



Wednesday, September 25, 2024

PRIVATE DEVELOPMENT SUMMARY

PROJECT NAME	PROJECT TYPE	SITE ADDRESS	STATUS	NEXT STEP
GENERAL				
2025 General Plan	CITY GENERAL PLAN UPDATE		UNDERWAY	60-Day Public Comment Period 9/23/24 through 11/21/24
Historic Preservation Master Plan Update	HISTORIC MASTER PLAN UPDATE		UNDERWAY	Continue Updates
AVO Overlay	LAND DEVELOPMENT CODE AMENDMENT		P&Z MTG COMPLETED	Council Hearing - Not yet scheduled
Proposed Amendment to Land Development Code regarding Accessory Dwelling Unit language	LAND DEVELOPMENT CODE AMENDMENT		P&Z MTG 10/10	P&Z Meeting scheduled for 10/10/24

NORTH PRESCOTT

JDWR NORTH ANNEXATION (603 acres)	ANNEXATION	(Above Northern City Boundary)	OUT FOR CORRECTIONS	Awaiting signed petition from applicant.
ERAU STRATEGIC ACADEMIC FLIGHT EDUCATION COMPLEX (SAFE Complex) Phase 1: ERAU Improvements	GRADING DRAINAGE AND UTILITY COMBO	6600 AIRPORT AVE	ENG Permit ISSUED	Engineering site work permit issued; Building permit IN REVIEW
Final Plat South Ranch II – Unit 4A of Deep Well Ranch (92 lots)	FINAL PLAT AND CONSTRUCTION PERMIT APPLICATIONS	(Southwest of Trinity School)	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
SOUTH RANCH I - UNIT 1A FINAL PLAT (77 lots)	FINAL PLAT AND CONSTRUCTION PERMIT APPLICATIONS	(South of Trinity School)	APPROVED	Engineering permit issued; home construction underway.
South Ranch I Unit 2A Final Plat (57 lots)	FINAL PLAT AND CONSTRUCTION PERMIT APPLICATIONS	(South of Trinity School)	APPROVED	Engineering site work permit issued
South Ranch I Unit 2B Final Plat (51)	FINAL PLAT	(South of Trinity School)	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant. Engineering permit in review.
SOUTH RANCH 3A FINAL PLAT (47 lots)	FINAL PLAT	(South of Trinity School)	APPROVED	Engineering permit ISSUED; building permits not yet submitted by applicant
SOUTH RANCH RENTAL COMMUNITY (223 Units)	SITE PLAN APPROVAL REQUEST	5970 WILLOW CREEK RD	APPROVED	Engineering permit not yet submitted by applicant
LUXELOCKER: 126 UNIT LUXURY CONDO STORAGE FACILITY	FINAL PLAT AND CONSTRUCTION PERMIT APPLICATIONS	2615 DEEP WELL RANCH RD	APPROVED	Final Plat Approved. Engineering and Building Permits ISSUED. Construction complete. This item will be removed from future reports.
81,600 SQ FT BLDG WITH LEASABLE SUITES	CONSTRUCTION PERMIT APPLICATIONS	2218/2222 CIRRUS DR	ISSUED	Engineering permit for site work issued; Building permit ISSUED.



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TRI-CITY TOWING one story garage and office building	CONSTRUCTION PERMIT APPLICATIONS	6395 LEAR LN	ISSUED	Engineering grading permit issued; Building permit ISSUED.
New 10000 SF metal building warehouse with site improvements	CONSTRUCTION PERMIT APPLICATIONS	6400 LEAR LN	ISSUED	Construction underway.
New 10,500sf metal building with new asphalt drive & parking	CONSTRUCTION PERMIT APPLICATIONS	5954 WILKINSON DR	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
Findlay Hyundai Car Dealership	CONSTRUCTION PERMIT APPLICATIONS	(North of Pioneer Pkwy on the East side of Willow Creek Rd)	ISSUED	Construction underway.
Canyon Bible Church	CONSTRUCTION PERMIT APPLICATIONS	6215 WILLOW CREEK RD	ISSUED	Construction underway.
New K-8 classroom building for Trinity Christian School; Phase 3 of overall project	CONSTRUCTION PERMIT APPLICATIONS	1251 WARRIOR WAY	OUT FOR CORRECTIONS	Engineering permit for site work and building permit out for corrections
HIDDEN HILLS PHASE 2- FINAL PLAT (73 lots)	FINAL PLAT	(North of Pioneer Pkwy-West of Pinon Oaks)	PENDING	Awaiting Financial Assurance submittal by the applicant prior to scheduling for Council consideration
HAVENLY RENTAL COMMUNITY 200 Units + a clubhouse	CONSTRUCTION PERMIT APPLICATIONS	5395 GRANITE DELLS PKWY	PERMITS ISSUED	Construction underway.
New Church Building	CONSTRUCTION PERMIT APPLICATIONS	5680 FOXGLOVE PL	IN REVIEW	Engineering permit for site work IN REVIEW; Building permit OUT FOR CORRECTIONS
GRANITE DELLS ESTATES PH 6, 7 & 8 PRELIM PLAT (371 lots)	PRELIMINARY PLAT	4049 DELLS RANCH RD	APPROVED	Awaiting FINAL PLAT submittal by the applicant.
Willow Creek Commons @ Pioneer Parkway Rezone	REZONING	5900 WILLOW CREEK RD	P&Z Denied Request	Planning & Zoning recommended denial. Applicant can move forward to Council, or submit new application for P&Z consideration. Pending input from applicant.
New Student Union building on ERAU existing campus	CONSTRUCTION PERMIT APPLICATIONS	3700 WILLOW CREEK RD	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
MIX OCCUPANCY - DORMS & BUSINESS - BUILDING #1	CONSTRUCTION PERMIT APPLICATIONS	3700 WILLOW CREEK RD	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
MIX OCCUPANCY - DORM & BUSINESS - BUILDING #2	CONSTRUCTION PERMIT APPLICATIONS	3700 WILLOW CREEK RD	IN REVIEW	Applicant to be sent City staff review comments upon completion.



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7th Day Adventists Church School Building	COMMERCIAL PERMIT APPLICATION	2980 WILLOW CREEK RD	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
Willow Tree Tapas & Wine LLC	COMMERCIAL PERMIT APPLICATION	2889 WILLOW CREEK RD	ISSUED	Construction underway.

CENTRAL/DOWNTOWN PRESCOTT

STORM RANCH - 227 Lots	CONSTRUCTION PERMIT APPLICATIONS	North off of Roundabout on Prescott Lakes Pkwy (across from Yavapai County Jail)	EXPIRED 3/2023 - In Process for Renewal	Applicant to be sent City staff review comments upon completion.
Prescott Luxury Garages (aka Garage City) - 62 storage units	REVISION OF PLAT	2100 Willow Lake Rd	APPROVED	Revision to Final Plat Approved. Engineering site work permits OUT FOR CORRECTIONS.
THREE STORY 23894 SF SURGERY CENTER WITH MEDICAL OFFICES	CONSTRUCTION PERMIT APPLICATIONS	3128 WILLOW CREEK RD	ISSUED	Construction Underway
Willow Lake Office - Shell Building	CONSTRUCTION PERMIT APPLICATIONS	3227 LAKESIDE VILLAGE	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
Village at Watson Lake Multifamily Development - 400 UNIT APTS	SITE PLAN APPROVAL REQUEST	(Above & North of Prescott Lakes Water Feature)	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
ASTORIA PHASE 2A FINAL PLAT (84 lots)	CONSTRUCTION PERMIT APPLICATIONS	1405 PRESCOTT LAKES PKWY	Engineering Permit ISSUED	Engineering permit issued; building permits not yet submitted by applicant
PEREGRINE RIDGE - 54 LOTS (in Prescott Lakes)	PRELIMINARY PLAT	(Due east of SmokeTree/PLP)	APPROVED	Awaiting FINAL PLAT submittal by the applicant. Grading and Drainage Only permit IN REVIEW
2 STORY APARTMENT BUILDING WITH 22 - 3 BEDROOM UNITS	CONSTRUCTION PERMIT APPLICATIONS	1976 COMMERCE CENTER	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
Montezuma Heights Apartments-141 Unit Apartment Complex	CONSTRUCTION PERMIT APPLICATIONS	609 BAGBY DR	Engineering Permit ISSUED	Grading site permit issued; engineering permit Ready to Issue
Dameron Drive Fourplexes (8 total units)	MULTIFAMILY PERMIT APPLICATION	636 DAMERON DR	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
New Restaurant in existing space 239 N MARINA ST.	CERTIFICATE OF OCCUPANCY WALKTHROUGH	239 N MARINA ST	ISSUED	No construction requiring a permit. CO walkthrough inspections underway
Mixed Use in Historical Building - New Apartments and Retail	CONSTRUCTION PERMIT APPLICATIONS	130 N CORTEZ	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
2,343 SF Commercial Remodel - New restaurant in existing restaurant space	COMMERCIAL PERMIT APPLICATION	123 N CORTEZ ST	ISSUED	Construction underway.



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OGGS HOGAN MERCANTILE	CONSTRUCTION PERMIT APPLICATIONS	212 N CORTEZ ST	ISSUED	Building permit issued
Building Shell Remodel	CONSTRUCTION PERMIT APPLICATIONS	214 N CORTEZ ST	ISSUED	Building permit issued
Updates to existing Restaurant to create donut shop	COMMERCIAL PERMIT APPLICATION	120 N MONTEZUMA ST	ISSUED	Building permit issued
Commercial Remodel for a Coffee Shop in Bashford Courts	COMMERCIAL PERMIT APPLICATION	130 W GURLEY ST	OUT FOR CORRECTIONS	Demo Permit READY TO ISSUE; Construction permit awaiting next submittal by the applicant.
Interior remodel of Bashford Court's Basement Adding a bar	COMMERCIAL PERMIT APPLICATION	130 W GURLEY ST UNIT 101	ISSUED	Construction underway.
Hotel St Michaels Basement Bar Renovation	CONSTRUCTION PERMIT APPLICATIONS	205 W GURLEY ST	Permits Issued	Construction underway.
The Senator Club - Interior Remodel	COMMERCIAL	116 S MONTEZUMA ST	Permit ISSUED	Construction complete. This item will be removed from future reports.
INTERIOR & EXTERIOR T.I. FOR NATIONAL BANK OF ARIZONA	CONSTRUCTION PERMIT APPLICATIONS	162 MONTEZUMA	Permits Issued	Construction underway.
NEW 4 STORY (55') HOTEL & RETAIL DEVELOPMENT (Project Name: The Assembly at Old City Hall)	HISTORIC PRESERVATION	201 S CORTEZ ST	APPROVED by Preservation Commission	Awaiting Special Use Permit submittal by applicant.
1 story auto body shop (rebuild after fire)	CONSTRUCTION PERMIT APPLICATIONS	419 N WASHINGTON AVE	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
Creating a Coffee house (Spiritual Bean Coffee)	CONSTRUCTION PERMIT APPLICATIONS	608 1/2 MILLER VALLEY RD	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
Tenant Improve and remodel for a "Pho Noodle Shop"	CONSTRUCTION PERMIT APPLICATIONS	612 MILLER VALLEY RD	ISSUED	Construction underway.
Rincon Ridge 29 Manufactured Homes	CONDITIONAL USE PERMIT	906 ROCK LN	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
SUNSET COURTYARD APARTMENTS - 32 units	CONSTRUCTION PERMIT APPLICATIONS	837 SUNSET AVE	Engineering Permit ISSUED	Engineering sitework permit issued; Building permit READY TO ISSUE pending ENG permit progress.
18 UNIT APARTMENTS ON VALLEY ST	CONSTRUCTION PERMIT APPLICATIONS	836 VALLEY ST	Permits ISSUED	Construction underway
Rezone the Rodeo Grounds to SPC-Specially Planned Community	REZONING	840 RODEO DR UNIT C	ON HOLD	Project on hold at applicant request



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90 Unit Apartment Project (old Yavapai County Development Services Building)	REZONING	500 S MARINA	ON HOLD	Demolition Permit Issued; Project on hold at applicant request
Cortez Circle Apartments - 90 NEW UNITS (120 TOTAL)	CONSTRUCTION PERMIT APPLICATIONS	601 UNIT M S CORTEZ ST	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.

WEST PRESCOTT

PRESCOTT IRON SPRINGS RENTAL COMMUNITY - 203 UNITS	LAND SPLIT OR COMBINATION and CONSTRUCTION PERMIT	1901 IRON SPRINGS RD	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant for the land split/combo; engineering permit is ready to issue
Prescott RV Park, 36 Site RV Park	REZONING AND CONDITIONAL USE PERMIT	1646 IRON SPRINGS RD	REZONE AND WATER APPROVED	Rezoning and Water applications approved by Council. Awaiting Conditional Use Permit submittal by the applicant

SOUTH PRESCOTT

FOREST HYLANDS FINAL PLAT - 22 NEW TOWNHOMES	FINAL PLAT	415 WHITE SPAR RD	APPROVED	Engineering site permit ready to issue
SENATOR COTTAGES- 37 SINGLE FAMILY UNITS	PRELIMINARY PLAT	601 S SENATOR HWY	APPROVED	PrePlat and Water Approved by Council. Awaiting Final Plat submittal by Applicant
PONDEROSA MEADOWS (20 UNITS)	CONSTRUCTION PERMIT APPLICATIONS	561 SALLY LN	Engineering Permit ISSUED	Model plan building permits ready to issue, submittal for building construction pending Engineering sign-off

EAST PRESCOTT

(2) 12 UNIT APARTMENT COMPLEXES	CONSTRUCTION PERMIT APPLICATIONS	225 S RUSH ST	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant
BRADSHAW HILLS SUBDIVISION (33 lots)	CONSTRUCTION PERMIT APPLICATIONS	251 BRADSHAW DR	Engineering Permit ISSUED	Construction underway



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QuikTrip Store	SITE PLAN APPROVAL and CONDITIONAL USE PERMIT REQUEST	2280 E STATE ROUTE 69	OUT FOR CORRECTIONS	Board of Adjustment and Council approved; Engineering site work construction permit OUT FOR CORRECTIONS
TOUCHMARK - PHASE III (75 new units)	CONSTRUCTION PERMIT APPLICATION	Touchmark Campus - 3180 Touchmark Blvd	Building Permit ISSUED	Building permits issued for Phase III. Construction underway.
RIDGE VIEW (25 lots)	CONSTRUCTION PERMIT APPLICATIONS	3144 GATEWAY BLVD	READY TO ISSUE	Engineering site permit Ready to Issue; model plan building permit approved
GATEWAY APARTMENTS - 144 UNITS	CONSTRUCTION PERMIT APPLICATION	Gateway Mall adjacent to Espire	EXPIRED 5/2023 - In Process for Renewal	Awaiting next submittal by the applicant.
WINGATE HOTEL: 107 - 110 ROOMS	SITE PLAN APPROVAL REQUEST and LAND SPLIT	3400 GATEWAY BLVD	Site Plan APPROVED - Land Split Recorded	Approved at 11/28/23 Council meeting. Awaiting construction permit submittal
PALMER APARTMENTS - 209 UNITS	CONSTRUCTION PERMIT APPLICATIONS	(South of Gateway Mall)	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant
Private Ranch Driveway, Arena and Barn Pad Grading	CONSTRUCTION PERMIT APPLICATIONS	3910 E STATE ROUTE 69 - Back parcel (across Hwy 69 from Costco	ISSUED	Construction underway
L'RESERVE GARDEN APARTMENTS: 82 UNITS	REZONING APPLICATION	3910 E STATE ROUTE 69 - Front parcel (across Hwy 69 from Costco	WIS Scheduled 10/1	P&Z Recommended approval at the 9/12/24 meeting. Water Issues Subcommittee meeting scheduled 10/1
EXCEPTIONAL HEALTHCARE (9 Bed Full Service Hospital)	CONSTRUCTION PERMIT APPLICATIONS	4822 E STATE ROUTE 69	Construction Permits ISSUED	Construction underway