



October 11, 2021

Re: Final Plat Approval for Pinnacle 3, for 95 Lots  
Request for Increase in Allowable Groundwater Allocation

The City of Prescott requests the Arizona Department of Water Resources to increase the City's allowable groundwater allocation based upon the recording of the final plat for Pinnacle III at Prescott Lakes, recorded February 24, 2006, for 95 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. Anasazi Preliminary Plat, dated 1994, is submitted for 298 lots on 113.87 acres. Pinnacle Unit 3 Preliminary Plat, dated April 3, 1998, is submitted for 196 single family lots and 144 condominiums.	Attachment 2
4. City Council approves the Preliminary Plat for Anasazi subdivision at its meeting held 11/28/1995. City Council Agenda for April 29, 1998 recommends approval of the Preliminary Plat for The Pinnacle Unit III.	Attachment 3
5. City Council Study Session Agenda on November 1 and 15, 2005, approves Final Plat for The Pinnacle, Unit 3, for 93 lots on 60.35 acres.	Attachment 4
5. Final Plat of The Pinnacle Unit 3, recorded February 24, 2006, for 95 lots.	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
<b>Total</b>	<b>4,538</b>	<b>1,011</b>	<b>3,527</b>

Pinnacle 3 has 95 lots.



A PRELIMINARY PLAT FOR  
**ANASAZI**  
LOCATED IN SECTION 15, TOWNSHIP 14 NORTH,  
RANGE 2 WEST, G & SRB & M  
YAVAPAI COUNTY, ARIZ

298 LOTS  
13.87 AC

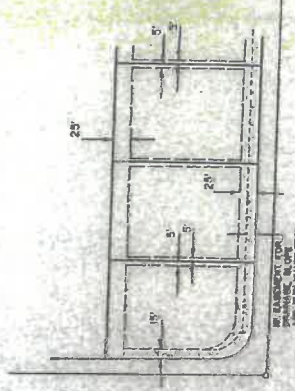


S.W. CORNER, SEC. 10  
T. 14N, R. 2W,  
G. & SRB & M, YAVAPAI  
COUNTY, ARIZONA

CITY OF PRESCOTT  
Division of Fire Prevention  
FIRE FLOW REQUIREMENTS  
MINIMUM 1000 G.P.M.  
FOR TWO HOUR DURATION IN  
ADDITION TO DOMESTIC USE.



NOTE: BOUNDARY SURVEY BY DAVA & ASSOC. (BK.4 PG.33)  
AERIAL SURVEY BY KENNEY AERIAL



TYPICAL SET-BACKS



VICINITY -MAP

LAND - USAGE CHART

TYPE	NO. LOTS	% OF TOTAL
RESIDENTIAL LOTS	298	100.00
ROADWAY	1	0.33
TOTAL SPACE	299	100.33
TOTAL	299	100.33



\* NOTE: ON LAKE VIEW DRIVE DEVELOPER TO CONST. 24" OF ASPHALT AND CURB & GUTTER ON NORTH SIDE ONLY.

CITY OF PRESCOTT  
Division of Fire Prevention  
FIRE FLOW REQUIREMENTS  
MINIMUM 1000 G.P.M.  
FOR TWO HOUR DURATION IN  
ADDITION TO DOMESTIC USE.

OWNER/DEVELOPER  
SCHMER - BALL CO  
200 N. MC CLINTOCK  
CHANDLER, AZ 85226  
(602) 920-8500

CONTACT PERSON  
SCOTT SCHMER

SURVEYOR/ENGINEER  
M. HAYWOOD ASSOC.  
10 E. GOODWIN ST. STE. E  
PRESCOTT, ARIZONA 86303  
(902) 778-1601

PROJECT #  
MICHAEL HAYWOOD RLS 0341  
TIMOTHY ROBERTS 2879

BENCHMARK  
WILLOW CREEK ROAD & WILLOW LAKE  
1/4 SECTION 15, TOWNSHIP 14 NORTH, RANGE 2 WEST, G & SRB & M, YAVAPAI COUNTY, ARIZONA. 1002.24

ACREAGE - 13.87 AC.  
NO. OF LOTS - 298  
EXIST. ZONING - RA-9  
PROP. ZONING - RA-9 PAD  
AVERAGE LOT - 2350 SF  
MINIMUM LOT - 9030 SF  
MAXIMUM LOT - 22500 SF

ELECTRIC - APS  
TELEPHONE - US WEST  
WATER - TV. PARAGON  
SEWER - COP  
GAS - CITIZENS UTILITY

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ANASATI PL C known part of Pinnacle 2 location: summit - and a little more than above



# PRELIMINARY PLAT OF THE PINNACLE - UNIT III

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

THE DUNES (PROPOSED)

10

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

TRACT 1

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3	1.2	11.0	1.2	2.1	1.2
4	1.2	11.0	1.2	2.1	1.2
5	1.2	11.0	1.2	2.1	1.2
6	1.2	11.0	1.2	2.1	1.2
7	1.2	11.0	1.2	2.1	1.2
8	1.2	11.0	1.2	2.1	1.2
9	1.2	11.0	1.2	2.1	1.2
10	1.2	11.0	1.2	2.1	1.2
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13	1.2	11.0	1.2	2.1	1.2
14	1.2	11.0	1.2	2.1	1.2
15	1.2	11.0	1.2	2.1	1.2
16	1.2	11.0	1.2	2.1	1.2
17	1.2	11.0	1.2	2.1	1.2
18	1.2	11.0	1.2	2.1	1.2
19	1.2	11.0	1.2	2.1	1.2
20	1.2	11.0	1.2	2.1	1.2
21	1.2	11.0	1.2	2.1	1.2
22	1.2	11.0	1.2	2.1	1.2
23	1.2	11.0	1.2	2.1	1.2
24	1.2	11.0	1.2	2.1	1.2
25	1.2	11.0	1.2	2.1	1.2
26	1.2	11.0	1.2	2.1	1.2
27	1.2	11.0	1.2	2.1	1.2
28	1.2	11.0	1.2	2.1	1.2
29	1.2	11.0	1.2	2.1	1.2
30	1.2	11.0	1.2	2.1	1.2
31	1.2	11.0	1.2	2.1	1.2
32	1.2	11.0	1.2	2.1	1.2
33	1.2	11.0	1.2	2.1	1.2
34	1.2	11.0	1.2	2.1	1.2
35	1.2	11.0	1.2	2.1	1.2
36	1.2	11.0	1.2	2.1	1.2
37	1.2	11.0	1.2	2.1	1.2
38	1.2	11.0	1.2	2.1	1.2
39	1.2	11.0	1.2	2.1	1.2
40	1.2	11.0	1.2	2.1	1.2
41	1.2	11.0	1.2	2.1	1.2
42	1.2	11.0	1.2	2.1	1.2
43	1.2	11.0	1.2	2.1	1.2
44	1.2	11.0	1.2	2.1	1.2
45	1.2	11.0	1.2	2.1	1.2
46	1.2	11.0	1.2	2.1	1.2
47	1.2	11.0	1.2	2.1	1.2
48	1.2	11.0	1.2	2.1	1.2
49	1.2	11.0	1.2	2.1	1.2
50	1.2	11.0	1.2	2.1	1.2
51	1.2	11.0	1.2	2.1	1.2
52	1.2	11.0	1.2	2.1	1.2
53	1.2	11.0	1.2	2.1	1.2
54	1.2	11.0	1.2	2.1	1.2
55	1.2	11.0	1.2	2.1	1.2
56	1.2	11.0	1.2	2.1	1.2
57	1.2	11.0	1.2	2.1	1.2
58	1.2	11.0	1.2	2.1	1.2
59	1.2	11.0	1.2	2.1	1.2
60	1.2	11.0	1.2	2.1	1.2
61	1.2	11.0	1.2	2.1	1.2
62	1.2	11.0	1.2	2.1	1.2
63	1.2	11.0	1.2	2.1	1.2
64	1.2	11.0	1.2	2.1	1.2
65	1.2	11.0	1.2	2.1	1.2
66	1.2	11.0	1.2	2.1	1.2
67	1.2	11.0	1.2	2.1	1.2
68	1.2	11.0	1.2	2.1	1.2
69	1.2	11.0	1.2	2.1	1.2
70	1.2	11.0	1.2	2.1	1.2
71	1.2	11.0	1.2	2.1	1.2
72	1.2	11.0	1.2	2.1	1.2
73	1.2	11.0	1.2	2.1	1.2
74	1.2	11.0	1.2	2.1	1.2
75	1.2	11.0	1.2	2.1	1.2
76	1.2	11.0	1.2	2.1	1.2
77	1.2	11.0	1.2	2.1	1.2
78	1.2	11.0	1.2	2.1	1.2
79	1.2	11.0	1.2	2.1	1.2
80	1.2	11.0	1.2	2.1	1.2
81	1.2	11.0	1.2	2.1	1.2
82	1.2	11.0	1.2	2.1	1.2
83	1.2	11.0	1.2	2.1	1.2
84	1.2	11.0	1.2	2.1	1.2
85	1.2	11.0	1.2	2.1	1.2
86	1.2	11.0	1.2	2.1	1.2
87	1.2	11.0	1.2	2.1	1.2
88	1.2	11.0	1.2	2.1	1.2
89	1.2	11.0	1.2	2.1	1.2
90	1.2	11.0	1.2	2.1	1.2
91	1.2	11.0	1.2	2.1	1.2
92	1.2	11.0	1.2	2.1	1.2
93	1.2	11.0	1.2	2.1	1.2
94	1.2	11.0	1.2	2.1	1.2
95	1.2	11.0	1.2	2.1	1.2
96	1.2	11.0	1.2	2.1	1.2
97	1.2	11.0	1.2	2.1	1.2
98	1.2	11.0	1.2	2.1	1.2
99	1.2	11.0	1.2	2.1	1.2
100	1.2	11.0	1.2	2.1	1.2

POST REVIEW ONLY



- PRELIMINARY -

SITE DATA

ASSESSOR PARCEL NUMBER(S): ZONIN

106-20-007A: RA-12	108-18-061B: RA-12
108-18-060: RA-12	108-18-062: RA-12
106-20-007B.D.F: RA-18, RA-35	
108-18-060(PARTION): RA-12	
106-18-064C.D: RA-35	

TELEPHONE: U.S. WEST  
WATER: CITY OF PRESCOTT  
SEWER: CITY OF PRESCOTT

CENTRAL LINE OF WILSON LAKE ROAD, NORTH OF  
ADOT HIGHWAY MARKER 0+50+71 (D-06)

**SUITE 1-E**  
**PRESCOTT, AZ 86301**  
**(520) 771-0411**

***Dakes***

DEVELOPMENT INC.  
721 W. MAYAHO DRIVE  
SUITE C  
PAGESCOTT, AZ 86301

LANDOWNERS

ACILLO 07 01

VINCENT & LISA FORNARA  
PRESGOTT LAKE DEVELOPMENT L.L.C.

NICHOLAS D'ANDREA ♂† ♀)  
STUART & LINDA DANKERS ♂† ♀)

1AMARA CLOSE, TRUSTEE  
REPRESENTED BY:  
W3 COMPANIES/AGENT

917 E. GURLEY ST.  
SUITE 1-E  
PRESCOTT, AZ 86301  
(520) 771-0411

Principle 3 continues westward.  
Note the gap between Principle 3 PP and  
Principle 4 PP.

SUREVEY DATE: 4. 3. 1998

Attachment 2

REGULAR COUNCIL MEETING - NOVEMBER 28, 1995 - continued:SCHEDULED AGENDA BUSINESS

Mayor Rutkowski presented **Item A.**, to consider authorizing the submission of an application to the Arizona Criminal Justice Commission in the amount of \$372,628.80 for calendar year 1996 PANT grant.

Councilwoman Suttles MOVED to AUTHORIZE the submission of an application to the Arizona Criminal Justice Commission, in the amount of \$372,628.80, for the calendar year 1996 PANT grant, which was SECONDED by Councilman Barrett.

Mayor Rutkowski asked if statistics were kept on arrests and believed education was the answer and Police Chief Reed replied statistics were kept but he did not have them with him and there were 4 letters from the schools in appreciation of the time spent by the officers educating the students in the school system.

There being no further comments, Mayor Rutkowski called for the VOTE ON THE MOTION, which carried with Mayor Rutkowski casting a NAY vote.

Mayor Rutkowski presented **Item B.**, to consider the Preliminary Plat for the Anasazi Subdivision, generally located off Willow Lake Road on Mogollon Drive, consisting of 298 residential lots on 113.87 acres, as recommended by the Planning & Zoning Commission, subject to the rescission of the approved Design Masters Plat, and to an approved development agreement prior to final plat. (SP-9503/Schirmer-Ball Co)

Councilman Barrett declared a conflict of interest due to owning property in the area.

Councilman Franyi MOVED to APPROVE the Preliminary Plat for the Anasazi Subdivision, generally located off Willow Lake Road on Mogollon Drive, consisting of 298 residential lots on 113.87 acres, as recommended by the Planning & Zoning Commission, subject to the rescission of the approved Design Masters Plat, and to an approved development agreement prior to final plat, which was SECONDED by Mayor Rutkowski.

Planning Manager Mattix presented some transparencies and explained the general area and the existing zoning and the other subdivisions surrounding this request.

Mike Haywood, agent, commented some of the concern was caused by the phase of the project that fronted on Lakeview Drive with 9,000 square foot lots being approved and the property across the street was divided into 2-5 acre lots, the developer was suggesting 298 lots instead of the possible 400 plus that the existing zoning allowed for, the Planning & Zoning Commission unanimously approved the project, there would be 10 acres of open space, and clarified no matter what happened with the Willow Hills development, there would be access provided to the adjoining property.

Councilman King remarked this was not the perfect solution, but felt this plan was acceptable and was in balance with the plan and what they hoped to happen for this area.

Councilwoman Holaday mentioned some concerns about Lakeview Drive and if there could be an internal street instead of so many driveways on Lakeview.

Staff  
Summary  
Report

# Council Agenda



D.  
Attachment 3

## PLANNING & ZONING COMMISSION

# MEMORANDUM

**TO:** Mark Stevens, City Manager

**FOR:** The Honorable Mayor and City Council

**FROM:** Tom Guice, Community Development Director *TG*  
Ramona Mattix, Assistant Community Development Director *RM*

**REQUEST:** Approval of a Preliminary Plat for THE PINNACLE, UNIT III AT  
PRESCOTT LAKES

**DATE:** 04/29/98 **FILE NO:** SP-9808

**APPLICANT** M3 Builders LLC **AGENT** Jeff Davis, M3 Builders  
917 E. Gurley St.  
Prescott, AZ 86301 917 E. Gurley St., Suite 1E  
Prescott, AZ 86301

**SUMMARY** Request is for a recommendation on approval of a preliminary plat for THE PINNACLE UNIT III at Prescott Lakes located at off Smoketree Rd. The plat proposes 196 single family lots and 144 condominiums on 188.62 acres.

**PARCEL** Portion of the NE Section 14 of Township 14 North, Range 2 West of Gila and Salt River Base, Yavapai County, Parcels 105-03-005a, 105-04-001D, 001J, 001F, 001E, 106-18-062, 063A, 063C.

**NUMBER OF LOTS** 196 single-family lots  
144 condominiums

**PARCEL SIZE** 188.62 acres



## **ZONING**

Owner	Parcel #	Zoning
Larry Offenbergl et al	106-20-008B	RA35 PAD
PL Partners LLC	106-20-007B, D , F 106-18-060	RA 18 PAD, RA35 PAD RA35 PAD
The Pinnacle LLC	106-20-007A	RA12 PAD
Aiello/Pinnacle 60 LLC	106-18-060 106-18-059A	RA12 PAD RA18 PAD
Nicholas D'Andrea et al	106-18-060 (por)	RA12 PAD
Stuart & Linda Dankers et al	106-18-061	RA18 & 35 PAD
Prescott Lakes Development LLC	106-18-061B	RA12 PAD
Aiello/Prescott Lakes LLC	106-18-062	RA12 PAD
Clyde Schaffer	106-18-064	RA35 PAD
Rosa Lee Peattie	106-18-064B	RA35PAD
Tamara Close, Trustee	106-18-064C&D	RA35 PAD

### **DENSITY ALLOWED**

1.1, 3.3, and 4.4 units per acre (\* units allowed under existing zoning)

### **DENSITY PROPOSED**

2.1units per acre

## **GENERAL PLAN DESIGNATION AND CONSISTENCY**

The Prescott Lakes area is located in portions of an area designated as a transitional area in the 1997 General Plan. The Master Plan is generally consistent with various goals and objectives throughout the plan. The proposed plat is entirely consistent with the goals and objectives. These include:

### **Neighborhoods**

- ☐ *Create and maintain a balanced community with a diversity of neighborhoods and residential types.*
- ☐ *Assure adequate access and circulation within neighborhoods and between neighborhoods.*
- ☐ *Protect hillsides, ridgelines and vistas from building encroachment.*
- ☐ *Maintain the integrity and character of existing neighborhoods.*

### **Transition Areas**

- ☐ *Allow flexibility in setbacks, site coverage and height in return for acceptable design in development which furthers the identified character and land use plans for the area.*
- ☐ *Assure appropriate buffering and screening between dissimilar uses, particularly between residential and commercial areas*



### EXISTING CONDITIONS

The 158.25 tract has varying terrain with grasses, some mature pine and juniper trees, and slopes between 5 and 20%. Fairways 7, 8, and 9 would be within or adjacent to the plat. A drainageway winds through the plat area, mostly contained within the golf fairways. Tract E protects a ridgeline for open space and Tract G protects a natural drainage feature. The site is vacant and lies north of Smoketree Lane with access from Smoketree.

### DEVELOPMENT PLAN

The site has been designed as Planned Area Development subdivision. The 158.62 acres would be developed for PAD development under RA-12, RA18 and RA-35 zoning with open space constituting about 24 % of the site, which includes the golf greens. The golf areas within the plat are allowed to be counted as open space in a PAD, as long as the golf course is open to the public. Golf is 30.4 acres of the open space, with a further 8.32 acres designated open space in tracts C through I which are not part of the golf course. The minimum lot size is 6,043 square feet, maximum is 52,842 square feet, with an average lot size of 22,585 square feet.

### STAFF ANALYSIS

The Community Development Department notes that the square footage of each lot, building envelopes and undisturbable areas must be shown on the final plat, and the trail system, if applicable, must be further defined. The plat is intended for the development of a variety of housing types including; attached condominiums, patio homes, and single family homes in a gated community associated with the golf course. The plat meets PAD requirements and some portions would be governed by the Hillside Development Ordinance. These areas shall be noted on the final plat. The Preservation Specialist notes that there are documented cultural resources on this site, and the likelihood of human burials is moderate.

Comments received about the plat are as follows:

#### **Fire Department**

- Fire hydrants are to provide a minimum of 1,000 gpm and are to be located per the plan. The design engineer is responsible for flow testing of hydrants and must submit documentation before final approval.
- Submit, on approved F.D. forms, 2-3 times the number of street names to the Yavapai County Addressing Specialist who will forward his comments to the F.D. for our approval
- Install No Parking signs on one side of all 24' wide streets and on both sides of all 20' wide.
- Provide temporary turn-arounds on all dead-end streets over 150' per the plans

- Terminal streets design to have one end permanently closed shall not be more than 1300' long. They shall be provided at the closed end with an approved turn-around. Exception: Streets may be extended if all structures on Lot #81-90 have an approved residential sprinkler system installed.

#### Public Works

- Drainage plan required
- Required to show FEMA Floodway on plat with W.S.E. on impacted lots
- Smoketree paving improvements are needed
- Add note for compliance with SS-2-96
- NPDES notation must be provided on the final plat
- Need construction time estimate on proposed adjacent subdivision

No other departmental concerns were noted.

#### SOIL CONSERVATION SERVICE:

No comment received.

#### YAVAPAI COUNTY FLOOD CONTROL DISTRICT:

FIRM panel #04009810E FEMA  
Hazard Zone AE impacts some lots  
No comment.

#### YAVAPAI COUNTY ENGINEERING:

#### ARIZONA PUBLIC SERVICE:

No comment received.

#### CITIZENS UTILITIES:

No comment.

#### US WEST COMMUNICATIONS:

No comment received.

#### PARAGON CABLE:

No comment received.

#### PRESCOTT PUBLIC SCHOOLS:

No comment.

#### YAVAPAI COUNTY ENVIRONMENTAL SERVICES:

No comment.

#### YAVAPAI COUNTY ASSESSORS OFFICE:

No Comment received

#### TRAFFIC AND ROADS

Primary access will be off Smoketree Lane, which is planned as a major connector. Secondary access is provided in five areas throughout the subdivision. The streets will be private, with a gate off Smoketree Lane. The streets will be maintained by a sub association of the Prescott Lakes homeowners association.

The Yavapai County Public Works Department is requiring submission of full construction plans for improvements to Willow Lake Road to include:

1. Westbound turn lane
2. Eastbound right turn deceleration lane
3. Drainage improvement plans
4. Prescott Lakes Blvd to include right turn out and left turn out



City Council Meetings (5-19-98 and 5-26-98)  
Preliminary Plat SP 9808  
Page 5

5. Signalization plans
6. Engineers cost estimate
7. Soils report

#### **AREA MEETINGS**

An area meeting was held on this project on April 23 with over a dozen people in attendance.

Issues discussed were:

- How trails were connected
- The use of open space
- Timing of construction
- Timing of the golf course construction

No objections to the plat were voiced and the residents appeared generally supportive of the development.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the preliminary plat for The Pinnacle Unit III at Prescott Lakes with the following condition:

Review comments be addressed prior to the recordation of the final plat.

**PLANNING COMMISSION RECOMMENDATION**

At the regular meeting of May 14<sup>th</sup>, the Planning Commission voted unanimously to recommend approval of this plat with the above noted condition.

**MOTION**

Move to recommend approval of the preliminary plat for THE PINNACLE - UNIT III AT PRESCOTT LAKES with the condition as noted.





PRESCOTT CITY COUNCIL  
STUDY SESSION AGENDA

Plan this  
Study Session  
for November 1  
Attachment 4

PRESCOTT CITY COUNCIL  
PUBLIC MEETING  
November 1, 2005  
3:00 P.M.

CITY COUNCIL CHAMBERS  
201 S. Cortez Street  
Prescott, AZ 86303  
(928) 777-1100

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

Call To Order

Roll Call:

Mayor Simmons

Councilman Bell

Councilman Blair

Councilman Lamerson

Councilman Roecker

Councilman Steward

Councilwoman Suttles

□ SUMMARY OF CURRENT OR RECENT EVENTS

**NOTE:** *Anyone wishing to speak regarding an item on the agenda must address the Council using the microphone at the podium.*

**NOTE:** *Any written material must be provided to the City Clerk by Thursday prior to the meeting.*

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.

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1

# COUNCIL AGENDA MEMO – 11/15/05 & 11/22/05

T.

**DEPARTMENT:** Community Development

**AGENDA ITEM:** Final Plat for The Pinnacle III at Prescott Lakes  
– A Planned Area Development (FP05-012)

**Approved By:**

**Date:**

**Department Head:** Tom Guice

11-9-05

**Finance Director:**

**City Manager:** Steve Norwood

**REQUEST:** This is a proposed Final Plat for The Pinnacle III at Prescott Lakes Unit III – A Planned Area Development (FP05-012) within the Prescott Lakes Master Plan.

## Project Summary:

**Number Of Lots:** 95 **Parcel Size:** ±60.35 acres  
**Lots : Min. Size:** 7200 sq. ft. **Avg. Size:** 9616 sq. ft. **Max. Lot Size:** 52,299 sq. ft.  
**Parcel No.:** 106-18-061H, & -335B  
**Zoning:** SF-18 and SF12  
**Location:** North of Smoketree Lane and east of Trailwalk  
**Agent/Applicant:** Quinn Johnson 110 E. Gurley Streets #200, Prescott, AZ  
**Owner:** SDC Prescott, 80 E. Rio Salado Parkway #410, Tempe, AZ 85281

## Prior Relevant Council Actions:

1998, April. The Pinnacle Unit III Preliminary Plat at Prescott Lakes approved.  
2000, Dec. 10-year time extension for Prescott Lakes Preliminary Plats approved  
2005, Aug. Prescott Lakes Amended Master Plan (MPA05-002) approved  
2005, Sept. Pinnacles Unit 2, Phase 1 approved.

## 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. 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 was approved in September.

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.

X

157



**Agenda Item: Final Plat - The Pinnacles III at Prescott Lakes (FP05-012)**

This development is one of the projects that was identified in the "Prescott Lakes Subdivision Exemption" approved by Council 12/14/00. This exemption allows Prescott Lakes to sell undeveloped tracts of land by metes and bounds legal description. It becomes the new owner's obligation to complete the platting/development process. It is also important to note that the pre 8/98 water allocation for the overall Prescott Lakes Community is being monitored. Staff will deliver a copy of the approved/recorded plat to the Arizona Department of Water Resources (ADWR) along with the request for the ground water allocation increase in accordance with Condition 2 of the DWR Decision Order Number AWS-99-002.

**Grading.** The site will be mass graded. The grading plans are in accordance with the Disturbance Slope Analysis which is part of the Amended Master Plan Approval by Council. Landscape plans have also been submitted.

**Streets and Sidewalks.** Solstice Drive and all other streets will be dedicated for public use, designed and constructed to City Standards, with 28-foot wide paving, curb on both sides, and a 4-foot wide sidewalk on one side of the street.

**Parcel No. 106-20-007C.** Street access is provided to this ±6 acre lot owned by Susan Jelonek via Tawny Drive ROW. Ms. Jelonek has submitted the attached letter which demonstrates her acceptance of the proposed access. The reconfiguration of Tawny Drive to accommodate this revised access allowed Suncor to add 2 additional residential lots to Pinnacles III. This change substantially complies with the 2005 Amended Master Plan for Prescott Lakes, and the overall number of residential units within this Final Plat is still below the number which were previously approved for the 1998 Preliminary Plat.

**STAFF RECOMMENDATION**

Staff recommends approval of The Final Plat for The Pinnacle III at Prescott Lakes – A Planned Area Development (FP05-012) dated 11-22-05 in accordance with all agency comments.

**Recommended Action:** Move to approve the Final Plat for The Pinnacle III at Prescott Lakes with the following Condition of Approval:  
1. Comply with all agency comments.

## **AGENCY COMMENTS**

### **Planning.**

1. Landscaping shall be in substantial conformance with the Greey/Pickett designed landscaped plans dated 10/14/05 which are in file within the Planning Department.
2. Erosion control matting shall be used encourage and retain growth on steep slopes (>2:1) which can be viewed from distances which exceed the height of the residential structure. When planted, these steep slopes shall be temporarily irrigated during the first growing season to insure plant growth.
3. Prior to recordation of the Final Map the following items are to be administratively approved by staff:
  - a. The Final Plat shall be amended in accordance with the attached Tawny Drive Realignment dated 11/8/05.
  - b. Submit a revised landscape plan that illustrates permanently irrigated street trees drawn at mature width to provide full screening of the cut slope east of Lot 221 along Solstice Drive, and which takes into account the underlying soil conditions. Staff may waive this condition if rock slopes are not encountered, and the slopes can be demonstrated to be vegetated.
  - c. Add a note to the final plat grading plans which reads: Where bedrock cuts higher than 8' are visible from streets or neighborhoods, they shall be formed to create a more natural appearance (a combination of rough cut, undulating, and/or rounded toe and top of slope). Additional treatment of cut faces may be required to stabilize soil and reduce scaring effects, based on proven effective technologies and products. (Table 6.7.7 *Land Development Code*).
  - d. Add a note to the final grading plans which reads: "Retaining walls shall be in compliance with the Hillside Development Standards. (Section 6.8 *Land Development Code*)
  - e. Provide a public dedicated trail easement to City Standards, subject to Parks and Recreation Department approval, which accesses the Vista Park at the top of the hill.
  - f. Submit a revised grading plan which illustrates a public trail easement. Developer shall coordinate with the Parks and Recreation Department on final trail alignment and easement, prior to final plat recordation, to insure proper grading scheme.

### **Public Works:**

The review of infrastructure plans is complete and Financial Assurances are to be posted prior to recording.



## PRESCOTT CITY COUNCIL STUDY SESSION AGENDA

PRESCOTT CITY COUNCIL  
PUBLIC MEETING  
November 15, 2005  
3:00 P.M.

CITY COUNCIL CHAMBERS  
201 S. Cortez Street  
Prescott, AZ 86303  
(928) 777-1100

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

### Call To Order

### Roll Call:

Mayor Simmons

Councilman Bell

Councilman Blair

Councilman Lamerson

Councilman Roecker

Councilman Steward

Councilwoman Suttles

### □ SUMMARY OF CURRENT OR RECENT EVENTS

**NOTE:** *Anyone wishing to speak regarding an item on the agenda must address the Council using the microphone at the podium.*

**NOTE:** *Any written material must be provided to the City Clerk by Thursday prior to the meeting.*

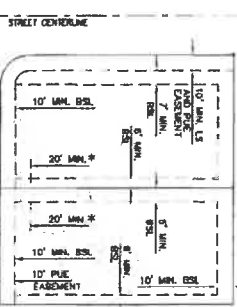
THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE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

10/11  
8:21:21



- J. Approval of a Development Agreement with Kile Street Enterprises.
- K. Ordinance authorizing annexation of Willow Lake Road from State Route 89 to Willow Creek Road.
- L. Award contract for roadway excavation northwest of the Iron Springs Road/Granite Shadows Drive intersection.
- M. Award Contract to APHX in the amount of \$50,357.50 for West Yavapai Guidance Clinic - Hillside Center parking lot paving, CDBG Contract No. 138-05.
- N. Public Hearing - November 22 - Rezone RZ05-004 - Approximately 2 acres from Business General (BG) to Multifamily High (MFH), located south of Gurley Street and north of the intersection of Grace Avenue and Heap Avenue, Brighton Prescott Townhomes.
- O. Preliminary Plat and associated Water Service Agreement - SP05-011 - located south of Gurley Street and north of the intersection of Grace Avenue and Heap Avenue, Brighton Prescott Townhomes.
- P. Rezone RZ05-006 - Approximately 4 acres from Single Family SF-35 to Single Family (Manufactured Housing) SF-6 MH for 16 lots located south of Willow Lake Road on Jerry Street, North Lake Unit 2.
- Q. Preliminary Plat and associated Water Service Agreement - SP05-007 - 20 manufactured home lots on 4.53 acres, located south of Willow Lake Road on Jerry Street, North Lake Unit 2.
- R. Preliminary Plat and associated Water Service Agreement - SP05-004 - 72 lots on 67.2 acres, Enchanted Canyon.
- S. Final Plat - FP05-018 -9 lots on 16.2 acres, Prescott Airpark, Unit 9.
- T. Final Plat - FP05-012 - 95 lots on 60.35 acres, Pinnacle III @ Prescott Lakes.
- U. Approve holding Combined Study/Regular Meeting on December 20, 2005 because of the Christmas holiday.

A SUBDIVISION LOCATED IN PORTIONS OF SECTIONS 14 AND 15 TOWNSHIP 14 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA



## NOTARY PUBLIC

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2008, AND THAT THE PLAT IS CORRECT AND ACCURATE AS SHOWN. THAT INDIVIDUAL LOT CORNERS WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION WITH A 1/2" REBAR & R.L.S. CAP- 652786 AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE PLAT TO BE RETAINED.

[illegible]

RECORDED (DATA)  
# 3980519

FILED AND RECORDED AT THE REQUEST OF  
*Shirley Jackson*  
AT # 34 AND # 06  
A. J. 53 OFFICE  
BOX 56 *Shirley Jackson*  
VIA  
RECORDS OF VANDERBILT COUNTY, ARIZONA  
COUNTY RECORDER  
*Shirley Jackson*  
JANUARY RECORDER

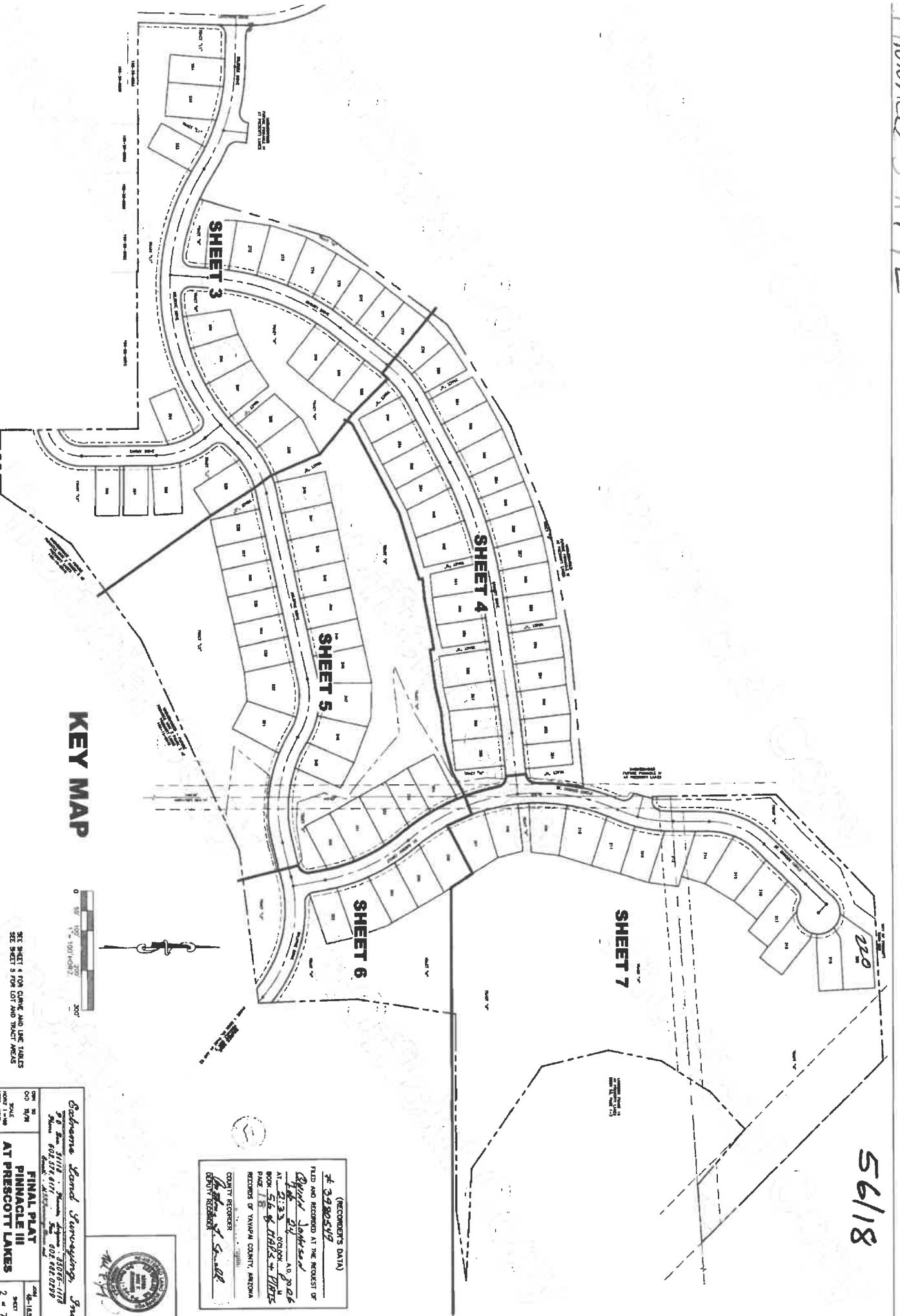
*Edw. Land Surveying, Inc.*  
P.O. Box 3118 • Phoenix, Arizona • 85008-7118  
Phone 602-934-6171 • Telex 602-684-0239  
Fax 602-934-6171

FINAL PLAT  
PINACLE IN  
AT FREEBOTT LAKES

5042  
1-15  
9473  
1 2 7

RECORDED  
VANDERBILT COUNTY  
ARIZONA  
JAN 11 1974

56118



(RECORDERS DATA)  
 # 3980519  
 FILED AND RECORDED AT THE REQUEST OF  
*Opal, Joseph*  
 AT 12:32 PM 05/09/10  
 BOOK 156 OF 0015-11115  
 PAGE 15  
 RECORDS OF YAVAPAI COUNTY, ARIZONA  
 GRANTY RECORDS  
*Robert S. Miller*  
 COUNTY RECORDER



*Collette Land Surveying, Inc.*  
 3000 E. McDowell Rd., Suite 100, Phoenix, AZ 85006-1113  
 Phone: 602.974.6171 Fax: 602.974.6172  
 Email: info@collette.com Website: www.collette.com

**FINAL PLAT**  
**PINNACLE III**  
**AT PRESCOTT LAKES**

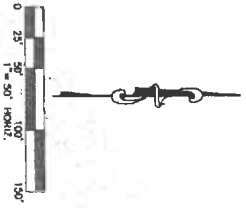
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 CHECKED BY: JLM  
 SCALE: AS SHOWN  
 SHEET: 2 OF 7



56119

LEGEND

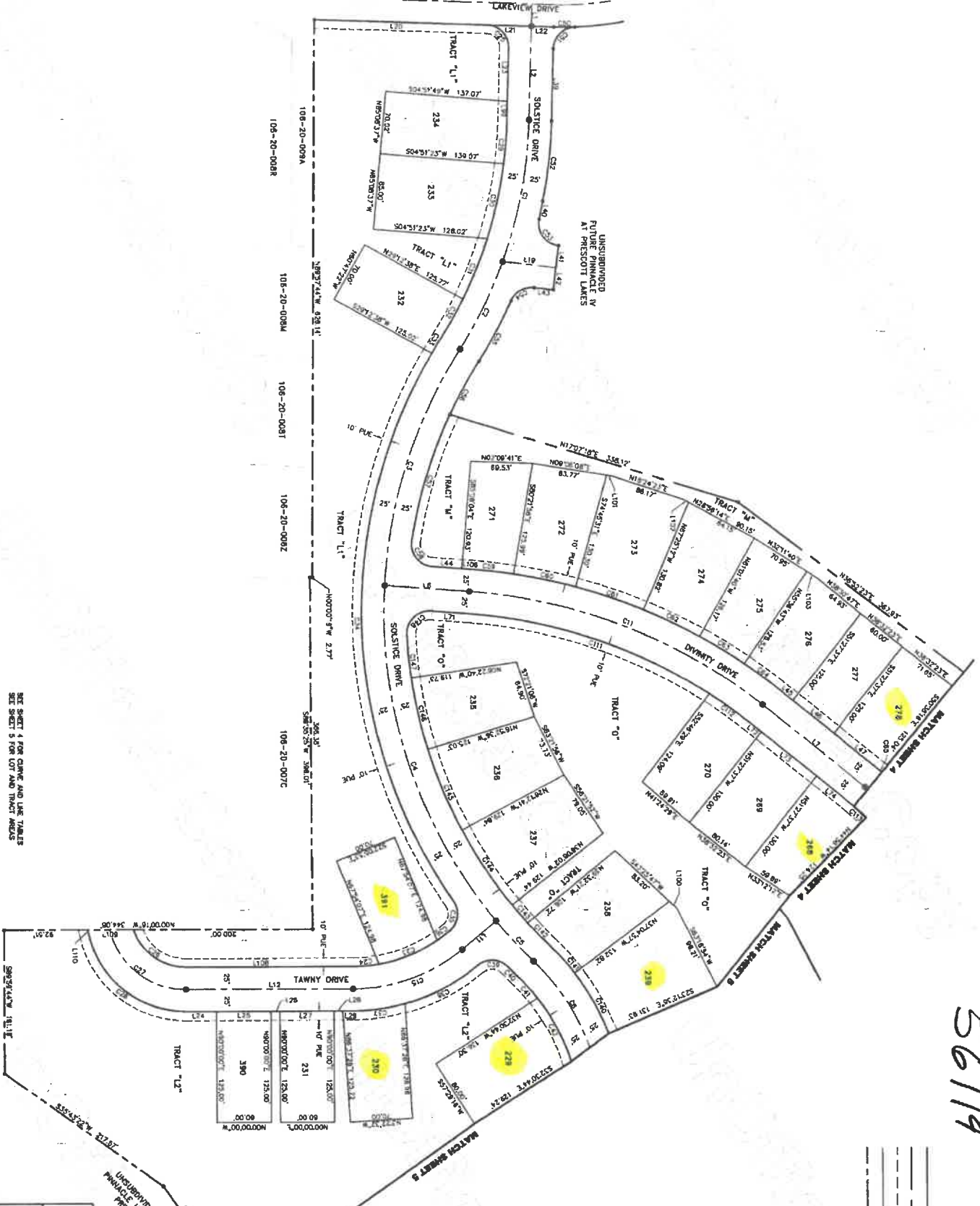
- SUBDIVISION CORNER - 1/4" REMAIN TO BE SET (LS 827785)
- TRACT LINE
- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- CENTER LINE
- 10' PUE
- IF PUBLIC UTILITY EASEMENT
- SHORT DISTANCE EASEMENT
- BUILDING SET BACK LINE
- SEE
- SPECIAL EASEMENT
- LANDSCAPE EASEMENT
- BRASS CAP FLUSH TO BE SET
- YAVAPAI COUNTY RECORDS OFFICE
- RIGHT OF WAY
- 10' PUE
- IF PUBLIC UTILITY EASEMENT
- SHORT DISTANCE EASEMENT
- BUILDING SET BACK LINE
- SEE
- SPECIAL EASEMENT
- LANDSCAPE EASEMENT
- BRASS CAP FLUSH TO BE SET
- YAVAPAI COUNTY RECORDS OFFICE
- RIGHT OF WAY



(RECORDERS DATA)  
# 2482549  
FILED AND RECORDED AT THE REQUEST OF  
Quinn Williams  
AT 2:33 PM APR 20 2011  
BY 56119  
RECORDS OF YAVAPAI COUNTY, ARIZONA  
COUNTY RECORDS  
COUNTY RECORDS

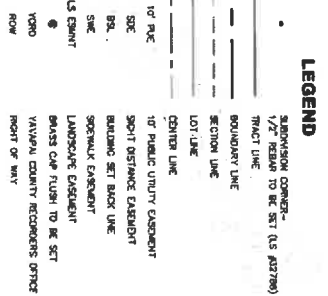


Boheme Land Surveying, Inc.  
P.O. Box 5112 • Phoenix, Arizona 85008-1112  
Phone: 602.519.6111 • Fax: 602.982.0299  
Email: info@boheme.com  
FINAL PLAT  
PINNACLE III  
AT PRESCOTT LAKES  
SHEET 3 OF 7



24 lots  
LOTS 223-239=11  
268-278=11  
LOTS 390-391=2

SEE SHEET 4 FOR CURVE AND LINE TABLES  
SEE SHEET 5 FOR LOT AND TRACT AREAS

[illegible]



LOT & TRACT AREAS

Lot	Acres	Lot	Acres
2013	0.274	2023	0.274
2014	0.274	2024	0.274
2015	0.274	2025	0.274
2016	0.274	2026	0.274
2017	0.274	2027	0.274
2018	0.274	2028	0.274
2019	0.274	2029	0.274
2020	0.274	2030	0.274
2021	0.274	2031	0.274
2022	0.274	2032	0.274
2023	0.274	2033	0.274
2024	0.274	2034	0.274
2025	0.274	2035	0.274
2026	0.274	2036	0.274
2027	0.274	2037	0.274
2028	0.274	2038	0.274
2029	0.274	2039	0.274
2030	0.274	2040	0.274
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2033	0.274	2043	0.274
2034	0.274	2044	0.274
2035	0.274	2045	0.274
2036	0.274	2046	0.274
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2038	0.274	2048	0.274
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2043	0.274	2053	0.274
2044	0.274	2054	0.274
2045	0.274	2055	0.274
2046	0.274	2056	0.274
2047	0.274	2057	0.274
2048	0.274	2058	0.274
2049	0.274	2059	0.274
2050	0.274	2060	0.274
2051	0.274	2061	0.274
2052	0.274	2062	0.274
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2068	0.274	2078	0.274
2069	0.274	2079	0.274
2070	0.274	2080	0.274
2071	0.274	2081	0.274
2072	0.274	2082	0.274
2073	0.274	2083	0.274
2074	0.274	2084	0.274
2075	0.274	2085	0.274
2076	0.274	2086	0.274
2077	0.274	2087	0.274
2078	0.274	2088	0.274
2079	0.274	2089	0.274
2080	0.274	2090	0.274
2081	0.274	2091	0.274
2082	0.274	2092	0.274
2083	0.274	2093	0.274
2084	0.274	2094	0.274
2085	0.274	2095	0.274
2086	0.274	2096	0.274
2087	0.274	2097	0.274
2088	0.274	2098	0.274
2089	0.274	2099	0.274
2090	0.274	2100	0.274
2091	0.274	2101	0.274
2092	0.274	2102	0.274
2093	0.274	2103	0.274
2094	0.274	2104	0.274
2095	0.274	2105	0.274
2096	0.274	2106	0.274
2097	0.274	2107	0.274
2098	0.274	2108	0.274
2099	0.274	2109	0.274
2100	0.274	2110	0.274

TOTAL NUMBER OF LOTS = 60 LOTS

-695961961

OSTRACIS

L1 2.385

L2 6.29

M 1.235

N 15.937

O 6.092

33.02

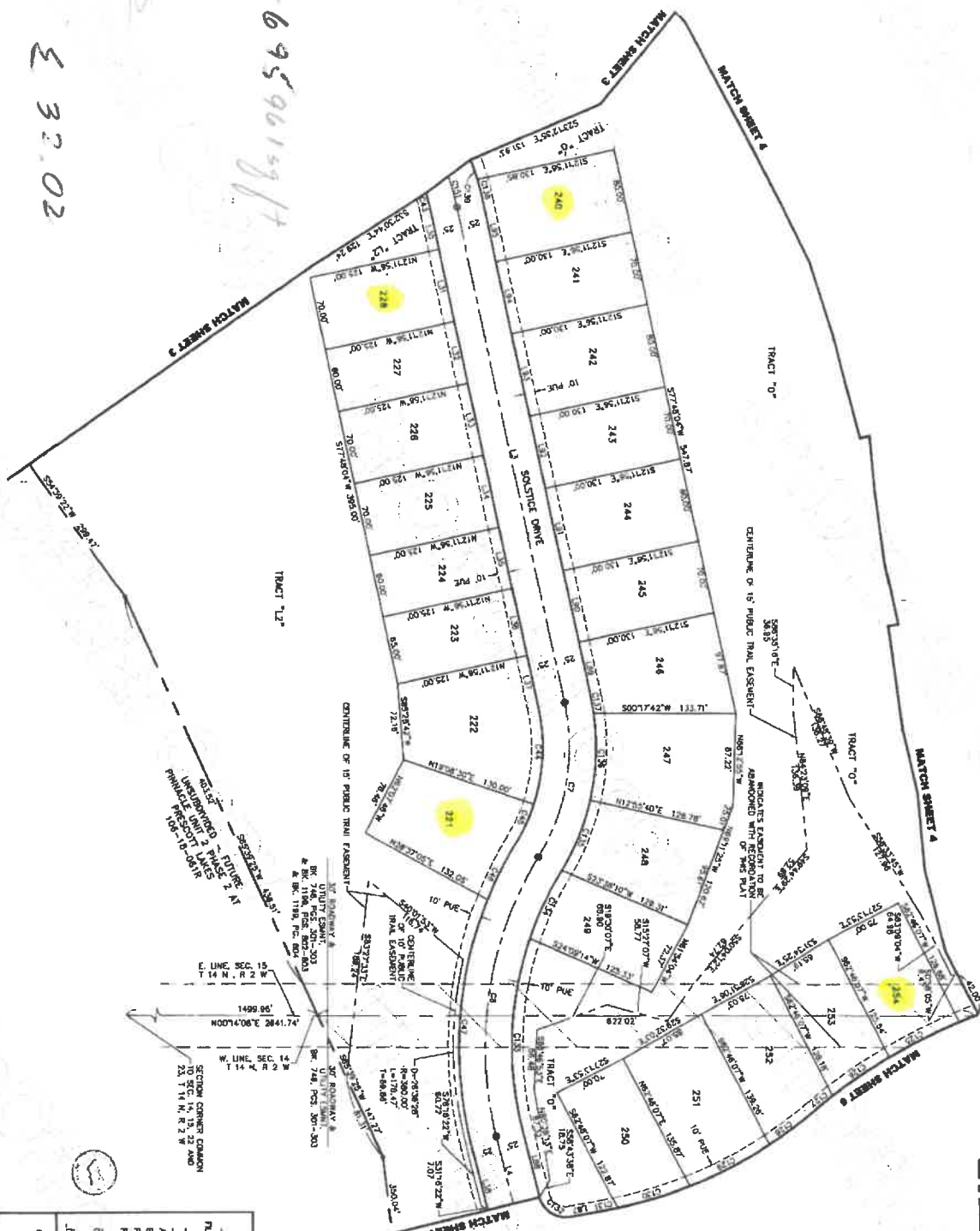
23 LOTS

LOTS 221-228 = 8  
LOTS 240-254 = 15

56/21

LEGEND

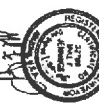
- BOUNDARY CORNER- 1/2" BEARS TO BE SET (LS 45276)
- TRACT LINE
- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- CONTR. LINE
- 10' PUE
- 10' PUBLIC UTILITY EASEMENT
- SHORT DISTANCE EASEMENT
- BUILDING SET BACK LINE
- SEAL
- SEAL
- SEAL
- LANDSCAPE EASEMENT
- BRUSH C&P FLUSH TO BE SET
- YAVAPAI COUNTY RECORDS OFFICE
- RIGHT OF WAY



SEE SHEET 5 FOR LOT AND TRACT AREAS

# 3980 549 (RECORDED DATA)

FILED AND RECORDED AT THE RECORDS OF  
YAVAPAI COUNTY, ARIZONA  
AT 2:33 P.M. OCTOBER 20, 2016  
BOOK 516, PAGE 111  
BY: [Signature]  
COUNTY RECORDER  
JAN. W. HARRIS, JR.  
JAN. W. HARRIS, JR.

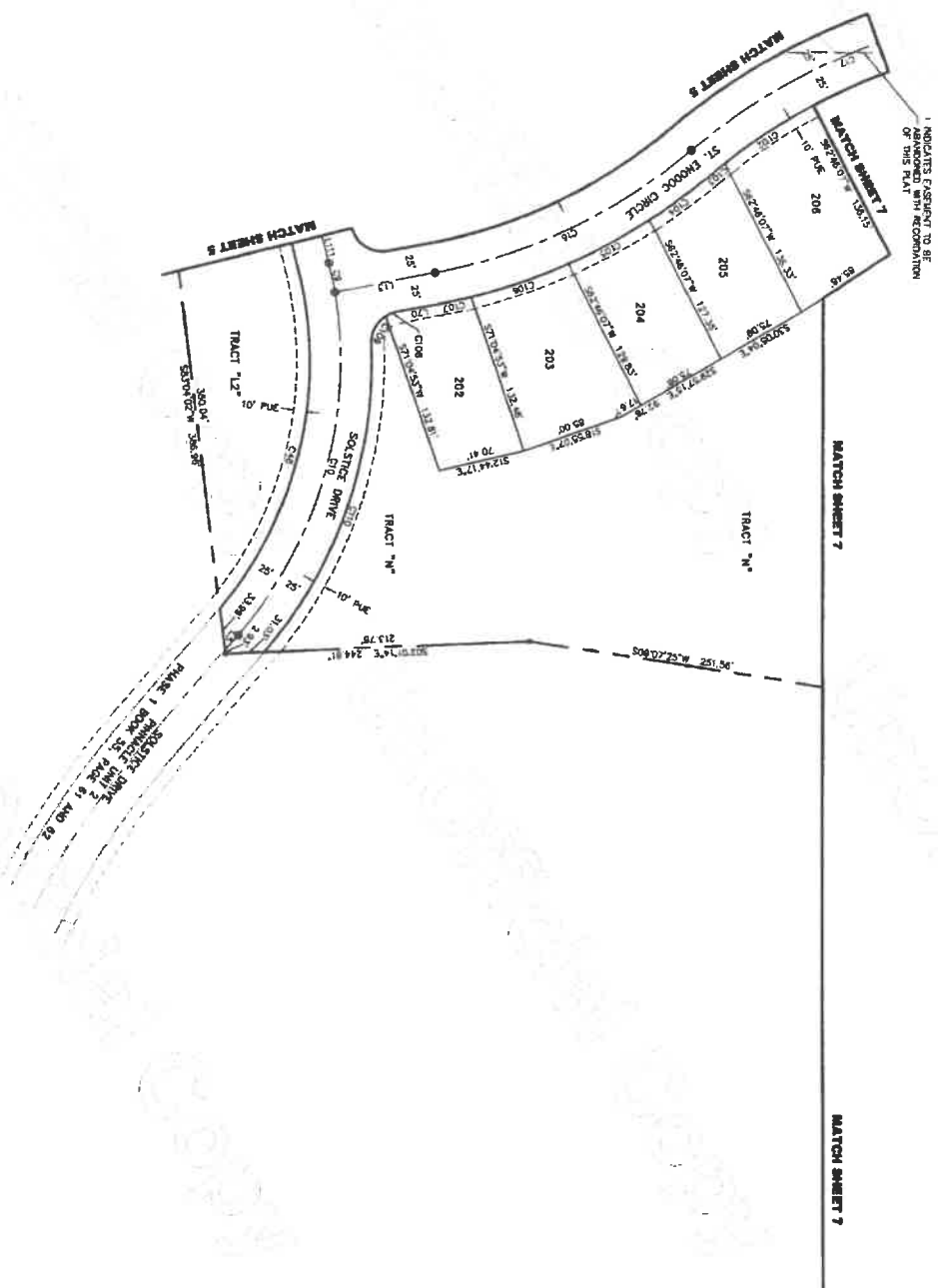
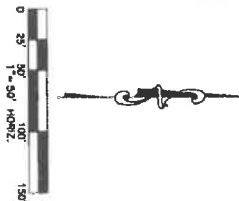


Bohannon Land Surveying, Inc.  
P.O. Box 31112, Phoenix, Arizona 85068-1112  
Phone: 602.576.6171 Fax: 602.982.0299  
Email: info@bohannonland.com  
FINAL PLAT  
PINNACLE III  
AT PRESCOTT LAKES  
SHEET 5 of 7



## LEGEND

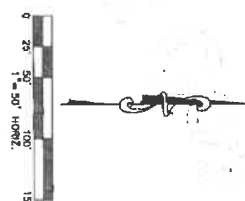
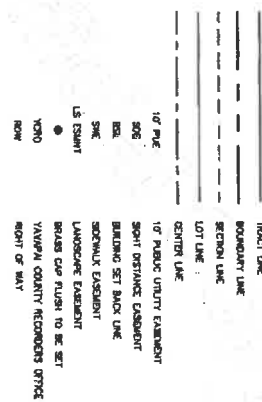
- SUNDRISSON CORNER -  
 1/2" MEAN TO BE SET (LA 42770)  
 TRACT LINE  
 BOUNDARY LINE  
 SECTION LINE  
 LOT LINE  
 CORNER LINE  
 OF PUBLIC UTILITY EASEMENT  
 SHORT DISTANCE EASEMENT  
 BOLDING SET BACK LINE  
 SUNDRISSON EASEMENT  
 LANDSCAPE EASEMENT  
 BRUSH CUT FLUSH TO BE SET  
 YAVAPAI COUNTY RECORDERS OFFICE  
 MONTH OF MAY

SEE SHEET 4 FOR CURVE AND LINE TABLES  
SEE SHEET 5 FOR LOT AND TRACT AREAS

DATE	BOOK	SECTION	PLAT	OWNER	RECORDS	COUNTY	REMARKS
Oct. 12-93	244	12-32	FINAL PLAT PINNACLE III AT PRESCOTT LAKE	Bohanna Land Surveying, Inc. 708 W. 911th St. - Ames, IA 50010-1110 Ph: 602.537.0171 Fax: 602.648.0199 E-mail: <a href="mailto:info@bohanna.com">info@bohanna.com</a>	RECORDED AT THE REQUEST OF <i>Bohanna Land Surveying, Inc.</i> AT BOOK 252 & PAGE 210 PAGE 252 & SECTION 12-32 PLAT OF VARNUM COUNTY, IOWA LAWYERS: THOMAS COUNTY RECORDER <i>Bohanna Land Surveying, Inc.</i>	DEED (RECORDED DATA) # 39808-549	
DATE	BOOK	SECTION	PLAT	OWNER	RECORDS	COUNTY	REMARKS
Nov. 18-93	244	12-32					

**LEGEND**

SUBMISSION COVER--  
1/2" REDIAN TO BE SET (U.S. 457285)



SEE SHEET 4 FOR CURVE AND LINE TABLES  
SEE SHEET 5 FOR LOT AND TRACT AREAS

(PROPERTY DATA)  
 # 3980 549  
 FILED AND RECORDED AT THE REQUEST OF  
*Quinn Schmitt*  
 AT 2:35 O'CLOCK A.D.  
 BOOK 398 & PAGE 549  
 RECORDS OF YUWAPATI COUNTY, ARIZONA  
 4th November 1994  
 COUNTY RECORDS  
*Robert J. Smith*  
*John*  
*11/19/94*  
 YUWAPATI COUNTY ARIZONA  
 DEPT. OF RECORDS  
 1000 N. 1ST AVE. SUITE 100  
 TUCSON, ARIZONA 85701-1000  
 PHONE (520) 313-1111 FAX (520) 313-1110  
 TOLL FREE 1-800-451-1111  
 E-MAIL [records@yucountynaz.gov](mailto:records@yucountynaz.gov)

LOTS 207-220 = 14

Attachment 6, Pinnacle 3, 95 lots

<b>No. of Accounts</b>	<b>No. of Accounts 60 months (5 Years)</b>	<b>No. of Vacant Lots</b>	<b>Annual Water Use Acre-feet / year</b>	<b>Average Use by Lot Acre-feet / year</b>
97	71	1	15.29	0.22

Attachment 7, Pinnacle 3 CC&Rs

<b>Book / Page</b>	<b>Date</b>	<b>Description</b>
4369 / 661	03/01/2006	<p>SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PRESCOTT LAKES (NEIGHBORHOOD OF THE PINNACLE III AT PRESCOTT LAKES)</p> <p>Cites the 7 Amendments to the CC&amp;Rs for Prescott Lakes; Common areas, open space, and landscaping shall be owned and maintained by the Association as Limited Common Areas.</p>
4934 / 927	01/31/2013	<p>AMENDED AND RESTATED SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PRESCOTT LAKES (NEIGHBORHOOD OF PINNACLE III AT PRESCOTT LAKES)</p> <p>Cites the 8 Amendments to the CC&amp;Rs for Prescott Lakes; All common areas, open space and landscaping shall be owned and maintained by the Association as Limited Common Area.</p>