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03/22/2019 10:26:28 AM  
Leslie M. Hoffman  
OFFICIAL RECORDS OF YAVAPAI COUNTY \$7.50  
TOWN OF PRESCOTT VALLEY



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Ord 860

When Recorded Return To:  
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**ORDINANCE NO. 860**

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF PRESCOTT VALLEY, A MUNICIPAL CORPORATION OF ARIZONA, ANNEXING THERETO CERTAIN REAL PROPERTY (ANX19-001) CONTAINING APPROXIMATELY 40,085 SQUARE FEET LYING IN SECTION 28 TOWNSHIP 14 NORTH, RANG 1 EAST, RANGE 1 EAST, OF THE GILA & SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA; CLASSIFYING ALL THE ANNEXED PROPERTY FOR ZONING PURPOSES AS RS-7 AND R2-2 (BEING CONSISTENT WITH THE PRESENT YAVAPAI COUNTY ZONING CLASSIFICATION OF RS-7 and R2-2); PROVIDING THAT THE OFFICIAL TOWN MAP AND THE TOWN ZONING MAP BE APPROPRIATELY AMENDED AND THAT A COPY OF THIS ORDINANCE, ALONG WITH A CERTIFIED ANNEXATION MAP, BE RECORDED IN THE OFFICE OF THE YAVAPAI COUNTY RECORDER; AND DECLARING THIS ORDINANCE TO BE AN EMERGENCY MEASURE PURSUANT TO ARS §19-142(B) AND §2-05-060 OF THE PRESCOTT VALLEY TOWN CODE.

WHEREAS, on February 7, 2019, a blank annexation petition was filed in the Office of the Yavapai County Recorder, pursuant to ARS §9-471(A)(1), which included a narrative description and an accurate map of the exterior boundaries of certain real property contiguous to the Town [in compliance with the "shape" requirements of ARS §9-471(K)] and proposed to be annexed to the Town; and

WHEREAS, said annexation was designated as ANX19-001 [the annexation territory including approximately 40,085 square feet of real property]; and

WHEREAS, notice and a copy of the filing dated February 7, 2019, was delivered to the Clerk of the Yavapai County Board of Supervisors and to the Yavapai County Assessor as set forth in ARS §9-471(A)(1). All of the information included in the filing was subsequently given to the Chairman of the Board of Supervisors by letter, dated February 7, 2019; and

WHEREAS, on February 20, 2019, notice of a public hearing to be held February 28, 2019 on proposed annexation ANX19-001 was published in the *Daily Courier*, said notice being at least fifteen (15) days before the end of the thirty (30) day waiting period after filing the blank annexation petition on February 7, 2019, and being at least six (6) days before the required public hearing, all pursuant to ARS §9-471(A)(3) and (A)(3)(a); and

WHEREAS, notice of said public hearing was also posted in at least three (3) conspicuous places in the annexation territory [said notice being at least six (6) days before the public hearing], pursuant to ARS §9-471(A)(3) and (A)(3)(b); and

WHEREAS, notice of the public hearing included an accurate map of the annexation territory, and was sent by first-class mail to the Chairman of the Yavapai County Board of Supervisors on February 20, 2019 [said notice being at least six (6) days before the public hearing], pursuant to ARS §9-471(A)(3) and (A)(3)(c); and

WHEREAS, notice of the public hearing (including an accurate map of the annexation territory) was sent on February 20, 2019 by first-class mail to the owners of real and personal property within the annexation territory (as shown on lists provided by the Arizona Department of Revenue and the Yavapai County Assessor's Office), with said properties being subject to taxation by the Town in the event of annexation [said notice being at least six (6) days before the public hearing], pursuant to ARS §9-471(A)(3) and (A)(3)(d); and

WHEREAS, a public hearing on proposed annexation ANX19-001 was held February 28, 2019 before the Prescott Valley Common Council, in accordance with ARS Title 38, Chapter 3, Article 3.1 [said hearing being held within the last ten (10) days of the thirty (30) day waiting period] after the blank petition had been filed on February 7, 2019, all according to ARS §9-471(A)(3); and

WHEREAS, after the thirty (30) day waiting period [pursuant to ARS §9-471(A)(2)], written petitions, including a narrative description and an accurate map of the exterior boundaries of the annexation territory were signed by a) the owners of one-half (1/2) or more in value of the real and personal property in said annexation territory, and b) more than one-half (1/2) of the persons owning real and personal property in the annexation territory [pursuant to ARS §9-471(A)(4), (E) and (F)], with said properties being subject to taxation by the Town in the event of annexation (as shown by a recent assessment of the property in the records of the Yavapai County Assessor and the Department of Revenue, and as supplemented by a map of survey and observations of the property by Town staff); and

WHEREAS, said petitions were filed on March 12, 2019, in the Office of the Yavapai County Recorder [being within one (1) year after the last day of the thirty (30) day waiting period on February 7, 2019], pursuant to ARS §9-471(A)(4); and

WHEREAS, the Town received information from the Yavapai County Development Services Department that the Yavapai County zoning classification for the proposed annexation territory was M1 (indicating potential commercial uses); and

WHEREAS, the new Prescott Valley zoning classification for the annexation territory would be M1 (being the zoning districts most comparable to that which exists under the current Yavapai County zoning classification); and

WHEREAS, no alterations increasing or reducing the territory sought to be annexed as ANX18-002 have been made after said petitions were signed by any owner of real and/or personal property therein, pursuant to ARS §9-471(A)(5);

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

Section 1. That the following-described real property be, and the same hereby is, annexed to the Town of Prescott Valley, Arizona, and that the present Prescott Valley corporate limits be, and the same hereby are, extended and increased to include the following-described real property:

**[As described and shown in Exhibit "A" being attached hereto and expressly made a part hereof.]**

Section 2. That the new Prescott Valley zoning classifications for the above-described real property within the annexation territory shall be RS-7 and R2-2 (being the Prescott Valley classifications most consistent with Yavapai County's classifications of RS-7 and R2-2).

Section 3. That the official map of the Town of Prescott Valley be amended to include the new territory annexed hereby, and that the official zoning map be amended to show the territory's new Town zoning classifications. Furthermore, that a copy of this Ordinance, together with an accurate map of the real property hereby annexed to the Town, certified by the Mayor (or, in his absence, the Vice-Mayor) and by the Town Clerk (or her assistant), be forthwith recorded in the Office of the Yavapai County Recorder.

Section 4. That, inasmuch as it is necessary for the peace, health and safety of the Town of Prescott Valley that this Ordinance be effective immediately upon its passage and approval according to ARS §19-142(B) and Town Code §2-05-060 (due to the need to facilitate the planning of development in the annexation territory), this Ordinance is hereby declared to be an emergency measure and effective upon its passage and approval.

PASSED AND APPROVED by the Mayor and Common Council of the Town of Prescott Valley, Arizona, this 14<sup>th</sup> day of March, 2019.



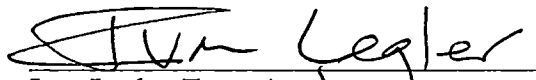
Kell Palguta, Mayor

**SEAL**

ATTEST:

  
Diane Russell, Town Clerk

APPROVED AS TO FORM:

  
Ivan Legler, Town Attorney

# ANX19-001 Exhibit "A"

1 of 2

NEXUS SOUTHWEST, LLC  
REGISTERED LAND SURVEYORS



212 S. Marina St. ♦ Prescott, Arizona 86302  
Phone 928-778-5101 ♦ Fax 928-778-9321 ♦ email [info@nexus-sw.net](mailto:info@nexus-sw.net)

## PROPERTY DESCRIPTION Annexation Parcel

**ALL OF** Lots 25, 26, 27, 28 and 29, **PRESCOTT COUNTRY CLUB**, as recorded in Book 13 of Maps and Plats, Page 79, records of Yavapai County, located in a portion of Section 28, Township 14 North, Range 1 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

**BEGINNING** at the Southeast corner of said Lot 29;

Thence, North  $88^{\circ}07'35''$  West, 191.00 feet to the beginning of a tangent curve in said Lot 27, concave Northeasterly with a radius of 25.00 feet;

Thence, Northerly along said curve through a central angle of  $90^{\circ}00'00''$ , and a length of 39.27 feet to a point of tangency in said Lot 27;

Thence, North  $01^{\circ}52'25''$  East, 85.00 feet to the beginning of a tangent curve at the Northwest corner of said Lot 27, the Southwest corner of said Lot 26, concave Southwesterly, with a radius of 318.26 feet;

Thence, Northwesterly along said curve through a central angle of  $24^{\circ}50'38''$ , and a length of 138.00 feet to the Northwest corner of said Lot 25;

Thence, North  $67^{\circ}01'46''$  East, 110.00 feet to the Northeast corner of said Lot 25, being a point on a non-tangent curve, concave Southwesterly, with a radius of 428.26 feet and a radius point bearing South  $67^{\circ}01'46''$  West;

Thence, Southeasterly along said curve through a central angle of  $24^{\circ}50'38''$ , a length of 185.70 feet to a point on the North line of said Lot 28;

Thence, South  $88^{\circ}07'35''$  East, 106.00 feet to the Northeast corner of said Lot 29;

Thence, South  $01^{\circ}52'25''$  West, 110.00 feet to the **POINT OF BEGINNING**;

Containing 40,085 square feet, more or less.

February 6, 2019  
19-059



**ANX19-001 Exhibit "A"**  
**Pg 2 of 2**

