



September 7, 2021

David McKay, Manager
Assured and Adequate Water Supply
Arizona Department of Water Resources
1110 W. Washington Street Suite 310
Phoenix, Arizona 85007

Re: Final Plat Approval for Brookside
Request for Increase in Allowable Groundwater Allocation

Dear Mr. McKay,

The City of Prescott requests the Arizona Department of Water Resources increase the City's allowable groundwater allocation based upon the recording of the final plat for Brookside at Prescott Lakes, recorded August 30, 2005, for 66 lots.

As specified in Condition 8 of Decision and Order of the Director, No. 86-401501.0001, the City submits the following information for the Department's review with regard to the above referenced subdivision:

Submittals Required as per Condition 8 of Decision and Order No. 86-401501.0001	Attachments
1. A request to increase the groundwater allocation.	This letter serves as the request.
2. Reference to the subdivision in Exhibit B of the D&O for this request.	Attachment 1
3. A copy of the Preliminary Plat, Pinnacle Unit 3, dated 4/3/1998	Attachment 2
4. Motion made by City Council, 4/29/1998, to approve the PP for 196 SFR and 144 condos on 188.62 acres. Meeting Minutes dated 5/26/1998 reflect approval of the motion.	Attachment 3
5. City Council meeting dated 8/10/2005, approves the Final Plat for Brookside, 66 lots on 25.28 acres. CC Study Session dated 8/16/2005 finds Brookside to be in substantial conformance to the Prescott Lakes Master Plan.	Attachment 4
6. Brookside Final Plat, recorded 8/30/2005	Attachment 5
7. a) A calculation of projected groundwater use for the Final Plat b) Include landscaping plans for Open Space c) CC&Rs related to water use, and d) Any commercial properties included within the Subdivision.	a) Attachment 6 b) Attachment 7 c) Attachment 7 d) N/A

Attachment B: Subdivisions Eligible to Receive the Groundwater Allowance

Subdivision Name	Number of Lots on Preliminary Plat	Number of Lots on Final Plats Submitted to ADWR	Remaining Lots that Can Receive Groundwater Allowance Increase
Cliff Rose, Unit 3	21	0	21
Dells at Prescott Lakes	167	101	66
Lakeside@ Prescott Lakes	240	35	205
Mason Ridge	14	0	14
Peaks Unit I @ Prescott Lakes	665	0	665
Peaks Unit II @ Prescott Lakes	150	124	26
Prescott Lakes: Estates Unit 2	239	163	76
Prescott Lakes: Estates Unit 3	12	0	12
Prescott Lakes: Pines	231	216	15
Prescott Lakes: Pinnacle Unit 1	62	0	62
Prescott Lakes: Pinnacle Unit 2	340	0	340
Summit Unit 2	227	133	94
The Club at Forest Trails	49	0	49
Yavapai Hills	1,632	239	1,393
Yavapai Hills in Prescott Valley	489	0	489
Total	4,538	1,011	3,527

Prescott Lakes: Pinnacle 3 PP Recorded 4/3/1998
 BROOKSIDE SUBDIVISION, 66 lots

K.S.
 10.11.2021

Staff
Summary
Report

Council
Agenda



PLANNING & ZONING COMMISSION

MEMORANDUM

TO: Mark Stevens, City Manager

FOR: The Honorable Mayor and City Council

FROM: Tom Guice, Community Development Director *TG*
Ramona Mattix, Assistant Community Development Director *RM*

REQUEST: Approval of a Preliminary Plat for THE PINNACLE, UNIT III AT
PRESCOTT LAKES

DATE: 04/29/98 **FILE NO:** SP-9808

APPLICANT M3 Builders LLC **AGENT** Jeff Davis, M3 Builders
917 E. Gurley St. 917 E. Gurley St., Suite 1E
Prescott, AZ 86301 Prescott, AZ 86301

SUMMARY Request is for a recommendation on approval of a preliminary plat for THE PINNACLE UNIT III at Prescott Lakes located at off Smoketree Rd. The plat proposes 196 single family lots and 144 condominiums on 188.62 acres.

PARCEL Portion of the NE Section 14 of Township 14 North, Range 2 West of Gila and Salt River Base, Yavapai County, Parcels 105-03-005a, 105-04-001D, 001J, 001F, 001E, 106-18-062, 063A, 063C.

NUMBER OF LOTS 196 single-family lots
144 condominiums

PARCEL SIZE 188.62 acres

ZONING

Owner	Parcel #	Zoning
Larry Offenbergl et al	106-20-008B	RA35 PAD
PL Partners LLC	106-20-007B, D , F 106-18-060	RA 18 PAD, RA35 PAD RA35 PAD
The Pinnacle LLC	106-20-007A	RA12 PAD
Aiello/Pinnacle 60 LLC	106-18-060 106-18-059A	RA12 PAD RA18 PAD
Nicholas D'Andrea et al	106-18-060 (por)	RA12 PAD
Stuart & Linda Dankers et al	106-18-061	RA18 & 35 PAD
Prescott Lakes Development LLC	106-18-061B	RA12 PAD
Aiello/Prescott Lakes LLC	106-18-062	RA12 PAD
Clyde Schaffer	106-18-064	RA35 PAD
Rosa Lee Peattie	106-18-064B	RA35PAD
Tamara Close, Trustee	106-18-064C&D	RA35 PAD

DENSITY ALLOWED 1.1, 3.3, and 4.4 units per acre (* units allowed under existing zoning)

DENSITY PROPOSED 2.1units per acre

GENERAL PLAN DESIGNATION AND CONSISTENCY

The Prescott Lakes area is located in portions of an area designated as a transitional area in the 1997 General Plan. The Master Plan is generally consistent with various goals and objectives throughout the plan. The proposed plat is entirely consistent with the goals and objectives. These include:

Neighborhoods

- ☐ *Create and maintain a balanced community with a diversity of neighborhoods and residential types.*
- ☐ *Assure adequate access and circulation within neighborhoods and between neighborhoods.*
- ☐ *Protect hillsides, ridgelines and vistas from building encroachment.*
- ☐ *Maintain the integrity and character of existing neighborhoods.*

Transition Areas

- ☐ *Allow flexibility in setbacks, site coverage and height in return for acceptable design in development which furthers the identified character and land use plans for the area.*
- ☐ *Assure appropriate buffering and screening between dissimilar uses, particularly between residential and commercial areas*

EXISTING CONDITIONS

The 158.25 tract has varying terrain with grasses, some mature pine and juniper trees, and slopes between 5 and 20%. Fairways 7, 8, and 9 would be within or adjacent to the plat. A drainageway winds through the plat area, mostly contained within the golf fairways. Tract E protects a ridgeline for open space and Tract G protects a natural drainage feature. The site is vacant and lies north of Smoketree Lane with access from Smoketree.

DEVELOPMENT PLAN

The site has been designed as Planned Area Development subdivision. The 158.62 acres would be developed for PAD development under RA-12, RA18 and RA-35 zoning with open space constituting about 24 % of the site, which includes the golf greens. The golf areas within the plat are allowed to be counted as open space in a PAD, as long as the golf course is open to the public. Golf is 30.4 acres of the open space, with a further 8.32 acres designated open space in tracts C through I which are not part of the golf course. The minimum lot size is 6,043 square feet, maximum is 52,842 square feet, with an average lot size of 22,585 square feet.

STAFF ANALYSIS

The Community Development Department notes that the square footage of each lot, building envelopes and undisturbable areas must be shown on the final plat, and the trail system, if applicable, must be further defined. The plat is intended for the development of a variety of housing types including; attached condominiums, patio homes, and single family homes in a gated community associated with the golf course. The plat meets PAD requirements and some portions would be governed by the Hillside Development Ordinance. These areas shall be noted on the final plat. The Preservation Specialist notes that there are documented cultural resources on this site, and the likelihood of human burials is moderate.

Comments received about the plat are as follows:

Fire Department

- Fire hydrants are to provide a minimum of 1,000 gpm and are to be located per the plan. The design engineer is responsible for flow testing of hydrants and must submit documentation before final approval.
- Submit, on approved F.D. forms, 2-3 times the number of street names to the Yavapai County Addressing Specialist who will forward his comments to the F.D. for our approval
- Install No Parking signs on one side of all 24' wide streets and on both sides of all 20' wide.
- Provide temporary turn-arounds on all dead-end streets over 150' per the plans

- Terminal streets design to have one end permanently closed shall not be more than 1300' long. They shall be provided at the closed end with an approved turn-around. Exception: Streets may be extended if all structures on Lot #81-90 have an approved residential sprinkler system installed.

Public Works

- Drainage plan required
- Required to show FEMA Floodway on plat with W.S.E. on impacted lots
- Smoketree paving improvements are needed
- Add note for compliance with SS-2-96
- NPDES notation must be provided on the final plat
- Need construction time estimate on proposed adjacent subdivision

No other departmental concerns were noted.

SOIL CONSERVATION SERVICE:

No comment received.

YAVAPAI COUNTY FLOOD CONTROL DISTRICT:

FIRM panel #04009810E FEMA
Hazard Zone AE impacts some lots

YAVAPAI COUNTY ENGINEERING:

No comment.

ARIZONA PUBLIC SERVICE:

No comment received.

CITIZENS UTILITIES:

No comment.

US WEST COMMUNICATIONS:

No comment received.

PARAGON CABLE:

No comment received.

PRESCOTT PUBLIC SCHOOLS:

No comment.

YAVAPAI COUNTY ENVIRONMENTAL SERVICES:

No comment.

YAVAPAI COUNTY ASSESSORS OFFICE:

No Comment received

TRAFFIC AND ROADS

Primary access will be off Smoketree Lane, which is planned as a major connector. Secondary access is provided in five areas throughout the subdivision. The streets will be private, with a gate off Smoketree Lane. The streets will be maintained by a sub association of the Prescott Lakes homeowners association.

The Yavapai County Public Works Department is requiring submission of full construction plans for improvements to Willow Lake Road to include:

1. Westbound turn lane
2. Eastbound right turn deceleration lane
3. Drainage improvement plans
4. Prescott Lakes Blvd to include right turn out and left turn out

5. Signalization plans
6. Engineers cost estimate
7. Soils report

AREA MEETINGS

An area meeting was held on this project on April 23 with over a dozen people in attendance. Issues discussed were:

- How trails were connected
- The use of open space
- Timing of construction
- Timing of the golf course construction

No objections to the plat were voiced and the residents appeared generally supportive of the development.

STAFF RECOMMENDATION

Staff recommends approval of the preliminary plat for The Pinnacle Unit III at Prescott Lakes with the following condition:

Review comments be addressed prior to the recordation of the final plat.

PLANNING COMMISSION RECOMMENDATION

At the regular meeting of May 14th, the Planning Commission voted unanimously to recommend approval of this plat with the above noted condition.

MOTION

Move to recommend approval of the preliminary plat for THE PINNACLE - UNIT III AT PRESCOTT LAKES with the condition as noted.

MINUTES

65

REGULAR COUNCIL MEETING –May 26, 1998 - continued:

replied the Preliminary Plat needed to be processed by August 31 due to the water situation and the plat could not be forwarded to the Planning and Zoning Commission without the approval of all property owners and by the city being a "signator" on the plat, the plat could be reviewed but did not mean the plat was approved by the Council.

There being no further comments, Mayor Daly called for the VOTE ON THE MOTION to sell the property, which did not carry, with Mayor Daly, Councilwomen Bell and Mason, and Councilman Cooper casting NAY votes.

Councilwoman Bell MOVED to DIRECT staff to issue Request for Proposals for the sale of city-owned property adjacent to Palmer Hill property, which was SECONDED by Mayor Daly, and carried with Councilmen Reilly and Wise casting NAY votes.

Mayor Daly MOVED to ALLOW the City to be a signator on the proposed Preliminary Plat for Palmer Hill, provided that said signature shall be withdrawn in the event that David Palmer does not purchase said property by August 25, 1998, and further provided that the foregoing permission shall not be construed to be an approval of the Preliminary Plat by the City Council, which was SECONDED by Councilwoman Bell.

City Manager Stevens asked City Attorney Moffitt to explain the August 25th date, and Mr. Moffitt replied that was the date of the last Council meeting before the water declaration effective date and it provided time to put out RFPs and review them.

There being no other comments, Mayor Daly called for the VOTE ON THE MOTION, which carried unanimously.

Herb Weinberger, Sedona, commented he owned the apartments on Aubrey Street and a section of the hill and he also had a plan for the hill, and Carl Tenney responded he would be sure Mr. Weinberger received the appropriate notification.

Mayor Daly presented **Items E., F., and G.**, regarding Preliminary Plats for The Pinnacle at Prescott Lakes, Unit III, The Pines at Prescott Lakes, Unit I and II, and The Estates at Prescott Lakes, Unit II.

Councilman King MOVED to APPROVE the Preliminary Plat for The Pinnacle at Prescott Lakes, Unit III, located off Smoke Tree Lane, consisting of 196 single-family lots and 144 condominiums on 188± acres; APPROVE the Preliminary Plat for The Pines at Prescott Lakes, Unit I and II, located off Willow Lake Road and Prescott Lakes Boulevard, consisting of 231 single family residential lots (PAD) on 54± acres; and APPROVE the Preliminary Plat for The Estates at Prescott Lakes, Unit II, located off Smoke Tree Lane, consisting of 191 single-family lots and 48 condominiums on 106± acres, which was SECONDED by Councilman Wise, and carried unanimously.

Mayor Daly presented **Item H.**, to consider approving the Final Plat for Scholten Subdivision, located off Lakeview Drive.

The Fire Department would require hydrants due to low water flows and also might require sprinklers.

Mayor Daly MOVED to APPROVE the Final Plat for Scholten Subdivision, located off Lakeview Drive, dividing Lot 9 of Willow Creek Heights into four lots, which was SECONDED by Councilman Wise, and carried unanimously.

REGULAR COUNCIL MEETING -May 26, 1998 - continued:

Mayor Daly presented **Item I., Ordinance No. 3761**, regarding the lease of property adjacent to the Dugan Well property in Paulden.

Assistant City Manager Carl Tenney explained one bid had been received from Tim Coury for the lease of 120 acres in Paulden, that Mr. Coury presently leased the adjacent city property and would let the grass grow on this property before letting cattle graze on it, the offer was to lease the property for \$300.00 per year for the next two years, and it was clarified no fertilizers would be used on the property.

Mayor Daly MOVED to ADOPT Ordinance No. 3761 which was SECONDED by Councilman Wise, and carried unanimously.

ORDINANCE NO. 3761

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, AWARDED A LEASE OF CITY-OWNED PROPERTY ADJACENT TO THE DUGAN WELL PROPERTY.

WHEREAS, the City has advertised for proposals to lease certain real property in accordance with Article VIII of the City Charter; and

WHEREAS, the City wishes to award the proposal for said lease to the best qualified proposer; and

WHEREAS, the City Council has determined that TIMOTHY J. COURY has submitted the best-qualified proposal for the foregoing lease.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1. THAT, the proposal of TIMOTHY J. COURY for the lease of the Dugan Well property is hereby accepted.

SECTION 2. THAT, the Mayor and Staff are hereby authorized to execute the attached lease on behalf of the City of Prescott, and to take any and all steps deemed necessary to accomplish the foregoing.

PASSED, APPROVED and ADOPTED by the Mayor and Council of the City of Prescott, Arizona, this 26th day of May, 1998.

-s-PAUL S. DALY, Mayor

ATTEST: -s-MARIE L. WATSON, City Clerk

APPROVED AS TO FORM: -s-JOHN R. MOFFITT, City Attorney

- I. Final Plat #FP05-003 for Brookside at Prescott Lakes, for 66 lots on approximately 25 acres located on Smoke Tree Lane West of Prescott Lakes Parkway.
- J. Final Plat #FP05-006 for Prescott Airpark, Unit 8, for 3 lots at Corsair and Avenger.
- K. Revision #RE05-18 of plat for Lot 10, Prescott Original Townsite, at 204 North McCormick Street by creating three lots from one lot.
- L. Resolution accepting grant funds from the Governor's Office of Highway Safety in the amount of \$24,000, for the continued operation of the Northern Arizona DUI Task Force.
- M. Minutes of the Special/Executive Session held August 2, 2005 and the Regular Council Meeting held August 9, 2005.

SELECTION OF ITEMS TO BE PLACED ON A CONSENT AGENDA FOR THE REGULAR MEETING OF AUGUST 23, 2005.

Adjournment

I.

M
L
S
M**COUNCIL AGENDA MEMO****8/16/05 & 8/23/05****DEPARTMENT: COMMUNITY DEVELOPMENT****AGENDA ITEM: Final Plat - Brookside at Prescott Lakes -
A Planned Area Development (FP05-003)****Approved By:****Date:****Department Head:** Tom Guice

8/10/05

Finance Director:**City Manager:** Steve Norwood

REQUEST: Suncor is continuing their subdivision activity within the Prescott Lakes Development with the submittal of the Final Plat for Brookside at Prescott Lakes - A Planned Area Development (PAD) (see attached Exhibits A-1, A-2, A-3) which proposes 66 single-family lots units on 25.3± acres in a gated neighborhood. (Previous Council Approved Final Plat submittals by Suncor include Lakeside Phases 1A and 1B at Prescott Lakes).

Location: North of Smoke Tree Lane and west of Prescott Lakes Blvd.

Parcel No: 106-18-356 – 25.28 ± acres

Zoning: SF-12 (PAD)

Applicant/Owner: SDC Prescott, LLC, 80 E. Rio Salado Parkway, #410, Tempe, AZ

PROJECT INFORMATION

Number Of Units:	66	Parcel Size:	25.28 ± Acres
Minimum Lot Size:	8,785 sq. ft	Average Lot Size:	9800± sq. ft.
Maximum Lot Size:	15,098 sq. ft	Open Space:	4.2± acres (16.7%±)

Previous Council Action. On May 26, 1998, the City Council approved the Pinnacles Unit III Preliminary Plat (attached Exhibit 'B') which consisted of 196 single-family lots and 144 condominiums on 188.62 acres. This entire plat is being phased into smaller Final Plats - one of which is Brookside at Prescott Lakes.

STAFF ANALYSIS

Willow Lake South Area Plan (WLSAP). The project is located in WLSAP and is consistent with the map plan designation of a Planned Area Development if denser than SF-18.

Conformance To Prescott Lakes Master Plan

The Amended Prescott Lakes Master Plan (MPA04-001, approved 7/27/04) and "Conceptual Phasing Plan & Lotting Study" (attached Exhibit C) illustrates Suncor's plans to develop the project area as "Brookside Phase 2" into 68 lots. Phase 2 has been dropped as part of the title of this Final Plat. This Final Plat of Brookside is considered to be consistent with the Prescott Lakes Master Plan and proposes 2 less lots (66).

Agenda Item: Final Plat - Brookside at Prescott Lakes PAD (FP05-003)

The 2005 Prescott Lakes Master Plan Amendment (MPA05-002) approved by City Council on August 9, 2005 illustrates 66 lots.

Conformance To The Council Approved Preliminary Plat

The Final Plat is considered substantially consistent with the preliminary plat approval for single-family owned home units. The changes between the preliminary and final plat are acceptable under the City's Policy for approval of final plats. The policy as prescribed in Resolution No.3213 (copy attached) allows for movement of lots/units within a master planned community provided that the total number of lots within the master planned area is not increased and the exterior boundaries of the area are not increased.

This development is one of the projects that was identified in the "Prescott Lakes Subdivision Exemption" approved by Council 12/14/00. This exemption allows Prescott Lakes to sell undeveloped tracts of land by metes and bounds legal description. It becomes the new owner's (in this case Suncor) obligation to complete the platting/development process.

It is also important to note that the pre 8/98 water allocation for the overall Prescott Lakes Community is being monitored. Attached is the current summary of the Prescott Lakes Water Allocation. The summary shows the total original water unit allocations to Suncor (see SDC Assignment column) of 515 units. But these allocated water units are reduced by their 2005 Amended Prescott Lakes Master Plan which indicates only 385 units will be developed. (This results in a left-over density or difference of 130 units which is returned to the M3 Companies - the developer of Prescott Lakes). The 66 lots of Brookside may be taken from any of the assignments that SDC is entitled under the various preliminary plat headings. (Note: there is no specific heading for Brookside since plat names may change).

Staff will deliver a copy of the approved/recorded plat to the Arizona Department of Water Resources (ADWR) along with the request for the ground water allocation increase in accordance with Condition 2 of the DWR Decision Order Number AWS-99-002.

Access and Circulation. The project will have access Smoke tree Drive via Caberet Street. Emergency ingress/egress is provided at the end of Dalila Drive onto Smoke Tree lane at the eastern end of the project site.

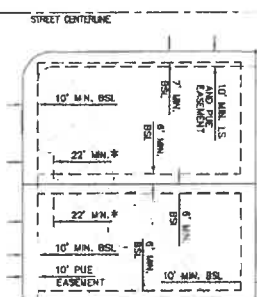
Drainage. A small 100-year floodplain runs to the west of the project site, but not through it. (Hence the plat name "Brookside").

Hillside Requirements. This is a relatively level area of ground adjoining Smoke Tree Lane and there are essentially no Hillside Development requirements.

Open Space. Although the open space within this project only totals 16.7%±, it is part of the overall Prescott Lakes Master Plan PAD whose open space will eventually total 35% - considerably more than the required 20%.

Setbacks. The proposed PAD setbacks vary from the standard SF-12 requirements, but are consistent with other existing setbacks in other plats in Prescott Lakes. (Note: The applicant may propose modified setbacks in PADs).

A SUBMISSION LOCATED IN PORTIONS OF SECTIONS 14, 15, 22 AND 23, TOWNSHIP 14 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, YAVAPAI COUNTY, ARIZONA.

[illegible]

54/34

c) NO DISCHARGES SHALL BE MADE INTO ANY WATERWAY OR WATER COURSE UNLESS THE DISCHARGE IS WITHIN THE RESPECTIVE LOCAL GOVERNMENT'S JURISDICTION. IF A DISCHARGE OF WASTEWATER FROM AN INDIVIDUAL FACILITY IS NOT PERMITTED BY THE CITY OF PRESCOTT, THE WATER COURSES WILL REQUIRE PERIODIC MAINTENANCE TO CONVEY ON-SITE OR OFF-SITE DISCHARGES. PERIODIC MAINTENANCE WILL CONSIST OF THE REMOVAL OF EARTH AND/OR VEGETATIVE MATERIAL THAT HAS BUILT UP SINCE THE ORIGINAL APPROVAL OF THE FINAL PLAN FOR THIS SUBDIVISION.

d) IN THE EVENT THE DRAINAGE DISTRICTS ARE NOT COMPLETED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CITY OF PRESCOTT SHALL BE RESPONSIBLE FOR THE PROTECTIVE WORKS. THEN THE CITY OF PRESCOTT SHALL

HAVE THE AUTHORITY TO ENTER THE PROPERTY AND/OR CAUSE THE NECESSARY MAINTENANCE AND SHALL HAVE FURTHER AUTHORITY TO PASS ON ALL COSTS ASSOCIATED WITH SAID MAINTENANCE TO THE PROPERTY OWNERS.

5) THE SUBGRANTEE HEREBY DECLARES AND AGREES THAT THE NUMBERED LOTS ARE SHOWN AT THE MINIMUM SIZE POSSIBLE, AND SHALL NOT BE FURTHER DIVIDED. THE PROHIBITION AGAINST FURTHER DIVISION OF MAINTAINED LOTS SHOWN HEREON SHALL BECOME BINDING UPON EACH AND EVERY SUCCESSIVE OWNER. THIS PROHIBITION SHALL NOT APPLY TO THE CREATION

OF EASEMENTS OR RIGHT OF WAY, NOR THE CONVEYANCE OF AN OR PORTIONS OF A LOT TO THE OWNER OF A CONTIGUOUS LOT FOR THE ATTACHMENT TO THAT LOT, IN NO CASE SHALL ANY LOT BE SO DIVIDED AS TO CREATE A LOT LESSER IN SIZE THAN THAT ALLOWED WITHIN THE ZONING DISTRICT FROM WHICH THE LOT IS BEING DIVIDED.

4) A SITE PLAN MUST BE SUBMITTED TO THE CITY OF PRESCOTT FIRE DEPARTMENT FOR RESIDENCES TO BE CONSTRUCTED IN THIS SUBDIVISION FOR REVIEW AND APPROVAL, IF EITHER OF THE FOLLOWING CONDITIONS APPLY:
1) THE LOT/INF AREA OF THE RESIDENCE IS 3,000 SQUARE FEET OR MORE.

- 2) THE LENGTH OF THE DRIVEWAY FROM EDGE OF PAVED/UNTREATED CURB TO GARAGE/RESIDENCE IS MORE THAN 150 LINEAL FEET.
- 7) HOMEOWNERS ARE NOT ALLOWED TO CUT INTO AN EXISTING ROADWAY FILL SLOPE OR FILL OVER AND EXISTING ROADWAY CUT SLOPE BEFORE CONSULTING

g) FENCE LINES OR LANDSCAPE FEATURES ARE NOT TO BE CONSTRUCTED WITHIN

10) NOTICE TO ALL HOME BUYERS, LOTS 136 THRU 145 WILL REQUIRE THE ADDITION OF A LOW PRESSURE SEWER SYSTEM IN ORDER TO PROVIDE POSITIVE SEWER PUBLIC UTILITY EASEMENTS.

ELECTION INTO THE DESIGNATED CITY OF PLEASANT SEWER SYSTEM.
INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL
SEWER APPLIANCES BETWEEN THE MAIN AND THE R.O.W. OF THE STREET.
THE H.O.A. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PORTIONS OF
THE LOW VOLTAGE SYSTEM. THE CITY OF PLEASANT SHALL BE RESPONSIBLE FOR

COULD LAWNCE
THE LOW PRESURE, STICKLE THE CITY OF PRESCOTT SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL GRAVITY SEWER SYSTEM MAIN LINES OWNED BY THE CITY OF PRESCOTT.

COMPLIANCE

THE FINAL PLAN FOR BROOKSIDE AT PRESCOTT LAKES IS IN COMPLIANCE WITH CURRENT SUBDIVISION REGULATIONS AND CODES OF THE CITY OF PRESCOTT, ARIZONA.

C. C. & R's
THE REGULATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR

THE DEPARTMENT OF LANDS AND FORESTRY, AT PRESCOTT LAKES SHALL CONFORM TO THE PRESCOTT LAKES DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS PER 633, IN BOOK 3842, OF OFFICIAL RECORDS, PAGE 181; BOOK 3558, PAGE 633; BOOK 3906, PAGE 3546; BOOK 3731, PAGE 323; BOOK 3725, PAGE 886; AND PAGE 444, IN THE OFFICE OF THE VERNAL COUNTY RECORDER.

SUBREYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY, 2006, AND THAT THE PLAT

1/2" REBAR & R.I.S. CAP. #12288 AND THAT SAID MONUMENTS ARE SUFFICIENT TO MAINTAIN THE PLAT TO BE RETAINED.

RECEIVED	DATE
10-1-83	8-24-03

(RECORDER'S DATA)
3306448

FILED AND RECORDED AT THE REQUEST OF
Quinn Johnston
Plaintiff 32. AD. 2025

AT 81.15 OF BOX 7 IN
BOOK 54 of MAPS & PLATS
PAGE 34

RECORDS OF YAVAPAI COUNTY, ARIZONA
S.M. Weaver-Togiano
COUNTY RECORDER

DEPUTY RECORDER

Extreme Land Surveying, Inc.
P.O. Box 31118 Phoenix Arizona 85048-1118
Phone 602.574.6171 Fax 602.482.0299

DATE CDS 7/29/80	FINAL PLAT BROOKSIDE	2007 46-13.5
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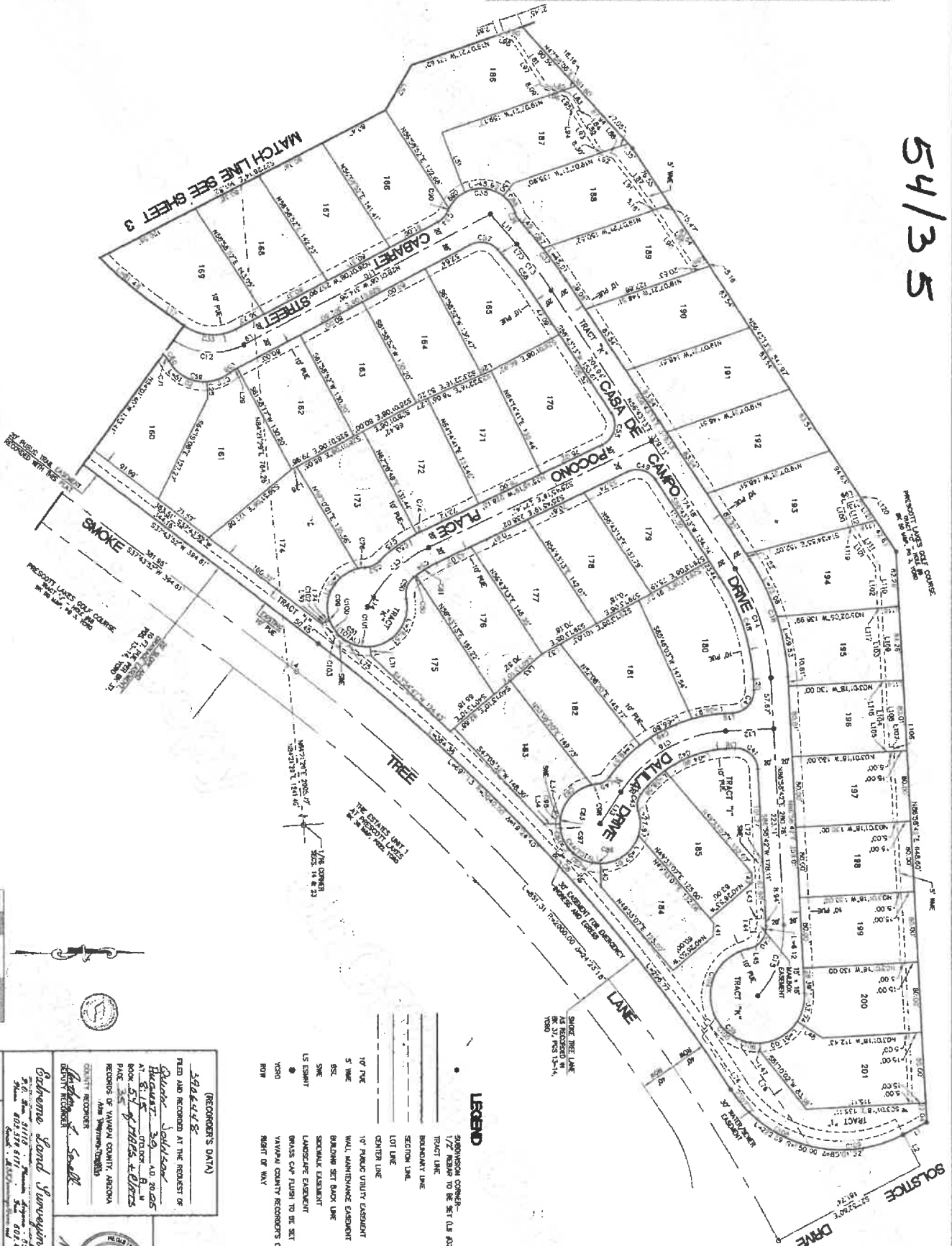
100% NONE VTR: NONE	AT PRESBOTT LAKES	1 of 3
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8/30/2005

Attachment 5

W. M. E.		
	LMC	RELATIVE
LMC	12.64	1.00
L60	16.55	1.307
L81	16.85	1.333
L83	16.91	1.338
L84	16.92	1.339
L85	16.93	1.340
L86	16.94	1.341
L87	16.95	1.342
L88	16.96	1.343
L89	16.97	1.344
L90	16.98	1.345
L91	16.99	1.346
L92	17.00	1.347
L93	17.01	1.348
L94	17.02	1.349
L95	17.03	1.350
L96	17.04	1.351
L97	17.05	1.352
L98	17.06	1.353
L99	17.07	1.354
L100	17.08	1.355
L101	17.09	1.356
L102	17.10	1.357
L103	17.11	1.358
L104	17.12	1.359
L105	17.13	1.360
L106	17.14	1.361
L107	17.15	1.362
L108	17.16	1.363
L109	17.17	1.364
L110	17.18	1.365
L111	17.19	1.366
L112	17.20	1.367
L113	17.21	1.368
L114	17.22	1.369
L115	17.23	1.370
L116	17.24	1.371
L117	17.25	1.372
L118	17.26	1.373
L119	17.27	1.374
L120	17.28	1.375

LOT AREA	SQ. FT.	ACRES
14	124.5	0.0028
15	124.5	0.0028
16	124.5	0.0028
17	124.5	0.0028
18	124.5	0.0028
19	124.5	0.0028
20	124.5	0.0028
21	124.5	0.0028
22	124.5	0.0028
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98	124.5	0.0028
99	124.5	0.0028
100	124.5	0.0028



LEGEND

- * REVISION CORRECTION
 1/2" REPAIR TO BE SET (LA 402788)
 TRACT LINE
 BOUNDARY LINE
 SECTION LINE
 LOT LINE
 CENTER LINE
 1/4 PLACED UTILITY EXISTENT
 WALL MAINTENANCE EXISTENT
 BUILDING SET BACK LINE
 SIDEWALK EXISTENT
 LANDSCAPE EXISTENT
 UTILITY C&P FLUSH TO BE SET
 VERTICAL CURVE RECORDS OFFICE
 RIGHT OF WAY

(REORDER'S DATA)

FILED AND RECORDED AT THE REQUEST OF
Shirley Johnson
 AUGUST 29, AD NO 2056
 AT 8:15 PM, 1970.
 BOOK 57 of MHS & OHS
 PAGE 35
 RECORDS OF YAVAPAI COUNTY, ARIZONA
 Made by Mary Jo Doolittle
 COUNTY RECORDER
Stephen J. Small
 COUNTY CLERK

Extreme Land Surveying, Inc.

FINAL PLAT
BROOKSIDE
AT PRESCOTT LAKES

2004	48-15.5
2005	20.3

Attachment 5

54/36

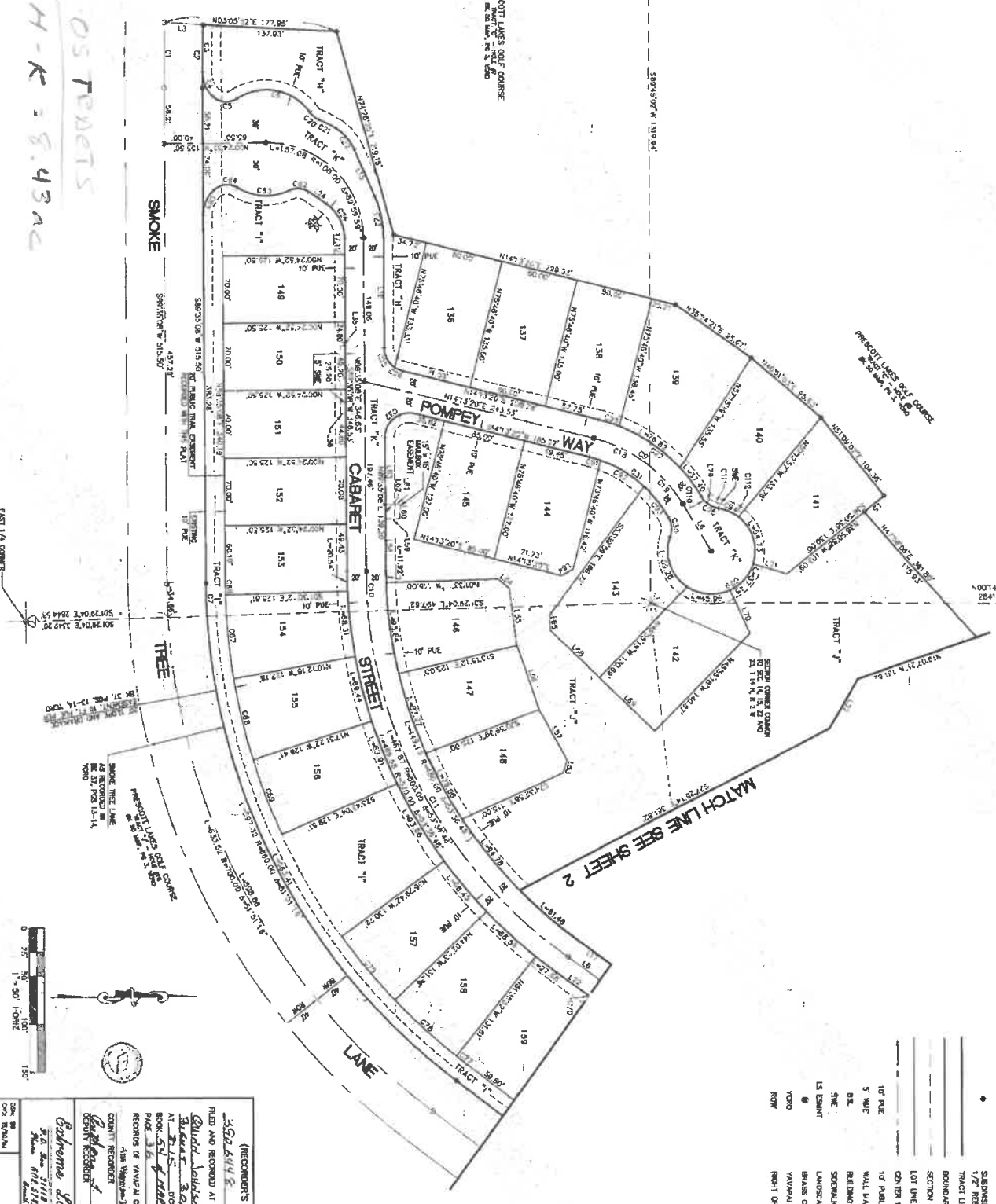
LEGEND

- SECTION CORNER - 1/2" REBAR TO BE SET (AS SHOWN)
- TRACT LINE
- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- CENTER LINE
- 10' P.U.E.
- 5' W.P.E.
- WALL MAINTENANCE EASEMENT
- BUILDING SET BACK LINE
- SCENIC EASEMENT
- LANDSCAPE EASEMENT
- BRUSH CUP FLUSH TO BE SET
- YAVAPAI COUNTY RECORDS OFFICE
- RIGHT OF WAY

LOT NO.	TRACT AREA
1	0.00
2	0.00
3	0.00
4	0.00
5	0.00
6	0.00
7	0.00
8	0.00
9	0.00
10	0.00
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97	0.00
98	0.00
99	0.00
100	0.00

*** TOTAL TRACT AREA ***

OSTRETS
H-K-8.43AC



(RECORDED DATA)
FILED AND RECORDED AT THE REQUEST OF
BROOKSIDE
AT 3:15 PM, 07/06/08
BY 3:15 PM, 07/06/08
PAGE 3 OF 3
RECORDS OF YAVAPAI COUNTY, ARIZONA
COUNTY RECORDER
DEPUTY RECORDER



Robb Land Surveying, Inc.
500 S. 31st St., Phoenix, Arizona 85016-1118
Phone: 602.574.0119 Fax: 602.762.0189
E-mail: info@robbsurvey.com
FINAL PLAT
BROOKSIDE
AT PRESCOTT LAKES
3 of 3

ATTACHMENT 6, BROOKSIDE WATER DEMAND

No. of Accounts	No. of Accounts 60 months (5 Years)	Annual Water Use acre-feet / year	Average Use by Lot acre-feet / year
69	68	16.35	0.24

ATTACHMENT 7, BROOKSIDE CC&RS

Book / Page	Date	Description
4341 / 904	12/06/2005	Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Prescott Lakes (Neighborhood of Brookside at Prescott Lakes) Cites Amendments 1-7 of Prescott Lakes Master Plan; All common areas, including open space, will be owned and maintained by the Association as the Limited Common Area for the use and benefit of the owners within the property.
4703 / 920	10/29/2009	Supplemental Declaration Regarding Annexation to the Declaration of Covenants, Conditions and Restrictions for Prescott Lakes (APN 105-04-177B: Brookside at Prescott Lakes) Use of the property will be limited to residential uses. It will be annexed.