

City of Prescott

Board of Adjustment



August 20, 2026 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 1st Floor
Prescott, AZ 86301

AGENDA

The following Agenda will be considered by the **Board of Adjustment** at their meeting to be held **August 20, 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 July 16, 2026 Board of Adjustment Meeting Minutes.

Recommended Action: MOVE to approve minutes as presented

- B.

V26-008: Variance to Article 3, Section 3.9.3.F (MF-M/Minimum Setbacks) of the City's Land Development Code (LDC) Allowing for a Reduction of the Required 20' Front Setback by 8'-6" Resulting in a 11'-6" Front Setback & a Reduction of the Required 10' Corner Side Setback by 5'-7" Resulting in a 4'-5" Corner Side Setback for Construction of a New Covered Front Porch Attached to the Existing Residence. Zoning: MF-M (MH) (Multi-Family/Medium Density). Property Owner: Cooley Charlotte & Robert Revocable Living Trust. Applicant: ETC Contracting. Location: APN 113-09-024, 444 Lincoln Ave.

Recommended Action: MOVE to approve or deny V26-008 per the site plan provided

- C. **CUP26-002:** Review for Revocation of the Conditional Use Permit to Allow an Ambulance Service (Ground & Air with Helicopter Landing Pad) at the North Side of the Hospital Site Adjacent to State Route 69 in a BR (Business Regional) Zoning District. Location: APN 103-15-160A, 4822 E State Route 69 Encompassing 9.2 Acres. Property Owner: EHC Prescott LP.

Recommended Action: MOVE to amend or revoke CUP26-002

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 8/13/26 at 11:00 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.

Sarah M. Thornhill

Sarah M. Thornhill, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: August 20 Board of Adjustment
DATE: August 20, 2026
DEPT: Community Development
ITEM #: 3.A
SUBJECT: Approval of July 16, 2026 Board of Adjustment Meeting Minutes.

ITEM SUMMARY

This item is for approval of the July 16, 2026 Board of Adjustments 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 minutes as presented

ATTACHMENTS

1. July 16, 2026 BOA Minutes



City of Prescott Board of Adjustment

July 16, 2026 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 1st Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chair Teeters called the meeting to order at 9:00 a.m.

2. ROLL CALL

Tony Teeters, Chair
Miriam Haubrich, Vice Chair
Thomas Davis, Member
Mark Hokeness, Member
Tom Hutchison, Member (Excused)
Larry Meads, Member (Excused)
Rick Kimery, Member

3. DISCUSSION & ACTION ITEMS

- A. Approval of the June 18, 2026, Board of Adjustment Meeting Minutes.

MEMBER DAVIS NOTED A CORRECTION TO THE VICE CHAIR TITLE.

MOTION BY VICE CHAIR HAUBRICH TO APPROVE THE JUNE 18, 2026, MEETING MINUTES WITH CORRECTIONS; SECONDED BY MEMBER DAVIS: PASSED (5-0).

- B. **V26-009:** Variance to Article 3, Section 3.9.3.F (MF-M/Minimum Setbacks) of the City's Land Development Code (LDC) Allowing for Reduced Side & Rear Setbacks for a New Single-Family Residence. Zoning: MF-M (PAD) (Multi-Family/Medium Density). Property Owner: Blake Payan. Applicant: Plus Properties LLC dba Hust Family Homes. Location APN: 109-12-041A, 881 Alpha Lane.

Community Planner Tammy DeWitt presented a request for setback variances for a new two-story single-family residence within the Highland Forest Highlands Townhomes development. Ms. DeWitt explained the development was originally approved under earlier zoning regulations with reduced setbacks, but documentation supporting those standards could not be located. The proposed setbacks were consistent with surrounding homes and applicant will need to accommodate for all the drainage which will take place during the permitting process.

Per State Statute Requirements, staff notified the public by sending out mailings to property owners extending 300 feet. Additionally, they posted signs and published

notices in the local paper. Following this process, staff received three letters of concern from adjacent property owners.

Member Davis asked to clarify that proposed setbacks were consistent with the surrounding neighborhood and had it been built at the same time as the adjacent properties, it would qualify as permitting existing use.

Ms. DeWitt confirmed and stated that though supporting documentation for those approvals could not be located, the request was required to proceed through the variance process under the current Land Development Code.

Member Hokeness requested input from the applicant regarding drainage concerns that had been received, deferring to the applicant to provide their perspective on the matter.

Applicant Jeremy Hust, owner of the Hust Family Homes, supported Ms. DeWitt's focus on drainage improvements, noting that these issues would be engineered and addressed during the building permit process.

Board discussion found the request was consistent with the neighborhood.

**MEMBER HOKENESS MOVED TO APPROVE V26-009 AS SUBMITTED;
SECONDED BY MEMBER KIMERY: PASSED (5-0).**

4. STAFF UPDATES

Staff provided no further updates, and confirmed that a Board of Adjustment meeting would convene the coming month.

5. ADJOURNMENT

Chair Teeters adjourned the meeting at 9:11 a.m.

Anthony Teeters, Chair

Karen Compean, Board Secretary



TO: MAYOR AND CITY COUNCIL
AGENDA: August 20 Board of Adjustment
DATE: August 20, 2026
DEPT: Community Development
ITEM #: 3.B
SUBJECT:

V26-008: Variance to Article 3, Section 3.9.3.F (MF-M/Minimum Setbacks) of the City's Land Development Code (LDC) Allowing for a Reduction of the Required 20' Front Setback by 8'-6" Resulting in a 11'-6" Front Setback & a Reduction of the Required 10' Corner Side Setback by 5'-7" Resulting in a 4'-5" Corner Side Setback for Construction of a New Covered Front Porch Attached to the Existing Residence. Zoning: MF-M (MH) (Multi-Family/Medium Density). Property Owner: Cooley Charlotte & Robert Revocable Living Trust. Applicant: ETC Contracting. Location: APN 113-09-024, 444 Lincoln Ave.

ITEM SUMMARY

This item is for review of V26-008. The applicant is requesting a variance to allow for a reduction of the required front and corner side setbacks to allow for the construction of a new covered front porch attached to the existing residence.

BACKGROUND

STAFF ANALYSIS:

The property is located within the Multi-Family Medium (MF-M) zoning district within Murphy's Fifth Subdivision and was originally constructed in 1939, prior to the current zoning code requirements for the Multi-Family Medium zoning district. The home is considered a legal nonconforming structure. Per LDC Section 10.3.1 (Nonconforming Structures) "an existing structure that is not in compliance with this Code or subsequent amendment applicable to the structure shall not be enlarged, extended, or substituted, except in full compliance with this Code."

The home originally had a 6' x 15'-6" covered front porch that encroached into the required front setback by approximately 8'-6". The proposed covered front porch will not encroach further into the front setback but will be extended and encroach into the required corner side setback by approximately 5'-7". The covered front porch was removed/demolished due to the home being remodeled to change the siding material and replace windows in October 2025. The remodel required the existing front porch to be removed to change the siding to the front façade of the home. The homeowners are now requesting to replace and extend the previous front porch to be 6' x 28'. However, the proposal does not meet current zoning setbacks, and a variance is needed to extend the front porch from its original footprint.

The staff analysis and recommendation is based on a review of the request's consistency with the 2015 General Plan, and consistency with neighborhood characteristics, as well as the Variance requirements of LDC Section 9.13.4.

COMPATIBILITY WITH THE NEIGHBORHOOD:

In researching the adjacent properties, staff was unable to find similar variance requests for a reduction to the front or corner side setbacks. However, many neighboring properties have similar front porches that do not meet the current setbacks of the Multi-Family Medium Density zoning district and are considered to be legal nonconforming structures as they were permitted under old zoning codes.

VARIANCE REQUIREMENTS:

Variances may be granted only if, because of special and unusual circumstances applicable to the property, including its size, shape, topography, location, or surroundings, the strict application of the zoning code will deprive such property of privileges enjoyed by other properties in the district. Such Variance shall not constitute a grant of special privileges inconsistent with other properties in the vicinity or be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

COMPLIANCE WITH REQUIRED VARIANCE CRITERIA:

1. **Extraordinary Conditions (LDC Section 9.13.4.A.1).** There are extraordinary conditions affecting the land involved such that strict application of the provisions of this Code will deprive the applicant of the reasonable use of his land. For example, a Variance may be justified because of topography, or size, shape, intrusive off-site impacts, or other special conditions unique to the property and development involved.

Staff Comments: The home itself does not meet the current setback regulations per the zoning district of 20ft on the front and 10ft on the corner side. This significantly reduces the buildable area of the lot and would not allow the property owner to construct a new covered front porch without a variance approval.

2. **Substantial Detriment (LDC Section 9.13.4.A.2).** Granting the Variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this Code.

Staff Comments: The proposed covered front porch will not impact the adjacent properties as the requested setback encroachments are towards separate city rights of way.

3. **Special Privileges (LDC Section 9.13.4.A.3).** Granting of a Variance shall be subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.

Staff Comments: The requested setbacks do not grant the applicant special consideration as compared to other existing residences nearby. As such, no special privilege would be conferred on the applicant by the granting of this request. Staff have reviewed the adjacent lots, and the request is similar to current existing circumstances.

4. **Self-induced Hardship (LDC Section 9.13.4.A.4).** The hardship is not the result of the applicant's own actions.

Staff Comments: The property was platted in 1915 prior to current zoning and setback regulations resulting in the home being considered a legal nonconforming structure under current zoning codes.

5. **General Plan (LDC Section 9.13.4.A.5).** It will be in substantial compliance with the General Plan or other relevant area plans or neighborhood plans.

Staff Comments: The proposed Variance is on an existing residential lot and is, therefore, in compliance with the General Plan.

6. **Utilization.** Because of special circumstances applicable to the property, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district.

Staff Comments: Since the home and front porch were originally constructed in its current location under old zoning codes, rebuilding and extending the proposed 6' x 28' front porch would not be possible without the approval of a variance to reduce setbacks.

NEIGHBORHOOD COMMENTS:

Staff has not received any comments from the public.

FINANCIAL IMPACT

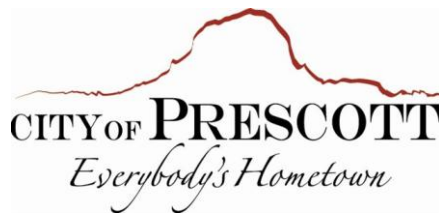
There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to approve or deny V26-008 per the site plan provided

ATTACHMENTS

1. VARIANCE QUESTIONNAIRE
2. SITE PLAN
3. V26-008 - PRESENTATION



CITY OF PRESCOTT

VARIANCE SUBMITTAL CHECKLIST

No application will be accepted unless it is complete including, but not limited to, the following:

- ☐ An electronic file of the Site Plan. Building Elevations are encouraged to be submitted with the site plan, if applicable.
- ☐ Completed Variance Questionnaire. (Page 2 and 3 of this document)
- ☐ Filing & Postage* Fee (Invoice to be paid will be sent to applicant after application is submitted).

*Postage Mailing Fee. The Community Development Department will notify adjacent property owners of this application within 300 feet of the subject property (or a greater distance if deemed necessary by the Community Development Director). The applicant will be billed and required to pay the postage-mailing fee prior to the scheduled Public Hearing.

NOTE: A DETERMINATION OF “APPLICATION COMPLETENESS” BY THE STAFF PLANNER AND A RECEIPT FOR THE FILING FEE WILL BE SENT TO THE APPLICANT WITHIN FIFTEEN (15) DAYS OF SUBMITTAL OF THE APPLICATION.

VARIANCE QUESTIONNAIRE

All questions must be answered prior to acceptance of the application.

1. Describe the special or unique conditions and circumstances which are peculiar to the land (e.g. large trees, rocks, outcrops, washes, steep topography, etc), structure or building, which are not applicable to other lands, structures or buildings in the same zoning district in other locations.

At Madison and Lincoln we have two electric poles and a metal post that holds the city street signs. Also, Madison does not go through limiting traffic to locals. The original house was built in 1939 with the following property line to easement dimensions.

House to Madison = 13' ; Madison to property line = 8'7"

House to Lincoln = 23'11" ; Lincoln to property line = 17'6"

2. Indicate how the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance. If citing other properties, their addresses must be given.

The current Zoning Ordinance requires there be 10' from the structure to the property line. Because this home was built in 1939 when a different Ordinance was in place, our current structure (the house) is only 4'5" to the property line on the North side of the house facing Madison. We wish to match the dimensions of the front porch to end at the current footprint of the structure. We want to build a front porch, like our neighbors at 438 Lincoln Ave., that runs the entire width of the house.

3. Describe how the alleged hardships caused by the literal interpretation of the provisions of the Zoning Ordinance include more than personal inconvenience and financial hardship, which do not result from the actions of the applicant(s).

We will incur restocking fees of lumber we purchased based on the verbal indication from a City of Prescott inspector, Andrew. He indicated that we should have no problem extending the porch as long as we did not go past the depth of the previous porch which extended 6' from the house. We will also lose our ability to spend time at the front of the property where we can socialize with our neighbors more freely.

4. Indicate why granting the requested variance will not confer upon the applicant any special privilege that is denied by the Land Development Code to other owning lands, structures or buildings in the same district.

We have two neighbors with porches that extend the full width of their houses. Our immediate next door neighbor at 438 Lincoln Ave and our neighbor across the street at 435 Lincoln Ave. Also, of note is the blocked views at 1st Street and Navajo. Our proposed structure does not limit views at our corner Madison and Lincoln.

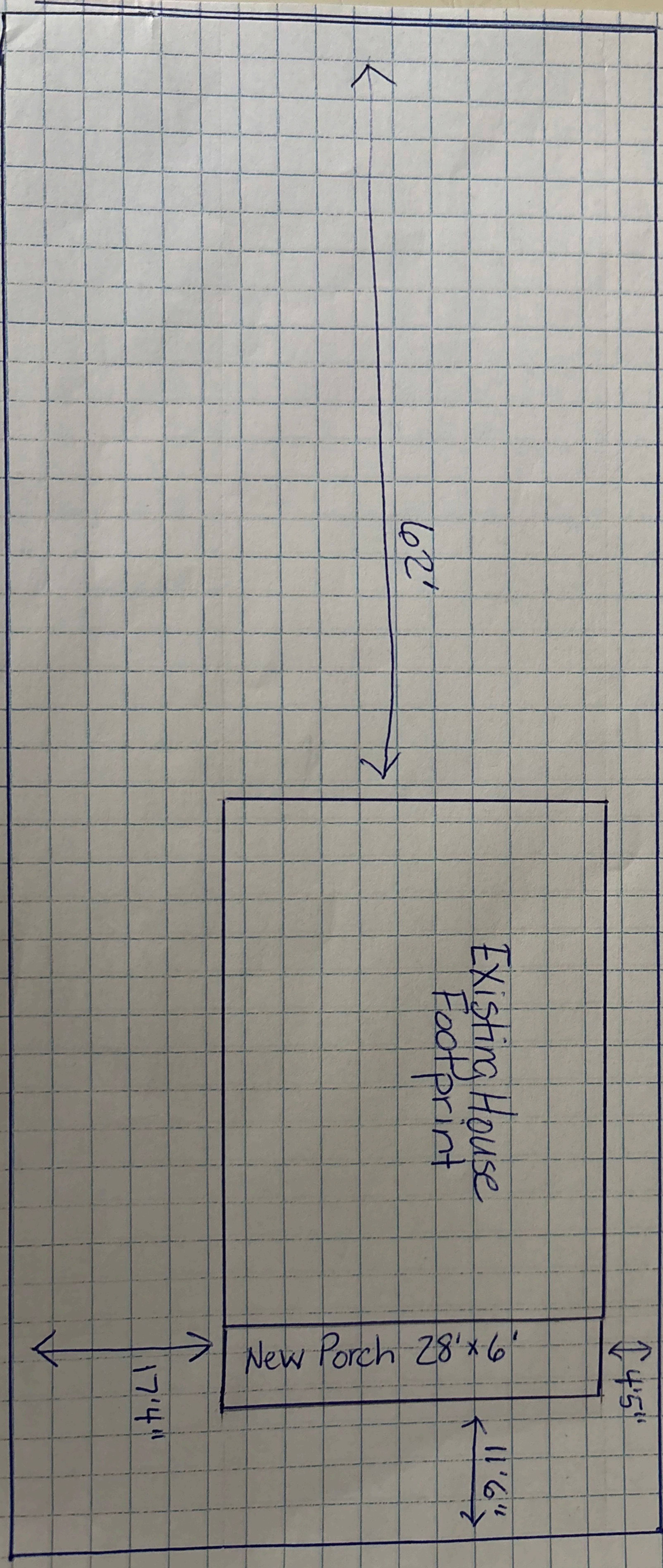
5. Indicate why granting the variance will not interfere with or injure the rights of other properties in the same district.

The corner in question is not on a through street. This greatly limits the traffic heading East at that corner. Our open porch will not obstruct views for any traffic. Our proposed porch will be well out of the way of the existing city-owned structures at the corner.

36"

N ↑

Property Line: 120' x 50'
Property Line to House
North Side: 4'5"
East Side: 17'6"
South Side: ~~17'6"~~ 17'4"
West Side: 62'





V26-008

444 LINCOLN AVE

JACOB LUND-COMMUNITY PLANNER

August 20, 2026
Board of Adjustment

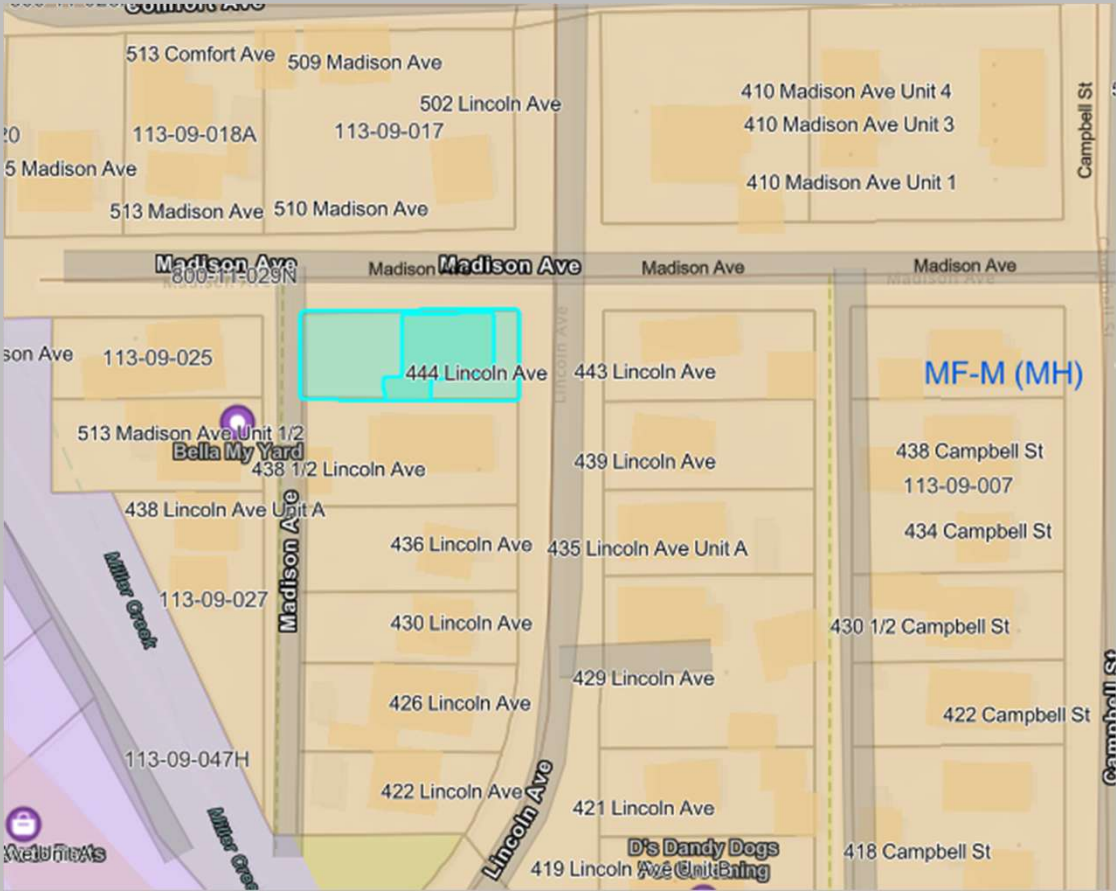


REQUEST

Variance to Article 3, Section 3.9.3.F(MF-M Minimum Setbacks) of the City's Land Development Code (LDC) to allow for a reduction of the required 20' front setback by 8'-6" and the required corner side setback by 5'-7" for construction of a new 6' x 28' covered front porch attached to an existing residence.



ZONING MAP



AERIAL IMAGERY MAP

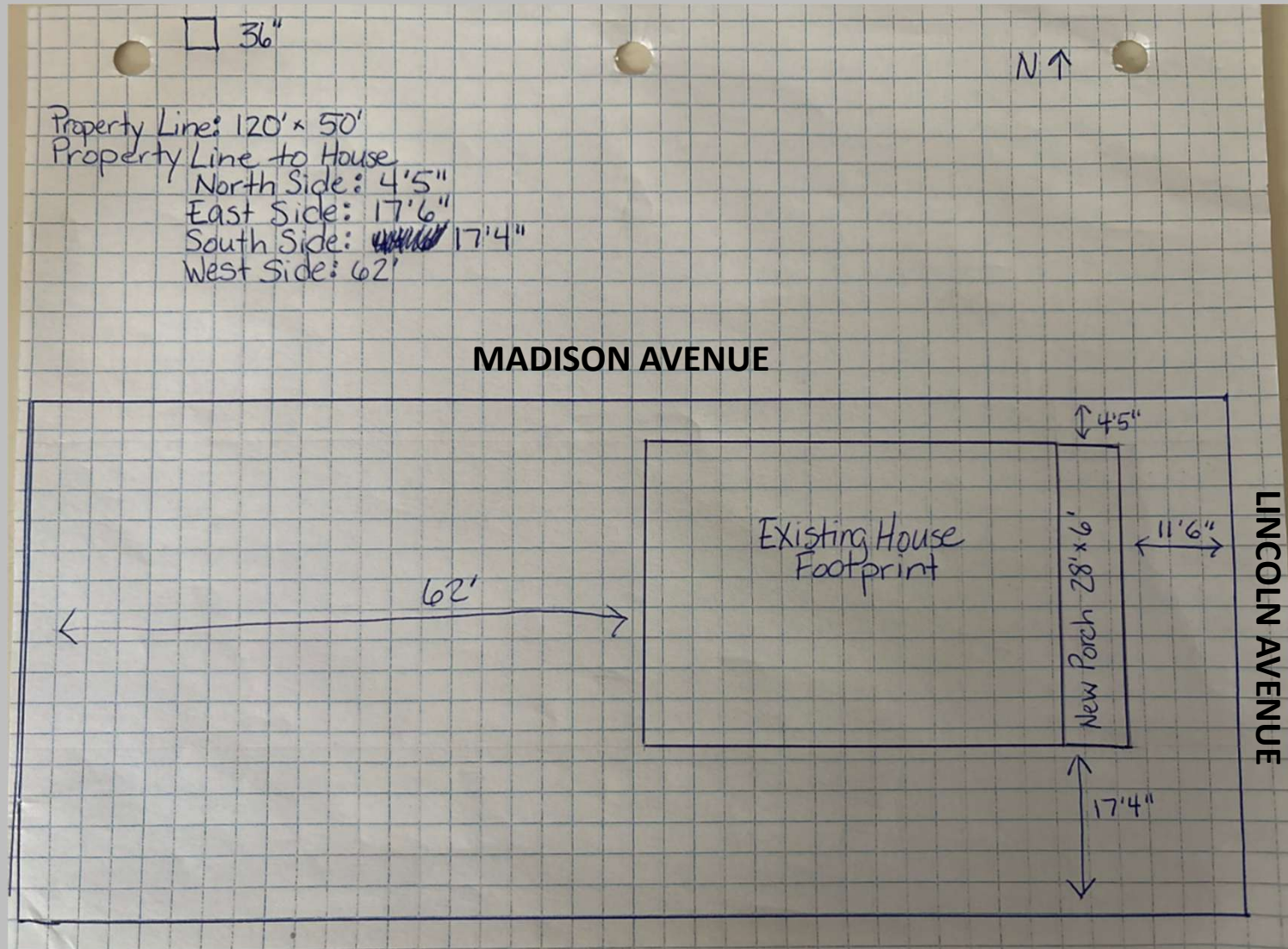


PROPERTY HISTORY

- Home was originally constructed in 1939 prior to current zoning code requirements for MF-M zoning district.
- Originally home constructed approximately 17ft from front property line and 4.5ft from corner side property line along Madison Avenue with a 6' x 15'-6" front porch.
- House is considered a Legal Nonconforming Structure Per LDC Section 10.3.1.
- Original front porch removed/demolished due to a remodel permit to change windows and the original siding material of the home in October 2025.
- Applicant is proposing to rebuild and expand the front porch to be 6' x 28'.



SITE PLAN



PICTURES OF SITE



FRONT OF PROPERTY – FACING WEST FROM LINCOLN AVE



SIDE OF PROPERTY – FACING SOUTH FROM MADISON AVE

PICTURES OF SITE



FRONT OF PROPERTY – FACING NORTH FROM LINCOLN AVE



**CORNER SIDE OF PROPERTY – FACING WEST FROM
INTERSECTION OF LINCOLN AVE & MADISON AVE**

SIMILAR NEIGHBORING FRONT PORCHES



435 LINCOLN AVE



429 LINCOLN AVE



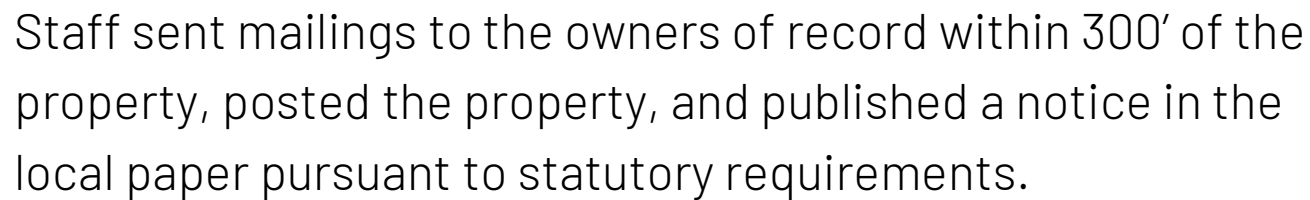
Variance Review Criteria LDC Section 9.13

- Extraordinary Conditions
- Substantial Detriment
- Special Privileges
- Self-Induced hardship
- General Plan
- Utilization



STAFF ANALYSIS

- Weighed against six review criteria per the LDC.
- Researched records and unable to find similar variance requests or approvals for a reduction to the front or corner side setbacks.
- However, multiple neighboring properties have similar front porches that do not meet current setback requirements for MF-M zoning district.





Recommended Action

**MOVE to approve or deny V26-008
per site plan provided.**

Questions & Comments?





TO: MAYOR AND CITY COUNCIL
AGENDA: August 20 Board of Adjustment
DATE: August 20, 2026
DEPT: Community Development
ITEM #: 3.C
SUBJECT: **CUP26-002:** Review for Revocation of the Conditional Use Permit to Allow an Ambulance Service (Ground & Air with Helicopter Landing Pad) at the North Side of the Hospital Site Adjacent to State Route 69 in a BR (Business Regional) Zoning District. Location: APN 103-15-160A, 4822 E State Route 69 Encompassing 9.2 Acres. Property Owner: EHC Prescott LP.

ITEM SUMMARY

This item is a request for review of the approved Conditional Use Permit (CUP) for an ambulance service (ground and air with helicopter landing pad) at Exceptional Hospital due to non-compliance.

BACKGROUND

On June 18, 2026, the Board of Adjustment approved a Conditional Use Permit to allow an ambulance service (ground and air with helicopter landing pad), with 4 conditions.

Approved Conditions:

1. The applicant shall install a 6-foot solid screening wall along the north and west property line as approved under Building Permit B2503-018;
2. The applicant shall install additional landscaping along State Route 69 frontage adjacent to the helistop per the rendering provided by applicant under Building Permit No. B2503-018;
3. The applicant shall submit for a new building permit and receive building permit approval for the helistop (fueling, fuel storage, storage, repairing or maintenance of helicopters is prohibited); and
4. The applicant shall complete the installation of the above three conditions and complete their final inspection on or before July 31st, 2026. If the conditions are not met, the Community Development Director will issue notice per LDC 9.3.7.C that the CUP will be considered for revocation during the August 20th, 2026 Board of Adjustment meeting.

Conditional Use Permits are required for certain uses that may have impacts on other surrounding uses. The CUP allows the Board of Adjustment to apply conditions to mitigate any such impacts. Such impacts are often associated with lighting and noise generation. In the case of hospital associated ambulance services (including air ambulance), the frequency of expected use is an issue to be examined in determining conditions.

The applicant had submitted for the required Building Permit on July 14, 2026, for the Helistop, but it did not address questions from the Airport and Building Review and is "Out for Corrections" since the day of this memo, August 7, 2026.

A letter of Non-Compliance was sent on July 31, 2026, letting the applicant know that the approved conditions have not been met because the wall has not been completed and the permit for the helipad has not been approved.

PROPOSED USE:

The proposed helistop was proposed to be used for air transport of patients from Exceptional Healthcare to other hospitals and trauma centers. No aircraft will be based on-site. The applicant stated the anticipated frequency of flight, based on other facilities, is one helicopter transfer per day. This could certainly vary as needs arise.

Mitigation required by the Board is most often applied in the form of limited hours of operation or enhanced landscaping. In this case limiting the hours of operation is not viable and given the proposed location of the helistop, enhanced landscaping may not produce any additional mitigation.

Section 9.3.7.C. Expiration/Revocation of Approval

“The Board of Adjustment may revoke a Conditional Use Permit in the event of a subsequent failure by the property owner or person in possession to comply with an ongoing condition of approval. Such revocation shall not occur without written notice to the property owner, at least 20 calendar days prior, advising of the revocation consideration and an opportunity to appear before the Board. Revocation procedures shall be subject to the Public Notice requirements set forth in Sec 9.1.8.A.”

STAFF RECOMMENDATION:

Staff recommends review of the approved conditions for any amendments or revoke CUP26-002.

NEIGHBORHOOD COMMENTS:

Staff has sent notices to all property owners within 1000 feet from the property boundary and posted the property. At the time of this writing, Staff has not received any public comments regarding this Conditional Use Permit request.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

MOVE to amend or revoke CUP26-002

ATTACHMENTS

1. CUP26-002 Non-Compliance Letter
2. NARRATIVE
3. SITE PLAN
4. CUP26-002 Ambulance Revocation Presentation

City of Prescott
Community Development Department
201 N. Montezuma St
Prescott AZ 86301

Contact: Chelsea Walton
Chelsea.walton@prescott-az.gov
Tele: (928) 777-1405
www.prescott-az.gov

SENT VIA EMAIL TO: don.nicolini@ehc24.com and dnicolini@ehc.com

July 31, 2026

Dear EHC PRESCOTT LP,

The project at 4822 E State Route 69, namely the Exceptional Healthcare Hospital, received a Conditional Use Permit CUP26-002 approval from the City of Prescott Board of Adjustments on June 18, 2026 for ambulance service (ground and air with helicopter landing pad). This approval came with the following 4 conditions:

1. The applicant shall install a 6-foot solid screening wall along the north and west property line as approved under Building Permit B2503-018;
2. The applicant shall install additional landscaping along State Route 69 frontage adjacent to the helistop per the rendering provided by applicant under Building Permit No. B2503-018;
3. The applicant shall submit for a new building permit and receive building permit approval for the helistop (fueling, fuel storage, storage, repairing or maintenance of helicopters is prohibited); and
4. The applicant shall complete the installation of the above three conditions and complete their final inspection on or before July 31st, 2026. If the conditions are not met, the Community Development Director will issue notice per LDC 9.3.7.C that the CUP will be considered for revocation during the August 20th, 2026 Board of Adjustment meeting.

The Land Development Code section 9.3.7.C. states the following:

The Board of Adjustment may revoke a Conditional Use Permit in the event of a subsequent failure by the property owner or person in possession to

comply with an on-going condition of approval. Such revocation shall not occur without written notice to the property owner, at least 20 calendar days prior, advising of the revocation consideration and an opportunity to appear before the Board. Revocation procedures shall be subject to the Public Notice requirements set forth in Sec 9.1.8A.

There have been several attempts by the Community Development Department to get this property into compliance. At this time, the wall hasn't been constructed and the permit for the helipad hasn't been completed nor have final inspections occurred. Therefore, the property is out of compliance with condition of approval numbers 1, 3, and 4. This letter is being sent as notice that CUP26-002 will be added to the Board of Adjustment's August 20, 2026 meeting agenda to consider the revocation of the CUP.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Chelsea Walton". The signature is fluid and cursive, with a long horizontal stroke at the end.

Chelsea Walton

Director

Encl. 6/19/2026 CUP26-002 Approval Letter

City of Prescott
Planning and Zoning
201 N. Montezuma St, Prescott AZ 86301
planning@prescott-az.gov
(928) 777-1405



DATE: 6/19/2026

Exceptional Healthcare-Prescott
3514 Cedar Springs Rd.
Dallas, TX 75219

PROJECT #: CUP26-002 Ambulance Service (ground and air with helicopter landing pad)

PROJECT STATUS: ☒ **APPROVED** ☐ **CORRECTIONS REQUIRED**

This notice is to inform you that the requested Conditional Use Permit (CUP) to allow an ambulance service (ground and air with helicopter landing pad) to service Exceptional Healthcare was approved with the following conditions:

1. The applicant shall install a 6-foot solid screening wall along the north and west property line as approved under Building Permit B2503-018;
2. The applicant shall install additional landscaping along State Route 69 frontage adjacent to the helistop per the rendering provided by applicant under Building Permit No. B2503-018;
3. The applicant shall submit for a new building permit and receive building permit approval for the helistop (fueling, fuel storage, storage, repairing or maintenance of helicopters is prohibited); and
4. The applicant shall complete the installation of the above three conditions and complete their final inspection on or before July 31st, 2026. If the conditions are not met, the Community Development Director will issue notice per LDC 9.3.7.C that the CUP will be considered for revocation during the August 20th, 2026 Board of Adjustment meeting.

The City of Prescott's Board of Adjustment (BOA) voted on June 18, 2026, to approve the request for a Conditional Use Permit located at 4822 E State Route 69; APN: 103-15-160A;. An appeal of the BOA's decision (per Section 9.3.8. Appeal) may be filed within the 30 days following the BOA decision.

More information about Conditional Use Permits is available in the City's Land Development Code (LDC) Section 9.3 (available on the City of Prescott website: www.prescott-az.gov/).

Please contact us at (928) 777-1405 with any questions you may have.

Respectfully,
PLANNING AND ZONING
CITY OF PRESCOTT



April 1, 2026

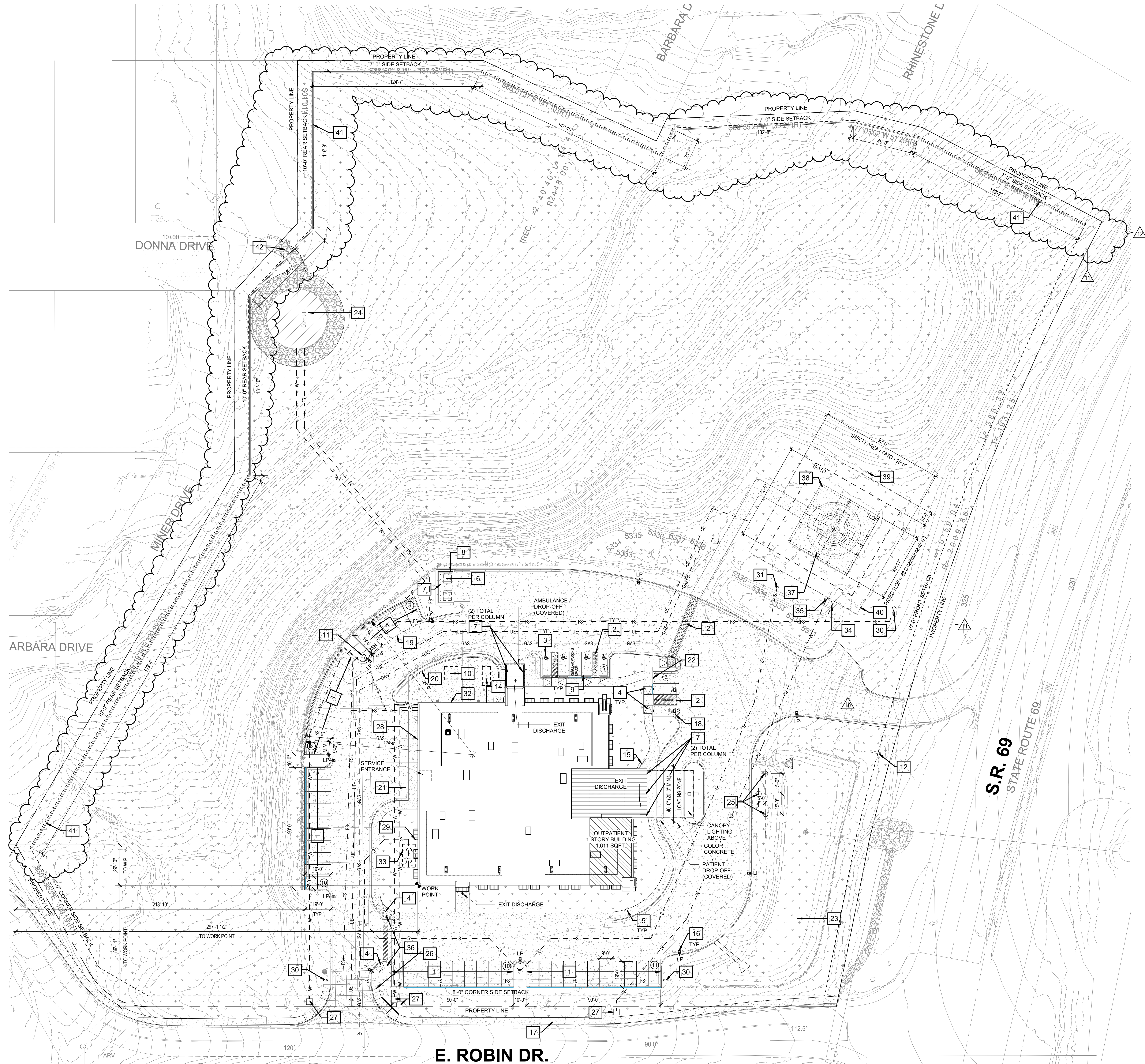
City of Prescott
Planning and Zoning
201 N Montezuma Street,
Prescott, AZ 86301

RE: Conditional Use Permit Narrative

Exceptional Healthcare is proposing a hospital heliport, a private use facility that consists of a landing surface with no fueling, defueling, maintenance, repairs, or structures providing storage of a helicopter. Flatwork, markings, lighting, fencing, and a wind cone have been provided per FAA Advisory Circular **AC150/5390-2d** Heliport design. Anticipated impact on the surrounding area to be minimal, historical data from Exceptional Healthcare's other facilities provide for one helicopter transfer per week. Due to the nature of a hospital, hours of operation for the heliport will be 24 hours a day, 365 days a year, when the necessity of transport arises. The heliport will be accessible by the hospital staff only, and sited so as not to cause disruption to any ordinary hospital activities and travel by visitor or emergency vehicle. Exceptional Healthcare has contracted with a Precast Concrete Fence manufacturer to procure and install a visual and sound barrier on the North and West Property line. Additionally, landscape screening along highway 69 to provide a visual barrier between the road way and the helipad will be provided.

Robert Donaldson AIA
BMH AsBuilt USA

1 SITE PLAN
1" = 30'-0"



SITE PLAN KEYED NOTES BY SYMBOL "XX"

1. PARKING STALL STRIPING
2. PAINTED STRIPING @ CROSS WALK, ACCESSIBLE AISLES
3. PAINTED ACCESSIBLE PARKING STALL SYMBOL
4. ACCESSIBLE CURB RAMP. COORDINATE WIDTH CURB RETURNS. RE: 7/G1.00
5. CONCRETE SIDEWALK/FLATWORK; RE: CIVIL. SOIL CONDITIONING FOR BUILDING SLAB SHALL BE EXTENDED OUT TO INCLUDE AREAS BELOW ALL SIDEWALK/FLATWORK DIRECTLY ADJACENT.
6. 8 YARD DUMPSTER
7. BOLLARDS; 6" STEEL PIPE X 48" HIGH, GROUT FILLED.
8. 8' HIGH CMU WALL W/ SOLID GATES. REFER TO SHEET AS1.2 SITE DETAILS FOR MORE INFORMATION.
9. WHEEL STOP
10. TRANSFORMER & CONCRETE PAD. REF. MEP.
11. FIRE DEPARTMENT CONNECTION. REFER TO CIVIL/MEP
12. MONUMENT SIGN
13. FIRE HYDRANT RE: CIVIL
14. GENERATOR, CONCRETE PAD RE:MEP
15. BICYCLE RACKS PER CITY REQUIREMENTS
16. EXTERIOR SITE LIGHTING RE:MEP
17. CONCRETE SIDEWALK (OUTSIDE OF PROPERTY LINE)
18. VAN ACCESSIBLE PARKING SPACE
19. COVERED PARKING SPACES - FULL CANTILEVER SUPPORTS - RE: SPECIFICATIONS
20. 8' HIGH WALL - REFER TO SHEET AS1.2 FOR DETAILS
21. CART WASHING AREA
22. ACCESSIBLE PARKING SIGN
23. RETENTION POND - RE:CIVIL
24. FIRE STORAGE TANK
25. FLAG POLE LOCATION
26. WALKWAY FROM PUBLIC ACCESS TO FACILITY ENTRANCE
27. 1 1/2" WATER METER (RE:CIVIL)
28. GAS METER LOCATION (RE:MEP)
29. SEWER WATER BACKWATER VALVE
30. PROPOSED FIRE HYDRANT
31. PROPOSED SEWER TO FUTURE SITE - PROVIDE SLEAVE ONLY (RE:CIVIL)
32. ELECTRIC METER - (RE:MEP)
33. GREASE INTERCEPTOR (RE:MEP)
34. INSTALL 8" FIRE SERVICE - RE:CIVIL
35. PROPOSED WATERLINE TO FUTURE SITE - PROVIDE SLEAVE ONLY (RE:CIVIL)
36. PROVIDE TRUNCATED DOMES AT ALL VEHICULAR TRAFFIC CROSSINGS
37. HOSPITAL HELIPORT- PRIVATE USE CONSISTS OF LANDING SURFACE WITH NO FUELING, DEFUELING, MAINTENANCE, REPAIRS, OR STRUCTURES PROVIDING STORAGE OF HELICOPTER - PROVIDE FLATWORK, MARKINGS, LIGHTING, AND WIND CONE PER CIVIL DRAWINGS AND FAA ADVISORY CIRCULAR AC150/5390-2D HELIPORT DESIGN. RE: 12/AS1.2
38. PROVIDE INGROUND LIGHT FIXTURE RE: 13/AS1.2
39. PROVIDE WINDCONE ASSEMBLY INTERNALLY LIT 10' ON CONCRETE RE: 11/AS1.2
40. PROVIDE 5'-0" HIGH CHAIN METAL SECURITY FENCE. PROVIDE GATE
41. PROVIDE MINIMUM 6'-0" HIGH VISUAL AND SOUND BARRIER MANUFACTURED BY STACKWALL - DESIGN BUILD
42. PROVIDE 8'-0" WIDE BY 6'-0" HIGH GATE

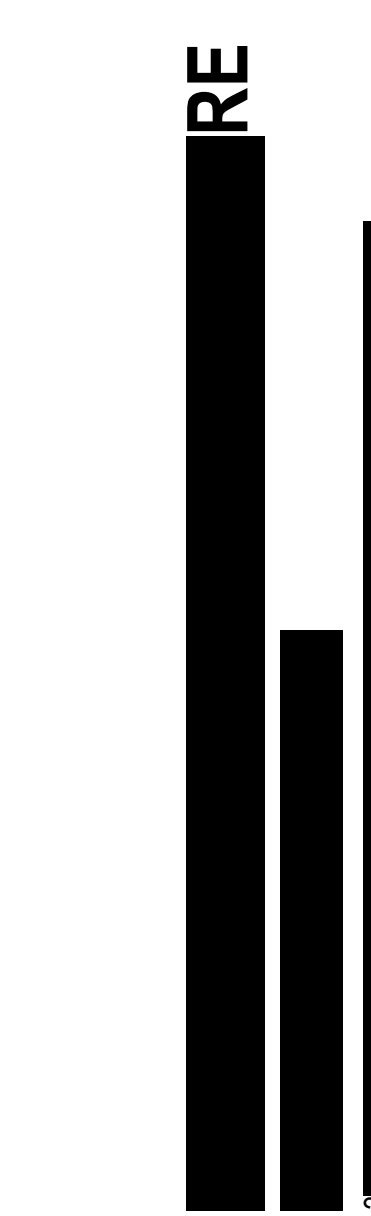
SITE PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. REFER CIVIL ENGINEERING DOCUMENTS FOR ADDITIONAL INFORMATION AND DIMENSION CONTROL.
3. CONFIRM LOCATIONS, QUANTITIES, AND COMPLETENESS OF SITE UTILITIES INSTALLED BY OTHERS.
4. IN NO INSTANCE SHALL PAVING OR FLATWORK DIRECTLY ADJACENT TO THE BUILDING BE HIGHER IN ELEVATION THAN FINISH FLOOR, OR OTHERWISE SLOPE (DRAIN) TO THE BUILDING.
5. IN NO INSTANCE SHALL THE ACCESSIBLE PARKING STALLS, ACCESS AISLES, OR ACCESS ROUTES EXCEED A MAXIMUM SLOPE OF 2% IN ANY DIRECTION, UNLESS NOTED OTHERWISE.
6. PROVIDE FIRE LANE STRIPING AS REQUIRED BY THE FIRE MARSHALL OR LOCAL FIRE AUTHORITY HAVING JURISDICTION.
7. SPACE SIDEWALK/FLATWORK CONTROL JOINTS @ 5'-0" O.C., TYPICAL (U.N.O.) AND EXPANSION JOINTS @ 20'-0" O.C. MAXIMUM (U.N.O.)
8. REFER TO GEOTECHNICAL REPORTS IN CONJUNCTION WITH PROVIDING ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES TO COMPLETE ALL EARTHWORK, EXCAVATION, COMPACTION, IMPACTATION OF FILL OR REMOVAL OF EXISTING MATERIALS AS REQUIRED FOR ALL BUILDING AND SITE CONSTRUCTION AS PART OF THE SCOPE OF THIS WORK.
9. TYPICAL PARKING AREA PAINTED STRIPING SHALL BE 4" WIDE STRIPING PAINTED WITH TWO (2) COATS TRAFFIC WHITE, WITH 7 MIL. DRY FILM THICKNESS PER COAT.
10. REFER LANDSCAPING AND IRRIGATION PLANS FOR PLANTING AND IRRIGATION WORK SCOPE. COORDINATE LOCATION OF IRRIGATION METERS WITH CIVIL. CONFIRM LOCATION OF IRRIGATION CONTROLLER WITH OWNER PRIOR TO ROUGH-IN.
11. CONFIRM LOCATIONS, QUANTITIES, AND COMPLETENESS OF SITE UTILITIES PRIOR TO BEGINNING SERVICE CONNECTIONS TO THE BUILDING. GENERAL CONTRACTOR SHALL COORDINATE UTILITY LOCATIONS AT THE BUILDING WITH CIVIL DRAWINGS AND LOCAL UTILITY COMPANIES.
12. THE GENERAL CONTRACTOR SHALL PROTECT ALL COMPLETED SITE WORK IMPROVEMENTS DURING BUILDING CONSTRUCTION.
13. PRIOR TO SUBMITTING BID, THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND INCLUDE IN BID PROVISIONS FOR SITE CONDITIONS THAT CAN BE REASONABLY INFERRED TO IMPACT BUILDING CONSTRUCTION.
14. UNLESS SPECIFIED BY CIVIL/ STRUCTURAL ENGINEER, THE BASIS OF DESIGN FOR SIDEWALKS AND FLATWORK IMMEDIATELY ADJACENT TO THE BUILDING SHALL BE 4" THICK 3000 PSI CONCRETE WITH #3 BARS PLACED 18" O.C.E.W. ON 6" OF CRUSHED AGGREGATE BASE. CONCRETE SIDEWALKS AND FLATWORK SHALL HAVE A STANDARD BROOM FINISH. REFER CIVIL FOR ALL PAVING DESIGN/DETAILS.
15. IN THE EVENT THE BUILDING CONTRACTOR IS DIFFERENT THAN THE SITE CONTRACTOR, THE BUILDING CONTRACTOR SHALL VERIFY THAT BUILDING PAD CONSTRUCTION IS COMPLETE, AND OBTAIN A COPY OF THE PAD CERTIFICATE PRIOR TO START OF BUILDING CONSTRUCTION. FORWARD COPY OF THE BUILDING PAD CERTIFICATE TO THE OWNER AND ARCHITECT.

SITE TABULATION

SITE AREA:	8.93 AC
BUILDING AREA:	20,724 SF
PARKING REQUIRED: (2/BED)	
18 TOTAL BEDS	36
OUTPATIENT 1/150 SF:	11
TOTAL PARKING REQUIRED:	47
PARKING PROVIDED:	52
ACCESSIBLE PARKING: (10%)	6
ACC. PARKING PROVIDED:	6
BICYCLES SPACES:	6
(1 PER 10 SPACES FOR FIRST 50)	
(1 PER 20 FOR REMAINING)	
BICYCLE SPACES PROVIDED:	11
NOTE: SURVEYOR RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS	

PROJECT # 2022-05



03/17/2026

PRESCOTT, AZ. 86301

EXCEPTIONAL HEALTHCARE
Hospital - Prescott, Arizona

4822 E. STATE ROUTE 69

JOB NO: 2022-05

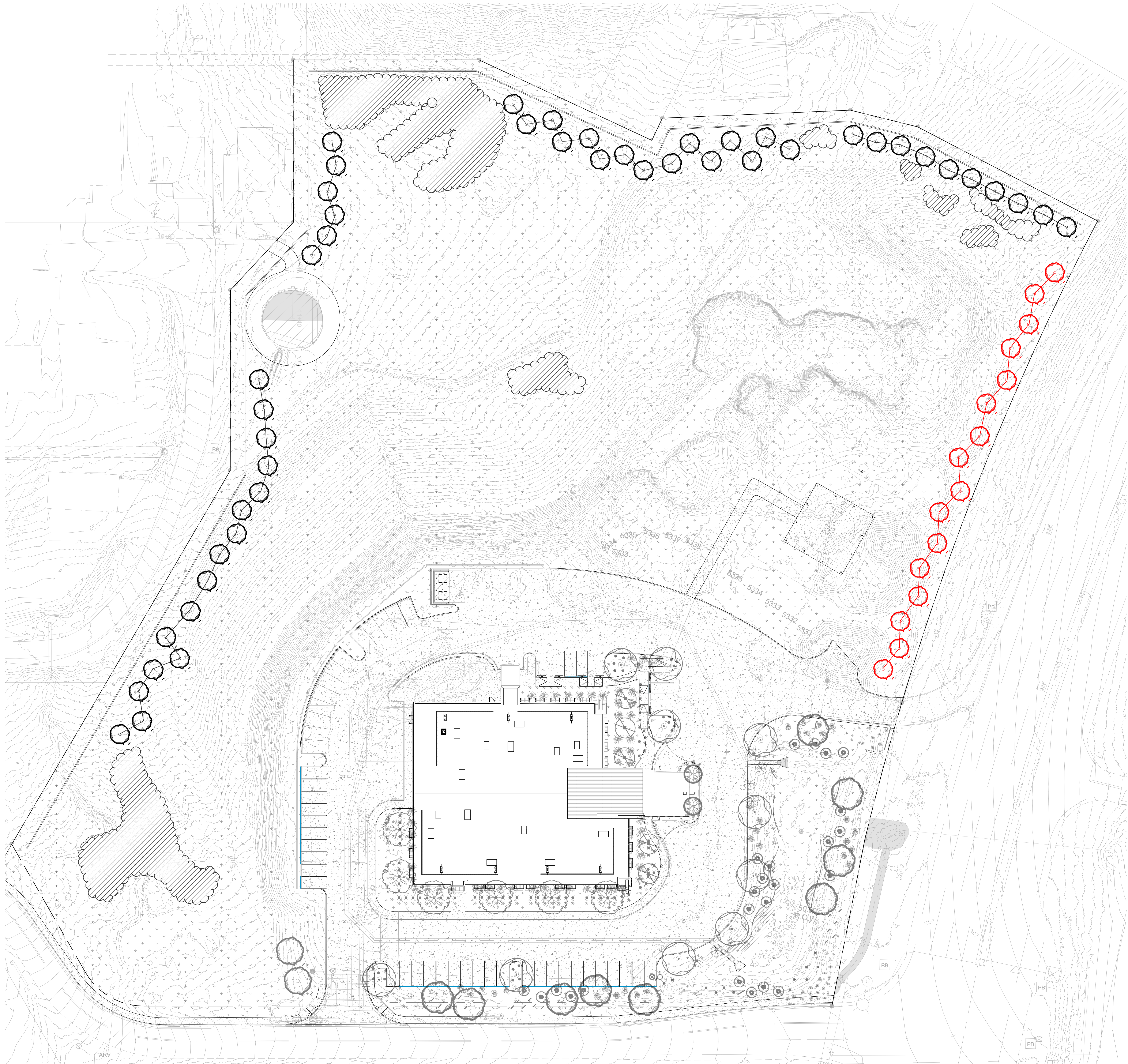
ARCHITECTURAL SITE
PLAN

AS1.1

3/17/2026 3:38:49 PM

1 SITE LANDSCAPE PLAN

1" = 30'-0"



plant legend

botanical name common name	emitters	size	qty	comments
trees				
CERCIS CANADENSIS VAR. TAKENSI 'OKLAHOMA' OKLAHOMA REDBUD	5@1gph	15 GAL	2	
FRAXINUS VELUTINA 'RIO GRANDE' FAN-TEX ASH	5@1gph	24" BOX	17	
CHILOPSIS LINEARIS DESERT WILLOW	5@1gph	15 GAL	5	
QUERCUS EMORY EMORY OAK	5@1gph	24" BOX	48	
ULMUS PARVIFOLIA EVERGREEN ELM	5@1gph	24" BOX	7	
shrubs				
ARCTOSTAPHYLOS PRINGLEI PRINGLE MANZANITA	1@1gph	5 GAL	10	
ARTEMISIA LUDOVICIANA 'SILVER QUEEN' WHITE SAGE	1@1gph	5 GAL	69	
ERICAMERIA NAUSEOSA RABBIT BUSH	1@1gph	5 GAL	59	
ERICAMERIA LARICIFOLIA TURPENTINE BUSH	1@1gph	5 GAL	37	
accents				
AGAVE PARRYI NEOMEXICANA PARRY'S AGAVE	1@1gph	5 GAL	38	
DASYLIRION 'WHEELERII' DESERT SPOON	1@1gph	5 GAL	52	
HESPERALOE PARVIFLORA RED YUCCA	1@1gph	5 GAL	55	
OPUNTIA ENGELMANNII ENGELMANN'S PRICKLY PEAR	1@1gph	5 GAL	26	
YUCCA ELATA SOAP TREE YUCCA	1@1gph	5 GAL	2	
grasses				
MUHLENBERGIA CAPILLARIS 'PINK MUHLY' REGAL MIST	1@1gph	5 GAL	104	
NOLINA MICROCARPA BEAR GRASS	1@1gph	5 GAL	56	
grasses				
JUNIPERUS SABINA JUNIPER BUFFALO	1@1gph	5 GAL	38	
native grass mix				
WILD SEED GREAT BASIN GRASS MIX	non-irrigated		105,389 SF	RAKE IN
inerts				
1" DECOMPOSED GRANITE CRUSHED SEDONA RED ROCK			44,379 SF	2" MINIMUM IN ALL PLANTERS

wild seed - great basin grass mix

SYMBOL	BOTANICAL NAME	COMMON NAME	1 LBS./2000 SF
	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	
	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	
	SPOROBOLUS CRYPTANDRUS	SAND DROPSEED	
	SPOROBOLUS AIROIDES	ALKALI SACATON	
	LEPTOCHLOA DUBIA	GREEN SPRANGLETOP	
	BUCHLOE DACTYLOIDES	BUFFALO GRASS	

- LOCATION OF (16) ADDITIONAL EMORY OAK 24" BOX TREES TO BE PLANTED
- LOCATION OF EXISTING LANDSCAPE PLANTED DURING BUILDING CONSTRUCTION
- LOCATION OF EXISTING LANDSCAPE PLANTED BEFORE BUILDING CONSTRUCTION
- LOCATION OF LANDSCAPE PLANTED PER REQUIREMENTS OF FINAL BUILDING CERTIFICATE OF OCCUPANCY

PROJECT # 2022-05



03/17/2026

PRESCOTT, AZ. 86301

A NEW PROJECT FOR:

EXCEPTIONAL HEALTHCARE

Hospital - Prescott, Arizona

4822 E. STATE ROUTE 69

DRAWING ISSUES:
ISSUE FOR PERMIT 02/07/2022

REVISION #12-ISSUE FOR 03/17/2026
HELPAD PERMIT
REVISION #11-ISSUE FOR 03/06/2025
HELPAD PERMIT

JOB NO: 2022-05

OVERALL PLANTING
PLAN

L.02

LEGEND

	EXISTING CONTOURS	UE	EXISTING UNDERGROUND LINE		EXISTING TELEPHONE SVC
	PROPERTY LINE	OHE	EXISTING OVERHEAD UTILITY		EXISTING WATER VALVE
	CENTERLINE STREET	(B.O.B.)	BASIS OF BEARING		PROPOSED SEWER CLEANOUT
	EASEMENT	5449.2	EXISTING SPOT ELEVATION		LOT CORNER
	EXISTING FEATURE		EXISTING POWER POLE		PROPOSED SANITARY SEWER MANHOLE
	EXISTING SEWER		EXISTING WATER METER		EXISTING ASPHALT
	PROPOSED SEWER		EXISTING SIGN		
	PROPOSED WATER		PROPOSED RETAINING WALL		
			EXISTING CHAINLINK FENCE		
			PROPOSED GUARDRAIL		

LINE TABLE

LINE	LENGTH	BEARING
L1	508.85 (R)	N89°00'40"E (R)
L2	126.16 (K)	N10°12'02"E (R)

CURVE TABLE

CURVE	TANGENT	RADIUS	LENGTH	DELTA
C1	28.92 (R)	50.00 (R)	52.44 (R)	60°05'27" (R)
C2	104.20 (R)	2009.86 (R)	104.21 (R)	2°58'15" (R)
C3	9.10 (R)	2713.00 (R)	18.19 (R)	0°23'03" (R)

SITE PLAN KEYNOTES

- EXISTING POWER POLE
- EXISTING OVERHEAD UTILITY
- EXISTING STREET LIGHT
- EXISTING CMP CULVERT
- EXISTING R5-1 SIGN (TO BE RELOCATED)
- EXISTING R3-SR SIGN
- EXISTING MEDIAN (A.D.O.T.)
- EXISTING PAINTED LINE
- EXISTING HEADWALL (PROTECT IN PLACE)
- EXISTING MONUMENT SIGN
- EXISTING EDGE OF PAVEMENT
- EXISTING DRAINAGE INLET (A.D.O.T.)
- EXISTING SIGNAL LIGHT POLE
- AS-BUILT CONCRETE WALKWAY
- AS-BUILT SCREEN WALL
- AS-BUILT COLORED CONCRETE AREA (SEE ARCHITECTURAL)
- INSTALLED TYPE "A" BARRICADE PER MAG STD. DETAIL NO. 130
- INSTALLED RETURN TYPE DRIVEWAY PER QUAD CITY STD. DETAIL NO. 251Q (SEE DETAILS SHEET C2)
- INSTALLED AC
- AS-BUILT COVERED PATIENT DROP-OFF
- INSTALLED TYPE "A" SINGLE CURB PER MAG. STD. DETAIL NO. 222 (SEE DETAILS SHEET C2)
- AS-BUILT TRASH ENCLOSURE
- AS-BUILT LANDSCAPE AREA
- AS-BUILT COVERED AMBULANCE DROP-OFF
- ACCESSIBLE VAN PARKING
- INSTALLED FIRE DEPARTMENT CONNECTION F.D.C.
- AS-BUILT WHEEL STOP (TYP.)
- EXISTING EDGE OF DIRT ROAD
- INSTALL 217' L.F. OF PERMANENT SILT FENCE
- AS-BUILT A.D.A. ACCESSIBLE RAMP
- INSTALLED FIRE LANE NO PARKING SIGN
- START RED PAINTED FIRE LANE CURB STENCILED FIRE LANE ON CURB
- END RED PAINTED FIRE LANE CURB STENCILED FIRE LANE ON CURB
- AS-BUILT MONUMENT SIGN
- AS-BUILT CONCRETE DOWN DRAIN
- 6.00' DIRT SWALE (SEE DETAIL ON SHEET C5A)
- AS-BUILT 40' 1-5/16" FIRE STORAGE TANK (SEE FIRE STORAGE TANK IMPROVEMENT PLANS)
- AS-BUILT RETAINING WALL (SEE DETAILS ON SHEET C5)
- EXISTING A.D.O.T. 24" CMP CULVERT
- AS-BUILT EDGE OF CONCRETE PAVEMENT
- INSTALLED R5-1 SIGN
- INSTALLED SIDEWALK PER QUAD CITY STD. DETAIL NO. 230Q (SEE DETAILS SHEET C2)
- INSTALLED LOCAL STREET SIDEWALK RAMP PER QUAD CITY STD. DETAIL NO. 231Q (SEE DETAILS SHEET C2)
- INSTALLED 6" VALLEY GUTTER & SPANDRELS PER QUAD CITY STD. DETAIL NO. 240Q-1 (SEE DETAIL ON SHEET C5A)
- INSTALLED 24" INLET DROP STRUCTURE (SEE DETAILS ON SHEET C6)
- INSTALLED 315" L.F. W-BEAM GUARDRAIL, MOS. BLOCKED-OUT TIMBER POST PER A.D.O.T. STD. DETAIL NO. C-10.03
- INSTALLED RETURN TYPE DRIVEWAY PER QUAD CITY STD. DETAIL NO. 251Q (RIGHT IN ONLY)
- 2' WALL W/ 3' V-DITCH (SEE DETAILS ON SHEET C5)

- AS-BUILT FIRE STORAGE TANK VEHICULAR ACCESS (SEE FIRE STORAGE TANK IMPROVEMENT PLANS)
- AS-BUILT CATCH BASIN TYPE 'B' PER MAG STD. DETAIL NO. 531
- AS-BUILT TYPE 'A' CURB AND GUTTER PER QUAD CITY STD. DETAIL NO. 220Q-1 (SEE DETAILS SHEET C2)
- INSTALL 6" WIDE CONCRETE SCUPPER PER MAG STD. DETAIL NO. 203 (SEE DETAILS ON SHEET C5)
- INSTALL 12" WIDE CONCRETE SCUPPER PER MAG STD. DETAIL NO. 203 (SEE DETAILS ON SHEET C5)
- INSTALLED 6" WIDE CONCRETE SCUPPER PER MAG STD. DETAIL NO. 206 (SEE DETAILS ON SHEET C7)
- INSTALLED 6" CONCRETE SLAB #3 24 O.C.E.W

COVERT, MARK ALLEN & MARIA ROSALINDA
APN: 103-15-163C
LOT 5

EX. BUILDING
DONNA DRIVE LLC
APN: 103-15-163B
LOT 4

O'BOYLE KATHLEEN M. LIVING TRUST
APN: 103-15-062
LOT 3

EX. BUILDING
KELLY MARIA LIVING TRUST
APN: 103-15-161
LOT 2

CITY OF PRESCOTT
APN: 103-15-055J
ROBIN DRIVE

YHD COMMERCIAL PROPERTIES LLC
APN: 103-20-487B

MEIERDIERCK, CHARLES
APN: 103-15-139
LOT 881

AND CHRISTY L.
APN: 103-16-022
LOT 922

PEHL, GAVIN
APN: 103-16-923
LOT 924

BERG, ROY A LIVING TRUST
APN: 103-15-090
LOT 819

GREEN, NATHANIEL D.
APN: 103-15-056
LOT 755

APN: 103-15-160A
ZONE
LOT 1

AS-BUILT BUILDING
20,862 S.F.

AS-BUILT BUILDING
20,862 S.F.

IMPROVEMENT PLANS
EXCEPTIONAL HEALTHCARE
PRESCOTT, ARIZONA

BEING A PORTION OF THE SECTION 29, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA

SITE INFO

ZONING:-----BG
PROPOSED USE:-----HOSPITAL
SITE AREA:-----8.93 AC
BUILDING AREA:-----20,724 S.F.
BUILDING HEIGHT:-----33'-2"
PARKING SPACES REQUIRED:
PARKING REQUIRED (1/400 S.F.)-----83 SPACES
PARKING PROVIDED-----95 SPACES
ACCESSIBLE PARKING REQUIRED (10%)-----6 SPACES
ACCESSIBLE PARKING PROVIDED-----10 SPACES

NOTE: (ARQ)

PROPOSED TRASH ENCLOSURE SHALL MATCH THE COLOR AND MATERIAL DESIGN OF THE BUILDING.

PROPOSED MONUMENT SIGNS SHALL BE SUBMITTED UNDER A SEPARATE SIGN PERMIT.

WHERE POSSIBLE, MONUMENTS ARE TO BE PROTECTED IN PLACE. IF DURING CONSTRUCTION, THEY ARE DISTURBED OR REMOVED, THEY NEED TO BE REPLACED ACCORDING TO CITY OF PRESCOTT STANDARD DETAIL 120-1P, TYPE A, B OR C.

NOTE: (ARQ)

AUTHOR OF NOTES ON THESE PLANS ARE LABELED

AS-BUILT

Scale 1" = 40 ft

APN #

103-15-160A

PREPARED FOR

FIN DEVELOPEMENT, INC., A TEXAS CORPORATION

SITE ADDRESS

4822 E STATE ROUTE 69
4742 E ROBIN DR
4744 E ROBIN DR
4746 E ROBIN DR
4740 E ROBIN DR
PRESCOTT, ARIZONA 86301

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

callaway
architecture

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF ARCHITECT

ARQ
ENGINEERING LLC
En. Ins. and Survey
CERTIFICATE NO. 14395
R. LARRY MORSE
ARIZONA, U.S.A.

Exceptional Healthcare
Prescott, AZ
FIN Development Inc.
A Texas Corporation

Project Number
8056-04-02
Civil Site Plan Sheet

Set Date
December 4, 2025

No.	Description	Date
1	WALL CLARIFICATIONS	2-23-22
2	REVIEW COMMENTS-021	4-5-22
3	REVIEW COMMENTS-012	5-6-22
4	REVIEW COMMENTS-021	6-3-22
5	REVIEW COMMENTS-021	7-14-22
6	REVIEW COMMENTS-012	10-4-22
7	REVIEW COMMENTS-013	11-3-25

SHEET NO.

C3

LEGEND

	EXISTING CONTOURS		EXISTING UNDERGROUND LINE		EXISTING TELEPHONE SVC
	PROPERTY LINE		EXISTING OVERHEAD UTILITY		EXISTING WATER VALVE
	CENTERLINE STREET		BASIS OF BEARING		PROPOSED SEWER CLEANOUT
	EASEMENT		EXISTING SPOT ELEVATION		LOT CORNER
	EXISTING FEATURE		EXISTING POWER POLE		PROPOSED SANITARY SEWER MANHOLE
	EXISTING SEWER		EXISTING WATER METER		EXISTING ASPHALT
	PROPOSED SEWER		EXISTING SIGN		
	PROPOSED WATER		PROPOSED RETAINING WALL		

GRADING NOTES: (ARQ)

- THE UNDERSIGNED CIVIL ENGINEER, "OR ASSIGNED REPRESENTATIVE" IF SO RETAINED BY SPECIFIC SEPARATE CONTRACT, WILL OBSERVE THE GRADING AND ACCEPT THE RESPONSIBILITY FOR PROFESSIONAL INSPECTIONS IN ACCORDANCE WITH SECTION 3317 OF THE UNIFORM BUILDING CODE AND MUST BE SIGNED AND DATED. THE CIVIL ENGINEER ALSO SHALL BE RESPONSIBLE FOR THE PREPARATION OF REVISED PLANS AND THE SUBMISSION OF AS-GRADED PLANS UPON COMPLETION OF WORK.
- ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY INSPECTIONS BEFORE POURING.
- NO FILL TO BE PLACED UNTIL PREPARATION OF THE ORIGINAL GROUND IS APPROVED.
- NO ROCKS GREATER THAN 6 INCHES IN DIAMETER MAY BE PLACED IN FILL.
- ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY.
- NUMBER OF TESTS TO BE MADE SHALL BE 1 TEST PER 2' FILL, OR 1 TEST PER 1000 C.Y., WHICHEVER IS GREATER.
- THE ENGINEER SHALL DETERMINE THE PLACING AND COMPACTION METHODS AS WELL AS EQUIPMENT TO BE USED.
- THE ENGINEER SHALL APPROVE THE BORROW LOCATION FOR FILL MATERIAL.
- THE ENGINEER SHALL SUBMIT A CERTIFIED COMPACTION TEST REPORT AND OBTAIN APPROVAL PRIOR TO FOUNDATION INSPECTION.
- THE INSPECTOR IS TO BE CONTACTED TO SCHEDULE A SITE PRE-GRADING MEETING 48 HOURS PRIOR TO START OF GRADING.
- A GEOTECHNICAL INVESTIGATION AND REPORT HAS BEEN ORDERED.

DETENTION CALCULATION

- 100-YEAR STORM:
- PEAK DISCHARGE Q100: IDF CURVE REPORT FOR PRESCOTT CITY
 - AVERAGE RAINFALL INTENSITY= 9.43 IN/HR
 - DURATION TC = 5 MIN
- PRE-DEVELOPED:
- Q100 = 26.63 CFS
- POST-DEVELOPED AREA:
- Q100 = 9.19 CFS

NAME	PROVIDED VOLUME, CF	BOTTOM	TOP
A1	6202 AB	5333.1'AB	5336.2'AB
A2	3312 AB	5329.8'AB	5333.9'AB
B	20,504 CF	5329.5'AB	5333.0'AB

BENCHMARK

DATUM: NAVD-88
CITY OF PRESCOTT G.P.S. INVENTORY POINT NO. A-341
A DISK IN CONCRETE AT THE CENTER OF THE CUL-DE-SAC AT THE WEST END OF BAR CIRCLE A IN THE RANCH AT PRESCOTT UNIT IX "MYSTIC HEIGHTS".
ELEV.=5740.55

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED IN ZONE "X" DEFINED AS
"AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOOD PLAIN"
FROM FLOOD ZONE MAP 04025C2095F
EFFECTIVE ON 6/6/2001

GROSS LAND AREA

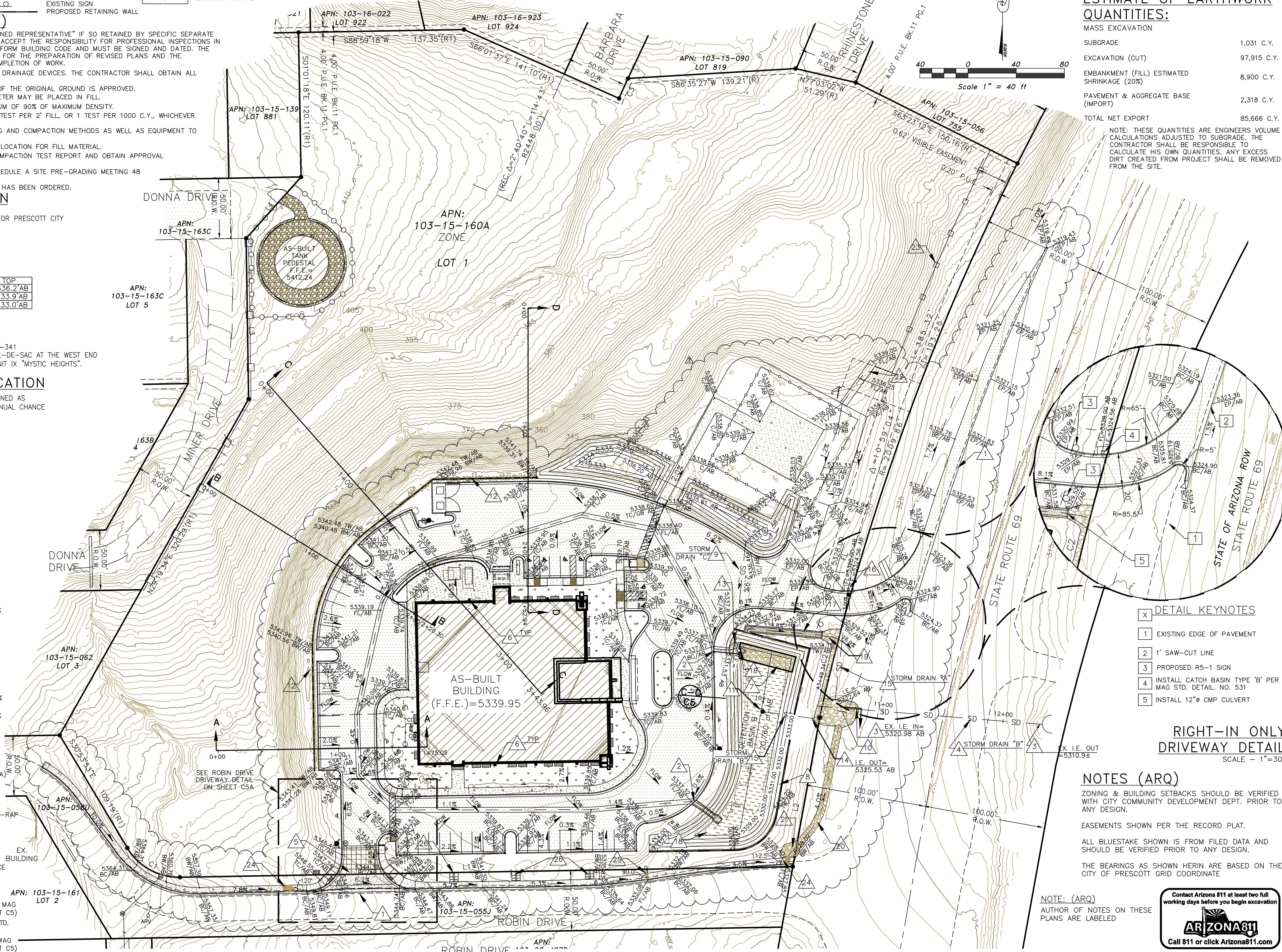
LOT 1
376,930 SQUARE FEET
8.65 ACRES

X GRADING KEYNOTES

- 1' SAW-CUT LINE
- AS-BUILT 2' CURB OPENING
- EXISTING HEADWALL
- EXISTING A.D.O.T. CMP CULVERT
- AS-BUILT CONTRASTING CONCRETE
- AS-BUILT ROOF DOWNSPOUT W/DRAIN PIPE (SEE ROOF PLANS)
- PLACED D50=10" RIP-RAP PER CITY OF PRESCOTT GES
- AS-BUILT RETAINING WALL (SEE DETAILS ON SHEET C5)
- INSTALLED 81' L.F. 18" CMP CULVERT @ 3.3% SLOPE (SEE PROFILE DRAIN C ON SHT. C5)
- PLACED D50=10" RIP-RAP PER CITY OF PRESCOTT GES
- INSTALLED 24" INLET DROP STRUCTURE (SEE DETAILS ON SHEET C5A)
- 2' WALL W/ 3' V-DITCH (SEE DETAILS ON SHEET C5)
- INSTALLED HEADWALL PER MAG STD. DTL. NO 501-4
- INSTALLED 45' L.F. 24" CMP CULVERT @ 3.0% SLOPE (SEE PROFILE DRAIN B ON SHT C5)
- INSTALLED 53' L.F. 12" CMP CULVERT @ 0.7% SLOPE (SEE PROFILE DRAIN E ON SHT. C5)
- INSTALLED 59' L.F. 24" CMP CULVERT @ 10.7% SLOPE (DRAIN A)
- INSTALLED CATCH BASIN TYPE "B" PER MAG STD. DETAIL. NO. 531
- AS-BUILT OVERFLOW SPILLWAY AND RIP-RAP (SEE OVERFLOW SPILLWAY DETAIL ON SHT. C4A)
- 6'x6' SPLASH PAD, 4" THICK W/ #10 6x6 WWF.
- INSTALLED 2' DEEP D50=8" 2500 PSI GROUTED RIP-RAP (SEE DETAIL ON SHT. C5)
- 6.00' SWALE (SEE DETAIL ON SHEET C5A) RIP-RAP PER ADOT STD DETAIL ES2
- SCOURED BASIN 2' DEEP D50=6" RIP-RAP (SEE DETAIL SHEET C5)
- AS-BUILT CROWN DITCH (SEE DETAIL ON SHT. C5)
- INSTALLED 217' L.F. OF PERMANENT SILT FENCE
- INSTALLED 6" WIDE CONCRETE SCUPPER PER MAG STD. DETAIL. NO. 206 (SEE DETAILS ON SHEET C7)
- INSTALLED 12" WIDE CONCRETE SCUPPER PER MAG STD. DETAIL. NO. 203 (SEE DETAILS ON SHEET C5)
- INSTALLED 12" HIGH CHECK DAMS PER ADOT STD. DETAIL ES10
- INSTALLED 6" WIDE CONCRETE SCUPPER PER MAG STD. DETAIL. NO. 203 (SEE DETAILS ON SHEET C5)

IMPROVEMENT PLANS
EXCEPTIONAL HEALTHCARE
PRESCOTT, ARIZONA

BEING A PORTION OF THE SECTION 29, TOWNSHIP 14 NORTH, RANGE 1 WEST OF
THE GILA AND SALT RIVER MERIDIAN, CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA



ESTIMATED QUANTITIES:

ITEM	UNIT DESCRIPTION	QUANTITY	UNIT
1	PARKING LOT (6" CONCRETE ON 4" ABC)	75,097	SF
2	4" CONCRETE SIDEWALK	10,033	SF
3	6" COLORED CONCRETE AREA	1,995	SF
4	6" SINGLE CURB	3,531	LF
5	MONUMENT SIGN	2	EACH
6	TRASH ENCLOSURE	1	EACH

ESTIMATE OF EARTHWORK QUANTITIES:

MASS EXCAVATION	
SUBGRADE	1,031 C.Y.
EXCAVATION (CUT)	97,915 C.Y.
EMBANKMENT (FILL) ESTIMATED SHRINKAGE (20%)	8,900 C.Y.
PAVEMENT & AGGREGATE BASE (IMPORT)	2,318 C.Y.
TOTAL NET EXPORT	85,666 C.Y.

NOTE: THESE QUANTITIES ARE ENGINEERS VOLUME CALCULATIONS ADJUSTED TO SUBGRADE. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALCULATE HIS OWN QUANTITIES. ANY EXCESS DIRT CREATED FROM PROJECT SHALL BE REMOVED FROM THE SITE.

X DETAIL KEYNOTES

- 1 EXISTING EDGE OF PAVEMENT
- 2 1' SAW-CUT LINE
- 3 PROPOSED R5-1 SIGN
- 4 INSTALL CATCH BASIN TYPE "B" PER MAG STD. DETAIL. NO. 531
- 5 INSTALL 12" CMP CULVERT

RIGHT-IN ONLY
DRIVEWAY DETAIL
SCALE - 1"=30'

NOTES (ARQ)

ZONING & BUILDING SETBACKS SHOULD BE VERIFIED WITH CITY COMMUNITY DEVELOPMENT DEPT. PRIOR TO ANY DESIGN.

EASEMENTS SHOWN PER THE RECORD PLAT.

ALL BLUESTAKE SHOWN IS FROM FILED DATA AND SHOULD BE VERIFIED PRIOR TO ANY DESIGN.

THE BEARINGS AS SHOWN HEREIN ARE BASED ON THE CITY OF PRESCOTT GRID COORDINATE

NOTE: (ARQ)

AUTHOR OF NOTES ON THESE PLANS ARE LABELED

Contact Arizona 811 at least two full working days before you begin excavation



LEGEND

- 5449
5450
- EXISTING CONTOURS
- PROPERTY LINE
- CENTERLINE STREET
- EASEMENT
- EXISTING FEATURE
- EXISTING TELEPHONE SVC
- EXISTING WATER VALVE
- PROPOSED SEWER CLEANOUT
- LOT CORNER
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING ASPHALT
- EXISTING LANDSCAPE AREA
- EXISTING CONCRETE
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED COLORED CONCRETE
- EXISTING POWER POLE
- EXISTING WATER METER
- EXISTING SIGN
- PROPOSED RETAINING WALL

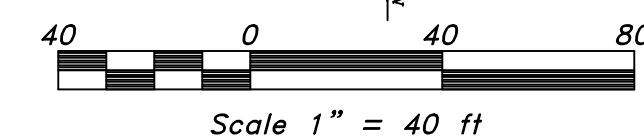
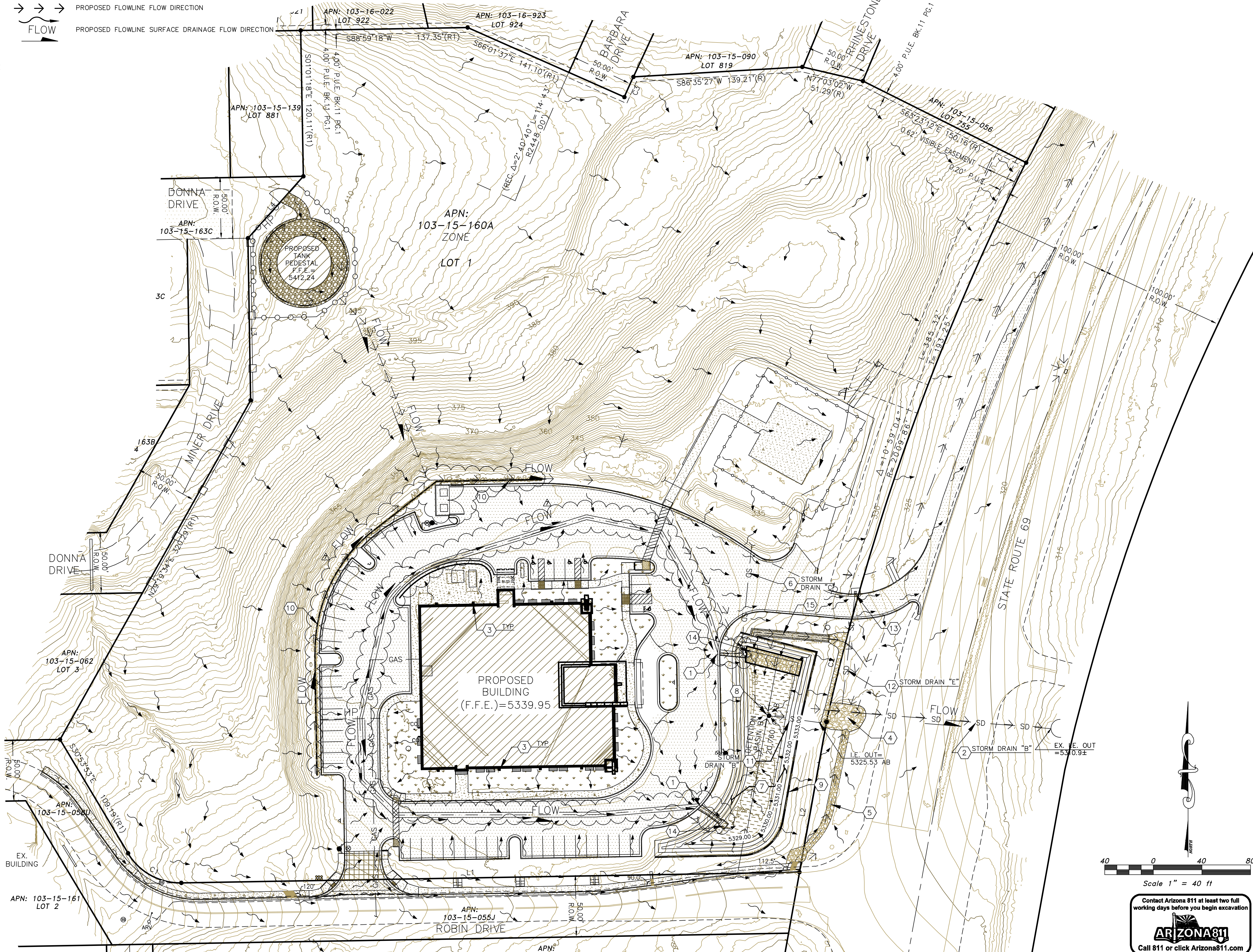
DRAINAGE KEYNOTES

1. PROPOSED 2" CURB OPENING
2. EXISTING A.D.O.T. CMP CULVERT
3. PROPOSED ROOF DOWNSPOUT W/DRAIN PIPE (SEE ROOF PLANS)
4. PROPOSED D50=10" RIP-RAP PER CITY OF PRESCOTT GES
5. PROPOSED 6.00' SWALE (SEE DETAIL ON SHEET C5A)
6. PROPOSED 18" CMP CULVERT @ 3.3% SLOPE (SEE PROFILE DRAIN C ON SHT. C5)
7. PROPOSED D50=10" RIP-RAP PER CITY OF PRESCOTT GES
8. PROPOSED 24" INLET DROP STRUCTURE (SEE DETAILS ON SHEET C5A)
9. PROPOSED RETAINING WALL (SEE DETAILS ON SHEET C5)
10. 2' WALL W/ 3' V-DITCH (SEE DETAILS ON SHEET C5)
11. PROPOSED 24" CMP CULVERT @ 2.0% SLOPE (SEE PROFILE DRAIN B ON SHT C5)
12. PROPOSED 12" CMP CULVERT @ 0.7% SLOPE (SEE PROFILE DRAIN E ON SHT. C5)
13. PROPOSED CATCH BASIN TYPE "B" PER MAG STD. DETAIL NO. 531
14. PROPOSED 6X6 CONCRETE SPLASH PAD
15. PROPOSED OVERFLOW SPILLWAY (SEE OVERFLOW SPILLWAY DETENTION BASIN B DETAIL THIS SHEET)

- W
- OHE
- EXISTING SURFACE RUNOFF
- PROPOSED SURFACE RUNOFF
- EXISTING FLOWLINE FLOW DIRECTION
- PROPOSED FLOWLINE FLOW DIRECTION
- PROPOSED FLOWLINE SURFACE DRAINAGE FLOW DIRECTION

IMPROVEMENT PLANS EXCEPTIONAL HEALTHCARE PRESCOTT, ARIZONA

BEING A PORTION OF THE SECTION 29, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA

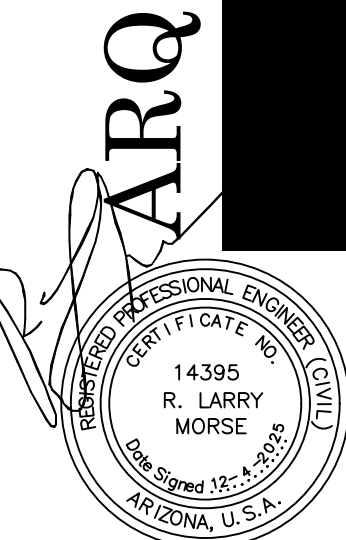


Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

callaway
architecture

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF ARCHITECT

ENGINEERING LLC
Engineering and Survey



AS-BUILT

Exceptional Healthcare
Prescott, AZ

FIN Development Inc.
A Texas Corporation

Project Number
8056-04-02

Civil Drainage Plan
Sheet

Set Date
December 4, 2025

No.	Description	Date
1	WALL CLARIFICATIONS	2-23-22
2	REVIEW COMMENTS-021	4-5-22
3	REVIEW COMMENTS-012	5-6-22
4	REVIEW COMMENTS-021	6-3-22
5	REVIEW COMMENTS-021	7-14-22
6	REVIEW COMMENTS-012	10-4-22
7	REVIEW COMMENTS-013	11-3-25

SHEET NO.

C4A



CUP26-002

Ambulance

Service Review

TAMMY DEWITT
PLANNER

August 20th Board of
Adjustment



Request

Review for Revocation of the Conditional Use Permit to
allow the inclusion of Ambulance Service to serve
Exceptional Healthcare Hospital in a BR zoning district.



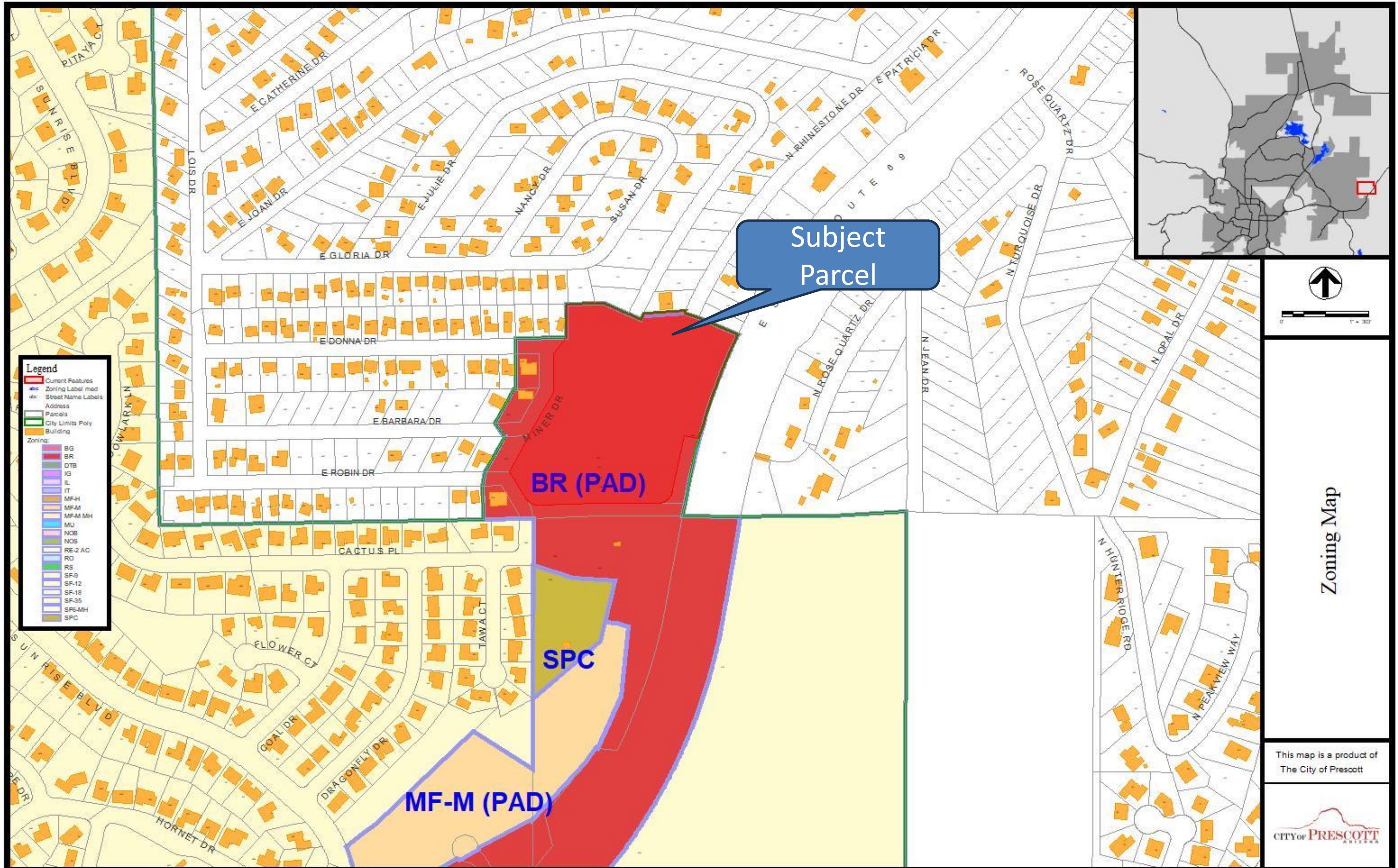
Background

On June 18, 2026, a CUP was approved to allow an ambulance service (ground and air with helicopter landing pad) with 4 conditions.



Approved Conditions

1. The applicant shall install a 6-foot solid screening wall along the north and west property line as approved under Building Permit B2503-018; **In progress**
2. The applicant shall install additional landscaping along State Route 69 frontage adjacent to the helistop per the rendering provided by applicant under Building Permit No. B2503-018; **Done**
3. The applicant shall submit for a new building permit and receive building permit approval for the helistop (fueling, fuel storage, storage, repairing or maintenance of helicopters is prohibited); **(Applied July 14th)** and
4. The applicant shall complete the installation of the above three conditions and complete their final inspection on or before July 31st, 2026. If the conditions are not met, the Community Development Director will issue notice per LDC 9.3.7.C that the CUP will be considered for revocation during the August 20th, 2026 Board of Adjustment meeting.



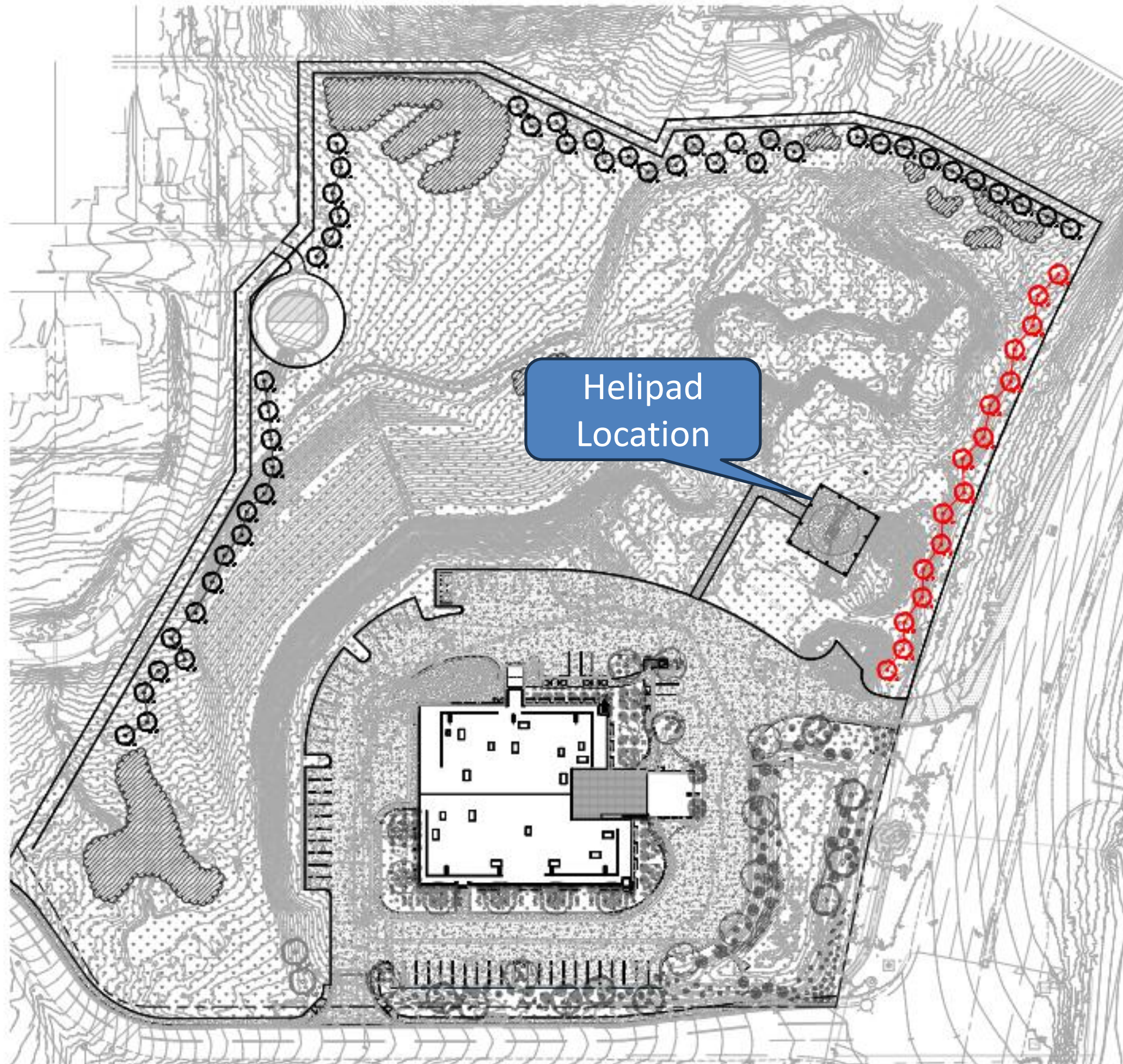




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This document is a graphic representation only of best available sources.
The City of Prescott assumes no responsibility for any errors.





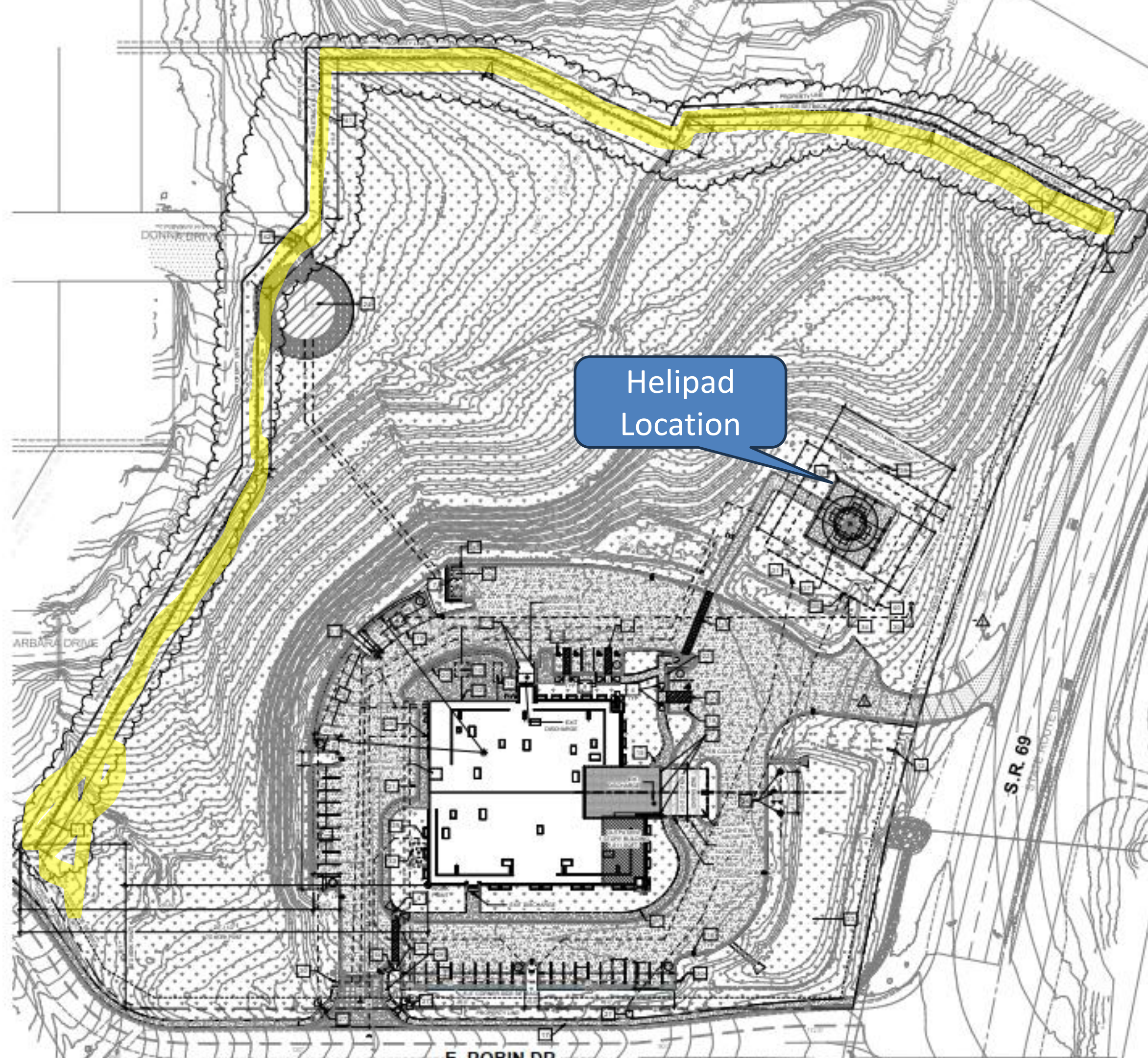
Proposed Landscaping Location along SR 69

-  LOCATION OF (16) ADDITIONAL EMORY OAK 24" BOX TREES TO BE PLANTED
-  LOCATION OF EXISTING LANDSCAPE PLANTED DURING BUILDING CONSTRUCTION
-  LOCATION OF EXISTING LANDSCAPE PLANTED BEFORE BUILDING CONSTRUCTION
-  LOCATION OF LANDSCAPE PLANTED PER REQUIREMENTS OF FINAL BUILDING CERTIFICATE OF OCCUPANCY

Complete



8/5/2026



Solid Wall along north and west boundaries against residential properties



In progress

8/5/2026



8/5/2026



8/5/2026



8/5/2026

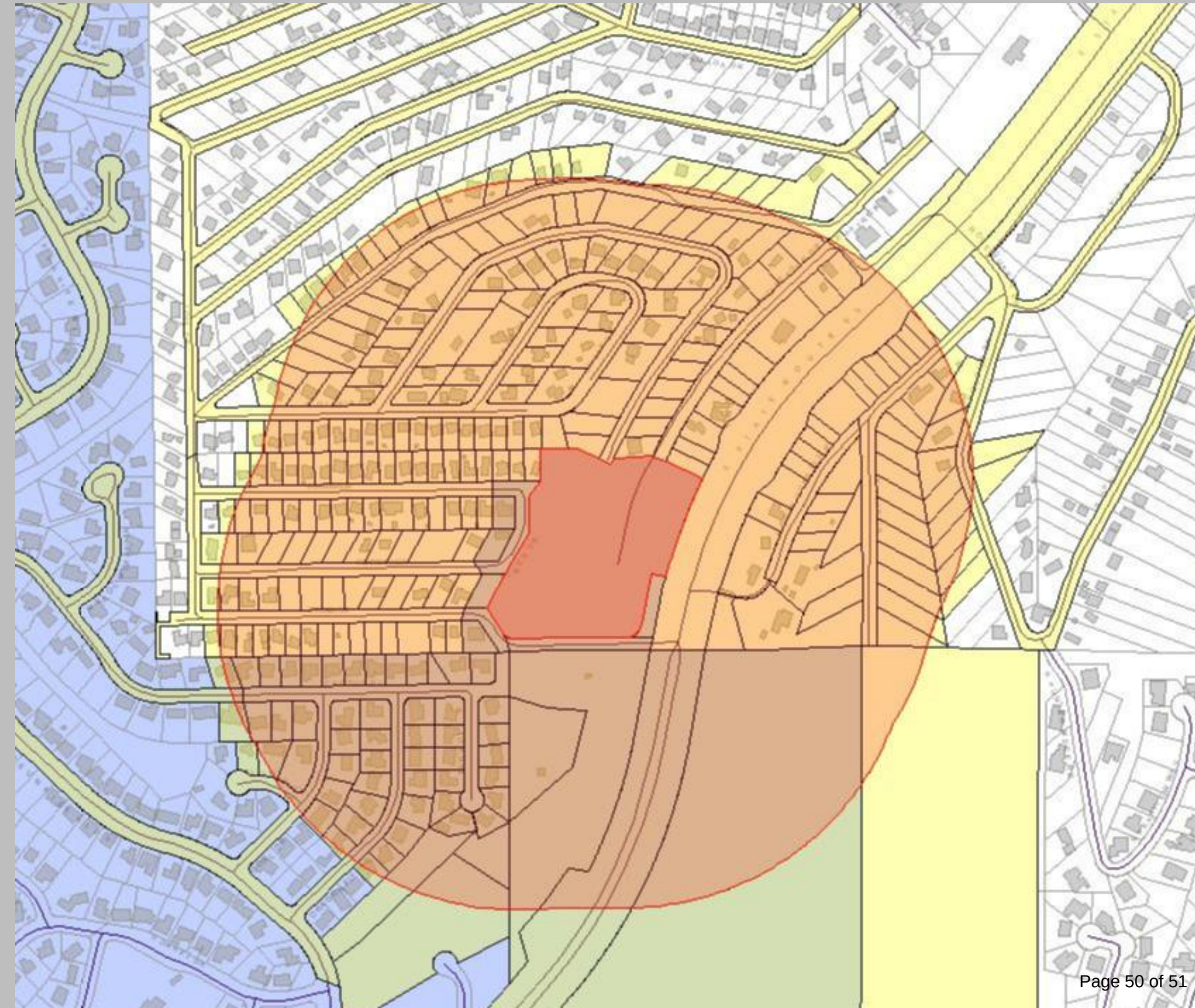




View of Helipad from
parking area

Neighborhood Outreach

Staff has sent mailings to the owners of record within 1000' of the property, posted the property, and published notices in the local paper.



Recommended Action



MOVE to amend or revoke CUP26-002 Previously Approved Conditions:

1. The applicant shall install a 6-foot solid screening wall along the north and west property line as approved under Building Permit B2503-018; **In progress**
2. The applicant shall install additional landscaping along State Route 69 frontage adjacent to the helistop per the rendering provided by applicant under Building Permit No. B2503-018; **Done**
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