



September 10, 2021

Re: Final Plat Approval for Pinnacle 2, Phase 1, for 9 Lots
Request for Increase in Allowable Groundwater Allocation

The City of Prescott requests the Arizona Department of Water Resources increase the City's allowable groundwater allocation based upon the recording of the final plat for Pinnacle 2, Phase 1, recorded December 9, 2005 for 9 lots.

As specified in Condition 8 of Decision and Order of the Director, No. 86-401501.0001, the City submits the following information for the Department's review with regard to the above referenced subdivision:

Submittals Required as per Condition 8 of Decision and Order No. 86-401501.0001	Attachments
1. A request to increase the groundwater allocation.	This letter serves as the request.
2. Reference to the subdivision in Exhibit B of the D&O for this request.	Attachment 1
3. Pinnacle Unit 3 Preliminary Plat, dated April 3, 1998	Attachment 2
4. City Council Agenda for May 19, 1998 includes Item D. Discussion of PP for the Pinnacle at Prescott Lakes, Unit III.	Attachment 3
5. City Council Study Session approves Final Plat for The Pinnacle, Unit 2, Phase 1, comprising 9 lots of 10.85 acres. "Please note that the unit number has changed from U3 to U2, Ph 1 to reflect new units and phasing for all the final plat submittals" and is still in substantial compliance with Resolution No. 3213 (pg 75).	Attachment 4
5. Final Plat of The Pinnacle at PL, Unit 2, Phase 1, recorded December 9, 2005	Attachment 5
7. a) A calculation of projected groundwater use for the Final Plat b) Include landscaping plans for Open Space c) CC&Rs related to water use, and d) Any commercial properties included within the Subdivision.	a) Attachment 6 b) Attachment 7 c) Attachment 7 d) N/A

Attachment B: Subdivisions Eligible to Receive the Groundwater Allowance

Subdivision Name	Number of Lots on Preliminary Plat	Number of Lots on Final Plats Submitted to ADWR	Remaining Lots that Can Receive Groundwater Allowance Increase
Cliff Rose, Unit 3	21	0	21
Dells at Prescott Lakes	167	101	66
Lakeside @ Prescott Lakes	240	35	205
Mason Ridge	14	0	14
Peaks Unit I @ Prescott Lakes	665	0	665
Peaks Unit II @ Prescott Lakes	150	124	26
Prescott Lakes: Estates Unit 2	239	163	76
Prescott Lakes: Estates Unit 3	12	0	12
Prescott Lakes: Pines	231	216	15
Prescott Lakes: Pinnacle Unit 1	62	0	62
* Prescott Lakes: Pinnacle Unit 2	340	0	340
Summit Unit 2	227	133	94
The Club at Forest Trails	49	0	49
Yavapai Hills	1,632	239	1,393
Yavapai Hills in Prescott Valley	489	0	489
Total	4,538	1,011	3,527

* Pinnacle Unit 2, Phase 1 has 9 lots

A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 14 NORTH
RANGE TWO WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN
YAVAPAI COUNTY, ARIZONA

PRELIMINARY PLAT OF THE PINNACLE - UNIT III
AT PRESCOTT LAKES

A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 14 NORTH
RANGE TWO WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN
YAVAPAI COUNTY, ARIZONA

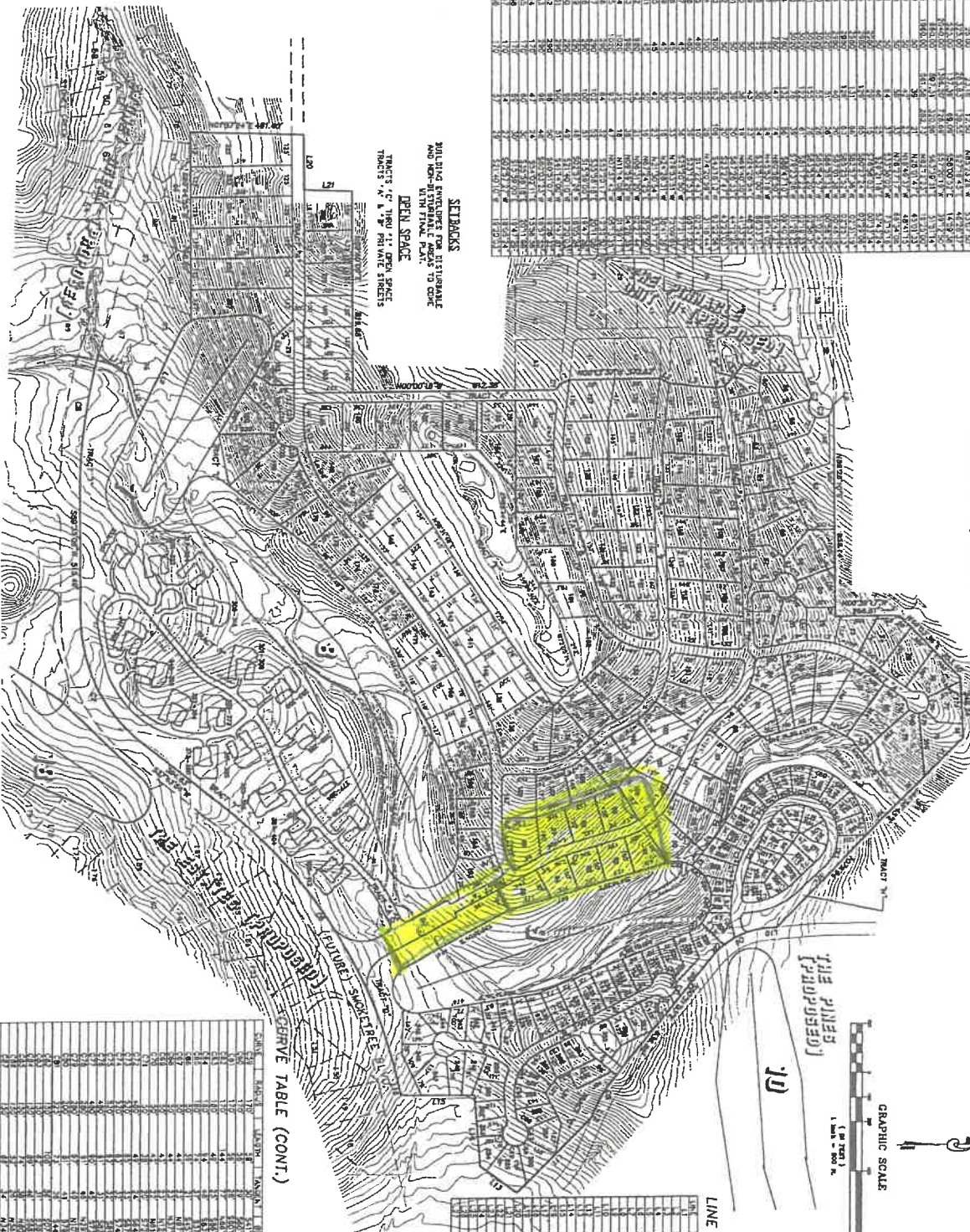
C.D.F.	A.M.I.Z	L.A.M.P	N.S.T	R.A.M.P	J.A
0	0	0	0	0	0
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10
11	11	11	11	11	11
12	12	12	12	12	12
13	13	13	13	13	13
14	14	14	14	14	14
15	15	15	15	15	15
16	16	16	16	16	16
17	17	17	17	17	17
18	18	18	18	18	18
19	19	19	19	19	19
20	20	20	20	20	20
21	21	21	21	21	21
22	22	22	22	22	22
23	23	23	23	23	23
24	24	24	24	24	24
25	25	25	25	25	25
26	26	26	26	26	26
27	27	27	27	27	27
28	28	28	28	28	28
29	29	29	29	29	29
30	30	30	30	30	30
31	31	31	31	31	31
32	32	32	32	32	32
33	33	33	33	33	33
34	34	34	34	34	34
35	35	35	35	35	35
36	36	36	36	36	36
37	37	37	37	37	37
38	38	38	38	38	38
39	39	39	39	39	39
40	40	40	40	40	40
41	41	41	41	41	41
42	42	42	42	42	42
43	43	43	43	43	43
44	44	44	44	44	44
45	45	45	45	45	45
46	46	46	46	46	46
47	47	47	47	47	47
48	48	48	48	48	48
49	49	49	49	49	49
50	50	50	50	50	50
51	51	51	51	51	51
52	52	52	52	52	52
53	53	53	53	53	53
54	54	54	54	54	54
55	55	55	55	55	55
56	56	56	56	56	56
57	57	57	57	57	57
58	58	58	58	58	58
59	59	59	59	59	59
60	60	60	60	60	60
61	61	61	61	61	61
62	62	62	62	62	62
63	63	63	63	63	63
64	64	64	64	64	64
65	65	65	65	65	65
66	66	66	66	66	66
67	67	67	67	67	67
68	68	68	68	68	68
69	69	69	69	69	69
70	70	70	70	70	70
71	71	71	71	71	71
72	72	72	72	72	72
73	73	73	73	73	73
74	74	74	74	74	74
75	75	75	75	75	75
76	76	76	76	76	76
77	77	77	77	77	77
78	78	78	78	78	78
79	79	79	79	79	79
80	80	80	80	80	80
81	81	81	81	81	81
82	82	82	82	82	82
83	83	83	83	83	83
84	84	84	84	84	84
85	85	85	85	85	85
86	86	86	86	86	86

SETBACKS

OPEN SPACE
TRACTS 'C' THRU 'I' OPEN SPACE
TRACTS 'A' & 'B' PRIVATE STREETS

OPEN SPACE

TRACTS 'C' THRU 'I' OPEN SPACE
TRACTS 'A' & 'B' PRIVATE STREETS



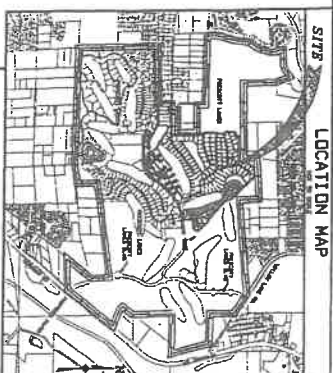
2000

通

GRAPHIC SCALE

LINE TABLE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248	1249	1250	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260	1261	1262	1263	1264	1265	1266	1267	1268	1269	1270	1271	1272	1273	1274	1275	1276	1277	1278	1279	1280	1281	1282	1283	1284	1285	1286	1287	1288	1289	1290	1291	1292	1293	1294	1295	1296	1297	1298	1299	1300	1301	1302	1303	1304	1305	1306	1307	1308	1309	1310	1311	1312	1313	1314	1315	1316	1317	1318	1319	1320	1321	1322	1323	1324	1325	1326	1327	1328	1329	1330	1331	1332	1333	1334	1335	1336	1337	1338	1339	1340	1341	1342	1343	1344	1345	1346	1347	1348	1349	1350	1351	1352	1353	1354	1355	1356	1357	1358	1359	1360	1361	1362	1363	1364	1365	1366	1367	1368	1369	1370	1371	1372	1373	1374	1375	1376	1377	1378	1379	1380	1381	1382	1383	1384	1385	1386	1387	1388	1389	1390	1391	1392	1393	1394	1395	1396	1397	1398	1399	1400	1401	1402	1403	1404	1405	1406	1407	1408	1409	1410	1411	1412	1413	1414	1415	1416	1417	1418	1419	1420	1421	1422	1423	1424	1425	1426	1427	1428	1429	1430	1431	1432	1433	1434	1435	1436	1437	1438	1439	1440	1441	1442	1443	1444	1445	1446	1447	1448	1449	1450	1451	1452	1453	1454	1455	1456	1457	1458	1459	1460	1461	1462	1463	1464	1465	1466	1467	1468	1469	1470	1471	1472	1473	1474	1475	1476	1477	1478	1479	1480	1481	1482	1483	1484	1485	1486	1487	1488	1489	1490	1491	1492	1493	1494	1495	1496	1497	1498	149
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	-----

LOCATION MAP
SITE

14 October 2

SITE DATA

NET SITE AREA = 168.63 ACRES
NET SITE W/IN COVE = 168.23 ACRES
NET SITE W/IN COVE & DRAINAGE = 168.23 ACRES
TOTAL CONDOMINIUMS PROPOSED = 144
TOTAL OPEN SPACE = 8.33 ACRES
MINIMUM LOT SIZE = 0.043 S.F.
MINIMUM LOT SIZE = 32,642 S.F.
AVERAGE LOT SIZE = 32,581 S.F.
TOTAL ROAD AREA = 42.34 ACRES

ASSESSOR PARCEL NUMBERS: ZONING

104-10-00026	RA-35	104-12-02594	RA-18
104-10-00027	RA-18	104-12-02595	RA-18
104-10-00028	RA-18	104-12-02596	RA-18
104-10-00029	RA-12	104-12-02597	RA-12
104-11-00021	RA-12	104-12-02598	RA-12
104-20-00078 A, D	RA-14, RA-35	104-12-02599	RA-12
104-12-00040	RA-12		
104-12-00042	RA-35		

UTILITIES

ELECTRICITY: ARIZONA PUBLIC SERVICE
GAS: CHANDLER PUBLIC UTILITY
TELEPHONE: U.S. WEST
WATER: CITY OF PRESCOTT
SEWER: CITY OF PRESCOTT

BENCHMARK
ALLUMINA CAP ON SOUTH SIDE OF MALLOW
CREEK ROAD, 40 SOUTHEAST CENTERLINE
OF ROAD, 0.5 MILES EAST OF SOUTHWEST
CORNER OF MALLOW TOWN SQUARE, 1/4 MI. OF
ADOT HIGHWAY MARKER 6+304.71 (10-04)

SUBDIVIDERS:

K
AL COMPANIES
817 E. GARY ST.
SUITE 1-A
PUEBLO, AZ 86001
(520) 771-0411

*Prescott
Pakas*

ENGINEER

LYON ENGINEERING &
DEVELOPMENT INC.
138 N. MARVARD DRIVE
SUITE C
PRESCOTT, AZ 86301
(320) 778-1750

LANDOWNER

2000

0.400000

INACCENT & LISA FORM

SCOTT LAUREL DEVELOPMENT

REFERENCES

NICHOLAS D'AMOREA

CLYDE SCHAEFER

MOSA LITE PEATM

TRADEMARK CASE, TRUS

COMPANIES/

SUITE 1-E
PESQUITA AZ

(520) 771-0

123

1110

Recorded 4.03.1998

a location of the female, Unit 2, Pl 1
of lots + Trees + A

AGENDA ITEMS:

- A. Discussion of the rezoning and amendment to the Master Plan for property generally located on the south of Highway 69, east and west of Lee Boulevard.
- B. Discussion of the Development Agreements with Westcor, Inc., and Bullwhacker Associates.
- C. Discussion of an Amendment to the Assured Water Supply Designation Application.
- D. Discussion of the Preliminary Plat for The Pinnacle at Prescott Lakes, Unit III, located off Smoke Tree Lane, consisting of 196 single-family lots and 144 condominiums on 188± acres. (SP-9808)
- E. Discussion of the Preliminary Plat for The Pines at Prescott Lakes, Unit I and II, located off Willow Lake Road and Prescott Lakes Boulevard, consisting of 231 single family residential lots (PAD) on 54± acres. (SP-9809)
- F. Discussion of the Preliminary Plat for The Estates at Prescott Lakes, Unit II, located off Smoke Tree Lane, consisting of 191 single-family lots and 48 condominiums on 106± acres. (SP-9810)
- G. Report on Environmental Services Department staffing.
- H. Report on Palmer Hill
- I. Discussion of the Prescott East Area Plan (PEAP) recommended policies.

ADJOURNMENT

ID#	Subdivision	6/2/95	to 12/31/97	Total
Final Plats Approved or In Process				
SUBDIVISION		COUNT		
	Cliff Rose Unit 5			39
	Cottages at Lakeside			34
	Estates at Prescott Lakes Unit 1			78
	Forest Trails Unit 5			40
	Gardens at Willow Creek			76
	Hassayampa Village (Aspen Creek Meadows)			40
	Hassayampa Village (Manzanita Woods)			25
	Hassayampa Village (Parcel D)			3
	Hassayampa Village (Parcel J)			37
	Hassayampa Village (Parcel K)			68
	Hassayampa Village (Parcel L)			10
	Hassayampa Village (Parcel P)			43
	Hassayampa Village (Sunrise Highlands)			38
	Hassayampa Village (Vista Ridge)			33
	Manzanita Village			36
	Subtotal			600
Preliminary Plats Approved, in Process, or Anticipated (*)				
	Blackhawk, Unit 2			8
	Cedar Wood Village			19
	Cliff Rose			25
	Coffman Airport			250
	Copper Canyon Village			25
	Crystal Creek			11
	Eagle Ridge Unit IV			90
	Forest Trails			55
	Forest Trails Unit 6			14
	Granite Springs			50
	Hassayampa Village (Condos)			154
	Hassayampa Village (Cottages)			33
	Hassayampa Village (Forest Creek)			54
	Haywood			5
	Heritage Ridge			104
	Meyers (Don) BA Parcel			100
	Northlake			127
	Palmer Hill			23
	Pequeno Estates			4
	Prescott Lakes: Estates Unit 2			239
	Prescott Lakes: Estates Unit 3			12
	Prescott Lakes: Granite Creek			150
	Prescott Lakes: Lakeside			240
	Prescott Lakes: Multifamily Units			712
	Prescott Lakes: Pines			231
	Prescott Lakes: Pinnacle			340
	Prescott Lakes: the Dells			167
	Scholton Subdivision			4
	Starpines Condos			30
	The Preserve			96
	The Vistas			11



PRESCOTT CITY COUNCIL COMBINED STUDY SESSION AND REGULAR MEETING AGENDA

**PRESCOTT CITY COUNCIL
PUBLIC MEETING
SEPTEMBER 27, 2005
3:00 P.M.**

**Council Chambers
201 S. Cortez Street
Prescott, AZ 86303
(928) 777-1100**

The following Agenda will be considered by the Prescott City Council at its Combined Study Session and Regular Voting Meeting pursuant to the Prescott City Charter, Article II, Section 13. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

CALL TO ORDER

INTRODUCTIONS AND PLEDGE OF ALLEGIANCE: Mayor Simmons

ROLL CALL:

MAYOR AND CITY COUNCIL:

**Mayor Simmons
Councilman Bell
Councilman Blair
Councilman Lamerson**

**Mayor Pro Tem _____
Councilman Roecker
Councilman Steward
Councilwoman Suttles**

SUMMARY OF CURRENT OR RECENT EVENTS

PRESENTATION:

A. Introduction of New Businesses

<p>NOTE: Anyone wishing to speak regarding an item on the agenda must address the Council using the microphone at the podium.</p>
--

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

- F. Replat RE05-021, for Downer Trail Subdivision, for 34 lots on 38.44 acres, for Lot Line Modification and Subdivision name change to the Preserve at Prescott.

MOTION: MOVE to Approve Replat RE05-021, for Downer Trail Subdivision, for 34 lots on 38.44 acres, for Lot Line Modification and Subdivision name change to the Preserve at Prescott

- G. Replat RE05-022 for Pine Meadows East II Subdivision located at 1264 Los Arcos Drive, to combine lots and modify subdivision boundary. (Barnett)

MOTION: MOVE to Approve Replat RE05-022 for Pine Meadows East II Subdivision located at 1264 Los Arcos Drive, to combine lots and modify subdivision boundary. (Barnett)

- H. Final Plat FP05-015 for Vista Verde Estates, Unit 3. (Fornara)

MOTION: MOVE to Approve Final Plat FP05-015 for Vista Verde Estates, Unit 3. (Fornara)

- I. Final Plat FP05-005 for The Pinnacle, Unit 2, Phase 1, comprising 9 lots on approximately 10.85 acres.

MOTION: MOVE to Approve Final Plat FP05-005 for The Pinnacle, Unit 2, Phase 1, comprising 9 lots on approximately 10.85 acres.

- J. Approve purchase of replacement automated sanitation and recycle carts and approve contract with Toter Incorporated, in an amount not to exceed \$75,000.00.

MOTION: MOVE to Approve purchase of replacement automated sanitation and recycle carts and approve contract with Toter Incorporated, in an amount not to exceed \$75,000.00.

M
L
S
M**COUNCIL AGENDA MEMO – 9/27/05**

I.

DEPARTMENT: Community Development**AGENDA ITEM:** Final Plat for The Pinnacle, Unit 2, Phase 1
– A Planned Area Development. (FP05-005)**Approved By:****Date:****Department Head:** Tom Guice

9-19-05

Finance Director:**City Manager:** Steve Norwood**REQUEST:** This is a proposed final plat within the Prescott Lakes Master Plan.**Project Summary:****Number Of Lots:** 9 **Parcel Size:** ±10.85 acres**Minimum Lot Size:** 23,554 sq. ft **Maximum Lot Size:** 52,299 sq. ft**Common Open Space:** 36,330 sq. ft. (8.1%).**Parcel No.:** Portions of 106-18-061E, 061H, 061K, 063N, 064G**Zoning:** SF-18 and SF-35**Location:** North of Smoketreet Lane at North Ridge.**Agent/Applicant:** Jeff Davis, 110 E. Gurley Streets #200, Prescott, AZ**Owner:** Various**Prior Council Actions:**

1998, April. Council approves The Pinnacle Unit 3 at Prescott Lakes Preliminary Plat.

2000, Dec. Council approves a 10-year time extension for Prescott Lakes Preliminary Plats.

STAFF ANALYSIS**Conformance to the Prescott Lakes Master Plan**

The proposed plat is consistent with the Amended Prescott Lakes Master Plan (MPA05-002) which was approved by Council on 8/29/05. This Master Plan slightly modified the street alignments, reduced the number of streets, and reduced grading impacts for all the Pinnacles Plats (see attached Master Plan). Open Space, density, and grading impacts were addressed in detail within the Master Plan Approval

CONFORMANCE TO THE PRELIMINARY PLAT

The Pinnacle Unit 3 at Prescott Lakes Preliminary Plat consists of 196 single-family lots and 144 condominiums for a total of 340 units on 188.62 acres (see attached plat). Instead of one final plat which covers this entire area, several individual final plats have been submitted this year for the 188.62 acres. Unit 2, Phase 1 is the first one that Council will review. Please note that the "unit" number has been changed from Unit 3 to Unit 2, Phase 1 to reflect new units and phasing for all the final plat submittals.

The changes between the preliminary and final plat are acceptable under the City's Policy for approval of final plats. The policy as prescribed in Resolution No. 3213 allows for movement of lots/units within a master planned community provided that the total number of lots within the master planned area is not increased and the exterior boundaries of the area are not increased.

0.15

PRESCOTT LAKES DISTURBANCE SLOPE ANALYSIS



TRACT NAME	AREA (AC)	PERCENT DISTURBED	PERCENT SLOPE	PERCENT SLOPE	PERCENT SLOPE
LOT 1	1.1	0.0	0.0	0.0	0.0
LOT 2	1.1	0.0	0.0	0.0	0.0
LOT 3	1.1	0.0	0.0	0.0	0.0
LOT 4	1.1	0.0	0.0	0.0	0.0
LOT 5	1.1	0.0	0.0	0.0	0.0
LOT 6	1.1	0.0	0.0	0.0	0.0
LOT 7	1.1	0.0	0.0	0.0	0.0
LOT 8	1.1	0.0	0.0	0.0	0.0
LOT 9	1.1	0.0	0.0	0.0	0.0
LOT 10	1.1	0.0	0.0	0.0	0.0
LOT 11	1.1	0.0	0.0	0.0	0.0
LOT 12	1.1	0.0	0.0	0.0	0.0
LOT 13	1.1	0.0	0.0	0.0	0.0
LOT 14	1.1	0.0	0.0	0.0	0.0
LOT 15	1.1	0.0	0.0	0.0	0.0
LOT 16	1.1	0.0	0.0	0.0	0.0
LOT 17	1.1	0.0	0.0	0.0	0.0
LOT 18	1.1	0.0	0.0	0.0	0.0
LOT 19	1.1	0.0	0.0	0.0	0.0
LOT 20	1.1	0.0	0.0	0.0	0.0
LOT 21	1.1	0.0	0.0	0.0	0.0
LOT 22	1.1	0.0	0.0	0.0	0.0
LOT 23	1.1	0.0	0.0	0.0	0.0
LOT 24	1.1	0.0	0.0	0.0	0.0
LOT 25	1.1	0.0	0.0	0.0	0.0
LOT 26	1.1	0.0	0.0	0.0	0.0
LOT 27	1.1	0.0	0.0	0.0	0.0
LOT 28	1.1	0.0	0.0	0.0	0.0
LOT 29	1.1	0.0	0.0	0.0	0.0
LOT 30	1.1	0.0	0.0	0.0	0.0
LOT 31	1.1	0.0	0.0	0.0	0.0
LOT 32	1.1	0.0	0.0	0.0	0.0
LOT 33	1.1	0.0	0.0	0.0	0.0
LOT 34	1.1	0.0	0.0	0.0	0.0
LOT 35	1.1	0.0	0.0	0.0	0.0
LOT 36	1.1	0.0	0.0	0.0	0.0
LOT 37	1.1	0.0	0.0	0.0	0.0
LOT 38	1.1	0.0	0.0	0.0	0.0
LOT 39	1.1	0.0	0.0	0.0	0.0
LOT 40	1.1	0.0	0.0	0.0	0.0
LOT 41	1.1	0.0	0.0	0.0	0.0
LOT 42	1.1	0.0	0.0	0.0	0.0
LOT 43	1.1	0.0	0.0	0.0	0.0
LOT 44	1.1	0.0	0.0	0.0	0.0
LOT 45	1.1	0.0	0.0	0.0	0.0
LOT 46	1.1	0.0	0.0	0.0	0.0
LOT 47	1.1	0.0	0.0	0.0	0.0
LOT 48	1.1	0.0	0.0	0.0	0.0
LOT 49	1.1	0.0	0.0	0.0	0.0
LOT 50	1.1	0.0	0.0	0.0	0.0
LOT 51	1.1	0.0	0.0	0.0	0.0
LOT 52	1.1	0.0	0.0	0.0	0.0
LOT 53	1.1	0.0	0.0	0.0	0.0
LOT 54	1.1	0.0	0.0	0.0	0.0
LOT 55	1.1	0.0	0.0	0.0	0.0
LOT 56	1.1	0.0	0.0	0.0	0.0
LOT 57	1.1	0.0	0.0	0.0	0.0
LOT 58	1.1	0.0	0.0	0.0	0.0
LOT 59	1.1	0.0	0.0	0.0	0.0
LOT 60	1.1	0.0	0.0	0.0	0.0
LOT 61	1.1	0.0	0.0	0.0	0.0
LOT 62	1.1	0.0	0.0	0.0	0.0
LOT 63	1.1	0.0	0.0	0.0	0.0
LOT 64	1.1	0.0	0.0	0.0	0.0
LOT 65	1.1	0.0	0.0	0.0	0.0
LOT 66	1.1	0.0	0.0	0.0	0.0
LOT 67	1.1	0.0	0.0	0.0	0.0
LOT 68	1.1	0.0	0.0	0.0	0.0
LOT 69	1.1	0.0	0.0	0.0	0.0
LOT 70	1.1	0.0	0.0	0.0	0.0
LOT 71	1.1	0.0	0.0	0.0	0.0
LOT 72	1.1	0.0	0.0	0.0	0.0
LOT 73	1.1	0.0	0.0	0.0	0.0
LOT 74	1.1	0.0	0.0	0.0	0.0
LOT 75	1.1	0.0	0.0	0.0	0.0
LOT 76	1.1	0.0	0.0	0.0	0.0
LOT 77	1.1	0.0	0.0	0.0	0.0
LOT 78	1.1	0.0	0.0	0.0	0.0
LOT 79	1.1	0.0	0.0	0.0	0.0
LOT 80	1.1	0.0	0.0	0.0	0.0
LOT 81	1.1	0.0	0.0	0.0	0.0
LOT 82	1.1	0.0	0.0	0.0	0.0
LOT 83	1.1	0.0	0.0	0.0	0.0
LOT 84	1.1	0.0	0.0	0.0	0.0
LOT 85	1.1	0.0	0.0	0.0	0.0
LOT 86	1.1	0.0	0.0	0.0	0.0
LOT 87	1.1	0.0	0.0	0.0	0.0
LOT 88	1.1	0.0	0.0	0.0	0.0
LOT 89	1.1	0.0	0.0	0.0	0.0
LOT 90	1.1	0.0	0.0	0.0	0.0
LOT 91	1.1	0.0	0.0	0.0	0.0
LOT 92	1.1	0.0	0.0	0.0	0.0
LOT 93	1.1	0.0	0.0	0.0	0.0
LOT 94	1.1	0.0	0.0	0.0	0.0
LOT 95	1.1	0.0	0.0	0.0	0.0
LOT 96	1.1	0.0	0.0	0.0	0.0
LOT 97	1.1	0.0	0.0	0.0	0.0
LOT 98	1.1	0.0	0.0	0.0	0.0
LOT 99	1.1	0.0	0.0	0.0	0.0
LOT 100	1.1	0.0	0.0	0.0	0.0

MAY 2005
SCALE 1" = 200'

GREEY PICKETT
landscape architecture community design

Attachment 4

A PLANNED AREA DEVELOPMENT
ORIGINALLY RECORDED IN BOOK 43 OF I.S. PAGES 3-9, Y.C.R.C.,
AND LOCATED IN THE SW 1/4 OF SECTION 14, T 14 N, R 2 W,
GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA
CONTAINING 10.91 ACRES, MORE OR LESS.



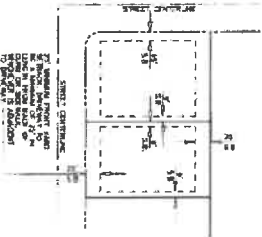
FOUND 1/2" REBAR W/CAP @ 321306
UNLESS NOTED OTHERWISE
SEE 1/2" REBAR W/ CAP @ 320136

EXISTING EASEMENT IN
FAVOR OF CHASED WIT
HOLDING PLAT

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD
PLAIN. ALL AREAS WITHIN THE BOUNDARY OF "W" SECT
LAKES- ARE "ZONE Y" UNLESS NOTED OTHERWISE.



ALL OF THESE ARE NEAR
TO BUILDING MATERIALS



1.) RPS SUBDIVISION IS LOCATED UNDER THE WATER SEWERLY AREA OF THE CITY OF PRESCOTT, ARIZONA, WHICH IS AN AREA DESIGNATED AS HAVING AN ASSIGNED WATER SUPPLY PURSUANT TO SECTION 1 OF AFS 45-576.

[illegible]

5/5/01

KNOW ALL MEN BY THESE PRESENTS

BY TONY FRANKEL, J.L.C. AN AFRICAN UNITED LABORER COLUMN

STATE OF ARIZONA }
COUNTY OF YAVAPAI } ss

ON THIS DATE DAY OF October 2002, BEING OF THE
UNLAWFUL AND AGAINST THE LAWS OF THE STATE OF CALIFORNIA, I
HEREBY CERTIFY THAT THE ABOVE NAMED PERSON IS NOT
A MEMBER OF THE ORGANIZATION AND THAT THE ORGANIZATION
HAS NO CONTROL OR INFLUENCE OVER THE PERSON'S
CONDUCT, BEING ONLY A MEMBER OF THE ORGANIZATION FOR THE
PURPOSE OF THE ORGANIZATION.

STATE OF ARIZONA }
COUNTY OF YAVAPIA } ss

ON THIS DATE OF NOVEMBER 2000, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DO PERSONALLY appear DAVID LUTTRELL, TRUST OFFICER FOR FIRST AMERICAN TITLE ASSURANCE AGENCY, INC. (CALLED BY THE FOREGOING INSTRUMENT) FOR THE PURPOSE THEREIN CONTAINED. BEING FULLY AUTHORIZED TO DO SO, IN WITNESS WHEREOF, I HEREunto SET MY HAND AND OFFICIAL SEAL

ANALYST: March 8, 2008

1.) THE SEWER SYSTEM IS PRIVATELY OWNED AND OPERATED BY THE PRESCOTT LAKES COMMUNITY ASSOCIATION, AND IS NOT PUBLICLY OWNED.

COMPLIANCE

THE FINAL PLAN FOR "THE PINNACLE AT PRESCOTT LAKES, UNIT 2, PHASE 1," IS IN COMPLIANCE WITH CURRENT SUBDIVISION REGULATIONS AND CODES OF THE CITY OF PRESCOTT, ARIZONA.

CC & R's

THAT B/O/L PINNACLE, L.L.C., AN AIRPORT LIMITED LIABILITY COMPANY, AND B/O/L AIRCRAFT TITLE INSURANCE AGENCY, INC., TRUSTEE UNDER TRUST NO. 4740, AS OWNERS OF THE PROPERTY ADDRESSING THE HEREIN DATED MORTGAGE, DO HEREBY RAULI EASHEWORTH AS SHOWN

BY HEREDON, FOR THE PURPOSE STATED, AND DO HEREBY ACKNOWLEDGE, APPROVE AND CONSENT TO THE REDUCTION OF THIS SMALL PLAT FOR THE PHEASANT, AT PRESCOTT LAKES, LAST 2, 1945, AND ALL MATTERS SHOWING HEREDON POSSESSING THE PATRIMONIAL PROPERTY

COUNTY OF YAVAPAI
ON THIS 27th DAY OF October 2000
BETWEEN

I HAVE PREPARED NOTARY PUBLIC, TO PERSONALLY
 BROUIGNER, AND AFTER A DAYS, MARCH 29 OF 1970, PERSONAL, I
 EXCUSED THE FORECLOSURE INSTRUMENT FOR THE PURPOSE, HEREIN
 CONTAINED, BEING DAILY AUTHORIZED TO SO DO.
 BY WITNESS MYSELF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

Barbara Little
 Notary Public

STATE OF ARIZONA }
COUNTY OF YAVAPAI } SS

ON THE DAY OF "MARTIN LUTHER KING, JR." 1968, WORKING AS THE
MANAGER AND MILITARY MUSIC DIRECTION, I WAS AT THE DAVIS
LOBBY ROOM, MUST OFFICER FOR THE FIRST SECTION, THE NATIONAL
AGENCY, INC. I FACILITATED THE PERFORMANCE WITH THE
PERFORMER, THE ONLY COMRADE, THE ONLY MILITARY TO SO ON.

APPROVED BY THE MAYOR AND THE COUNCIL OF THE CITY OF WRESCOT
ON THIS 10 DAY OF NOVEMBER 2005

APPROVED BY THE CITY OF PASADENA: _____
DATE OF _____ 2005

APPROVED BY THE CITY OF PRESCOTT PLANNING DEPT. FOR THIS _____
DAY OF DEC., 2008.

THIS IS TO CERTIFY THAT THE SLUICE AND
DIVISION OF THE PREMISES DESCRIBED
AND PLATTED HEREON WAS MADE UNDER

Deed Book 9

at 1:23
Book 5541
Page 61
Records of Tarrant
AUG 1954



SHEET 1 OF 2

1st - 8007
SCAF.

970786

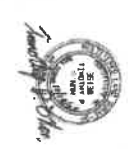
12/8/2005

Attachment 5

55/62

OS TRACT A
0.84 acres

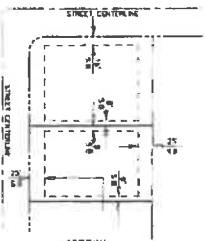
COPIES OF THE
INSTRUCTIONS
ON 43 L.S. PAGES 2-4



ZONE A - RESULTS DETERMINED TO BE QUICKSAND BY 200 YEAR FLOOD
PLAIN ALL AREAS WITHIN THE BOUNDARIES OF "ZONE C"
LIMITS ARE "ZONE C" LIMITS NOT DETERMINED

2,000 ELEVATIONS
MINELY

ALL SETBACKS ARE REASSURED
TO BE DOING WELL



1. The following is a list of the names of the persons who have been appointed to the various committees of the Board of Directors of the American Telephone and Telegraph Company for the year ending December 31, 1934.

TABLE 1

REGS	SOFT	POSS
TRAC A	36.350	0.84
ROW	97.641	7.13
L01 1	26.554	0.54
L01 2	23.956	0.84
L01 3	32.176	0.74
L01 4	28.148	0.62
L01 5	33.363	0.77
L01 6	42.735	0.96
L01 7	47.255	1.06
L01 8	51.867	1.15
L01 9	55.949	1.20
GRAND TOTAL	415.803	10.81

[illegible]

FOUND 1/2" REGAL 6/14/64 421137
 LINES NOTED Q'VERMINE:
 SET 1/2" REBAR W/ CAP 625136

EXISTING EASEMENT
 EASTWAY CONTRACTED BY
 THIS PLAT



SHEET 2 OF 2

12.2.2006

[illegible]

Attachment 6, Water Demand Estimate, Pinnacle 2 Phase 1

No. of Accounts	No. of Accounts 60 months (5 Years)	Annual Water Use Acre-feet / year	Average Use by Lot Acre-feet / year
9	1	0.23	0.23

Attachment 7, CC&Rs

Book / Page	Date	Description
4343 / 151	12/09/2005	<p>SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PRESCOTT LAKES (NEIGHBORHOOD OF THE PINNACLE AT PRESCOTT LAKES, UNIT 2, PHASE 1)</p> <p>Cites the previous 7 Amendments for Prescott Lakes; Requires each of the nine homeowners to be responsible for sewer maintenance from the ROW to their property; the Association to be responsible for sewer maintenance on the streets (Solstice Drive and Bridgeway Circle) and City for sewer maintenance on Smoke Tree Lane.</p>



WHEN RECORDED RETURN TO:

CARPENTER HAZLEWOOD, PLC
1400 E. Southern Ave., Suite 640
Tempe, Arizona 85282



**SUPPLEMENTAL DECLARATION TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
PRESCOTT LAKES
(Neighborhood of The Pinnacle at Prescott Lakes, Unit 2, Phase 1)**

THIS SUPPLEMENTAL DECLARATION is made to the Declaration of Covenants, Conditions and Restrictions for Prescott Lakes this 1st day of December, 2005 by PL DEVELOPER I, L.L.C., an Arizona limited liability company ("Declarant").

WITNESSETH:

WHEREAS, Prescott Lakes Community Association, Inc. ("Association") is an Arizona nonprofit corporation and is the Association designated under the Declaration of Covenants, Conditions and Restrictions recorded in the Office of the Yavapai County Recorder in Book 3642, Page 161 on February 25, 1999, as thereafter amended from time to time ("Declaration"); and

WHEREAS, on May 3, 1999, a First Amendment to the Declaration of Covenants, Conditions and Restrictions for Prescott Lakes was recorded in Book 3659, Page 633 in the Office of the Yavapai County Recorder; and

WHEREAS, on May 25, 1999, a Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Prescott Lakes was recorded in Book 3666, Page 358 in the Office of the Yavapai County Recorder; and

WHEREAS, on February 11, 2000, a Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Prescott Lakes was recorded in Book 3731, Page 523 in the Office of the Yavapai County Recorder; and

WHEREAS, on March 1, 2000, a Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Prescott Lakes was recorded in Book 3735, Page 899 in the Office of the Yavapai County Recorder; and

WHEREAS, on April 1, 2002, a Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for Prescott Lakes was recorded in Book 3914, Page 465 in the Office of the Yavapai County Recorder; and

WHEREAS, on November 12, 2002, a Sixth Amendment to the Declaration of Covenants,



Conditions and Restrictions for Prescott Lakes was recorded in Book 3975, Page 84 in the Office of the Yavapai County Recorder; and

WHEREAS, on November 23, 2005, a Seventh Amendment to the Declaration of Covenants, Conditions and Restrictions for Prescott Lakes was recorded in Book 4337, Page 629 in the Office of the Yavapai County Recorder; and

WHEREAS, title to all property within The Pinnacle at Prescott Lakes, Unit 2, Phase 1, recorded in Book 55 of Maps & Plats, Pages 61 through 62, Records of Yavapai County, Arizona (the "Property") is subject to the Declaration; and

WHEREAS, the Declaration provides at Article VI, Section 6.4(a) that the Declarant may designate or redesignate Neighborhood boundaries, so long as it has a right to subject additional property to the Declaration pursuant to Article IX, Section 9.1 of the Declaration; and

WHEREAS, Declarant has the right to subject additional property to the Declaration pursuant to Article IX, Section 9.1 of the Declaration; and

WHEREAS, the Declaration provides at Article IX, Section 9.3 that the Declarant may subject any portion of the Prescott Lakes community to additional covenants and easements, subject only to the consent of the Owner if someone other than Declarant, including covenants obligating the Association, to maintain and insure portions of such property and to recover its costs through Neighborhood Assessments; and

WHEREAS, in accordance with Article XII of the Declaration, portions of the Common Area within the Prescott Lakes community may be designated as Limited Common Area and reserved for the exclusive use or primary benefit of owners and occupants within a particular Neighborhood; and

WHEREAS, the Declarant and the undersigned Owner of the Units within the Property ("Owner") desire to designate the below described Property as a separate Neighborhood, to impose upon the Property certain covenants and easements in addition to those contained in the Declaration, and designate Common Area within the Property as Limited Common Area for the use and benefit of the owners and occupants of Units within the Property;

NOW, THEREFORE, the Declarant hereby subjects the Property to the Declaration and to the provisions of this Supplemental Declaration, which shall apply to such property in addition to the provisions of the Declaration and designates the Property as a separate Neighborhood under the Declaration. Such real property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of this Supplemental Declaration and shall run with the title to such property and shall be binding upon all persons having any right, title or any interest in such property, their respective heirs, legal representatives, successors, successors-in-title, and assigns. The provisions of this Supplemental Declaration shall be binding upon the Association in accordance with the terms of the Declaration.



Article I
Definitions

The definitions set forth in the Declaration are incorporated herein by reference.

Article II
Neighborhood Designation

The Property is designated as The Pinnacle at Prescott Lakes, Unit 2, Phase 1 Neighborhood.

Article III
Additional Covenants, Maintenance Responsibilities and Easements

3.1. **Limited Common Area.** All of the Common Area located within or exclusively serving the Property, including any entry features, perimeter walls or fences located within Common Areas, that portion of the below-described LPSS lying within Common Areas, signs, open space and landscaping shall be owned and maintained by the Association as the Limited Common Area for the use and benefit of the owners of the Units within the Property.

All maintenance of the Limited Common Area shall be performed in a manner and on a schedule consistent with the Community-Wide Standard.

3.2. **LPSS.** Each Unit located on the Property, as shown on **Exhibit "A"** attached hereto, is served by a low pressure sewer system (the "LPSS") in order to provide positive sewer ejection into the designated City of Prescott sewer system. Each owner of a Unit shall install and be individually responsible for the maintenance and associated costs of a shutoff valve and pressure regulator.

3.3. **Maintenance from Unit to Roadway.** Each owner of a Unit serviced by the LPSS ("LPSS Units") shall be individually responsible for the maintenance (and associated costs) of that portion of the LPSS located on such Unit and all sewer appurtenances between the Unit and the adjacent public right-of-way, as shown on **Exhibit "A"** attached hereto.

3.4. **Maintenance from Roadway to Gravity Sewer System Main Lines.** The Association hereby agrees that it shall be responsible for the maintenance and associated costs of the portions of the LPSS located between the point where each Unit serviced by the LPSS meets the adjacent public right-of-way, and the gravity sewer system main lines owned by the City of Prescott, as generally depicted on **Exhibit "A"**.

3.5. **Costs.** The cost of all maintenance, repairs and replacements performed by the Association hereunder shall be assessed as a Neighborhood Assessment pursuant to the Declaration.

3.6. **Maintenance Easement.** The Association shall have a perpetual, non-exclusive easement over the Limited Common Area as reasonably necessary to perform its maintenance



responsibilities hereunder and under the Declaration, which easement may be exercised by the Association, its officers, directors, employees, agents, and contractors.

Article IV
Amendments

4.1 **By Declarant.** Declarant may unilaterally amend this Supplemental Declaration for any purpose prior to the conveyance of the first Unit within the Property to any Person. Thereafter, Declarant may unilaterally amend this Supplemental Declaration if such amendment is necessary (a) to bring any provision into compliance with any applicable governmental statute, rule, regulation, or judicial determination; (b) to enable any reputable title insurance company to issue title insurance coverage on the Units; (c) to enable any institutional or governmental lender or purchaser of mortgage loans, including, for example, the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, to make or purchase mortgage loans on the Units; (d) to enable any governmental agency or reputable private insurance company to insure mortgage loans on the Units; or (e) to satisfy the requirements of any governmental agency, provided such amendment does not adversely affect the title to any Unit without the Owner's written consent.

4.2 **By Owners.** Except as provided above or otherwise specifically provided herein, this Supplemental Declaration may be amended only by the affirmative vote or written consent, or any combination thereof, of 75% of the owners of Units subject to this Supplemental Declaration and the written consent of the Association acting upon resolution of its Board of Directors. No amendment shall be inconsistent with the Declaration. To be effective, any amendment must be recorded in the Official Records of Yavapai County, Arizona.

If an owner consents to any amendment to this Supplemental Declaration, it will be conclusively presumed that such owner has the authority to so consent, and no contrary provision in any Mortgage or contract between the owner and a third party will affect the validity of such amendment.

4.3 **Declarant's Consent.** No amendment may remove, revoke, or modify any right or privilege of Declarant without the written consent of Declarant or the assignee of such right or privilege, provided, further, pursuant to Section 9.3 of the Declaration, the consent of both (i) the Declarant and (ii) the owner(s) and developer(s) of lots within the Neighborhood is required to record additional covenants and easements affecting the Neighborhood and/or further supplement, create exceptions to, or otherwise modify the Declaration as it applies to the Neighborhood.

IN WITNESS WHEREOF, the undersigned Declarant has executed and approved this Supplemental Declaration.





DECLARANT:

PL DEVELOPER ILL.C., an Arizona limited liability company,

By: M3-BUILDERS, L.L.C., an Arizona limited liability company, its Manager

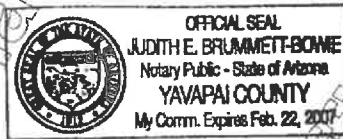
By: The M3 COMPANIES, L.L.C., an Arizona limited liability company, its Sole Member

By: 
Jeffrey A. Davis, Its Member

By: 
William I. Brownlee, Its Member

STATE OF ARIZONA)
) ss.
County of Yavapai)

The foregoing instrument was acknowledged before me this 6th day of December, 2005, by Jeffrey A. Davis, and William I. Brownlee, as Members of the M3 Companies, L.L.C., an Arizona limited liability company, the sole member of M3 Builders, L.L.C., Manager of PL Developer I, L.L.C., an Arizona limited liability company.




Notary Public



IN WITNESS WHEREOF, the undersigned are the Owners of the Property and consent this
6th day of December, 2005, to subjecting the Property to this
Supplemental Declaration.

EFO/PL Pinnacle, L.L.C.
an Arizona limited liability company

By: M3 Builders, L.L.C., an Arizona limited liability
company, Its Manager

By: The M3 Companies, L.L.C., an Arizona limited
liability company, Its Sole Member


By: 
William I. Brownlee, Member

By: 
Jeffrey A. Davis, Member

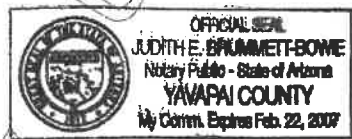
STATE OF ARIZONA)
) ss.
COUNTY OF YAVAPAI)

The foregoing instrument was acknowledged before me this 6th day of December
2005 by William I. Brownlee and Jeffrey A. Davis, the members of The M3 Companies,
L.L.C., an Arizona limited liability company, sole member of M3 Builders, L.L.C., an Arizona
limited liability company, Manager of EFO/PL Pinnacle, L.L.C., an Arizona limited liability
company, personally known to me or proven to me on the basis of satisfactory evidence to be the
person whose name is subscribed to the within instrument, and acknowledged that he executed it.

WITNESS my hand and official seal.


Notary Public

My Commission Expires: 2/22/07





ACKNOWLEDGEMENT

The Association hereby acknowledges its obligations under this Supplemental Declaration, including, without limitation, its obligations under Section 3.4 herein.

Prescott Lakes Community Association, Inc.

By: Bryn Stotler, President

STATE OF ARIZONA

COUNTY OF YAVAPAI

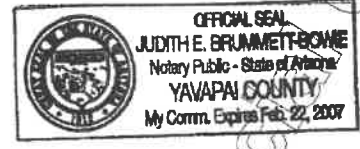
) ss.

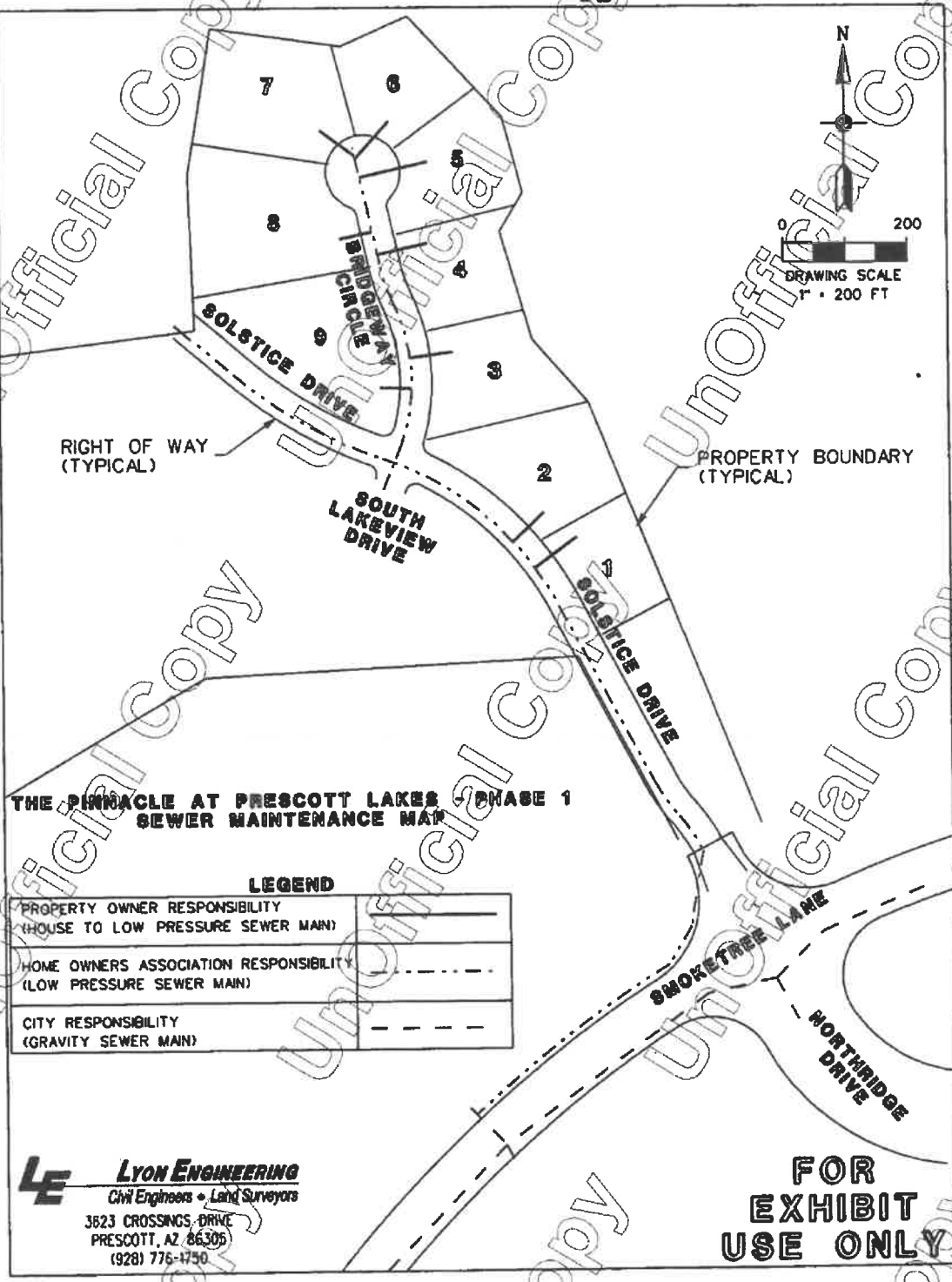
The foregoing instrument was acknowledged before me this 6th day of December, 2005 by BRYN STOTLER

WITNESS my hand and official seal.

Judith E. Brummett-Bone
Notary Public

My Commission Expires: 2/22/07





10

[illegible]





FREE-PORT JEWELRY 1-800-455-1100 40% & 50% OFF

Attachment 4

GREY | PICKETT
landscape architecture community design