



Wednesday, December 31, 2025

PRIVATE DEVELOPMENT SUMMARY

Executive Summary

We've had a few new private development projects submitted since our last report. The following projects reflect significant investment in the City of Prescott and we thank these businesses for choosing to locate and expand in Prescott!

Tri-City Prep has submitted for a new classroom building, Sterling Builders has completed a new shell (speculative) commercial building in the industrial Airpark area by the Airport, S&A Contracting has submitted plans for new office, shop, and yard in this same area, Seventh Day Adventist School Building has been submitted, and Yavapai Hills Unit 9, Phase 5B plat has also been received.

A new phase of South Ranch (Unit 4A) has received their engineering permits for civil site work. Residents will start to see construction activity at the far north end of Jenna Ln in Deep Well Ranch.

The City publishes updates to this list on a monthly basis. The public can expect to see updates on the last Wednesday of each month.

The Development Summary Spreadsheet beginning on the next page reflects projects of public interest currently going through some level of entitlement or construction process.

New projects are indicated on the spreadsheet with *bold and italicized font*.

Project updates are depicted from month to month with **red font**.

Projects being removed from the list have either been completed, are withdrawn, or are on hold, and they will be notated as such.

For questions on any of these projects, please reach out to the Community Development Department at 928.777.1405 (Press 0) or via email at planning@prescott-az.gov. Be sure to let the team know you have a question about the Private Development Summary.

Please note that there may be some project information that staff is not at liberty to provide without a Public Records Request.



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Thursday, December 18, 2025

PROJECT NAME	PROJECT TYPE	SITE ADDRESS	STATUS	NEXT STEP
GENERAL				
Historic Preservation Master Plan Update	HISTORIC MASTER PLAN UPDATE	N/A	UNDERWAY	Continue Updates
<i>Land Dev Code Updates for HB 2447</i>	<i>Land Dev Code Amendment</i>	<i>N/A</i>	<i>Approved</i>	<i>None. This item will be removed from future reports.</i>
<i>2025 General Plan</i>	<i>General Plan Update</i>	<i>N/A</i>	<i>UNDERWAY</i>	<i>1/13/26 Council Meeting</i>
<i>Downtown Business Parking Changes</i>	<i>Land Dev Code Amendment</i>	<i>N/A</i>	<i>UNDERWAY</i>	<i>1/8/26 Planning & Zoning Meeting</i>
NORTH PRESCOTT				
ERAU STRATEGIC ACADEMIC FLIGHT EDUCATION COMPLEX (SAFE Complex) Phase 1: ERAU Improvements	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	6600 AIRPORT AVE	ISSUED	Construction underway.
Final Plat South Ranch II – Unit 4A of Deep Well Ranch (92 lots)	RESIDENTIAL SINGLE FAMILY - FINAL PLAT AND CONSTRUCTION PERMIT APPLICATIONS	(Southwest of Trinity School)	Final Plat Approved 9/23	Engineering Permits Issued - Construction Underway
South Ranch I Unit 2B Final Plat (51 lots)	RESIDENTIAL SINGLE FAMILY - FINAL PLAT AND CONSTRUCTION PERMIT APPLICATIONS	(South of Trinity School)	APPROVED	Council approved Final Plat 1/14. Construction Underway
South Ranch I Unit 1B (80 lots)	RESIDENTIAL SINGLE FAMILY - CONSTRUCTION PERMIT APPLICATIONS	West of Trinity School and South Ranch 1A	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
South Ranch South (226 lots)	RESIDENTIAL SINGLE FAMILY - PRELIMINARY AND FINAL PLAT AND CONSTRUCTION PERMIT APPLICATIONS	West of Willow Creek between Pioneer Parkway and Jenna Lane	IN REVIEW	Applicant to be sent City staff review comments upon completion.
<i>Tri-City Prep - New Site Built Classroom</i>	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	5522 SIDE ROAD	IN REVIEW	Applicant to be sent City staff review comments upon completion.
Paslay Health Care and Medical Office	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	2208 CIRRUS	Ready to Issue	Review Complete - Permit pending payment.
PHASE 2 - Prescott 24/7 Mini Storage (300-350 storage units)	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	6739 GENERATION LN	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
New 10,500sf metal building with new asphalt drive & parking	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	5954 WILKINSON DR	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
New Commercial Building - Northline Roofing	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	2227 CIRRUS DR	ISSUED	Construction underway.
Secured Storage Facility	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	2971 CENTERPOINTE EAST DR	ISSUED	Construction underway.



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Willow Hills Baptist Church	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	6200 WILLOW CREEK RD	ISSUED	Construction underway.
New K-8 classroom building for Trinity Christian School; Phase 3 of overall project	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	1251 WARRIOR WAY	Ready to Issue	Review Complete - Permit pending payment.
HIDDEN HILLS PHASE 2- FINAL PLAT (73 lots)	RESIDENTIAL SINGLE FAMILY - 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	RESIDENTIAL MULTI-FAMILY - CONSTRUCTION PERMIT APPLICATIONS	5395 GRANITE DELLS PKWY	ISSUED	Construction underway.
New Church Building	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	5680 FOXGLOVE PL	ISSUED	Construction underway.
GRANITE DELLS ESTATES PH 6	RESIDENTIAL SINGLE FAMILY - FINAL PLAT <i>(Note: PRE-PLAT included Phases 6,7,8 with a total of 371 lots)</i>	4049 DELLS RANCH RD	IN REVIEW	Applicant to be sent City staff review comments upon completion.
New Student Union building on ERAU existing campus	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	3700 WILLOW CREEK RD	ISSUED	Construction underway.
MIX OCCUPANCY - DORMS & BUSINESS - BUILDING #1	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	3700 WILLOW CREEK RD	ISSUED	Construction underway.
MIX OCCUPANCY - DORM & BUSINESS - BUILDING #2	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	3700 WILLOW CREEK RD	ISSUED	Construction underway.
New Modular Dorm on ERAU Campus	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	3700 WILLOW CREEK RD	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant. At-risk grading permit issued
Deep Well Ranch Commercial - Building Pad Prep	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	JENNA LANE BETWEEN WILLOW CREEK AND HWY 89	IN REVIEW	Applicant to be sent City staff review comments upon completion.
Arizona Storage Inns	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	Airport Ave and Ruger Road	IN REVIEW	Applicant to be sent City staff review comments upon completion.
Walden Ranch (Phase 6) 13 lots	RESIDENTIAL SINGLE FAMILY - CONSTRUCTION PERMIT APPLICATIONS	Larry Caldwell and Phippen Trail	READY TO ISSUE	Pending Financial Assurances and Permit Fees
Sterling Builders Commercial Shell	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	2650 LIBERATOR	READY TO ISSUE	Pending Financial Assurances and Permit Fees
S&A Excavating - Office, shop, and yard	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	2105 Gulfstream	IN REVIEW	Applicant to be sent City staff review comments upon completion.



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CENTRAL/DOWNTOWN PRESCOTT				
STORM RANCH - 227 Lots	RESIDENTIAL SINGLE FAMILY - CONSTRUCTION PERMIT APPLICATIONS	North off of Roundabout on Prescott Lakes Pkwy (across from Yavapai County Jail)	Ready to Issue	Engineering permits READY TO ISSUE
Prescott Luxury Garages (aka Garage City) - 62 storage units	COMMERCIAL - 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	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	3128 WILLOW CREEK RD	ISSUED	Construction Underway
Willow Lake Office - Shell Building	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	3227 LAKESIDE VILLAGE	ISSUED	Construction Underway
ASTORIA PHASE 2A FINAL PLAT (84 lots)	RESIDENTIAL SINGLE FAMILY - CONSTRUCTION PERMIT APPLICATIONS	1405 PRESCOTT LAKES PKWY	Engineering Permit ISSUED	Engineering permit issued; building permits not yet submitted by applicant
PEREGRINE RIDGE - 48 LOTS (in Prescott Lakes)	RESIDENTIAL SINGLE FAMILY - FINAL PLAT (<i>PRELIMINARY PLAT - APPROVED</i>)	(Due east of SmokeTree/PLP)	ISSUED	Construction Underway
Riparian Luck - RV and Self Storage Project	COMMERCIAL - GRADING AND DRAINAGE ONLY	1853 N STATE ROUTE 89	ISSUED	Engineering Permit Issued, Building Permit in Review
Tenant Improvement - Docs BBQ	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	202 S MONTEZUMA	ISSUED	Construction Underway
Tenant Improvement - Restaurant/Bar (Stoic Cider)	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	215 N CORTEZ	ISSUED	Construction Underway
Montezuma Heights Apartments-141 Unit Apartment Complex	RESIDENTIAL MULTI-FAMILY - CONSTRUCTION PERMIT APPLICATIONS	609 BAGBY DR	Engineering Permit ISSUED	Grading and utility permits issued.
Dameron Drive Fourplexes (8 total units)	RESIDENTIAL MULTI-FAMILY - CONSTRUCTION PERMIT APPLICATIONS	636 DAMERON DR	ISSUED	Construction Underway
Mixed Use in Historical Building - New Apartments and Retail	COMMERCIAL - HISTORIC PRESERVATION COMMISSION	130 N CORTEZ	COUNCIL APPROVED SUP25-001	Applicant to submit permit documents for review.



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Commercial Remodel for a Coffee Shop in Bashford Courts	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	130 W GURLEY ST	ISSUED	Construction Underway
Prescott Manor Apartments (Renovation of previous commercial use bldg to 5 apartments)	RESIDENTIAL MULTI-FAMILY - CONSTRUCTION PERMITS	533 W GURLEY ST	ISSUED	Construction Underway
New Whiskey Row Hotel (Prescott Plaza Hotel - 47 Rooms)	COMMERCIAL - HISTORIC PRESERVATION COMMISSION	140 S MONTEZUA	11/4 Council Approved	Council Approved - Awaiting next submittal by applicant.
NEW 4 STORY HOTEL (109 Rooms) & RETAIL (Project Name: The Assembly at Old City Hall)	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	201 S CORTEZ ST	ISSUED	Demolition Underway
REMODEL OF EXISTING WILD IRIS CAFE AND EXPANSION OF BAKERY	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	124 S GRANITE ST UNIT E	ISSUED	Construction Underway
1 story auto body shop (rebuild after fire)	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	419 N WASHINGTON AVE	ISSUED	Construction Underway
SUNSET COURTYARD APARTMENTS - 32 units	RESIDENTIAL MULTI-FAMILY - CONSTRUCTION PERMIT APPLICATIONS	837 SUNSET AVE	Engineering Permit ISSUED	Engineering sitework permit issued; Building permit READY TO ISSUE pending ENG permit progress.
New Triplex	RESIDENTIAL MULTI-FAMILY - CONSTRUCTION PERMIT APPLICATIONS	646 W GURLEY	ISSUED	Construction Underway
90 Unit Apartment Project (old Yavapai County Development Services Building)	RESIDENTIAL MULTI-FAMILY - CONSTRUCTION PERMIT APPLICATIONS	500 S MARINA	Rezone and water approved by Council	Demolition Permit Finalized; awaiting project submittal.
Seventh Day Adventist School Building	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	2980 WILLOW CREEK ROAD	Out for Corrections	Awaiting next submittal by the applicant

WEST PRESCOTT

PRESCOTT IRON SPRINGS RENTAL COMMUNITY - 203 UNITS	RESIDENTIAL MULTI-FAMILY - LAND SPLIT OR COMBINATION and CONSTRUCTION PERMIT APPLICATIONS	1901 IRON SPRINGS RD	Engineering Permit Ready to Issue	Awaiting next submittal by the applicant. Land Split awaiting next submittal by applicant.
Prescott RV Park, 36 Site RV Park	COMMERCIAL - REZONING AND CONDITIONAL USE PERMIT	1646 IRON SPRINGS RD	Engineering Permit in Review	Applicant to be sent City staff review comments upon completion.



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SOUTH PRESCOTT				
SENATOR COTTAGES- 37 SINGLE FAMILY UNITS	RESIDENTIAL SINGLE FAMILY - FINAL PLAT - Approved by Council CONSTRUCTION PERMIT APPLICATIONS	601 S SENATOR HWY	Engineering Permits Issued	Construction underway.
PONDEROSA MEADOWS (20 UNITS)	RESIDENTIAL SINGLE FAMILY - CONSTRUCTION PERMIT APPLICATIONS	561 SALLY LN	Engineering Permit ISSUED	Model plan building permits ISSUED.
EAST PRESCOTT				
VA HOUSING NEW 80 APARTMENTS - Construction is within COUNTY jurisdiction. Water through City of Pct	RESIDENTIAL MULTI-FAMILY - WATER SERVICE AGREEMENT	500 N STATE ROUTE 89	ISSUED	Engineering permit issued. Construction underway.
QuikTrip Store	COMMERCIAL - 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)	RESIDENTIAL MULTI-FAMILY - CONSTRUCTION PERMIT APPLICATIONS	Touchmark Campus - 3180 Touchmark Blvd	Building Permit ISSUED	Building permits issued for Phase III. Construction underway.
TOUCHMARK VILLAS PHASE IV (19 SFR and 4 Duplex)	RESIDENTIAL SINGLE and MULTI-FAMILY - CONSTRUCTION PERMIT APPLICATIONS	Touchmark Campus - 3180 Touchmark Blvd	ISSUED	Construction underway
PINE RIDGE APARTMENTS (formerly GATEWAY APARTMENTS) - 144 UNITS	RESIDENTIAL MULTI-FAMILY - CONSTRUCTION PERMIT APPLICATIONS	Gateway Mall adjacent to Espire	ISSUED	Awaiting commencement of construction.
WINGATE HOTEL: 107 - 110 ROOMS	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	3400 GATEWAY BLVD	ISSUED	Awaiting commencement of construction.
Espire Casitas - 12 units	RESIDENTIAL MULTI-FAMILY - WATER SERVICE APPLICATION SUBMITTAL	3400 GATEWAY BLVD	APPROVED	Awaiting permit submittal by applicant.
PALMER APARTMENTS - 209 UNITS	RESIDENTIAL MULTI-FAMILY - CONSTRUCTION PERMIT APPLICATIONS	(South of Gateway Mall)	OUT FOR CORRECTIONS	Engineering site permit OUT FOR CORRECTIONS; Building permits Out for Corrections



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New 3-Story 77,886 SF Self Storage Building	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	3528 RANCH DR	ISSUED	Awaiting commencement of construction.
L'RESERVE GARDEN APARTMENTS: 82 UNITS	RESIDENTIAL MULTI-FAMILY - 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.
Yavapai Hills Unit 9 -Phase 5B (52 Lots)	RESIDENTIAL SINGLE FAMILY - FINAL PLAT	Yavapai Hills	IN REVIEW	Applicant to be sent City staff review comments upon completion.