

Re: Pleasant Valley Ranch

To Whom it May Concern:

Brooks Land Holdings is in escrow on two undeveloped parcels comprising approximately 891.79 acres, APNs 300-28-003N and 300-28-143G, in the unincorporated area of Yavapai County.

The intent is to create a subdivision of approximately 163 lots in two Phases. Phase 1 would include approximately 86 lots and Phase 2 would be about 77 lots. The proposed lot size is five acres. There may be some larger lots where topography and drainage dictate. The proposed name of the subdivision is Pleasant Valley Ranch.

Access to the property is currently via Las Vegas Ranch Road; a physical address has not yet been assigned. Two points of access are proposed along Las Vegas Ranch Road to serve the subdivision. Roads within the subdivision would be private and privately maintained. The intent is to gate the main entrances. Roads and cul-de-sacs within the subdivision would be designed to meet Yavapai County engineering standards and provide all-weather access for emergency vehicles.

The intent is to develop a "dry lot" subdivision. Individual lot owners would be responsible for drilling a well and installing an on-site wastewater disposal system. It is understood that for approval of a subdivision, water adequacy and suitability for on-site wastewater disposal must be demonstrated.

APS has confirmed that they can provide electrical service; a system upgrade is needed which will be part of the development. Communications service is not yet determined.

A homeowners' association would be established for the subdivision. The HOA would be responsible for maintenance of the private roads within the subdivision and for an annual contribution to the maintenance of Las Vegas Ranch Road from Fair Oaks Road to the subdivision (approx. 4 miles). The HOA would also oversee the architectural design guidelines and maintain common areas. Brooks Land Holdings would control the HOA until such time as the number of lot sales reaches a certain percentage after which time direction of the H.O.A. will be turned over to lot owners.

We look forward to meeting with the Planning Department of Yavapai County to discuss the subdivision process and requirements.

Best Regards,



Ben F. Brooks, III

## Pleasant Valley Ranch

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- Upscale community called Pleasant Valley Ranch
- About 160 lots in two phases of about 80 lots each
- Prices will be in the range of \$300,000/lot
- 5+ acre lots so lower density than the 2-acre zoning and no ability to split their parcels below 5 acres.
- Strict CCR's with site-built homes only and the community will be gated.
- Individual Wells and septic
- Community center
  - mail within the community
- Pond feature at the entrance that will also serve the fire department as great additional water reservoir for potential fires, and could be used throughout the area.

### Questions:

- We will be paying the Las Vegas Ranch HOA something per lot each year for the ongoing use of the Las Vegas Ranch gate and access road. How much per lot is that?
- We would like to have some signage at the Las Vegas Ranch entrance gate for our subdivision so people know they're at the right location when they hit that gate.
  - We will pay for that but just wondering where we should put the sign? We can design something and run it by you .
- Indian artifact site in vicinity. How big of an issue is that? Do you have any reports that reference sites?



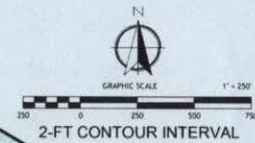
# PLEASANT VALLEY RANCH - CONCEPT

**Peak**  
ENGINEERING, INC.  
Connecting Place to People  
301 E. Birch Ave., Suite 3  
Flagstaff, AZ 86001  
(928) 774-4046  
Web: www.peakeng.com

**THE BROOKS COMPANIES**  
PLEASANT VALLEY RANCH  
SUBDIVISION LAYOUT

JOB NO: 238000001 BY: DCW CKD: JOL  
DATE: FEB 2024 REV: **2 of 2**

FOR PLANNING PURPOSES ONLY



**PHASING INFO**

- NORTH PHASE**  
AREA: 447.5 AC  
ROADWAY: 23,200 LF  
LOTS: 86
- SOUTH PHASE**  
AREA: 448.5 AC  
ROADWAY: 19,800 LF  
LOTS: 77
- TOTAL**  
AREA: 896 AC  
ROADWAY: 43,000 LF  
LOTS: 163

