

ORDINANCE NO. 871

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, AMENDING THE TOWN ZONING MAP (ZMC19-011) TO CHANGE THE ZONING CLASSIFICATION OF AN APPROXIMATE TWENTY SIX (26) ACRE PROPERTY LOCATED ON THE EAST SIDE OF JASPER PARKWAY APPROXIMATELY 1,300 FEET NORTH OF SANTA FE LOOP AND 1,000 FEET WEST OF GRANVILLE FAIRWAY FROM R1M-PAD (RESIDENTIAL; SINGLE FAMILY MIXED HOUSING-PLANNED AREA DEVELOPMENT) ZONING TO R2-PAD (RESIDENTIAL; MULTIPLE DWELLING UNITS-PLANNED AREA DEVELOPMENT) ZONING; AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE THIRTY (30) DAYS AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the subject property consists of approximately 26 acres within the Jasper development master plan; and

WHEREAS, in November of 2019, Jasper EcoDev, LLC applied for the re-zoning (ZMC19-011) of the subject property, approximately twenty-six (26) acres from R1M-PAD (Residential; Single Family Mixed Housing) to R2-PAD (Residential; Multiple Dwelling Units) located on the east side of Jasper Parkway approximately 1,300 feet north of Santa Fe Loop and 1,000 feet west of Granville Fairway; and

WHEREAS, at its regular meeting on January 13, 2020, the Prescott Valley Planning and Zoning Commission recommended approval of ZMC19-011; and

WHEREAS, the Council held a public hearing on February 13, 2020, and has considered this Ordinance on February 13, 2020 and February 27, 2019, and has determined that re-zoning ZMC19-011 (as conditioned) will be beneficial to the community and is congruent with the Prescott Valley *General Plan 2025*; and

WHEREAS, the Mayor and Council find that the procedures required by ARS §§9-462.03 and 9-462.04 (and by Article 13-30 of the Prescott Valley Town Code) have been complied with in connection with this zoning action; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, as follows:

SECTION 1. That the Zoning Map of the Town of Prescott Valley be hereby amended from R1M-PAD to R2-PAD zoning for the following-described real property:

[See Exhibit “A” attached hereto and expressly made a part hereof.]

The above-described property containing an area of approximately twenty-six (26) acres, more or


less.

SECTION 2. That this amendment be hereby expressly conditioned as follows:

1. Approval by the Town Council of a Final Development Plan in accordance with Town Code Article 13-19 consistent with the Preliminary Development Plan (PDP19-008).
2. All development shall be in conformance with all Town Code Requirements, including screening and lighting requirements of Articles 13-26 and 13-26a.

SECTION 3. That this Ordinance shall be effective thirty (30) days after its passage and approval according to law.

PASSED AND APPROVED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, this 26th day of March, 2020.



Kell Palguta, Mayor

ATTEST:



Fatima Fernandez, Deputy Town Clerk

APPROVED AS TO FORM:



Ivan Legler, Town Attorney



EXHIBIT A

Wood, Patel & Associates, Inc.
(602) 335-8500
www.woodpatel.com

June 18, 2019
WP# 174615
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See Exhibit "A"

PARCEL DESCRIPTION Jasper Parcel 2D

A parcel of land lying within Sections 4 and 9, Township 14 North, Range 1 West, of the Gila and Salt River Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the northeast corner of said Section 9, a 3-inch brass cap on a 1-inch iron pipe stamped APS Co. RLS 16292, 4 3 9 10, from which the northwest corner of said Section 9, a 3-inch brass cap on a 1-inch iron pipe, bears North 87°58'40" West (basis of bearing), a distance of 5269.69 feet;

THENCE along the east line of said Section 9, South 01°21'59" West, a distance of 385.30 feet, to the **POINT OF BEGINNING**;

THENCE continuing South 01°21'59" West, a distance of 1056.22 feet;

THENCE leaving said east line, South 88°14'03" West, a distance of 35.58 feet;

THENCE North 88°56'52" West, a distance of 345.42 feet;

THENCE North 85°18'03" West, a distance of 314.67 feet, to a point of intersection with a non-tangent curve;

THENCE northwesterly along said non-tangent curve to the right, having a radius of 500.00 feet, concave northeasterly, whose radius bears North 62°18'29" East, through a central angle of 07°03'25", a distance of 61.58 feet, to a point of compound curvature;

THENCE northerly along said compound curve to the right, having a radius of 950.00 feet, concave easterly, through a central angle of 22°02'43", a distance of 365.53 feet, to the curves end;

THENCE North 01°24'38" East, a distance of 1265.27 feet;

THENCE South 88°35'22" East, a distance of 9.87 feet;

THENCE South 64°40'56" East, a distance of 374.95 feet;

Parcel Description
Jasper
Parcel 2D

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See Exhibit "A"

THENCE South 40°45'45" East, a distance of 651.88 feet, to the POINT OF BEGINNING.

Containing 1,124,314 square feet or 25.8107 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description is based on client-provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of April, 2017. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

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SECTION 4
T.14N., R.1W.

JASPER PHASE 2

(BASIS OF BEARING)
N87°58'40"W 5269.69'

NORTHWEST CORNER OF
SECTION 9 T.14N., R.1W.
3" B.C. ON A 1" IRON PIPE

SECTION 9
T.14N., R.1W.
JASPER PHASE 1

S01°21'59"W 385.30'

NORTHEAST CORNER OF
SECTION 9 T.14N., R.1W.
3" B.C. ON A 1" IRON PIPE
STAMPED APS CO. RLS
16292,4 3 9 10
POINT OF COMMENCEMENT

POINT OF BEGINNING

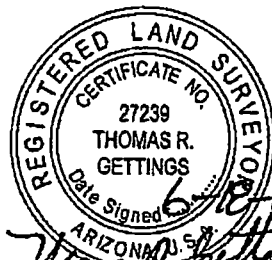
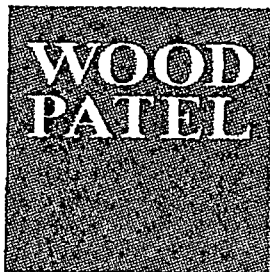


EXHIBIT "A"

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NOT TO SCALE

EXPIRES 06-30-20

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