



September 7, 2021

Re: Final Plat Approval for Lakeside Phase 1B, 100 lots
Request for Increase in Allowable Groundwater Allocation

Dear Mr. McKay,

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 Lakeside Phase 1B, recorded March 24, 2005.

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. Preliminary Plat of The Pinnacle – Unit III, dated 4/3/1998. Lakeside Phase 1B is highlighted.	Attachment 2
4. City Council Study Session / Regular Meeting, on December 19, 2000, grants a 10 year extension for Lakeside to submit a Final Plat. Council	Attachment 3
5. Study Session Agenda Memo, dated February 1, 2005, found the FP to be consistent with the Prescott Lakes Master Plan. Originally, 240 condominiums were approved for Lakeside. The FP of Phase 1A was for 35 lots (groundwater allowance has been received). The FP for Phase 1B is for 99 lots, a net decrease of 106 units. Council Regular Meeting, dated February 8, 2005, approves the FP.	Attachment 4
6. Final Plat, dated March 24, 2005, for 100 lots	Attachment 5
6. 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 3, PP dated April 3, 1995.

Lakeside Ph 1B is highlighted on Attachment # 2

Total lot number is 100.

K.A.
10.11.2021

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

COMBINED STUDY SESSION/REGULAR COUNCIL MEETING - DECEMBER 19, 2000

- U. Consider approving the Prescott Lakes Recreational Community District (RCD) Master Plan. (RZ-9912)

MOTION: MOVE to Approve the Prescott Lakes Recreational Community District Master Plan.

- V. Consider Final Plat extension requests for Lakeside; The Peaks, Units I and II (SP-9826); The Estates; Units II and III (SP-9822); The Pinnacle, Units II and III (SP-9713); and The Summit, Units II and III (SP-9503/previously Anasazi) in the Prescott Lakes Subdivision for a period of 10 years.

MOTION: MOVE to grant a ten-year extension for the filing of final plats for the preliminary plats of Lakeside; The Peaks, Units I and II; The Estates, Units II and III; The Pinnacle, Units II and III; The Summit, Units II and III; and The Pines, Units II, III and IV.

- W. Consider an Exemption to the City Subdivision Regulations for Prescott Lakes, pursuant to Subdivision Regulation 12-7-2, for the sale of large parcels to other developers, provided that those third parties shall comply with the Subdivision Regulations prior to the sale of those parcels to the general public.

MOTION: MOVE to grant an exemption to the City Subdivision Regulations for Prescott Lakes, pursuant to Subdivision Regulation 12-7-2, for the sale of large parcels to other developers, provided that those third parties shall comply with the Subdivision Regulations prior to the sale of those parcels to the general public.

- X. Consider authorizing staff to administratively approve Water Service Agreements for those portions of Prescott Lakes to be sold pursuant to the foregoing Subdivision Exemption.

MOTION: MOVE to Authorize staff to administratively approve Water Service Agreements for those portions of Prescott Lakes to be sold pursuant to the foregoing Exemption.

for the Prescott Lakes Community that many projects would be sold for development by others.

It is suggested that three inter-related actions occur to address this situation;

1. Prescott Lakes be granted a partial exemption to the City's Subdivision Regulations. This exemption will allow Prescott Lakes to sell tracts by metes and bounds for others to develop. The new owner/developer will be required to develop the property in accordance with the City's Subdivision Regulations and the overall Master Plan for the community.
2. A ten year extension for the filing of Final Plats for eight of the existing Preliminary Plats. This extension will allow for the property to be developed at a pace that is market driven. It is expected that some investors will want to hold land for development at some future time. The extension will allow for this to occur with out a penalty due to existing regulations requiring a Final Plat with in one year or shorter extensions as previously processed. The ten year period is suggested to coordinate with the Water Agreements discussed below. The plates receiving this extension are;
Lakeside, SP 9823, 240 units
The Peaks Unit I, SP 9826, 665 units
The Peaks Unit II, SP 9826, 150 units
The Estates Unit III, SP 9822, 12 units
The Pinnacle Unit II, SP 9713, 59 units
The Pinnacle Unit III, SP 9713, 340 units
The Summit Units II & III SP 9503 (formerly Anasazi) 94 units*
The Estates Unit II SP 9810 150 units*

*These units to be utilized either as additional phases associated with the Preliminary Plat or transferred within the Prescott Lakes Master Plan, as is allowed under water policy pertaining to "Master Planned Communities".

3. A Water Service Agreement (Draft attached). This Agreement will be the primary tool for tracking the exemptions described above. The Agreement specifies that the water for the development is part of the ground water allocation pre 8/98, and that the Agreement is subject to the ADWR process for increasing the City's ground water allotment as prescribed in paragraph 2, Order of Designation and conditions of Designation, AWS-99-002. The Agreement also provides that a final plat is required with in ten years.

The attached "Subdivision Summary" will be updated as projects within the Master Plan are sold to others to develop.

PRESENTATION:

- A. Elks Opera House Centennial Celebration

DISCUSSION ITEMS

- A. Engineering Services Contract with Lima & Associates, in an amount not to exceed \$258,292.50, for Traffic Analysis of SR 89A Corridor and Interchanges.
- B. Award contract to T & H Construction, Inc. in the amount of \$48,943.00 for the Short and Meany Streets Water Main Extension Project.
- C. Discuss the Citizens Participation Plan, an element of the City's Consolidated Plan, a 5-year plan associated with the City's Community Development Block Grant Program – Public Hearing on Tuesday, February 8, 2005.
- D. CC04-005, Comprehensive sign package for the Villages at the Boulders.
- E. SI04-004, Request for site plan approval for revised Villages at the Boulders site plan.
- F. FP04-016 Final Plat for Lakeside at Prescott Lakes, Phase 1B, comprising 99 lots on 41.72 acres.
- G. GP04-007, General Plan Map Amendment from Commercial to Residential for properties located along Meadowridge Road.
- H. GP04-005, General Plan Amendment from Residential to Commercial for properties located along Meadowridge Road.
- I. Consider approving a purchase agreement with Qwest Communications to upgrade and install new 911 Plant Vista Standard Systems equipment, in the amount of \$307,550.85, for the Communications Center. (AZ Department of Administration funds \$249,427.41)
- J. Minutes of Special Meeting held December 7, 2004, Minutes of Regular Meeting held December 14, 2004 and Minutes of the Combined Study/Regular Meeting held December 21, 2004.

SELECTION OF ITEMS TO BE PLACED ON A CONSENT AGENDA FOR THE REGULAR MEETING OF FEBRUARY 8, 2005.

Adjournment

ATTACHED 9/
F.

M ✓
L
S
NA

COUNCIL AGENDA MEMO – 2/1/05 & 2/8/05

DEPARTMENT: Community Development

AGENDA ITEM: Final Plat, Lakeside at Prescott Lakes Phase 1B, FP04-016

Approved By:

Date:

Department Head: Tom Guice

TAG

1.25.05

Finance Director:

City Manager: Steve Norwood

SNorwood

1/26/05

Applicant: Suncor Development, 80 E. Rio Salado Parkway, Suite 410, Tempe, AZ

Property Owner: Cactus Resort Properties, 4800 N. Scottsdale Road, Scottsdale, AZ

Location: Northwest corner of Prescott Lakes Parkway and Smoke Tree Lane.

APN: 106-18-355

PROJECT SUMMARY

Suncor is continuing their subdivision activity within the Prescott Lakes Development with the submittal of the final plat for Lakeside Phase 1B at Prescott Lakes. The plat proposes 99 lots on 41.72 acres. Lots range in size from 7200 sq. ft. to 15,369 sq. ft., and with an average lot size of 9,470 sq. feet. The 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.

Phase 1A was previously approved by Council on October 26, 2004 for 35 lots on 13.67 acres.

CONFORMANCE TO PRESCOTT LAKES MASTER PLAN

The Amended Prescott Lakes Master Plan (MPA04-001, approved 7/27/04) shows the "conceptual plan" for Suncor to develop 389 lots on approximately 230 acres in the northern area of Prescott Lakes. A total of 240 condominium units was originally approved for the area which comprises Units 1A and 1B. A copy of the relotting study, approved as part of the amended Prescott Lakes Master Plan, is attached.

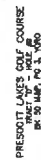
Clearly the overall density has been reduced substantially for this portion of Prescott Lakes since the approval of the preliminary plat for condominiums - as allowed by Resolution 3213. A net decrease of 106 units has occurred.

	Phase 1A	Phase 1B	Total Units
Lakeside Preliminary Plat	184	76	240
Lakeside relotting from the Amended Master Plan	36	101	137
Lakeside Final Plat	35	99	134

The final plat of Lakeside, Phase 1B at Prescott Lakes is considered to be consistent with the Prescott Lakes Master Plan.

53/3

CURVE	DELTA	RAJAP	ARC	LENGTH
C1	9000.00	300.00	30.00	30.00
C2	9000.00	300.00	30.00	30.00
C3	723.52	330.00	14.83	30.34
C4	693.04	25.00	25.00	30.34
C5	635.64	25.00	35.00	30.34
C6	635.64	25.00	35.00	30.34
C7	635.64	25.00	35.00	30.34
C8	635.64	25.00	35.00	30.34
C9	635.64	25.00	35.00	30.34
C10	635.64	25.00	35.00	30.34
C11	1521.46	23.00	6.97	10.44
C12	389.24	23.00	17.36	10.44
C13	443.00	25.00	18.00	10.44
C14	443.00	25.00	18.00	10.44
C15	118.39	50.00	16.56	11.83
C16	4745.16	60.00	41.63	11.83
C17	4745.16	60.00	41.63	11.83
C18	333.26	23.00	23.00	23.00
C19	541.96	23.00	23.00	23.00
C20	2597.25	25.00	11.11	25.00
C21	2597.25	25.00	11.11	25.00
C22	975.04	23.00	18.00	23.00
C23	843.32	200.00	23.00	23.00
C24	898.35	170.00	20.00	23.00
C25	898.35	170.00	20.00	23.00
C26	1312.92	23.00	14.83	23.00
C27	1312.92	23.00	14.83	23.00

[illegible]

LOT No.	Sq. Ft.	ACRES
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100	100	0.0023

(RECORDER'S DATA) <u>zt 385054</u> FILED AND RECORDED AT THE REQUEST OF <u>Grady Johnson</u> <u>March 24</u> A.D. 19 <u>25</u> AT <u>12:26</u> O'CLOCK <u>P</u> BOOK <u>53</u> of <u>Page 1</u> Plate PAGE <u>3</u> RECORDS OF YAVAPAI COUNTY, ARIZONA ASBY <u>Register</u> COUNTY CLERK <u>Grady Johnson</u>	<u>Boehme Land Surveying, Inc.</u> <u>201 Elm Street</u> <u>Phoenix</u> <u>Arizona</u> <u>Phone BR 2-1071</u> <u>Boehme</u> <u>Bohme</u> <u>Bohme</u> <u>Bohme</u>	COB-143 3 4 13 3 4 13
FINAL PLAT LAKESIDE PHASE 1B AT PRESCOTT LAKES	FOR AM COB 143/PAU 1925 1925 1925 1925	3 4 13 3 4 13 3 4 13 3 4 13

SHEET 3 LOT TOTAL 26
LOTS 15-120

POWER LINE
EASEMENT

MATCH LINE SEE
SHEET 3

53/2

END REBAR W/AC
CENTER SECTION
SEC. 14, T. 14 N. R. 2 W

THE LOTS AT PRESCOTT LAKES
WAS PLATTED BY
OF MAR 28, 1990

PRESCOTT LAKES GOLF COURSE
WAS PLATTED BY
OF MAR 28, 1990

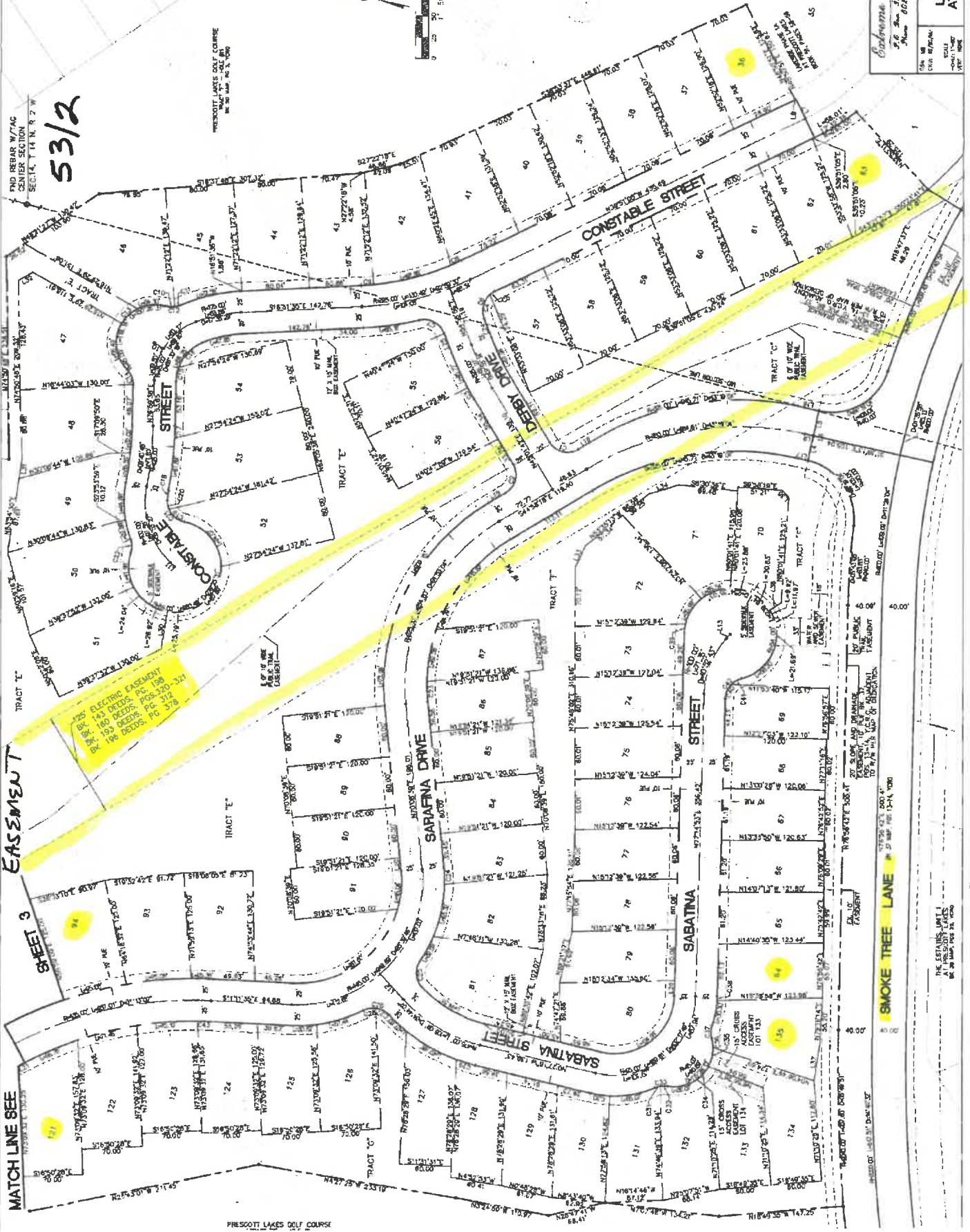
PRESCOTT LAKES GOLF COURSE

RECORDED DATA
#3835054
FILED AND RECORDED AT THE REQUEST OF
Gracie Johnson
AT 10:28 AM, A.D. 2005
BOOK 53 OF Maps & Plans
PAGE 3
COUNTY RECORDER
RECORDS OF YAVAPAI COUNTY, ARIZONA
AUG 11, 2005
Gracie Johnson
DEPUTY RECORDER



NOTE: SEE SHEET 3 OF 3 FOR LINE AND
CURVE TABLES

Calabria Land Surveying, Inc.
316 E. 1st St. Phoenix, Arizona 85004-1118
Phone 602.571.8771 Fax 602.682.0899
Email info@calabrialand.com
FINAL PLAT
LAKESIDE PHASE 1B
AT PRESCOTT LAKES
SHEET 2 OF 3



LOTS 36-63 = 28
LOTS 64-94 = 31
LOTS 121-133 = 15
LOT TOTAL SHEET 2 = 74

Attachment 6. Water Demand at Lakeside Phase 1B

No. of Accounts	No. of Accounts 60 Months (5 Year) Water Use	No. of Vacant Lots	Annual Water Use, acre-feet / year	Average use per lot acre-feet / year
102	102	0	23.35	0.2289

Attachment 7. CC&Rs

Book	Page	Recorded	Description
4341	905	12/06/2005	SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (NEIGHBORHOOD OF LAKESIDE PHASE 1B AT PRESCOTT LAKES) Cites all of the previous Prescott Lakes Amendments, 1 through 7; Seeks to designate a separate neighborhood, and all common areas are Limited Common Areas for the use of the homeowners of Lakeside Phase 1B.