOTES**

1. EXISTING BUILDINGS WERE PRESENT AT TIME OF SURVEY AS SHOWN
2. A TITLE REPORT WAS NOT PROVIDED NOT ALL EASEMENTS OF RECORD MAY BE SHOWN HEREON
3. THE BOUNDARY OF THE COMBINED PARCEL SHOWN HEREON IS BASED UPON THE LEGAL DESCRIPTIONS CONTAINED IN RECORDING NO. 2023-0050176 AND RESOLVES ALL PRIOR EXCEPTIONS BY INCLUSION OR EXCLUSION AS DEPICTED.
4. DOCUMENTS OF RECORD REFERENCE FOR SURVEY YCRO  
R1: DEED 2023-0050176  
R2: ROS 6/49 LS  
R3: ROS 2016-0042147  
R4: ROS136/97 LS  
R5: ROS 154/51 LS

**OWNER INFORMATION**  
THE FRANK STERLING TRUST  
PRESCOTT, AZ

**SITE INFORMATION**  
APN: 111-12-070B  
ADD: 1102 NORRIS RD, PRESCOTT

**ASSURED WATER SUPPLY**

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.

**BASIS OF BEARING**

THE PROJECT COORDINATE SYSTEM AND BASIS OF BEARINGS ARE REFERENCED TO THE ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 0202, NAD83 (2011), EXPRESSED IN INTERNATIONAL FEET.

PRIMARY HORIZONTAL CONTROL WAS ESTABLISHED USING REAL TIME KINEMATIC (RTK) METHODS FROM THE ARIZONA CORS NETWORK. GRID COORDINATES WERE SCALED TO GROUND AT PROJECT LOCATION (1291290.391, 528402.693, 5445.545) USING A COMBINED SCALE FACTOR OF 1.0003227050 (GRID-TO-GROUND).

**COMPLIANCE**

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

**FLOOD INFORMATION**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE UNSHADED 'X' OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 04025C2061H, REVISED DATE MARCH 6, 2018 NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE UNSHADED 'X' DENOTES AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN

SURVEY PREPARED FOR: Robert Frank	
<b>VH LAND SURVEY, LLC</b> 7585 E PHARLAP LANE PRESCOTT VALLEY, AZ 86315 928-710-9700 VHLANDSURVEY@GMAIL.COM WWW.VHLANDSURVEY.COM	
SURVEYED BY: Brandon Van Horn	SHEET NO.
HOR SCALE: 1" = 20'	<b>1</b>
PROJECT NO.: 25286	OF 1 SHEETS
DATE: 3/5/2026	



TO: MAYOR AND CITY COUNCIL  
AGENDA: May 28 Planning & Zoning Commission  
DATE: May 28, 2026  
DEPT: Community Development  
ITEM #: 4.D  
SUBJECT: Presentation & Update Regarding Approved Final Plat FNP25-005.

## ITEM SUMMARY

This item is not a public hearing, it is for discussion purposes only regarding FNP25-005.

## BACKGROUND

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.

## 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. FNP25-005 - SOUTH RANCH 1B - APPROVAL LETTER WITH APPROVED FINAL PLAT - 4.6.2026

DATE : 4/6/2026

Huitt-Zollars  
6737 Corsair Ave.  
Prescott, AZ 86301

**SUBJECT: Approval of FNP25-005 South Ranch Unit 1B Final Plat**

**Item Summary**

This is a request for Final Plat approval of the South Ranch Unit 1B subdivision, creating 80 single family residential units platted on approximately 21.95 acres with 9.14 acres (roughly 42%) designated as Open Space, located west of Jenna Lane off the future Woodchute Road. The property is zoned SPC (Special Planned Community) and is platted within an existing PAD. The property is currently vacant but has had some grading done on-site.

**Background**

The Preliminary Plat was approved by City Council on October 11, 2022 (PLN21-007) for South Ranch 1 - Units 1, 2, and 3. This preliminary plat had a phasing plan that approved a total of 359 lots with the following lot allocation:

- Unit 1A = 71 lots
- Unit 1B = 71 lots
- Unit 2 = 96 lots
- Unit 3A = 55 lots
- Unit 3B = 66 lots

A new Preliminary Plat (PLN23-002) was submitted for South Ranch 1 – Unit 2 which, among other things, increased the allowed lot allocation from 96 to 108 lots. The final plat for Unit 2A (FNP23-003) included 57 lots and was recorded on 12/15/2023. The final plat for Unit 2B (FNP23-012) included 51 lots and was recorded on 2/13/2025.

The final plat for Unit 1A included 77 lots (6 lots more than what was approved under PLN21-007); however, the final plat for Unit 3A included 47 lots (8 lots less than what was approved under PLN21-007). Both Unit 1A and Unit 3A were recorded on 12/15/2023.

The Water Service Application (WSA26-008) was approved administratively as part of the water allocation for Deep Well Ranch.

The Final Plat was reviewed for compliance with the approved Preliminary Plat per Resolution No. 2025-1962. Per PLN21-007 there were 263 lots approved between Unit 1 and Unit 3. The next phase (Unit 3B) is the last phase and will need to be reduced by 7 lots to be in compliance with the approved preliminary plat.

**Action Taken:**

On behalf on the Community Development Director, Staff approve this Final Plat (FNP25-005) based on the evaluation above, with the following condition:

1. In order to be in compliance with the preliminary plat, the next phase (Unit 3B) which is the last phase shall be reduced by 7 lots (i.e. include no more than 59 lots).

We are now ready to receive mylars for recordation (paper copies are also now accepted in lieu of mylar material). We will need (2) copies of your Final Plat, (3) if you would like a copy back, along with a check for \$124.00 made out to Yavapai County Recorder. Please ensure that all signatures are wet (i.e. live signatures), the County will not record electronic signatures.

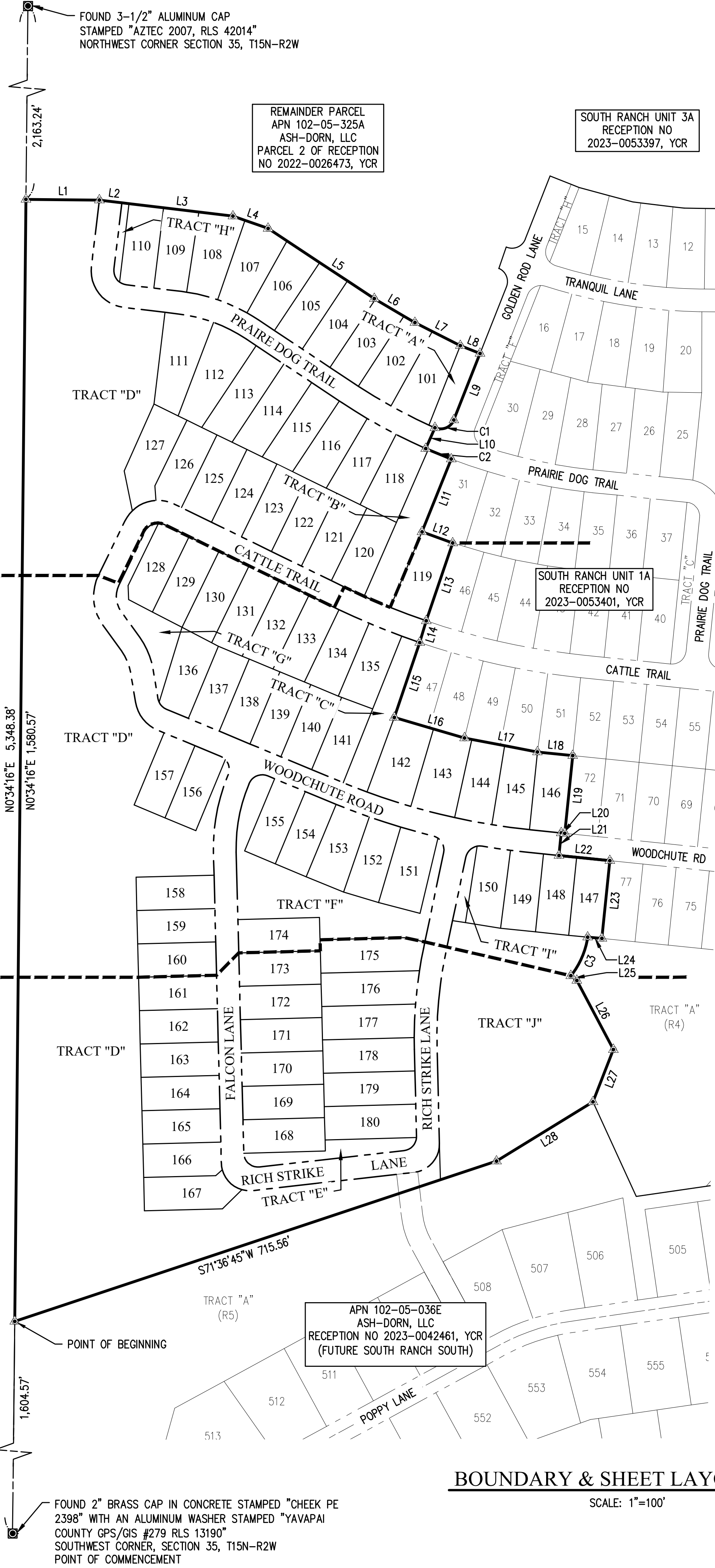
Respectfully,

PLANNING AND ZONING  
CITY OF PRESCOTT

CC: Davidson Homes  
Water Resources Division

Enc: Approved "Final Plat for South Ranch Unit 1B"





LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S89°25'44"E	103.56'
L2	S83°09'12"E	189.55'
L3	S83°09'12"E	189.55'
L4	S70°42'47"E	52.51'
L5	S56°31'30"E	179.33'
L6	S59°34'00"E	66.52'
L7	S63°03'39"E	71.71'
L8	S68°27'33"E	30.00'
L9	S21°32'27"W	100.75'
L10	S23°44'37"W	32.00'
L11	S21°48'13"W	110.55'
L12	S70°07'33"E	45.93'
L13	S18°49'40"W	115.83'
L14	S16°29'22"W	32.03'
L15	S18°45'19"W	111.34'
L16	S73°41'23"E	103.03'
L17	S79°07'42"E	104.57'
L18	S84°10'18"E	50.00'
L19	S5°49'42"W	110.00'
L20	N84°10'18"W	4.89'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L21	S5°49'42"W	32.00'
L22	S84°10'18"E	72.00'
L23	S5°49'42"W	110.00'
L24	N84°54'53"W	20.15'
L25	S51°40'35"E	10.82'
L26	S27°50'00"E	110.00'
L27	N21°15'38"E	79.08'
L28	N58°27'17"E	159.49'
L29	N84°10'18"W	43.81'
L30	N9°20'48"W	41.48'
L31	N35°45'08"W	45.47'
L32	N22°33'02"E	37.09'
L33	N4°11'03"W	20.40'
L34	N11°37'52"W	57.33'
L35	S1°37'14"E	19.56'
L36	S69°34'41"E	5.12'
L37	N81°04'16"W	68.46'
L38	N48°19'17"E	12.40'
L39	N45°45'05"E	38.53'
L40	N77°56'51"W	29.47'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L41	S83°32'51"W	70.89'
L42	N5°50'07"W	6.00'
L43	S83°32'51"W	18.00'
L44	S6°27'09"E	6.00'
L45	S83°32'51"W	115.95'
L46	N35°45'08"W	36.47'
L47	N54°14'51"E	6.00'
L48	N35°45'09"W	18.00'
L49	S54°14'51"W	4.51'
L50	S22°33'02"W	2.50'
L51	N22°33'02"E	2.50'
L52	S9°57'26"W	2.50'
L53	N10°59'21"E	2.50'
L54	S55°45'20"W	12.69'
L55	S12°47'44"E	11.27'
L56	N1°27'09"W	51.28'
L57	N55°57'13"E	35.90'
L58	N32°22'24"W	35.83'
L59	N41°02'51"E	36.86'
L60	N48°57'09"W	33.78'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L61	N67°30'46"E	35.33'
L62	N22°28'57"W	35.38'
L63	N4°52'48"W	42.92'
L64	N70°59'31"E	35.36'
L65	N38°09'12"W	35.36'
L66	N67°18'45"E	34.88'
L67	N38°23'53"W	43.71'
L68	N78°09'10"W	6.00'
L69	S11°50'50"W	18.00'
L70	S78°09'10"E	6.00'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA (Δ)	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	92°12'10"	32.18'	S67°38'32"W	28.82'
C2	782.00'	2°50'23"	38.76'	S67°40'35"E	38.76'
C3	116.00'	29°37'33"	59.98'	S23°30'39"W	59.31'
C4	960.00'	16°43'20"	280.18'	N75°48'38"W	279.19'
C5	36.00'	58°06'11"	36.51'	N38°23'53"W	34.96'
C6	90.00'	26°24'20"	41.48'	N22°32'58"W	41.11'
C7	52.00'	61°44'39"	56.04'	N4°52'48"W	53.36'
C8	36.00'	90°00'00"	56.55'	N70°59'31"E	50.91'
C9	1,016.00'	7°12'04"	127.69'	S67°36'31"E	127.61'
C10	600.00'	13°18'00"	139.28'	N5°11'50"E	138.96'
C11	250.00'	24°00'11"	104.73'	S10°32'56"W	103.97'
C12	976.00'	3°50'08"	65.34'	S82°15'15"E	65.32'
C13	20.00'	87°48'59"	30.65'	N55°45'20"E	27.74'
C14	20.00'	88°02'27"	30.73'	S32°10'23"E	27.80'
C15	944.00'	16°43'20"	275.51'	S75°48'38"E	274.54'
C16	976.00'	8°44'38"	148.95'	S71°49'18"E	148.80'
C17	20.00'	90°00'00"	31.42'	N67°33'02"E	28.28'
C18	20.00'	90°00'00"	31.42'	S22°26'58"E	28.28'
C19	20.00'	58°06'11"	20.28'	S38°23'53"E	19.42'
C20	52.00'	58°06'11"	52.73'	S38°23'53"E	50.50'
C21	106.00'	26°24'20"	48.85'	S22°32'58"E	48.42'
C22	74.00'	26°24'20"	34.10'	S22°32'58"E	33.80'
C23	36.00'	61°44'39"	38.80'	S4°52'48"E	36.94'
C24	68.00'	61°44'39"	73.28'	S4°52'48"E	69.78'
C25	20.00'	90°00'00"	31.42'	S70°59'31"W	28.28'
C26	52.00'	90°00'00"	81.68'	S70°59'31"W	73.54'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA (Δ)	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C27	1,032.00'	7°14'12"	130.35'	S67°37'35"E	130.26'
C28	1,000.00'	7°09'51"	125.04'	N67°35'24"W	124.96'
C29	584.00'	13°18'00"	135.56'	N5°11'50"E	135.26'
C30	616.00'	13°18'00"	142.99'	S5°11'50"W	142.67'
C31	40.00'	85°00'00"	59.34'	N41°02'51"E	54.05'
C32	20.00'	85°00'00"	29.67'	N41°02'51"E	27.02'
C33	40.00'	95°00'00"	66.32'	S48°57'09"E	58.98'
C34	20.00'	95°00'00"	33.16'	S48°57'09"E	29.49'
C35	266.00'	24°00'11"	111.44'	S10°32'56"W	110.62'
C36	234.00'	24°00'11"	98.03'	S10°32'56"W	97.31'
C37	28.00'	42°59'42"	21.01'	N4°29'40"E	20.52'
C38	939.00'	0°48'28"	13.24'	S80°26'48"E	13.24'
C39	936.50'	1°01'54"	16.86'	S79°31'36"E	16.86'
C40	939.00'	1°24'35"	23.11'	S78°18'21"E	23.10'
C41	750.00'	9°51'31"	129.05'	S61°19'38"E	128.89'
C42	766.00'	9°51'31"	131.80'	N61°19'38"W	131.64'
C43	782.00'	9°51'31"	134.55'	S61°19'38"E	134.39'
C44	250.00'	26°45'20"	116.74'	N69°46'32"W	115.69'
C45	234.00'	26°45'20"	109.27'	N69°46'32"W	108.28'
C46	218.00'	26°45'20"	101.80'	N69°46'32"W	100.88'
C47	20.00'	90°00'00"	31.42'	N38°09'12"W	28.28'
C48	36.00'	90°00'00"	56.55'	N38°09'12"W	50.91'
C49	52.00'	90°00'00"	81.68'	N38°09'12"W	73.54'
C50	36.00'	95°00'00"	59.69'	S48°57'09"E	53.08'
C51	36.00'	85°00'00"	53.41'	N41°02'51"E	48.64'

### LEGEND

- FOUND SURVEY MONUMENT, AS NOTED.
- CORNER OF SUBDIVISION. 1/2" REBAR TO BE SET.
- SET CENTERLINE MONUMENT. SET IN ACCORDANCE WITH COP QCSO-1200.
- EXISTING CENTERLINE MONUMENT

<ul style="list-style-type: none"> <li>C# CURVE NUMBER</li> <li>L# LINE NUMBER</li> <li>AC ACRES</li> <li>BK BOOK</li> <li>COR CORNER</li> <li>ESMT EASEMENT</li> <li>EX EXISTING</li> <li>FD FOUND</li> <li>PG PAGE</li> <li>POB POINT OF BEGINNING</li> <li>REC NO RECEPTION NUMBER</li> <li>SEC SECTION</li> <li>TR TRACT</li> <li>O/S OFFSET</li> <li>R/W RIGHT-OF-WAY</li> <li>S/W SIDEWALK</li> </ul>	<ul style="list-style-type: none"> <li>COP CITY OF PRESCOTT</li> <li>DE DRAINAGE EASEMENT</li> <li>EAE EMERGENCY ACCESS EASEMENT</li> <li>GLO GENERAL LAND OFFICER</li> <li>MOD MAP OF DEDICATION</li> <li>NVAE NON-VEHICULAR ACCESS EASEMENT (NVAE)</li> <li>PUE PUBLIC UTILITY EASEMENT</li> <li>SE SEWER EASEMENT</li> <li>SDE STORM DRAIN EASEMENT</li> <li>SVT SIGHT VISIBILITY TRIANGLE EASEMENT (SVT)</li> <li>SWE SIDEWALK EASEMENT</li> <li>TE PUBLIC TRAIL EASEMENT</li> <li>WC WITNESS CORNER</li> <li>WE WATER EASEMENT</li> <li>YCR YAVAPAI COUNTY RECORDS</li> </ul>
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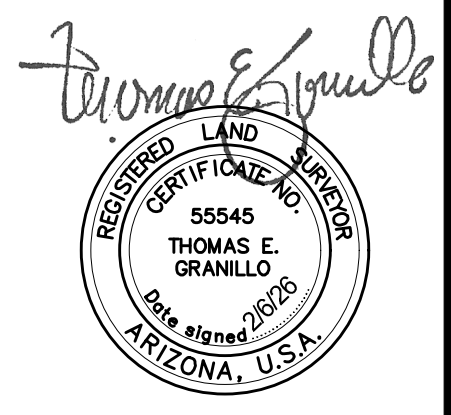
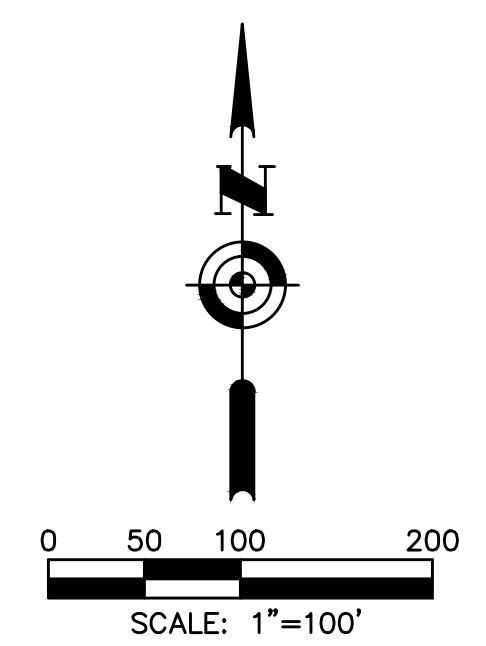
  

- EASEMENT
- RIGHT-OF-WAY
- LOT & TRACT LINE
- CENTERLINE
- BOUNDARY LINE
- MATCH LINE
- SECTION LINE
- MID-SECTION LINE
- ADJACENT LOT & TRACT LINE
- SIGHT VISIBILITY TRIANGLE (SVT)
- MODIFIED PUE, SEE FIRE HYDRANT PUE DETAIL, SEE SHEET 3.

SHEET 6  
-----  
SHEET 5  
-----  
SHEET 5  
-----  
SHEET 4

### BOUNDARY & SHEET LAYOUT MAP

SCALE: 1"=100'



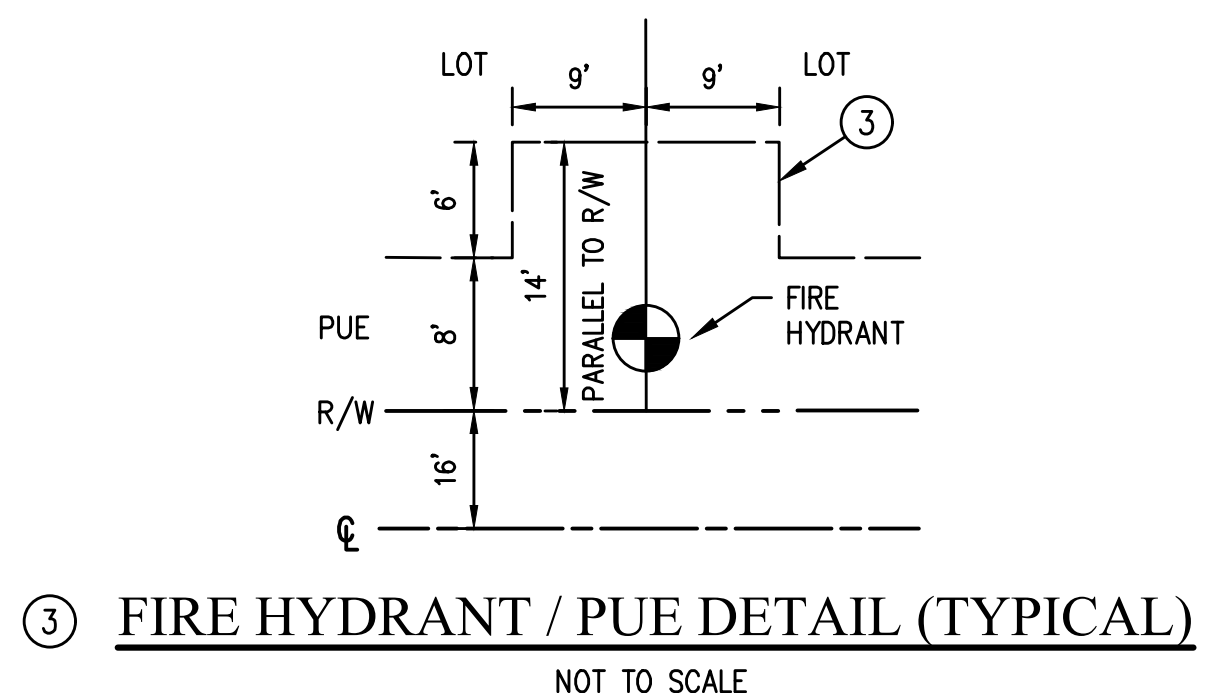
AREA 21.9473 AC	SHEET 2 OF 6
Job No: R314344.04	Date: 2/6/2026

**HUITT ZOLLARS**

6737 Corsair Avenue Suite B | Prescott, AZ 86301  
Office (928) 445-5595  
www.huittzollars.com

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)	LOT NO.	AREA (SF)	AREA (ACRE)	LOT NO.	AREA (SF)	AREA (ACRE)	LOT NO.	AREA (SF)	AREA (ACRE)	LOT NO.	AREA (SF)	AREA (ACRE)
101	6,269.26	0.1439	117	5,576.32	0.1280	133	5,413.45	0.1243	149	5,311.84	0.1219	165	5,170.00	0.1187
102	5,893.73	0.1353	118	5,943.12	0.1364	134	5,490.99	0.1261	150	5,361.60	0.1231	166	5,151.13	0.1183
103	5,514.84	0.1266	119	5,798.43	0.1331	135	5,605.49	0.1287	151	6,338.34	0.1455	167	5,850.10	0.1343
104	5,412.85	0.1243	120	5,553.37	0.1275	136	5,813.13	0.1335	152	5,443.28	0.1250	168	5,421.15	0.1245
105	5,407.87	0.1241	121	5,358.00	0.1230	137	5,170.00	0.1187	153	5,925.95	0.1360	169	5,405.00	0.1241
106	5,818.07	0.1336	122	5,358.00	0.1230	138	5,170.00	0.1187	154	5,187.72	0.1191	170	5,405.00	0.1241
107	6,586.03	0.1512	123	5,358.00	0.1230	139	5,170.00	0.1187	155	5,174.21	0.1188	171	5,405.00	0.1241
108	6,485.61	0.1489	124	5,358.00	0.1230	140	5,170.49	0.1187	156	5,171.04	0.1187	172	5,405.00	0.1241
109	5,519.40	0.1267	125	5,358.00	0.1230	141	5,281.92	0.1213	157	5,170.00	0.1187	173	5,405.00	0.1241
110	5,577.32	0.1280	126	5,390.38	0.1237	142	6,936.08	0.1592	158	5,170.00	0.1187	174	5,405.00	0.1241
111	7,313.75	0.1679	127	6,515.98	0.1496	143	6,764.39	0.1553	159	5,170.00	0.1187	175	6,659.88	0.1529
112	7,397.40	0.1698	128	5,439.62	0.1249	144	5,687.82	0.1306	160	5,170.00	0.1187	176	6,361.37	0.1460
113	6,356.80	0.1459	129	5,579.03	0.1281	145	5,601.45	0.1286	161	5,170.00	0.1187	177	6,131.59	0.1408
114	6,061.65	0.1392	130	5,636.60	0.1294	146	5,499.21	0.1262	162	5,170.00	0.1187	178	6,064.25	0.1392
115	5,766.51	0.1324	131	5,637.27	0.1294	147	5,184.32	0.1190	163	5,170.00	0.1187	179	6,063.00	0.1392
116	5,767.30	0.1324	132	5,509.33	0.1265	148	5,193.88	0.1192	164	5,170.00	0.1187	180	6,062.93	0.1392

TRACT AREA & USE TABLE			
TRACT NAME	AREA (SF)	AREA (ACRE)	USE
ROW NORTH	20,243.92	0.4647	PUBLIC RIGHT-OF-WAY
ROW SOUTH	85,129.39	1.9543	PUBLIC RIGHT-OF-WAY
TRACT "A"	3,534.57	0.0811	DRAINAGE, SIDEWALK, LANDSCAPE, OPEN SPACE
TRACT "B"	8,591.60	0.1972	DRAINAGE, SIDEWALK, LANDSCAPE, OPEN SPACE
TRACT "C"	7,140.17	0.1639	DRAINAGE, SIDEWALK, LANDSCAPE, OPEN SPACE
TRACT "D"	279,808.21	6.4235	DRAINAGE, TRAIL, SIDEWALK, LANDSCAPE, OPEN SPACE
TRACT "E"	4,608.61	0.1058	LANDSCAPE, OPEN SPACE
TRACT "F"	21,237.20	0.4875	DRAINAGE, LANDSCAPE, OPEN SPACE
TRACT "G"	6,325.19	0.1452	SIDEWALK, LANDSCAPE, OPEN SPACE
TRACT "H"	1,062.84	0.0244	SIDEWALK, LANDSCAPE, OPEN SPACE
TRACT "I"	1,623.06	0.0373	SIDEWALK, LANDSCAPE, OPEN SPACE
TRACT "J"	65,880.56	1.5124	AMENITY, DRAINAGE, TRAIL, SIDEWALK, LANDSCAPE, OPEN SPACE



**RECORD LEGAL DESCRIPTION**

A PORTION OF "PARCEL 2" AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED AS RECEPTION NO. 2022-0026473, YAVAPAI COUNTY RECORDS (YCR).

**TOGETHER WITH**

PORTIONS OF TRACT "A" AND WOODCHUTE ROAD RIGHT-OF-WAY AS SHOWN IN THE FINAL PLAT OF "SOUTH RANCH UNIT 1A", RECORDED AS RECEPTION NO 2023-0053401, YAVAPAI COUNTY RECORDS (YCR), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND 2" BRASS CAP IN CONCRETE STAMPED "CHEEK PE 2398" WITH AN ALUMINUM WASHER STAMPED "YAVAPAI COUNTY GPS/GIS #279 RLS 13190" MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 35, FROM WHICH A FOUND 3-1/2" ALUMINUM CAP STAMPED "AZTEC 2007 RLS 42014", MONUMENTING THE NORTHWEST CORNER OF SAID SECTION 35, BEARS NORTH 0°34'16" EAST (A MEASURED GEODETIC BEARING AND BASIS OF BEARINGS FOR THIS DESCRIPTION), A DISTANCE OF 5,348.38 FEET;

THENCE NORTH 0°34'16" EAST, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1,604.57 FEET, TO THE SOUTHERLY BOUNDARY LINE OF THIS PLAT;

THENCE NORTH 71°36'45" EAST, DEPARTING SAID WEST LINE ALONG SAID SOUTHERLY BOUNDARY LINE OF THIS PLAT, A DISTANCE OF 715.56 FEET;

THENCE NORTH 58°27'17" EAST, CONTINUING ALONG SAID SOUTHERLY LINE OF THIS PLAT, A DISTANCE OF 159.49 FEET, TO A POINT ON A WESTERLY LINE OF SAID TRACT A, OF SAID FINAL PLAT OF "SOUTH RANCH UNIT 1A", BEING ALSO THE POINT OF BEGINNING 1 (POB1);

THENCE NORTH 24°38'41" WEST, ALONG SAID WESTERLY LINE OF SAID FINAL PLAT, A DISTANCE OF 51.87 FEET, TO A WESTERLY CORNER OF SAID FINAL PLAT OF "SOUTH RANCH UNIT 1A";

THENCE NORTH 62°10'00" EAST, CONTINUING ALONG SAID WESTERLY LINE OF SAID SAID FINAL PLAT OF "SOUTH RANCH UNIT 1A", A DISTANCE OF 56.88 FEET;

THENCE SOUTH 21°15'38" WEST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 56.88 FEET, TO THE POINT OF BEGINNING 1 (POB1);

**TOGETHER WITH**

A PORTION BEGINNING AT THE NORTHWEST CORNER OF LOT 77 OF THE FINAL PLAT OF SAID "SOUTH RANCH UNIT 1A" FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 77 BEARS SOUTH 5°49'42" WEST (BASIS OF BEARING FOR THIS DESCRIPTION), A DISTANCE OF 110.00 FEET, BEING ALSO POINT OF BEGINNING 2 (POB2);

THENCE SOUTH 5°49'42" WEST, ALONG THE WEST LINE OF SAID LOT 77, A DISTANCE OF 110.00 FEET, TO SAID SOUTHWEST CORNER OF SAID LOT 77;

THENCE NORTH 84°54'53" WEST, DEPARTING SAID WEST LINE OF SAID LOT 77, A DISTANCE OF 20.15 FEET;

THENCE NORTH 5°55'14" EAST, A DISTANCE OF 90.26 FEET;

THENCE NORTH 84°10'18" WEST, A DISTANCE OF 32.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 84°10'18" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 39°10'18" WEST AND A CHORD DISTANCE OF 28.28 FEET, TO A POINT OF CURSP ON THE SOUTHERLY LINE OF SAID WOODCHUTE ROAD RIGHT-OF-WAY OF SAID FINAL PLAT OF "SOUTH RANCH UNIT 1A";

THENCE SOUTH 84°10'18" EAST, ALONG SAID SOUTHERLY LINE OF SAID WOODCHUTE ROAD RIGHT-OF-WAY, A DISTANCE OF 72.00 FEET, TO THE POINT OF BEGINNING 2 (POB2).

CONTAINING 4,407.88 SQUARE FEET, OR 0.1012 ACRES MORE OR LESS. SUBJECT TO EXISTING RIGHTS-OF-WAYS AND EASEMENTS.

**SURVEYOR'S LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF YAVAPAI, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF "PARCEL 2" AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED AS RECEPTION NO. 2022-0026473, YAVAPAI COUNTY RECORDS (YCR), SITUATED IN A PORTION OF THE WEST HALF OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" BRASS CAP IN CONCRETE STAMPED "CHEEK PE 2398" WITH AN ALUMINUM WASHER STAMPED "YAVAPAI COUNTY GPS/GIS #279 RLS 13190" MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 35, FROM WHICH A FOUND 3-1/2" ALUMINUM CAP STAMPED "AZTEC 2007 RLS 42014", MONUMENTING THE NORTHWEST CORNER OF SAID SECTION 35, BEARS NORTH 0°34'16" EAST (A MEASURED GEODETIC BEARING AND BASIS OF BEARINGS FOR THIS DESCRIPTION), A DISTANCE OF 5,348.38 FEET;

THENCE NORTH 0°34'16" EAST, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 1,604.57 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 0°34'16" EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 1,580.57 FEET;

THENCE SOUTH 89°25'44" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 103.56 FEET;

THENCE SOUTH 83°09'12" EAST, A DISTANCE OF 189.55 FEET;

THENCE SOUTH 70°42'47" EAST, A DISTANCE OF 52.51 FEET;

THENCE SOUTH 56°31'30" EAST, A DISTANCE OF 179.33 FEET;

THENCE SOUTH 59°34'00" EAST, A DISTANCE OF 66.52 FEET;

THENCE SOUTH 63°03'39" EAST, A DISTANCE OF 71.71 FEET;

THENCE SOUTH 68°27'33" EAST, A DISTANCE OF 30.00 FEET, TO THE WESTERLY BOUNDARY LINE OF A FINAL PLAT FOR "SOUTH RANCH UNIT 1A", RECORDED AS RECEPTION NUMBER 2023-005340, YAVAPAI COUNTY RECORDER (YCR);

THENCE THE FOLLOWING FIFTEEN (15) COURSES ALONG SAID WESTERLY BOUNDARY OF SAID "SOUTH RANCH UNIT 1A";

THENCE SOUTH 21°32'27" WEST, A DISTANCE OF 100.75 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 20.00 FEET;

THENCE WESTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 92°12'10", AN ARC LENGTH OF 32.18 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 67°38'32" WEST AND A CHORD DISTANCE OF 28.82 FEET;

THENCE SOUTH 23°44'37" WEST, A DISTANCE OF 32.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHERLY, THE RADIUS POINT OF WHICH BEARS NORTH 23°44'37" EAST, A DISTANCE OF 782.00 FEET;

THENCE EASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°50'23" AN ARC LENGTH OF 38.76 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 67°40'35" EAST AND A CHORD DISTANCE OF 38.76 FEET;

THENCE SOUTH 21°48'13" WEST, A DISTANCE OF 110.55 FEET;

THENCE SOUTH 70°07'33" EAST, A DISTANCE OF 45.93 FEET;

THENCE SOUTH 18°49'40" WEST, A DISTANCE OF 115.83 FEET;

THENCE SOUTH 16°29'22" WEST, A DISTANCE OF 32.03 FEET;

THENCE SOUTH 18°45'19" WEST, A DISTANCE OF 111.34 FEET;

THENCE SOUTH 73°41'23" EAST, A DISTANCE OF 103.03 FEET;

THENCE SOUTH 79°07'42" EAST, A DISTANCE OF 104.57 FEET;

THENCE SOUTH 84°10'18" EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 5°49'42" WEST, A DISTANCE OF 110.00 FEET;

THENCE NORTH 84°10'18" WEST, A DISTANCE OF 4.89 FEET;

THENCE SOUTH 5°49'42" WEST, A DISTANCE OF 32.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WOODCHUTE ROAD AS SHOWN ON SAID FINAL PLAT OF "SOUTH RANCH UNIT 1A";

THENCE SOUTH 84°10'18" EAST, ALONG SAID WOODCHUTE RIGHT-OF-WAY, A DISTANCE OF 72.00 FEET, TO THE NORTHWEST CORNER OF LOT 77 OF SAID FINAL PLAT OF "SOUTH RANCH UNIT 1A";

THENCE SOUTH 5°49'42" WEST, ALONG THE WEST LINE OF SAID LOT 77, A DISTANCE OF 110.00 FEET;

THENCE NORTH 84°54'53" WEST, A DISTANCE OF 20.15 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 81°18'08" WEST, A DISTANCE OF 116.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 29°37'33", AN ARC LENGTH OF 59.98 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°30'39" WEST AND A CHORD DISTANCE OF 59.31 FEET;

THENCE SOUTH 51°40'35" EAST, A DISTANCE OF 10.82 FEET;

THENCE SOUTH 27°50'00" EAST, A DISTANCE OF 110.00 FEET;

THENCE SOUTH 62°10'00" WEST, A DISTANCE OF 56.88 FEET;

THENCE SOUTH 24°38'41" EAST, A DISTANCE OF 51.87 FEET;

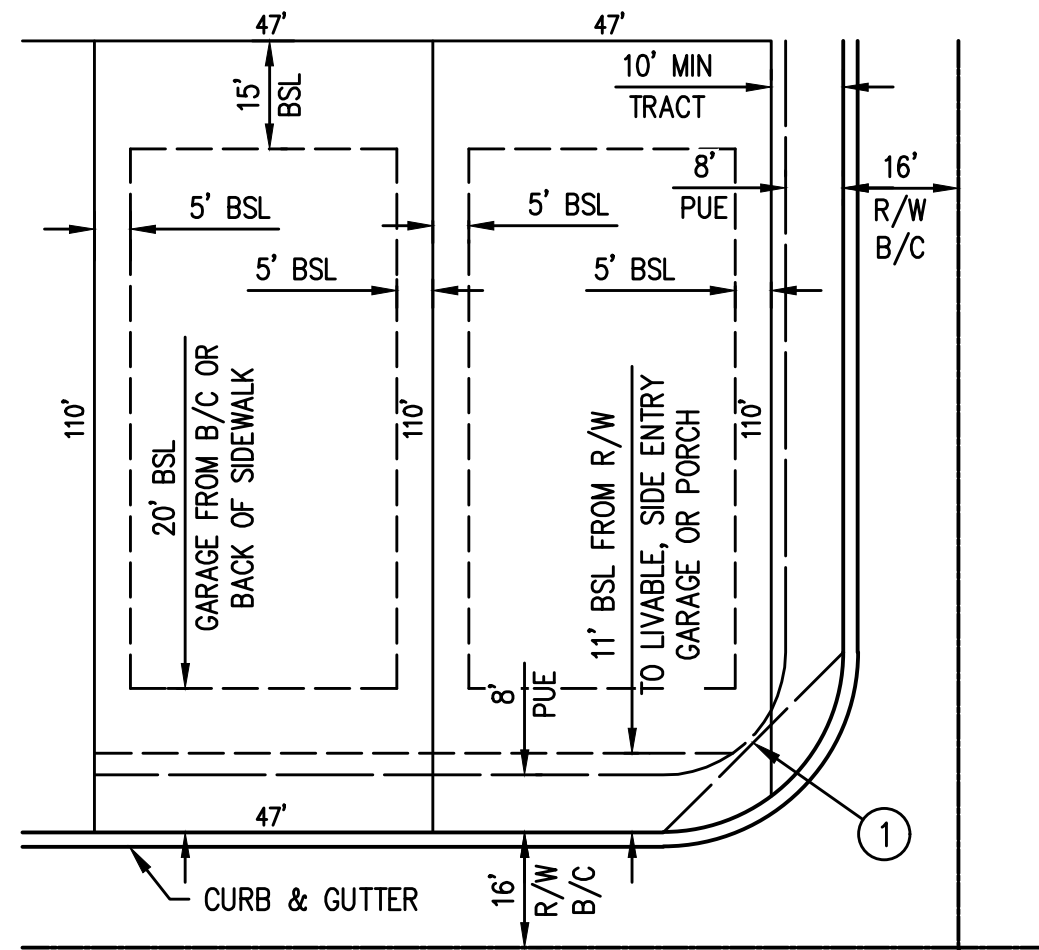
THENCE SOUTH 58°27'17" WEST, A DISTANCE OF 159.49 FEET;

THENCE SOUTH 71°36'45" WEST, A DISTANCE OF 715.56 FEET, TO THE POINT OF BEGINNING.

CONTAINING 956,022.24 SQUARE FEET, OR 21.9473 ACRES MORE OR LESS. SUBJECT TO EXISTING RIGHTS-OF-WAYS AND EASEMENTS.

**RESIDENTIAL PROJECT SUMMARY**

PARCEL DESIGNATION	NUMBER OF LOTS	STANDARD LOT SIZE (FT)	STANDARD LOT SIZE (SF)	ZONING DESIGNATION	GROSS AREA (ACRES)	OPEN SPACE (ACRES)	R/W (ACRES)	NET RESIDENTIAL AREA (ACRES)
UNIT 1B	80	47' x 110'	5,170	"SPC"	21.9473	9.1446	2.4191	10.3836



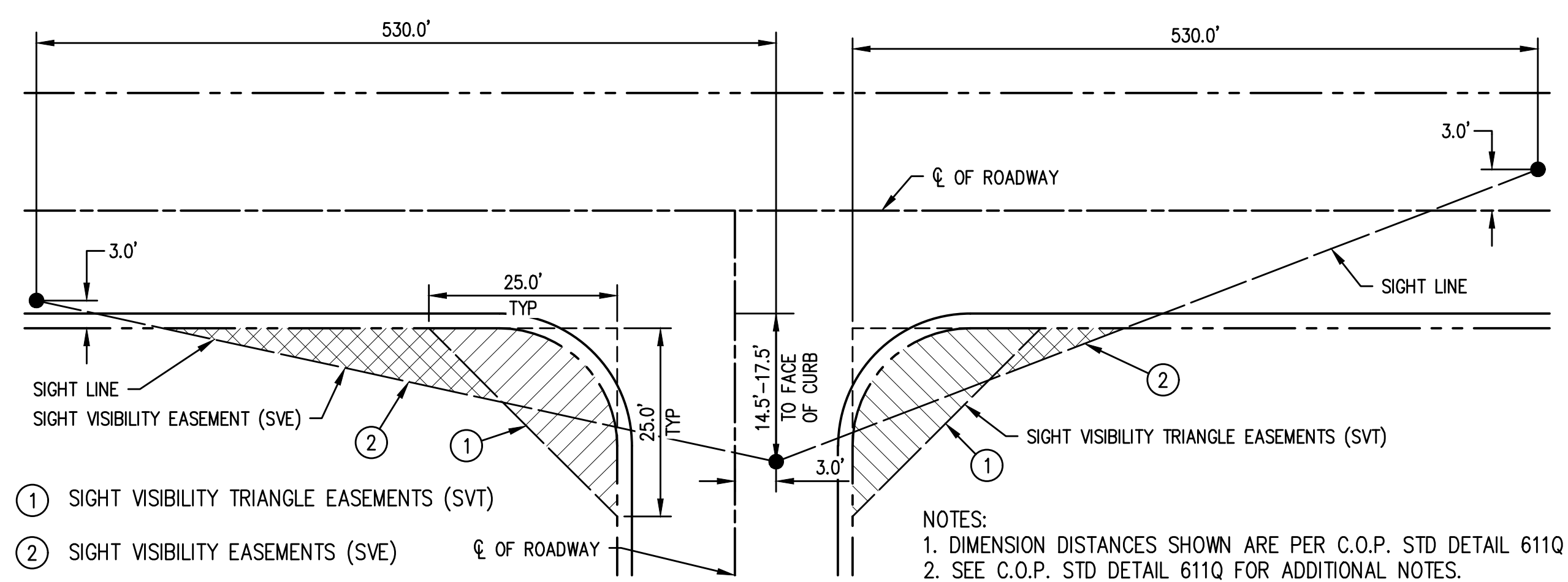
**TYPICAL LOT LAYOUT**

BUILDING SETBACK & EASEMENT DETAIL

47' X 110'

NOT TO SCALE

① 25' X 25' SIGHT VISIBILITY TRIANGLE



**VISIBILITY EASEMENTS DETAIL**

NOT TO SCALE

- ① SIGHT VISIBILITY TRIANGLE EASEMENTS (SVT)
- ② SIGHT VISIBILITY EASEMENTS (SVE)

NOTES:  
1. DIMENSION DISTANCES SHOWN ARE PER C.O.P. STD DETAIL 611Q  
2. SEE C.O.P. STD DETAIL 611Q FOR ADDITIONAL NOTES.

AREA 21.9473 AC	SHEET 3 OF 6
Job No: R314344.04	Date: 2/6/2026

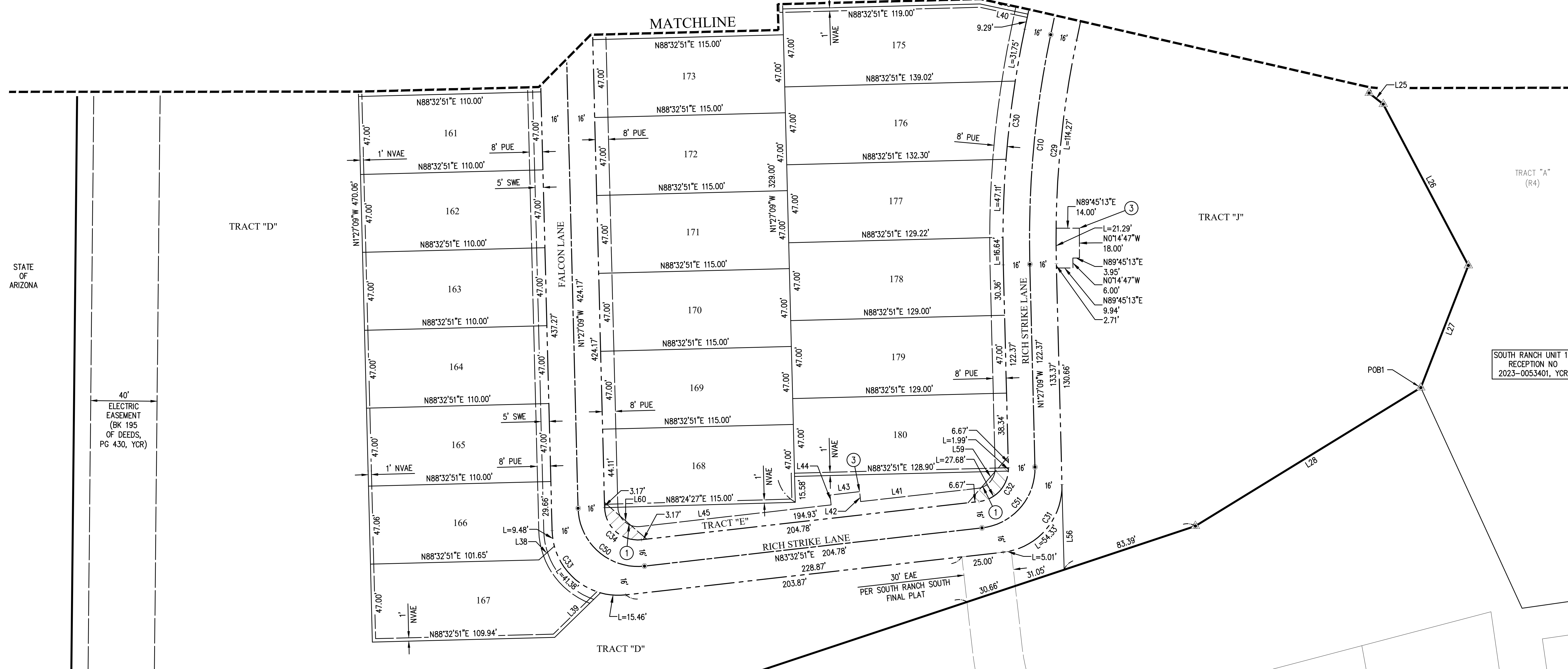


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SEE SHEET 5

MATCHLINE



STATE OF ARIZONA

TRACT "D"

TRACT "J"

TRACT "A" (R4)

SOUTH RANCH UNIT 1A  
RECEPTION NO 2023-0053401, YCR

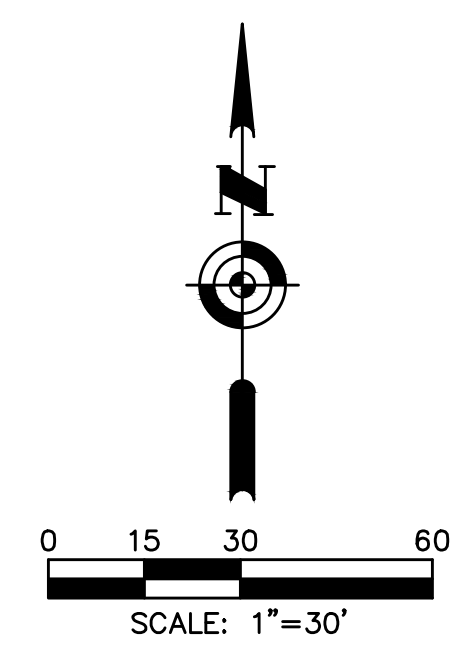
40'  
ELECTRIC EASEMENT  
(BK 195 OF DEEDS, PG 430, YCR)

APN 102-05-036E  
ASH-DORN, LLC  
RECEPTION NO 2023-0042461, YCR  
(FUTURE SOUTH RANCH SOUTH)

LEGEND

	FOUND SURVEY MONUMENT, AS NOTED.	AC	ACRES	COP	CITY OF PRESCOTT
	CORNER OF SUBDIVISION. 1/2" REBAR TO BE SET.	BK	BOOK	EAE	EMERGENCY ACCESS EASEMENT
	SET CENTERLINE MONUMENT. SET IN ACCORDANCE WITH COP QCSO-1200.	COP	CITY OF PRESCOTT	DE	DRAINAGE EASEMENT
	EXISTING CENTERLINE MONUMENT	COR	CORNER	GLO	GENERAL LAND OFFICE
	EASEMENT	ESMT	EASEMENT	NVAE	NON-VEHICULAR ACCESS EASEMENT (NVAE)
	RIGHT-OF-WAY	EX	EXISTING	PUE	PUBLIC UTILITY EASEMENT
	LOT & TRACT LINE	FD	FOUND	SE	SEWER EASEMENT
	CENTERLINE	MOD	MAP OF DEDICATION	SDE	STORM DRAIN EASEMENT
	BOUNDARY LINE	PG	PAGE	SVT	SIGHT VISIBILITY TRIANGLE EASEMENT (SVT)
	MATCH LINE	POB	POINT OF BEGINNING	SWE	SIDEWALK EASEMENT
	SECTION LINE	REC NO	RECEPTION NUMBER	TE	PUBLIC TRAIL EASEMENT
	MID-SECTION LINE	SEC	SECTION	TR	TRACT
	ADJACENT LOT & TRACT LINE	TR	TRACT	WC	WATER CORNER
	SIGHT VISIBILITY TRIANGLE (SVT)	R/W	RIGHT-OF-WAY	WE	WATER EASEMENT
	MODIFIED PUE. SEE SHEET 3, FIRE HYDRANT PUE DETAIL.	S/W	SIDEWALK	YCR	YAVAPAI COUNTY RECORDS

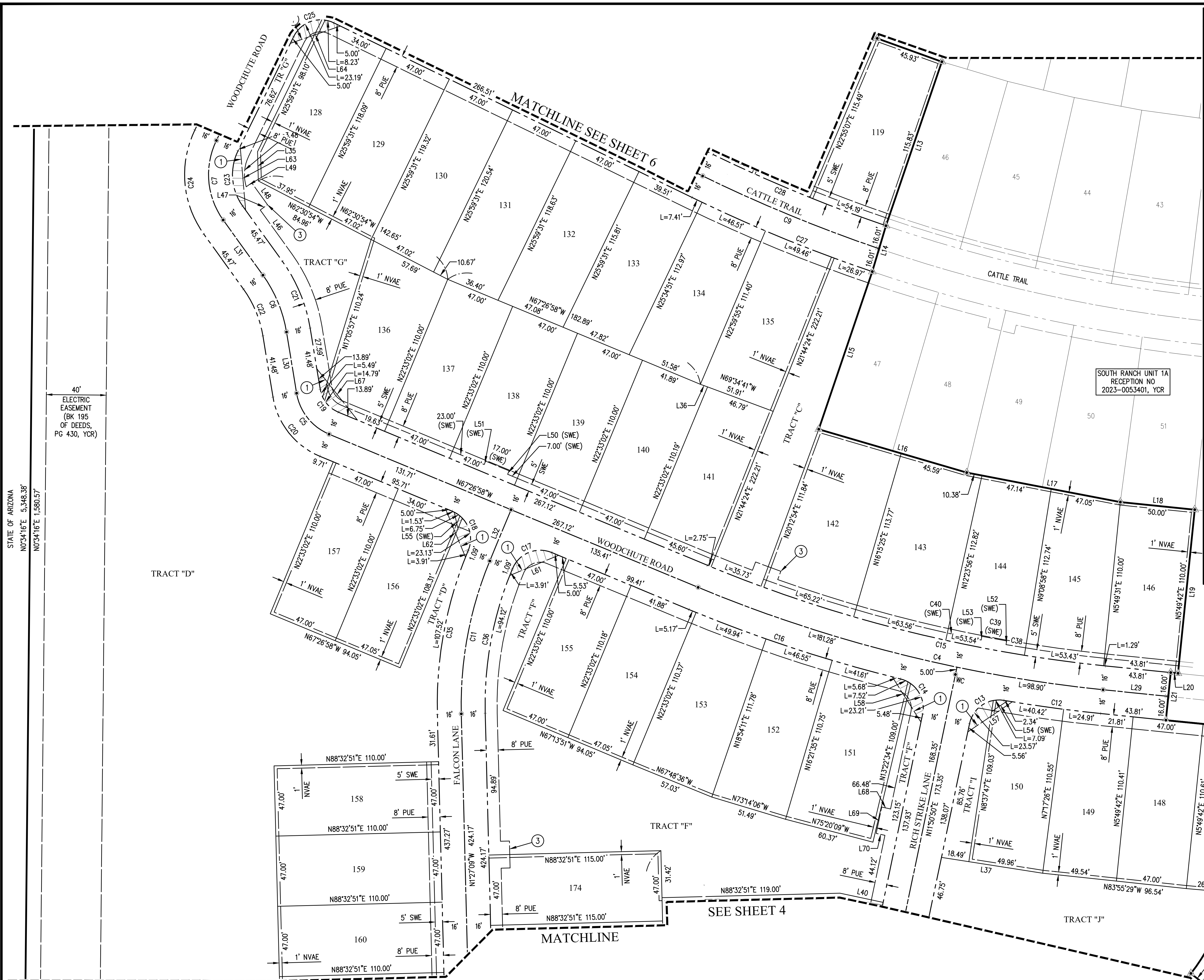
FOUND 2" BRASS CAP IN CONCRETE STAMPED "CHEEK PE 2398" WITH AN ALUMINUM WASHER STAMPED "YAVAPAI COUNTY GPS/GIS #279 RLS 13190" SOUTHWEST CORNER, SECTION 35, T15N-R2W POINT OF COMMENCEMENT



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AREA 21.9473 AC SHEET 4 OF 6  
Job No: R314344.04 Date: 2/6/2026

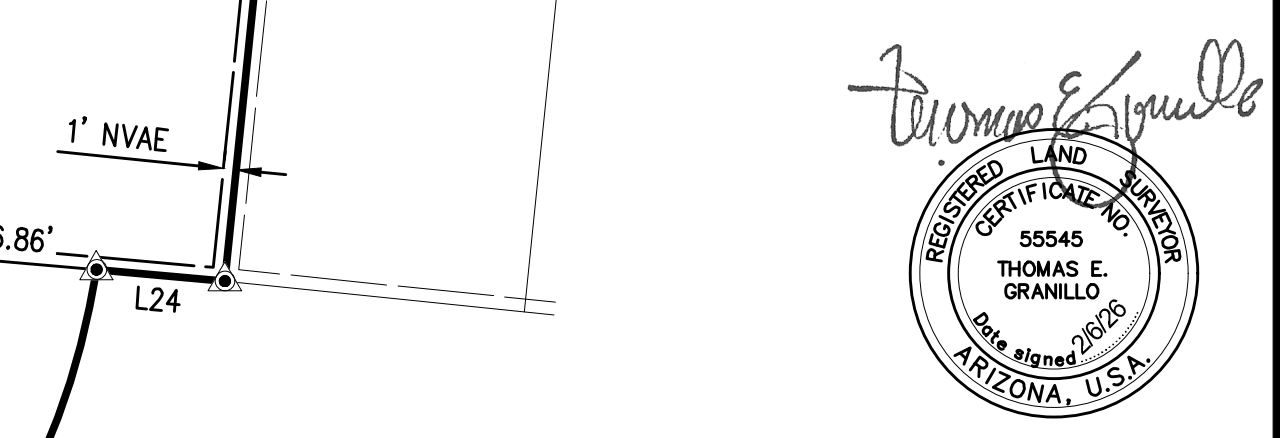
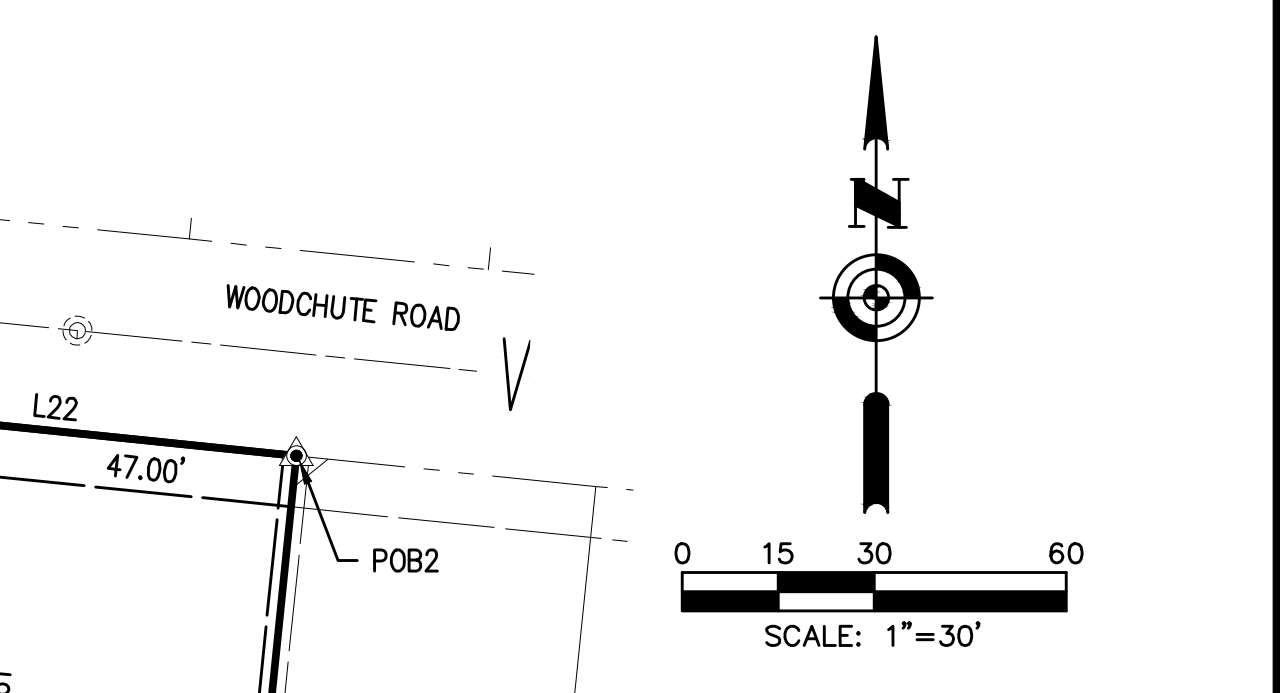


**LEGEND**

	FOUND SURVEY MONUMENT, AS NOTED.		
	CORNER OF SUBDIVISION. 1/2" REBAR TO BE SET.		
	SET CENTERLINE MONUMENT. SET IN ACCORDANCE WITH COP QCS-D-120Q.		
	EXISTING CENTERLINE MONUMENT		
C#	CURVE NUMBER	COP	CITY OF PRESCOTT
L#	LINE NUMBER	DE	DRAINAGE EASEMENT
AC	ACRES	EAE	EMERGENCY ACCESS EASEMENT
BK	BOOK	GLO	GENERAL LAND OFFICE
COR	CORNER	MOD	MAP OF DEDICATION
ESMT	EASEMENT	NVAE	NON-VEHICULAR ACCESS EASEMENT (NVAE)
EX	EXISTING	PUE	PUBLIC UTILITY EASEMENT
FD	FOUND	SE	SEWER EASEMENT
PG	PAGE	SDE	STORM DRAIN EASEMENT
POB	POINT OF BEGINNING	SVT	SIGHT VISIBILITY TRIANGLE EASEMENT (SVT)
REC NO	RECEPTION NUMBER	SWE	SIDEWALK EASEMENT
SEC	SECTION	TE	PUBLIC TRAIL EASEMENT
TR	TRACT	WC	WATER CORNER
O/S	OFFSET	WE	WATER EASEMENT
R/W	RIGHT-OF-WAY	YCR	YAVAPAI COUNTY RECORDS
S/W	SIDEWALK		

	EASEMENT
	RIGHT-OF-WAY
	LOT & TRACT LINE
	CENTERLINE
	BOUNDARY LINE
	MATCHLINE
	SECTION LINE
	MID-SECTION LINE
	ADJACENT LOT & TRACT LINE
	SIGHT VISIBILITY TRIANGLE (SVT)
	MODIFIED PUE, SEE FIRE HYDRANT PUE DETAIL, SEE SHEET 3.



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STATE OF ARIZONA  
N03°41'16"E 5,348.38'  
N03°41'16"E 1,580.57'

40'  
ELECTRIC EASEMENT  
(BK 195 OF DEEDS, PG 430, YCR)

TRACT "D"

MATCHLINE SEE SHEET 6





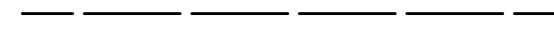
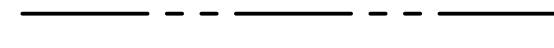
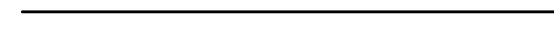
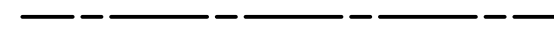


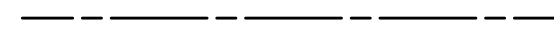
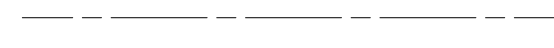
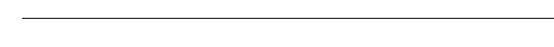


SEE SHEET 4

MATCHLINE

SOUTH RANCH UNIT 1A  
RECEPTION NO  
2023-0053401, YCR

AREA 21.9473 AC      SHEET 5 OF 6  
Job No: R314344.04      Date: 2/6/2026

LEGEND

-  FOUND SURVEY MONUMENT, AS NOTED.
  -  CORNER OF SUBDIVISION. 1/2" REBAR TO BE SET.
  -  SET CENTERLINE MONUMENT. SET IN ACCORDANCE WITH COP QCSO-120Q.
  -  EXISTING CENTERLINE MONUMENT
- |        |                    |      |  |
|--------|--------------------|------|--|
| C#     | CURVE NUMBER       | COP  | CITY OF PRESCOTT                         |
| L#     | LINE NUMBER        | DE   | DRAINAGE EASEMENT                        |
| AC     | ACRES              | EAE  | EMERGENCY ACCESS EASEMENT                |
| BK     | BOOK               | GLO  | GENERAL LAND OFFICE                      |
| COR    | CORNER             | MOD  | MAP OF DEDICATION                        |
| ESMT   | EASEMENT           | NVAE | NON-VEHICULAR ACCESS EASEMENT (NVAE)     |
| EX     | EXISTING           | PUE  | PUBLIC UTILITY EASEMENT                  |
| FD     | FOUND              | SE   | SEWER EASEMENT                           |
| PG     | PAGE               | SDE  | STORM DRAIN EASEMENT                     |
| POB    | POINT OF BEGINNING | SVT  | SIGHT VISIBILITY TRIANGLE EASEMENT (SVT) |
| REC NO | RECEPTION NUMBER   | SWE  | SIDEWALK EASEMENT                        |
| SEC    | SECTION            | TE   | PUBLIC TRAIL EASEMENT                    |
| TR     | TRACT              | WC   | WATER CORNER                             |
| O/S    | OFFSET             | WE   | WATER EASEMENT                           |
| R/W    | RIGHT-OF-WAY       | YCR  | YAVAPAI COUNTY RECORDS                   |
| S/W    | SIDEWALK           |      |  |
- 
-  EASEMENT
  -  RIGHT-OF-WAY
  -  LOT & TRACT LINE
  -  CENTERLINE
  -  BOUNDARY LINE
  -  MATCH LINE
  -  SECTION LINE
  -  MID-SECTION LINE
  -  ADJACENT LOT & TRACT LINE
  -  SIGHT VISIBILITY TRIANGLE (SVT)
  -  MODIFIED PUE, SEE FIRE HYDRANT PUE DETAIL, SEE SHEET 3.

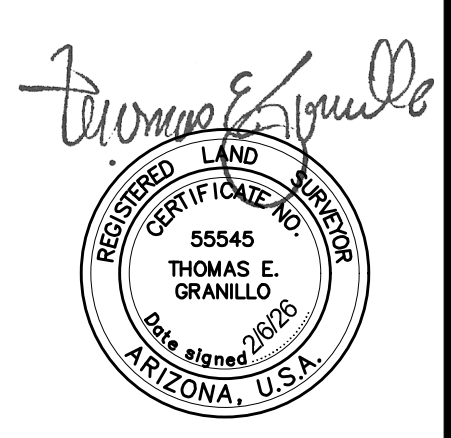
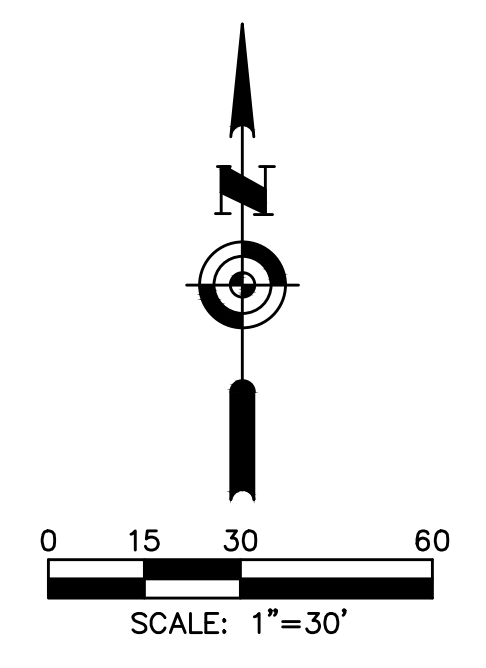
FOUND 3-1/2" ALUMINUM CAP STAMPED "AZTEC 2007, RLS 42014" NORTHWEST CORNER SECTION 35, T15N-R2W

TEMPORARY TURN-AROUND EASEMENT

REMAINDER PARCEL APN 102-05-325A ASH-DORN, LLC PARCEL 2 OF RECEPTION NO 2022-0026473, YCR

SOUTH RANCH UNIT 1A RECEPTION NO 2023-0053401, YCR

STATE OF ARIZONA  
40'  
ELECTRIC EASEMENT (BK 195 OF DEEDS, PG 430, YCR)



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AREA 21.9473 AC SHEET 6 OF 6  
Job No: R314344.04 Date: 2/6/2026