Community Development Department Update

October 15, 2026

Notable Department Projects:

Historic Preservation Master Plan

Contract initiated with consultant to provide the HPMP update.

Long Term Water Management Plan

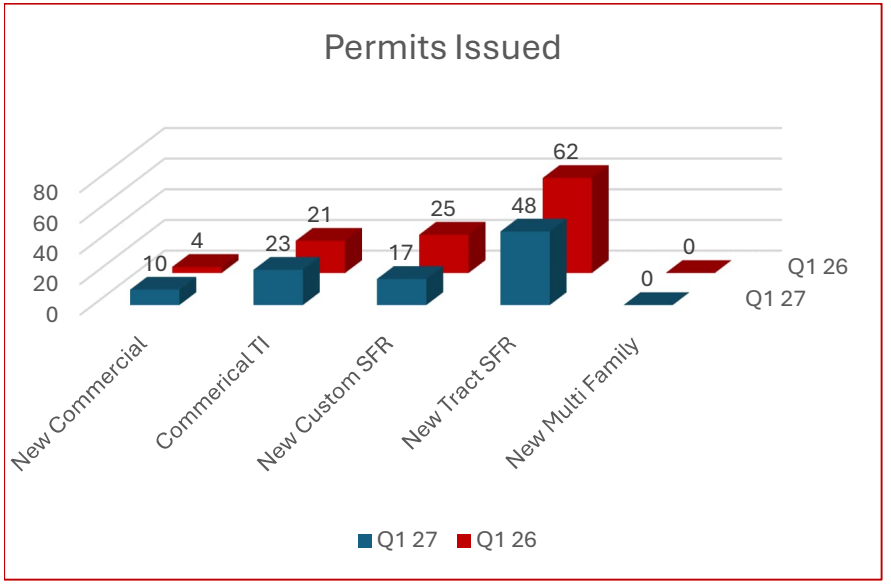
Technical memorandum are in review by staff and consultants.

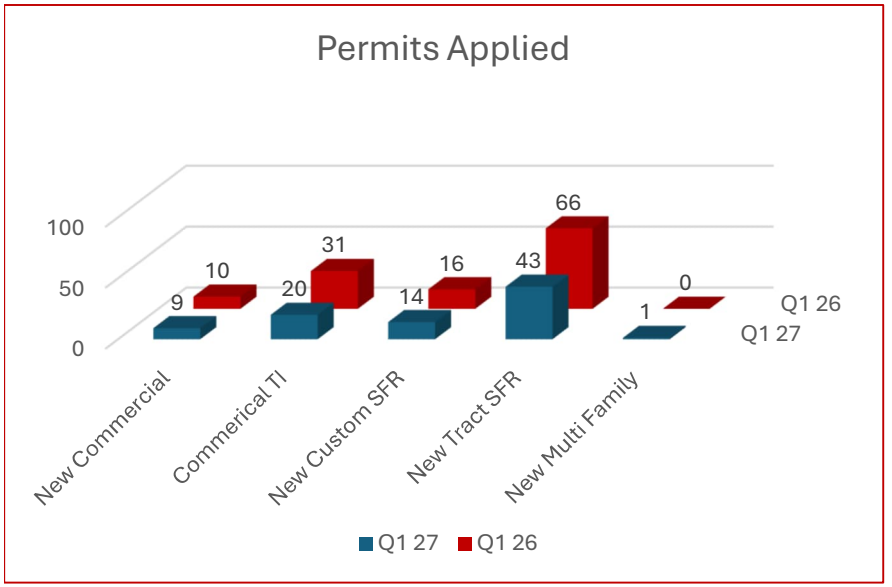
General Plan

The revised chapters are in review by council subcommittee.

Operational Analysis Implementation

17 Recommendations, 3 Complete, 7 Underway, Council update 1/26/27





TI = Tenant Improvement (Remodel) *SFR = Single Family Residential*

Private Development Summary

New private development submittals are slow and steady again this month. The following projects reflect significant investment in the City, and we thank these businesses for choosing to locate and expand in Prescott!

This report features primarily updates on projects that were found on previous reports. However, there are two new projects included on the report this month:

Trinity Christian School (Deep Well Ranch) is expanding their gym;

Large Commercial Preliminary Plat has been submitted on property owned by AED, located south of 89A between Granite Dells Pkwy and Side Rd.

The Development Summary Spreadsheet beginning on the next page reflects projects of public interest currently going through some level of entitlement or construction process. Projects being removed from the list have either been completed, are withdrawn, or are on hold, and they will be notated as such.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.

CITY OF PRESCOTT
ARIZONA

PRIVATE DEVELOPMENT SUMMARY

Thursday, October 15, 2026

PROJECT NAME	PROJECT TYPE	SITE ADDRESS	STATUS	NEXT STEP
GENERAL				
	Items in this General Category are moving to the summary sheet			
Historic Preservation Master Plan Update	HISTORIC MASTER PLAN UPDATE	N/A	UNDERWAY	Contract Procurement Underway. In contract negotiations.
2027 General Plan	General Plan Update	N/A	UNDERWAY	Consultant working with Council Subcommittee to update Plan and include new elements.
NORTH PRESCOTT				
South Ranch I Unit 1B (80 lots)	RESIDENTIAL SINGLE FAMILY - GRADING CONSTRUCTION PERMIT APPLICATIONS	West of Trinity School and South Ranch 1A	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	Home construction underway.
South Ranch 3B (53 lots)	RESIDENTIAL SINGLE FAMILY - PRELIMINARY AND FINAL PLAT AND GRADING CONSTRUCTION PERMIT APPLICATIONS	West of Jenna Land south of James Lane	IN REVIEW	Applicant to be sent City staff review comments upon completion; Grading permit issued.
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)	APPROVED	Grading and Utilities complete. Awaiting home construction.
South Ranch II - Unit 4B of Deep Well Ranch (108 lots)	GRADING AND DRAINAGE ONLY CONSTRUCTION PERMIT; FINAL PLAT	West of Jenna Land south of James Lane	IN REVIEW	Applicant to be sent City staff review comments upon completion.
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	ISSUED	Grading and Drainage permit issued, construction underway.
New Airport Hanger	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	6672 CORSAIR	IN REVIEW	Applicant to be sent City staff review comments upon completion; Grading and drainage site work permit Out for Corrections.
Cutter Aviation - FBO HANGAR at the PRESCOTT REGIONAL AIRPORT	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	2020 CLUBHOUSE	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.

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PROJECT NAME	PROJECT TYPE	SITE ADDRESS	STATUS	NEXT STEP
Paslay 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.
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.
Medical Campus	Water Service Application	5999 WILLOW CREEK RD	WSA APPROVED	Awaiting Permit Submittal. This item to be removed from future reports. Once the permit is submitted, it will be added back in.
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 is issued.
Gym building expansion for Trinity Christian School	***GRADING DRAINAGE AND UTILITY COMBO***	***1212 WARRIOR WAY***	***IN REVIEW***	***Applicant to be sent City staff review comments upon completion.***
Hidden Hilld 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
New Factory Built Building	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	6405 Lear Lane	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
AED Homestead Phase 1	RESIDENTIAL SINGLE FAMILY - PRELIMINARY PLAT and ENGINEERING PLANS	Dells Ranch Rd and Centerpointe East	IN REVIEW	Applicant to be sent City staff review comments upon completion.
AED Commercial development on approx 102.8 acres	***PRELIMINARY PLAT***	***Granite Dells Parkway and Centerpointe East Dr***	***IN REVIEW***	***10/01/2026***
New Commercial Building	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	5414 Side Road	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
Granite Dells Estates Ph 7 and 8	RESIDENTIAL SINGLE FAMILY - FINAL PLAT AND MASTER PLAN AMDT *(Note: PRE-PLAT included Phases 6,7,8 with a total of 371 lots)*	4049 DELLS RANCH RD	OUT FOR CORRECTIONS	Master Plan Amendment; Site engineering construction permit READY TO ISSUE Pending Financial Assurances and Permit Fees

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PROJECT NAME	PROJECT TYPE	SITE ADDRESS	STATUS	NEXT STEP
New Student Union building on ERAU existing campus	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	3700 WILLOW CREEK RD	ISSUED	Construction underway.
Mix Occupancy - Dorm & 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	ISSUED	Construction underway.
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 Will Creek and Hwy 89	ISSUED	Building pad construction underway. Water service approved at 4/14/26 Council Meeting.
Deep Well Ranch Commercial - Building Pad Prep	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	Airport Ave and Ruger Road	ISSUED	Construction underway.
Deep Well Ranch Commercial - Building Pad Prep	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	Willow Creek and James Lane	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
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 (254 self storage units & RV parking)	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	Airport Ave and Ruger Road	ISSUED	Construction underway.
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	ISSUED	Construction underway.
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	ISSUED	Construction underway.
Commercial Shell - Warehouse and Offices	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	6687 INTER-CAL WAY	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.
Commercial Shop (no designated use as yet)	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	2234 CIRRUS DRIVE	OUT FOR CORRECTIONS	Awaiting next submittal by the applicant.

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PROJECT NAME	PROJECT TYPE	SITE ADDRESS	STATUS	NEXT STEP
20,000SF Metal Building - Nelson Auto Mall - 4 suites	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	5502 TRADEMARK WAY	IN REVIEW	Applicant to be sent City staff review comments upon completion.
South Ranch Commerical at Deep Well	Preliminary Plat	Pioneer Parkway at SR 89	IN REVIEW	Applicant to be sent City staff review comments upon completion.
2 x 8,000 Sq Ft Office Warehouse Buildings	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	3001 BENCHMARK AVENUE	IN REVIEW	Applicant to be sent City staff review comments upon completion.
Medical Campus	Water Service Application	3835 WILLOW CREEK ROAD	PENDING	Item tabled at Water Issues Subcomitte 10/6/2026. Next meeting pending.

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)	ISSUED	Awaiting commencement of construction.
Prescott Luxury Garages (aka Garage City) - 62 storage units	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS *(REVISION OF PLAT - APPROVED)*	2100 WILLOW LAKE ROAD	ISSUED	Construction Underway
Three story 23894sf Surgery Center with Medical Offices	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	3128 WILLOW CREEK ROAD	ISSUED	Construction Underway
Astoria Phase 2a Final Plat (84 lots)	RESIDENTIAL SINGLE FAMILY - CONSTRUCTION PERMIT APPLICATIONS	1405 PRESCOTT LAKES PARKWAY	SITE CONSTRUCTION COMPLETE	Engineering permit finlaized; building permits not yet submitted by applicant
Peregrine Ridge - 48 Lots (in Prescott Lakes)	RESIDENTIAL SINGLE FAMILY - FINAL PLAT *(PRELIMINARY PLAT - APPROVED)*	(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 out for corrections
Tenant Improvement - Restaurant/Bar (Stoic Cider)	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	215 NORTH CORTEZ	ISSUED	Construction Underway
Montezuma Heights Apartments-141 Unit Apartment Complex	RESIDENTIAL MULTI-FAMILY - CONSTRUCTION PERMIT APPLICATIONS	609 BAGBY DRIVE	Engineering Permit ISSUED	Grading and utilty permits issued.

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PROJECT NAME	PROJECT TYPE	SITE ADDRESS	STATUS	NEXT STEP
Dameron Drive Fourplexes (8 total units)	RESIDENTIAL MULTI-FAMILY - CONSTRUCTION PERMIT APPLICATIONS	636 DAMERON DRIVE	ISSUED	Construction Underway
Mixed Use in Historical Building - New Apartments and Retail	COMMERCIAL - HISTORIC PRESERVATION COMMISSION	130 NORTH CORTEZ	Engineering and Building Permit - ready to issue	Ready to issue pending permit fee payment.
Commercial Remodel for a Coffee Shop in Bashford Courts	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	130 WEST GURLEY STREET	ISSUED	Construction Underway
New Whiskey Row Hotel (Prescott Plaza Hotel - 47 Rooms)	COMMERCIAL - HISTORIC PRESERVATION COMMISSION, WATER SERVICE APPLICATION	140 SOUTH MONTEZUA	PENDING PERMIT SUBMITTAL	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 SOUTH CORTEZ ST	ISSUED	Construction Underway
1 story auto body shop (rebuild after fire)	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	419 NORTH WASHINGTON AVENUE	ISSUED	Construction Underway
Sunset Courtyard Apartments - 32 units	RESIDENTIAL MULTI-FAMILY - CONSTRUCTION PERMIT APPLICATIONS	837 SUNSET AVENUE	ENGINEERING AND BUILDING PERMIT ISSUED	Construction Underway
New Triplex	RESIDENTIAL MULTI-FAMILY - CONSTRUCTION PERMIT APPLICATIONS	646 WEST GURLEY	ISSUED	Construction Underway
90 Unit Apartment Project (old Yavapai County Development Services Building)	RESIDENTIAL MULTI-FAMILY - CONSTRUCTION PERMIT APPLICATIONS	500 SOUTH MARINA	OUT FOR CORRECTIONS	Awaiting next submittal by applicant.
Seventh Day Adventist School Building	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS.	2980 WILLOW CREEK ROAD	IN REVIEW	Applicant to be sent City staff review comments upon completion.
Ken Lindley Park - Park Improvements	HISTORIC PRESERVATION REVIEW	702 EAST GURLEY	Out for Corrections	Construction permit awaiting next submittal by the applicant.
Apache Lodge	COMMERCIAL -CONSTRUCTION PERMIT APPLICATIONS	1130 E GURLEY	ISSUED	Construction Underway
Tenant Improvement - Apartments and lounge	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	450 W GOODWIN	IN REVIEW	Applicant to be sent City staff review comments upon completion.
Tenant Improvement - Coffee Bar	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	142 N Montezuma	OUT FOR CORRECTIONS	Awaiting next submittal by applicant.

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New Oral Surgery Center	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	3005 DOLLAR MARK WAY	Issued	Construction underway
Change of use to a hostel	Commercial - Construction Permit Applications	135 S Summit Ave	Out for Corrections	Awaiting next submittal by applicant.
New Storage Buildings	Commerical - Construction Permit Applications	925 Hinman St.	Out for Corrections	Awaiting next submittal by applicant.
Wolfden Arcade	COMMERCIAL - CONSTRUCTION PERMIT APPLICATION	131 N CORTEZ ST	Out for Corrections	Awaiting next submittal by applicant.
Building Renovation - Retail	COMMERCIAL - CONSTRUCTION PERMIT APPLICATION	216 N Montezuma	Out for Corrections	Awaiting next submittal by applicant.
El Tapatio	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	547 Miller Valley Rd	Out for Corrections	Awaiting next submittal by applicant.
Handel's Ice Cream	COMMERCIAL -CONSTRUCTION PERMIT APPLICATIONS	351 N Montezuma	ISSUED	Construction Underway
Ross Dress for Less	COMMERCIAL -CONSTRUCTION PERMIT APPLICATIONS	1260 Gail Gardner Way	ISSUED	Construction Underway
Spicy Streets Market	Commercial - Construction Permit Applications	447 S Montezuma	ISSUED	Construction Underway
Sterling Ridge (16 lots)	Commercial - Construction Permit	116 E Tamarack	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 ROAD	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 ROAD	READY TO ISSUE	Ready to issue pending permit fee payment.
SOUTH PRESCOTT				
Senator Cottages - 37 Single Family Units	RESIDENTIAL SINGLE FAMILY - FINAL PLAT - Approved by Council CONSTRUCTION PERMIT APPLICATIONS	601 SOUTH SENATOR HIGHWAY	ENGINEERING PERMITS ISSUED	Construction underway.

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PROJECT NAME	PROJECT TYPE	SITE ADDRESS	STATUS	NEXT STEP
Ponderosa Meadows (20 Units)	RESIDENTIAL SINGLE FAMILY - CONSTRUCTION PERMIT APPLICATIONS	561 SALLY LANE	ENGINEERING PERMITS ISSUED	Model plan building permits ISSUED.

EAST PRESCOTT

QuikTrip Store	COMMERCIAL - SITE PLAN APPROVAL and CONDITIONAL USE PERMIT REQUEST	2280 EAST STATE ROUTE 69	ISSUED	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	Construction underway
Wingate Hotel: 107 - 110 Rooms	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	3400 GATEWAY BOULEVARD	ISSUED	Awaiting commencement of construction.
Espire Casitas - 12 units	RESIDENTIAL MULTI-FAMILY - WATER SERVICE APPLICATION SUBMITTAL	3400 GATEWAY BOULEVARD	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 DRIVE (3555 Ranch Dr vacant lot across the street being used for construction staging)	ISSUED	Construction underway
L'Reserve Garden Apartments: 82 Units	RESIDENTIAL MULTI-FAMILY - REZONING APPLICATION	3910 EAST 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.
Remodel to Medical	COMMERCIAL - CONSTRUCTION PERMIT APPLICATIONS	3600 RANCH DRIVE	ISSUED	Construction underway
Yavapai Hills Unit 9 -Phase 5B (52 Lots)	RESIDENTIAL SINGLE FAMILY - FINAL PLAT	Yavapai Hills	OUT FOR CORRECTIONS	Awaiting next submittal by applicants.