

September 3, 2025

RE: APN 402-14-004 – 40 Acre General Plan Amendment (GPA25-001) and Zoning Map Change (ZMC25-008)

Dear Neighbor,

Fain Signature Group (“FSG”) along with Asphalt Paving and Supply (“AP&S”) has requested a General Plan Amendment and Zoning Map Change related to a 40 acre property generally located 1.5 miles south of Old Black Canyon Highway and 3.1 miles west of the intersection of Highway 69 and Bradshaw Mountain Road, within the Town of Prescott Valley (“Town”). A parcel map depicting this is below. The property is identified by the Yavapai County Assessor as parcel number 402-14-004 (the “Property”), and is currently undeveloped, vacant land.

The Town’s 2035 General Plan currently designates the entire Property for Village PAD A-1, and it is currently zoned RL (residential; single family limited). The request is to amend the General Plan for the Property to Industrial Land Use and rezone the Property to IG (Industrial; General Limited) zoning. FSG and AP&S desire to open a new rock harvest site to provide materials for the community. This new site will source hard rock for aggregate materials for use in roads, highways, and construction purposes.

We invite you to join us for our neighborhood meeting to discuss and learn more about the proposal.

Date: Monday, September 15, 2025

Time: 6:00 PM

Location:

The Warehouse

5880 N. Prairie Lane

Prescott Valley, AZ 86314

The Planning and Zoning Commission and Town Council hearings are not set at this time. As this application proceeds, the Town Development Services Department will make a determination as to the date and time of the Town public hearings.

If you wish to provide input on this matter, you may attend this neighborhood meeting. You may also contact Town of Prescott Valley assigned Planner II, Chris Norlock, at 928-759-3057 or by email at cnorlock@prescottvalley-az.gov subject “GPA25-001/ ZMC25-008”

Sincerely,



Brad Fain
CEO

Parcel Map

