
LAKESHORE 650

PRESCOTT VALLEY | ARIZONA

FAIN SIGNATURE GROUP



BrownHOMES
A Family Tradition

ANNEXATION REQUEST

SEPTEMBER 1, 2023 | DRAFT

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A. THE PROPERTY

Fain Signature Group on behalf of the landowner (the “Owner”) seeks to annex approximately 652 acres of land west of the intersection of Lakeshore Drive and Fain Road into the Town of Prescott Valley (the “Town”). The land is composed of three noncontiguous parcels of which two parcels are located north of Lakeshore Drive (a right-of-way from the Atchison Topeka & Santa Fe Railway bisects these parcels) and the other parcel is located south of Lakeshore Drive (the “Property”). See Exhibit 1 – Property Location.

B. ANNEXATION REQUEST

Fain Signature Group requests the annexation of the Property from Yavapai County into the Town of Prescott Valley. This request is being submitted simultaneously with a Planned Area Development (PAD) zoning request. We request that these cases be run concurrently and conjunctively. The annexation of the Property into the Town provides for orderly master planning and development in a manner that can utilize logical and practical conservation methods.

C. STATE LAW REQUIREMENT

The Property is roughly bounded by land already within the Town of Prescott Valley (PV) to the west and south, and by Yavapai County (the “County”) land to the north and east. The proposed annexation meets the requirements of Arizona law, Arizona State Statute 9-471.

D. COMPATIBILITY WITH GENERAL PLAN

The Prescott Valley General Plan designated this Property within their Growth and Development Tier II, Village PAD F-II land use designed to create community cores of pedestrian-oriented mixed uses (neighborhood commercial, schools, public facilities, and community services, open space, recreation, and residential) surrounded by various residential densities. These land uses are consistent and compatible with the concurrent PAD zoning request.

See *Exhibit 2 - PV General Plan Growth and Development Tier II*, *Exhibit 3 – PV General Plan Land Use*, and *Exhibit 4 - PV General Plan Recreation and Open Space*.

E. CONCLUSION

The Property is well situated for annexation into the Town. It meets all the State Law requirements, and the Town has included it in the long range planning of the town with its inclusion in the General Plan. The annexation of the Property is a logical extension for the Town being inside the Fain Road loop, infrastructure serving the Town exists within and through the Property, and future development could provide needed housing, master planned infrastructure, and neighborhood serving commercial users with the Town.

F. EXHIBITS

EXHIBIT 1 – THE PROPERTY

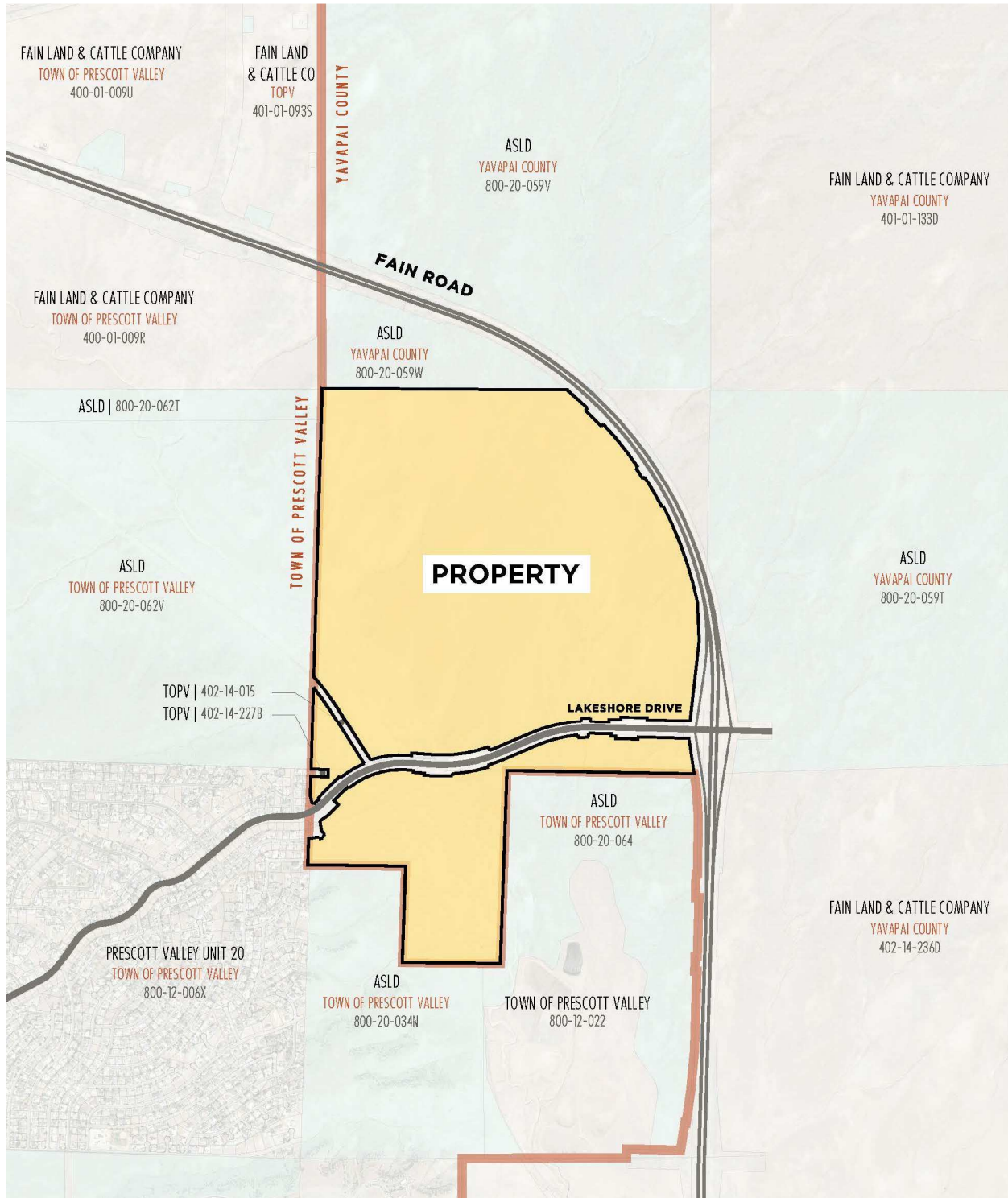
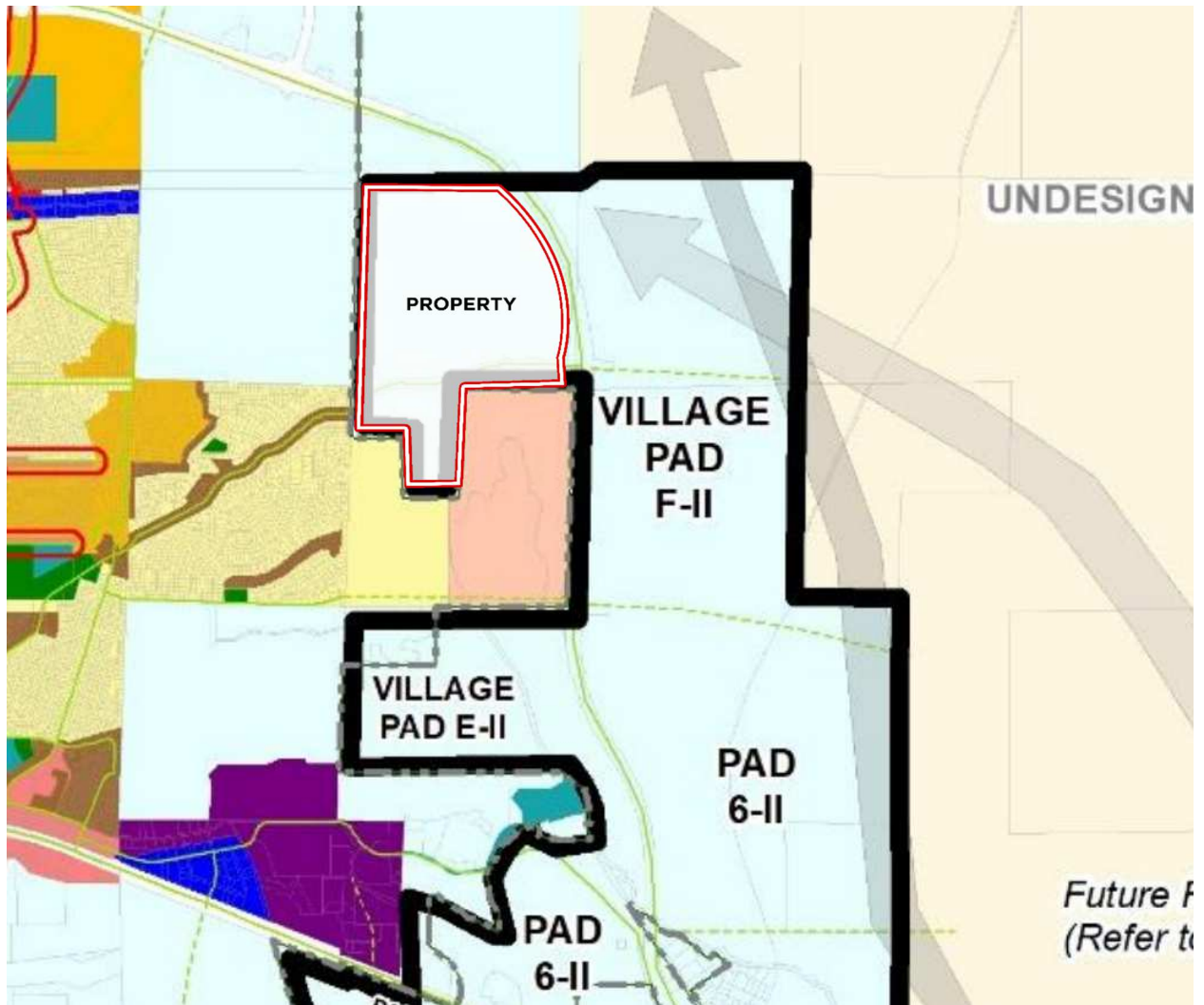


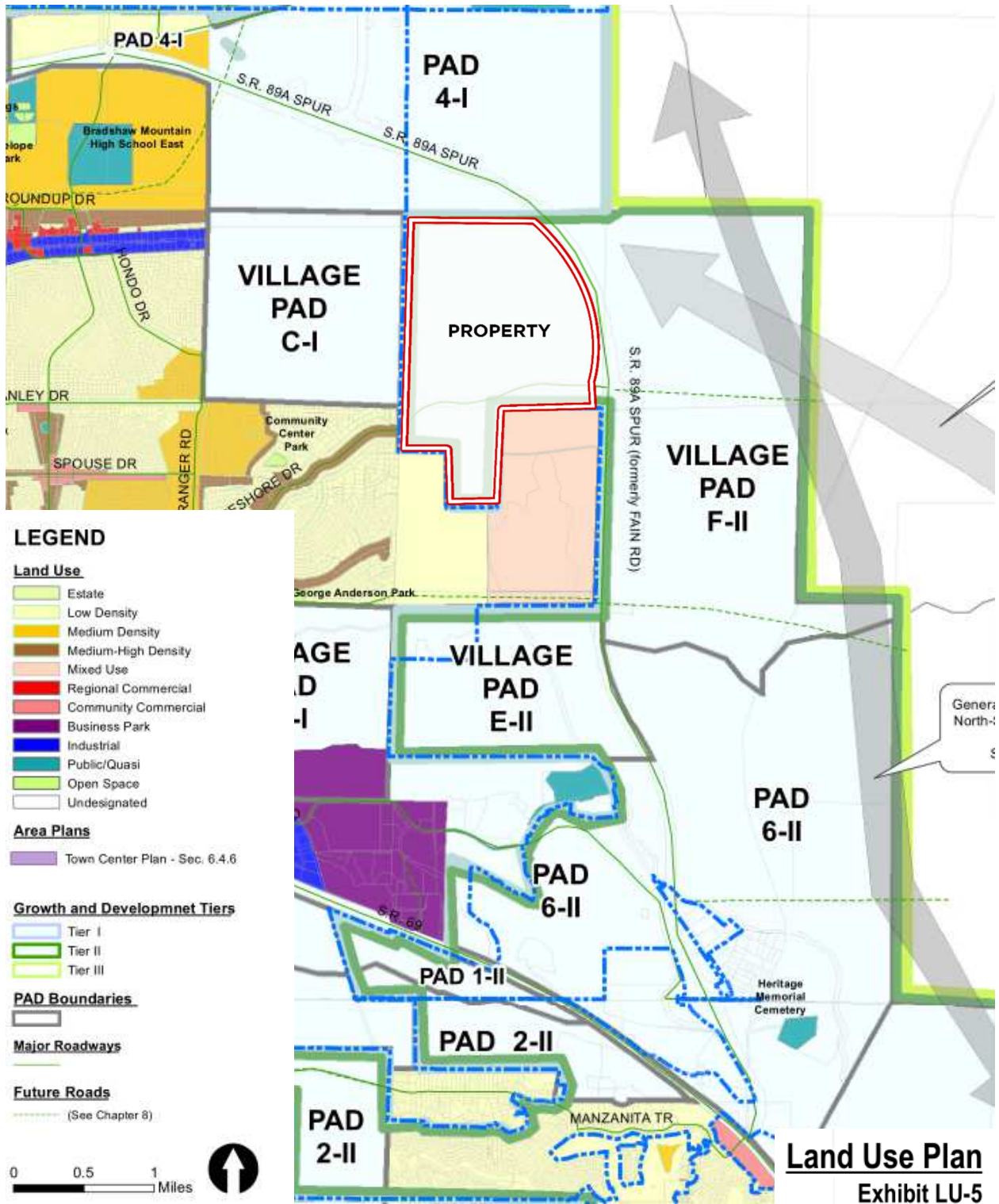
EXHIBIT 2 - PV GENERAL PLAN GROWTH AND DEVELOPMENT TIER II



Growth and Development Tier II

Exhibit GA-3

EXHIBIT 3 - PV GENERAL PLAN LAND USE



Land Use Plan
Exhibit LU-5

EXHIBIT 4 – PV GENERAL PLAN RECREATION AND OPEN SPACE

