

# Glenwood

---

August 17<sup>th</sup>, 2011

Quailwood Community Association  
PO Box 10000  
Prescott, AZ 86304  
Attn: Stacy Maule

Town of Prescott Valley  
7501 E. Civic Circle  
Prescott Valley, Arizona 86314  
Attn: Staff, P&Z Commission and Town Council

**Re: ZMC 11-002 (SEC Hwy 69 and Bradshaw Mountain Rd)**

Dear Quailwood Community Association/Town of Prescott Valley Staff/P&Z Commission and Town Council:

The purpose of this letter is to confirm Glenwood Development Company's ("applicant") agreement of items discussed during our second neighborhood meeting pertaining to the above-referenced zoning case.

As discussed, the Applicant is aware that this zoning case should not involve the type of construction, type of user, or layout of the project, but the Applicant has agreed to the following stipulations in an effort to work with some of the neighborhood's requests and concerns. Below are items that the Applicant will abide by and make part of this project and zoning case as stipulations for the benefit of all.

-Lighting concern: Applicant to work with Town Staff and Quailwood regarding the level and type of lighting for the project to resolve neighbor concerns regarding photo metrics. Applicant will ensure that all exterior lighting for the project will be shielded downward as well.

-Material type of the building #1: Applicant agrees to utilize an EFIS finish system for the building. The EFIS product will consist of a foam system and a synthetic stucco blend w/ integral color mixed into the product. This type of product gives the building a much deeper and richer color. The EFIS colors used on the building will also be earth tones to blend nicely into the area.

-Material type of the building #2: Applicant agrees to utilize a stone type product w/ an earth tone color for the wainscot on the building and a larger portion of the front elevation will have stone on the building.

-Material type of the building #3: Applicant agrees to place a decorative canopy on the front of the building to break up the elevation in order to provide a nicer feel/look as you enter the Quailwood development from Hwy 69.

-Landscaping: Applicant agrees to work with Town Staff regarding installing new landscape (including trees and plants) to soften the look of the building and overall project.

-Building "Tenant" Signage: Applicant agrees to limit the tenant to install only two tenant signs for the elevations on the building (i.e. one tenant sign for the front "west" elevation and one sign to be determined by tenant for either the north or south sides of the building; no lighted building signs are to be installed on the east elevation facing Quailwood).

-Monument Signage: Applicant will work with Staff regarding the future tenant's monument sign. In an effort to resolve neighborhood concerns, the project monument sign will be a ground sign rather than a pole mounted sign. The ground sign will have a stone base that matches the stone base and accents on the building.

The applicant is excited for this opportunity to be part of the community, community plans and in fulfilling the Town of Prescott Valley's plans for the area. We look forward to a very successful project for all involved. Thank you.

Sincerely,

**GLENWOOD DEVELOPMENT COMPANY LLC**



Jeffrey Wade Kost