



Wednesday, October 30, 2024

## PRIVATE DEVELOPMENT SUMMARY

PROJECT NAME	PROJECT TYPE	SITE ADDRESS	STATUS	NEXT STEP
<b>GENERAL</b>				
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		Council MTG 11/5	Approved by Planning and Zoning 10/10/24. Council to consider 11/5/24
<i>Proposed Amendment to Land Development Code regarding gross square definition</i>	LAND DEVELOPMENT CODE AMENDMENT		IN REVIEW	At P&Z Meeting 10/10/24, more information and research was requested. Follow-up meeting pending.

### NORTH PRESCOTT

JDWR NORTH ANNEXATION (603 acres)	ANNEXATION	(Above Northern City Boundary)	OUT FOR CORRECTIONS	Signed petition from applicant not received within statutory deadline. This item is expired and will be removed from future reports.
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
81,600 SQ FT BLDG WITH LEASABLE SUITES	CONSTRUCTION PERMIT APPLICATIONS	2218/2222 CIRRUS DR	ISSUED	Construction underway.



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TRI-CITY TOWING one story garage and office building	CONSTRUCTION PERMIT APPLICATIONS	6395 LEAR LN	ISSUED	Construction underway.
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	ISSUED	Construction underway.
New Church Building	CONSTRUCTION PERMIT APPLICATIONS	5680 FOXGLOVE PL	OUT FOR CORRECTIONS	Engineering permit for site work OUT FOR CORRECTIONS; 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	IN REVIEW	Applicant to be sent City staff review comments upon completion.
MIX OCCUPANCY - DORMS & BUSINESS - BUILDING #1	CONSTRUCTION PERMIT APPLICATIONS	3700 WILLOW CREEK RD	IN REVIEW	Applicant to be sent City staff review comments upon completion.
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	CONSTRUCTION PERMIT APPLICATIONS <i>(REVISION OF PLAT - APPROVED)</i>	2100 Willow Lake Rd	OUT FOR CORRECTIONS	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	ISSUED	Building permit issued.
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)	FINAL PLAT <i>(PRELIMINARY PLAT - APPROVED)</i>	(Due east of SmokeTree/PLP)	IN REVIEW	FINAL PLAT in review. Preliminary Plat approved. 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	IN REVIEW	Demo permit issued. Building permit IN REVIEW.
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	Construction underway.
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	Construction underway.
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	CONSTRUCTION COMPLETE	Certificate of Occupancy issued 10/4/24. This item will be removed from future reports.
INTERIOR & EXTERIOR T.I. FOR NATIONAL BANK OF ARIZONA	CONSTRUCTION PERMIT APPLICATIONS	162 MONTEZUMA	CONSTRUCTION COMPLETE	Certificate of Occupancy issuance within the next 3-5 days. This item will be removed from future reports.
NEW 4 STORY (55') HOTEL & RETAIL DEVELOPMENT (Project Name: The Assembly at Old City Hall)	SPECIAL USE PERMIT ( <i>HISTORIC PRESERVATION - Approved</i> )	201 S CORTEZ ST	P&Z Meeting Scheduled 11/14/24	SUP to be considered by Planning and Zoning, then to Council for final approval. Project design approved by Preservation Commission.
1 story auto body shop (rebuild after fire)	CONSTRUCTION PERMIT APPLICATIONS	419 N WASHINGTON AVE	IN REVIEW	Applicant to be sent City staff review comments upon completion.
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	IN REVIEW	Applicant to be sent City staff review comments upon completion.
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



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Rezone the Rodeo Grounds to SPC-Specially Planned Community	REZONING	840 RODEO DR UNIT C	ON HOLD	Project on hold at applicant request
90 Unit Apartment Project (old Yavapai County Development Services Building)	REZONING	500 S MARINA	IN REVIEW	Demolition Permit Issued; Rezone application revised and resubmitted for review.
Cortez Circle Apartments - 90 NEW UNITS (120 TOTAL)	CONSTRUCTION PERMIT APPLICATIONS	601 UNIT M S CORTEZ ST	IN REVIEW	Applicant to be sent City staff review comments upon completion.

### WEST PRESCOTT

PRESCOTT IRON SPRINGS RENTAL COMMUNITY - 203 UNITS	LAND SPLIT OR COMBINATION and CONSTRUCTION PERMIT	1901 IRON SPRINGS RD	IN REVIEW	Land combo IN REVIEW; 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 HIGHLANDS 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 ISSUED, 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	IN REVIEW	Board of Adjustment and Council approved; Engineering site work construction permit IN REVIEW; Building 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.
<i>Augie's - New Restaurant Tenant Improvement (in Espire)</i>	COMMERCIAL	3400 GATEWAY BLVD	IN REVIEW	Applicant to be sent City staff review comments upon completion.
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)	APPROVED	Council approved at 10/22/24 meeting. Next step is for applicant to submit construction permit documents.
EXCEPTIONAL HEALTHCARE (9 Bed Full Service Hospital)	CONSTRUCTION PERMIT APPLICATIONS	4822 E STATE ROUTE 69	Construction Permits ISSUED; BOA scheduled 11/21/24	Construction underway. Proposed HELIPAD required a Conditional Use Permit which will go before the Board of Adjustment on November 21.