

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: October 25, 2012**

SUBJECT: Reversionary Plat (RP12-002) – Merrill Revocable Trust

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

ATTACHMENTS: a) Location Map; b) Reversionary Plat

SUMMARY/BACKGROUND: Council is being asked to consider a request by the Merrill Revocable Trust for a Reversionary Plat in order to combine three (3) parcels (APNs; 103-35-118A, 103-35-119A & 103-35-122), comprising portions of Lots 5320, 5321 and 5322 along with Lots 5323-5326 of Prescott Valley Unit 17, into a new one larger Lot 5320A. The building that is presently the location of CommSpeed, located on parcel 103-35-119A at 7411 E. Addis Avenue was built on Lots 5323, 5324 and 5325 and were considered combined per Town Code provisions at that time. More recently the business started using adjacent parcels 103-35-118A and 103-35-122 for parking and storage which constitutes a Zoning violation because the Town Code requires that such accessory uses be on the same property as the primary building and use. Combination of the underlying platted lots is now accomplished through the Reversionary Plat process which will result in one Lot and one tax parcel number. The one larger lot will bring the land uses into compliance with applicable Zoning standards. The Planning and Zoning Commission reviewed this item during regular session on October 8, 2012 and voted to approve RP12-002 and forward to Town Council with a recommendation for approval.

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.

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

RECOMMENDATION: Staff recommends approval of Reversionary Plat RP12-002.

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

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____