



## PRIVATE DEVELOPMENT SUMMARY

Monday, February 24, 2025

*2/27/25 CORRECTION TO STATUS IN BOLD ITALICS*

PROJECT NAME	PROJECT TYPE	SITE ADDRESS	STATUS	NEXT STEP
<b>GENERAL</b>				
2025 General Plan	CITY GENERAL PLAN UPDATE		Council Mtg Scheduled 2/25	Council to review at 2/25/25 meeting
Historic Preservation Master Plan Update	HISTORIC MASTER PLAN UPDATE		UNDERWAY	Continue Updates
AVO Overlay	LAND DEVELOPMENT CODE AMENDMENT		APPROVED	Council approved Ordinance at 1/14/25 voting meeting. Code has been updated and is in effect. This item will be removed from future reports.
Proposed Amendment to Land Development Code regarding Accessory Dwelling Unit language	LAND DEVELOPMENT CODE AMENDMENT		APPROVED	Code language updated per Council direction at 2/11/25 meeting. This item will be removed from future reports.
Proposed Amendment to Land Development Code regarding gross square definition	LAND DEVELOPMENT CODE AMENDMENT		ON HOLD	Staff watching Az Legislature for updates during 2025 session.
Proposed Amendment to Land Development Code regarding application completeness	LAND DEVELOPMENT CODE AMENDMENT		APPROVED	Council approved updated Code language at the 2/11/25 meeting. This item will be removed from future reports.

### NORTH PRESCOTT

ERAU STRATEGIC ACADEMIC FLIGHT EDUCATION COMPLEX (SAFE Complex) Phase 1: ERAU Improvements	CONSTRUCTION PERMIT APPLICATIONS	6600 AIRPORT AVE	ISSUED	Construction underway.
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)	APPROVED	Council approved Final Plat 1/14
SOUTH RANCH 3A FINAL PLAT (47 lots)	FINAL PLAT	(South of Trinity School)	APPROVED	Engineering permit ISSUED; building permits ISSUED. Construction underway
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.
PHASE 2 - Prescott 24/7 Mini Storage (300-350 storage units)	CONSTRUCTION PERMIT APPLICATIONS	6739 GENERATION LN	IN REVIEW	Applicant to be sent City staff review comments upon completion.
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	Awaiting next submittal by the applicant.
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	ISSUED	Engineering permit for site work ISSUED; Building permit IN REVIEW
GRANITE DELLS ESTATES PH 6, 7 & 8 PRELIM PLAT (371 lots)	FINAL PLAT	4049 DELLS RANCH RD	IN REVIEW	Applicant to be sent City staff review comments upon completion.
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	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	ISSUED	Construction Underway
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	Construction Underway
Village at Watson Lake Multifamily Development - 400 UNIT APTS	SITE PLAN APPROVAL REQUEST	(Above & North of Prescott Lakes Water Feature)	<i>EXPIRED</i>	<i>Expired due to inactivity. Applicant will need to reapply for project to move forward. This item will be removed from future reports.</i>
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)	OUT FOR CORRECTIONS	FINAL PLAT out for corrections. Grading and Drainage Only permit issued, construction underway.
<i>Riparian Luck - RV and Self Storage Project</i>	GRADING AND DRAINAGE ONLY	1853 N STATE ROUTE 89	IN REVIEW	Applicant to be sent City staff review comments upon completion.
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



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Mixed Use in Historical Building - New Apartments and Retail	CONSTRUCTION PERMIT APPLICATIONS	130 N CORTEZ	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
Building Shell Remodel	CONSTRUCTION PERMIT APPLICATIONS	214 N CORTEZ ST	ISSUED	Construction underway.
Commercial Remodel for a Coffee Shop in Bashford Courts	COMMERCIAL PERMIT APPLICATION	130 W GURLEY ST	READY TO ISSUE	Demo permit finalized. Construction permit ready to issue
Prescott Manor Apartments (Renovation of previous commercial use bldg to 5 apartments)	CONSTRUCTION PERMITS	533 W GURLEY ST	OUT FOR CORRECTIONS	Engineering site permit out for corrections; Building permit out for corrections, awaiting next submittal by applicant
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	Pending Permit Submittal	Council approved Special Use Permit. Awaiting construction permit application
REMODEL OF EXISTING WILD IRIS CAFE AND EXPANSION OF BAKERY	COMMERCIAL	124 S GRANITE ST UNIT E	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
1 story auto body shop (rebuild after fire)	CONSTRUCTION PERMIT APPLICATIONS	419 N WASHINGTON AVE	ISSUED	Construction Underway
Creating a Coffee house (Spiritual Bean Coffee)	CONSTRUCTION PERMIT APPLICATIONS	608 1/2 MILLER VALLEY RD	ISSUED	Construction underway.
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	ON HOLD	Pending additional information from 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
90 Unit Apartment Project (old Yavapai County Development Services Building)	WATER APPLICATION ( <i>Rezoning denied by P&amp;Z</i> )	500 S MARINA	WIS Scheduled 3/4	Demolition Permit Issued; Water application proceeding to Water Issues Subcommittee



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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.
Prescott RV Park, 36 Site RV Park	REZONING AND CONDITIONAL USE PERMIT	1646 IRON SPRINGS RD	APPROVED	Conditional Use approved by Board of Adjustments on 1/16. Awaiting permit applications.

### 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	CONSTRUCTION PERMIT APPLICATIONS	601 S SENATOR HWY	IN REVIEW	Applicant to be sent City staff review comments upon completion.
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

Demo 1095, 1097, 1101, 1105, 1107 and 1109 E GURLEY ST	DEMOLITION	1109 E GURLEY ST	ISSUED	Demolition underway.
(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	ISSUED	Construction underway
VA HOUSING NEW 80 APARTMENTS - Construction is within COUNTY jurisdiction. Water through City of Pct	WATER SERVICE AGREEMENT	500 N STATE ROUTE 89	IN REVIEW	Applicant to be sent City staff review comments upon completion.
QuikTrip Store	SITE PLAN APPROVAL and CONDITIONAL USE PERMIT REQUEST	2280 E STATE ROUTE 69	OUT FOR CORRECTIONS	Board of Adjstmt and Council appr'vd; Engineering site work permit OUT FOR CORRECTIONS; Building permit OUT FOR CORRECTIONS



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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.
Augie's - New Restaurant Tenant Improvement (in Espire)	COMMERCIAL	3400 GATEWAY BLVD	ISSUED	Construction underway
WINGATE HOTEL: 107 - 110 ROOMS	CONSTRUCTION PERMIT APPLICATIONS	3400 GATEWAY BLVD	IN REVIEW	Site Plan Approved at 11/28/23 Council meeting. Engineering permit OUT FOR CORRECTIONS; Building permit IN REVIEW
PALMER APARTMENTS - 209 UNITS	CONSTRUCTION PERMIT APPLICATIONS	(South of Gateway Mall)	OUT FOR CORRECTIONS	Engineering site permit OUT FOR CORRECTIONS; Building permits IN REVIEW
New 3-Story 77,886 SF Self Storage Building	CONDITIONAL USE PERMIT	3528 RANCH DR	APPROVED	Approved by Board of Adjustment 2/20/25 - Awaiting permit submittal.
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	COMPLETED	Construction complete. Conditional Use Permit for HELISTOP approved by the Board of Adjustment on November 21. This item will be removed from future reports.