



## PRIVATE DEVELOPMENT SUMMARY

Wednesday, June 25, 2025

PROJECT NAME	PROJECT TYPE	SITE ADDRESS	STATUS	NEXT STEP
<b>GENERAL</b>				
2025 General Plan	CITY GENERAL PLAN UPDATE		NOT APPROVED	At the 6.24.25 Council meeting, the General Plan was not approved to move forward to the voters on the November ballot. This item will be removed from future reports.
Historic Preservation Master Plan Update	HISTORIC MASTER PLAN UPDATE		UNDERWAY	Continue Updates
Proposed Amendment to Land Development Code regarding gross square definition	LAND DEVELOPMENT CODE AMENDMENT		PENDING LDC UPDATE	Staff watching Az Legislature for updates during 2025 session. This item will be wrapped into the larger LDC update in FY26. This item will be removed from future reports.

<b>NORTH PRESCOTT</b>				
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	Home construction underway.
South Ranch I Unit 2A Final Plat (57 lots)	FINAL PLAT AND CONSTRUCTION PERMIT APPLICATIONS	(South of Trinity School)	APPROVED	Home construction underway.
South Ranch I Unit 2B Final Plat (51)	FINAL PLAT AND CONSTRUCTION PERMIT APPLICATIONS	(South of Trinity School)	APPROVED	Council approved Final Plat 1/14. Construction Underway
SOUTH RANCH 3A FINAL PLAT (47 lots)	FINAL PLAT	(South of Trinity School)	APPROVED	Building permits ISSUED. Construction underway
81,600 SQ FT BLDG WITH LEASABLE SUITES	CONSTRUCTION PERMIT APPLICATIONS	2218/2222 CIRRUS DR	ISSUED	Construction underway.
Paslay Health Care and Medical Office	COMMERCIAL PERMIT APPLICATION	2208 CIRRUS	IN REVIEW	Applicant to be sent City staff review comments upon completion.
PHASE 2 - Prescott 24/7 Mini Storage (300-350 storage units)	CONSTRUCTION PERMIT APPLICATIONS	6739 GENERATION LN	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.



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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.
Secured Storage Facility	CONSTRUCTION PERMIT APPLICATIONS	2971 CENTERPOINTE EAST DR	IN REVIEW	Applicant to be sent City staff review comments upon completion.
Canyon Bible Church	CONSTRUCTION PERMIT APPLICATIONS	6215 WILLOW CREEK RD	FINALED	To be removed from future reports.
<i>Willow Hills Baptist Church</i>	CONSTRUCTION PERMIT APPLICATIONS	6200 WILLOW CREEK RD	IN REVIEW	Applicant to be sent City staff review comments upon completion.
New K-8 classroom building for Trinity Christian School; Phase 3 of overall project	CONSTRUCTION PERMIT APPLICATIONS	1251 WARRIOR WAY	Ready to Issue	Review Complete - Permit pending payment.
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	Construction underway.
GRANITE DELLS ESTATES PH 6, 7 & 8 PRELIM PLAT (371 lots)	FINAL PLAT	4049 DELLS RANCH RD	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
New Student Union building on ERAU existing campus	CONSTRUCTION PERMIT APPLICATIONS	3700 WILLOW CREEK RD	ISSUED	Construction underway.
MIX OCCUPANCY - DORMS & BUSINESS - BUILDING #1	CONSTRUCTION PERMIT APPLICATIONS	3700 WILLOW CREEK RD	ISSUED	Construction underway.
MIX OCCUPANCY - DORM & BUSINESS - BUILDING #2	CONSTRUCTION PERMIT APPLICATIONS	3700 WILLOW CREEK RD	ISSUED	Construction underway.
7th Day Adventists Church School Building	COMMERCIAL PERMIT APPLICATION	2980 WILLOW CREEK RD	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.



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<b>CENTRAL/DOWNTOWN PRESCOTT</b>				
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	Engineering permits READY TO ISSUE
Prescott Luxury Garages (aka Garage City) - 62 storage units	CONSTRUCTION PERMIT APPLICATIONS (REVISION OF PLAT - APPROVED)	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
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 (PRELIMINARY PLAT - APPROVED)	(Due east of SmokeTree/PLP)	ISSUED	Construction Underway
Riparian Luck - RV and Self Storage Project	GRADING AND DRAINAGE ONLY	1853 N STATE ROUTE 89	ISSUED	Engineering Permit Issued, Building 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.
Tenant Improvement - Restaurant/Bar (Stoic Cider)	CONSTRUCTION PERMIT APPLICATIONS	215 N CORTEZ	IN REVIEW	Applicant to be sent City staff review comments upon completion.
Montezuma Heights Apartments-141 Unit Apartment Complex	CONSTRUCTION PERMIT APPLICATIONS	609 BAGBY DR	Engineering Permit ISSUED	Grading and utility permits issued.
Dameron Drive Fourplexes (8 total units)	MULTIFAMILY PERMIT APPLICATION	636 DAMERON DR	IN REVIEW	New applicant. Awaiting next submittal from applicant.
Mixed Use in Historical Building - New Apartments and Retail	CONSTRUCTION PERMIT APPLICATIONS	130 N CORTEZ	PENDING	New project team, awaiting new project submittal.
Commercial Remodel for a Coffee Shop in Bashford Courts	COMMERCIAL PERMIT APPLICATION	130 W GURLEY ST	ISSUED	Construction Underway



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Prescott Manor Apartments (Renovation of previous commercial use bldg to 5 apartments)	CONSTRUCTION PERMITS	533 W GURLEY ST	ISSUED	Construction Underway
<b>New Whiskey Row Hotel (Prescott Plaza Hotel)</b>	HISTORIC PRESERVATION COMMISSION	140 S MONTEZUA	PUBLIC MEETING SCHEDULED	City Council Meeting 7/8/25
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	APPROVED	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	Finald	To be removed from future reports.
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.
New Triplex	CONSTRUCTION PERMITS	646 W GURLEY	Permits ISSUED	Demolition Permit Issued, awaiting construcion permit submittal.
90 Unit Apartment Project (old Yavapai County Development Services Building)	CONSTRUCTION PERMIT APPLICATIONS	500 S MARINA	Rezone and water approved by Council	Demolition Permit Issued; awaiting project submittal.
Cortez Circle Apartments - 90 NEW UNITS (120 TOTAL)	CONSTRUCTION PERMIT APPLICATIONS	601 UNIT M S CORTEZ ST	Permits Ready to Issue	Pending Payment and Permit issuance

### WEST PRESCOTT

PRESCOTT IRON SPRINGS RENTAL COMMUNITY - 203 UNITS	LAND SPLIT OR COMBINATION and CONSTRUCTION PERMIT	1901 IRON SPRINGS RD	Engineering Permit Ready to Issue	Awaiting next submittal by the applicant. Land Split awaiting next submittal by applicant.
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Prescott RV Park, 36 Site RV Park	REZONING AND CONDITIONAL USE PERMIT	1646 IRON SPRINGS RD	Engineering Out for Corrections	Conditional Use approved by Board of Adjustments on 1/16. Awaiting next project submittal.

### 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	FINAL PLAT CONSTRUCTION PERMIT APPLICATIONS	601 S SENATOR HWY	FINAL PLAT SCHEDULED FOR COUNCIL	Final Plat scheduled for Council on 7/8/25. Construction permits 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

(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	ISSUED	Engineering permit issued. Construction underway.
QuikTrip Store	SITE PLAN APPROVAL and CONDITIONAL USE PERMIT REQUEST	2280 E STATE ROUTE 69	PENDING	Board of Adjstmt and Council appr'vd; Engineering site work permit in review; Building permit READY TO ISSUE Pending Engineering Permit.
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.



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WINGATE HOTEL: 107 - 110 ROOMS	CONSTRUCTION PERMIT APPLICATIONS	3400 GATEWAY BLVD	OUT FOR CORRECTIONS	Site Plan Approved at 11/28/23 Council meeting. Engineering permit awaiting next project submittal; Building permit awaiting next project submittal.
PALMER APARTMENTS - 209 UNITS	CONSTRUCTION PERMIT APPLICATIONS	(South of Gateway Mall)	OUT FOR CORRECTIONS	Engineering site permit OUT FOR CORRECTIONS; Building permits Out for Corrections
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.