

**TOWN OF PRESCOTT VALLEY  
REQUEST FOR COUNCIL ACTION  
Date: February 9, 2012**

**SUBJECT:** Reversionary Plat (RP11-001) – Primary Builders, L.L.C.

**SUBMITTING DEPARTMENT:** Community Development Department

**PREPARED BY:** Joe Scott, Planner, for Richard T. Parker, Community Development Director

**AGENDA LOCATION:** Comments/Communications , Consent , Work/Study ,  
New Business , Public Hearing , Second Reading

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**ATTACHMENTS:** a) Location Map; b) Reversionary Plat

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**SUMMARY/BACKGROUND:** Council is being asked to consider a request by Primary Builders L.L.C. for a Reversionary Plat to adjust the common boundary between Lots 193 and 194 of Pronghorn Ranch Unit IIIA located at 7878 and 7890 Bramble Berry Ln. and zoned R1L-10 PAD. When a home was built on Lot 194 a block fence was also constructed but was placed about ten (10) feet inside the easterly property line adjacent to vacant Lot 193 (Exhibit “A”). All building setbacks for Lot 194 were otherwise met. The adjusted property line will allow for the extra area outside of the existing fence location to be added to Lot 193 and utilized for that development site. The owners have agreed to this new property configuration and the PAD overlay zoning district allows for the adjustment of lot sizes. An exact survey is being done and a final plat map will be prepared for Council approval. The Planning and Zoning Commission reviewed this item during regular session on January 9, 2012 and voted to approve RP11-001 and forward to Town Council with a recommendation for approval. Council is now being asked to approve same.

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**OPTIONS ANALYSIS:** The Town Council may approve the Final Reversionary Plat, direct staff to address additional concerns prior to approval, or decline to approve the Final Reversionary Plat.

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**ACTION OPTION:** Motion to approve Reversionary Plat RP11-001. **VOTE.**

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**RECOMMENDATION:** Staff recommends approval of Reversionary Plat RP11-001.

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**FISCAL ANALYSIS:** There is no financial impact from this action.

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**REVIEWED BY:**

Management Services Director \_\_\_\_\_

Town Clerk \_\_\_\_\_

Town Attorney \_\_\_\_\_

Town Manager \_\_\_\_\_

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**COUNCIL ACTION:**

Approved  Denied  Tabled/Deferred  Assigned to \_\_\_\_\_