



Wednesday, April 29, 2026

## PRIVATE DEVELOPMENT SUMMARY

### Executive Summary

New private development submittals continue at a slower pace this month. The following projects reflect significant investment in the City of Prescott and we thank these businesses for choosing to locate and expand in Prescott!

No new items have been added to the list this month.

Other highlights from the existing project updates: The new Deep Well Ranch commercial project has been approved by Council for water. Council also approved the Prescott Plaza Hotel water service application on April 14th. A mixed-use project at 130 N Cortez will appear before Council for water approval consideration on 4/28/26, and the new 80 unit Veteran's Housing apartment complex on the VA Campus has wrapped up their City engineering construction. As a reminder this project's onstruction is within COUNTY jurisdiction. Water was approved through the City of Prescott via an Intergovernmental Agreement in 2024.

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Projects being removed from the list have either been completed, are withdrawn, or are on hold, and they will be notated as such.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



## PRIVATE DEVELOPMENT SUMMARY

Monday, April 20, 2026

| PROJECT NAME                             | PROJECT TYPE                | SITE ADDRESS | STATUS   | NEXT STEP  |
|--|-----------------------------|--------------|----------|--|
| <b>GENERAL</b>                           |                             |              |          |  |
| Historic Preservation Master Plan Update | HISTORIC MASTER PLAN UPDATE | N/A          | UNDERWAY | Continue Updates. Council updated at 2/24/26 Meeting.  |
| 2025 General Plan                        | General Plan Update         | N/A          | UNDERWAY | Council Subcommittee meeting to review 6/24/25 draft. Consultant contract on 4/28/26 Council agenda. |
| Downtown Business Parking Changes        | Land Dev Code Amendment     | N/A          | UNDERWAY | Approved by Council 3/10/26. This item will be removed from future reports.                          |

|  |   |   |                          |  |
|--|---|---|--------------------------|--|
| <b>NORTH PRESCOTT</b>  |   |   |                          |  |
| 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                   | ISSUED                   | Construction underway.   |
| 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 | OUT FOR CORRECTIONS      | Awaiting next submittal by the applicant.                        |
| South Ranch 3B (53 lots)   | RESIDENTIAL SINGLE FAMILY - PRELIMINARY AND FINAL PLAT AND CONSTRUCTION PERMIT APPLICATIONS | West of Jenna Land south of James Lane                      | IN REVIEW                | Applicant to be sent City Staff review comments upon completion. |
| Tri-City Prep - New Site Built Classroom                         | COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS   | 5522 SIDE ROAD  | ISSUED                   | Construction underway.   |
| Pasley Health Care and Medical Office                            | COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS   | 2208 CIRRUS   | ISSUED                   | Construction underway.   |
| 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.                        |



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|---|---|--|--------------------------------|--|
| New 10,500sf metal building with new asphalt drive & parking                        | COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS   | 5954 WILKINSON DR                          | ISSUED                         | Construction underway.   |
| 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.   |
| 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                           | ISSUED                         | Engineering Permits Issued - Building permit issued.   |
| 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.   |
| AED Homestead Phase 1   | RESIDENTIAL SINGLE FAMILY - PRELIMINARY PLAT  | DELLS RANCH RD AND CENTERPOINTE EAST       | OUT FOR CORRECTIONS            | Awaiting next submittal by the applicant.  |
| 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                        | READY TO ISSUE                 | Pending Financial Assurances and Permit Fees   |
| 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                       | GRADING ISSUED; BLDG IN REVIEW | Grading permit issued. Building permit in review. Applicant to be sent City staff review comments upon completion. |
| New Commercial Shell Building   | COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS   | 3910 WILLOW CREEK RD                       | OUT FOR CORRECTIONS            | Awaiting next submittal by the applicant.  |
| Deep Well Ranch Commercial - Building Pad Prep                                      | COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS, WATER SERVICE APPLICATION                                      | JENNA LANE BETWEEN WILLOW CREEK AND HWY 89 | ISSUED                         | Building pad construction underway. Water service approved at 4/14/26 Council Meeting.                             |



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|--|--|----------------------------------|---------------------|--|
| Deep Well Ranch Commercial - Building Pad Prep | COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS                | AIRPORT AVE AND RUGER ROAD       | READY TO ISSUE      | Pending Permit Fee Payment                                       |
| Deep Well Ranch Commercial - Building Pad Prep | COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS                | WILLOW CREEK AND JAMES LANE      | IN REVIEW           | Applicant to be sent City staff review comments upon completion. |
| Deep Well Ranch - Offsite Sewer                | COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS                | HOLE IN ONE DRIVE                | IN REVIEW           | Applicant to be sent City staff review comments upon completion. |
| Arizona Storage Inns                           | COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS                | Airport Ave and Ruger Road       | READY TO ISSUE      | Pending Financial Assurances and Permit Fees                     |
| Walden Ranch (Phase 6) 13 lots                 | RESIDENTIAL SINGLE FAMILY - CONSTRUCTION PERMIT APPLICATIONS | Larry Caldwell and Phippen Trail | ISSUED              | Construction underway.   |
| Sterling Builders Commercial Shell             | COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS                | 2650 LIBERATOR                   | OUT FOR CORRECTIONS | Awaiting next submittal by the applicant.                        |
| S&A Excavating - Office, shop, and yard        | COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS                | 2105 Gulfstream                  | ISSUED              | Construction underway.   |
| The Ament Building (15,000 sqft)               | COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS                | 6402 Lear Lane                   | OUT FOR CORRECTIONS | Awaiting next submittal by the applicant.                        |

### 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 (REVISION OF PLAT - APPROVED) | 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   | Construction Complete | Engineering permit finalized; building permits not yet submitted by applicant |



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|--|---|-----------------------------|------------------------------|--|
| 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 - 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                | Engineering permit in review | Applicant to be sent City staff review comments upon completion. WSA to Council 4/28/26                            |
| 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, WATER SERVICE APPLICATION    | 140 S MONTEZUA              | IN REVIEW                    | Historic Preservation Application Approved 11/4/25; Water Service Application approved at 4/14/26 Council meeting. |
| NEW 4 STORY HOTEL (109 Rooms) & RETAIL (Project Name: The Assembly at Old City Hall)   | COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS                               | 201 S CORTEZ ST             | ISSUED                       | Construction Underway  |
| 1 story auto body shop (rebuild after fire)  | COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS                               | 419 N WASHINGTON AVE        | ISSUED                       | Construction Underway  |



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|--|---|------------------------|--------------------------------------|--|
| 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                  | Construction permit awaiting next submittal by the applicant.  |
| Ken Lindley Park - Park Improvements   | HISTORIC PRESERVATION REVIEW                                | 702 E GURLEY           | IN REVIEW                            | Engineering construction application in review. Applicant to be sent City staff review comments upon completion. |
| New Oral Surgery Center  | COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS               | 3005 DOLLAR MARK WAY   | IN REVIEW                            | Applicant to be sent City staff review comments upon completion.   |

### 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 Expired | Resubmittal of Engineering Plans and Water Service Application are required. |
| Prescott RV Park, 36 Site RV Park                  | COMMERCIAL - REZONING AND CONDITIONAL USE PERMIT  | 1646 IRON SPRINGS RD | IN REVIEW                  | Applicant to be sent City staff review comments upon completion              |

### 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. |



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|--|--|--|------------------------|---|
| <b>EAST PRESCOTT</b>   |  |  |                        |   |
| 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   | Finalized              | Engineering permit finalized. Construction underway. To be removed from future reports.                   |
| QuikTrip Store   | COMMERCIAL - SITE PLAN APPROVAL and CONDITIONAL USE PERMIT REQUEST     | 2280 E STATE ROUTE 69  | ISSUED                 | Construction underway   |
| 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                         |
| New 3-Story 77,886 SF Self Storage Building  | COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS                          | 3528 RANCH DR  | ISSUED                 | Construction underway   |
| 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.  |