



September 10, 2021

Re: Final Plat Approval for Pinnacle Unit 2, Phase 2A, aka Solstice Ridge, 18 lots
Request for Increase in Allowable Groundwater Allocation

The City of Prescott requests the Arizona Department of Water Resources to increase the City's allowable groundwater allocation based upon the recording of the final plat for Pinnacle Unit 2, Phase 2A, aka Solstice Ridge, recorded June 6, 2006, for 18 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. Pinnacle Unit 3 Preliminary Plat, dated April 3, 1998	Attachment 2
4. City Council Agenda for May 19, 1998 includes Item D. Discussion of PP for the Pinnacle at Prescott Lakes, Unit III.	Attachment 3
5. City Council Study Session Agenda on August 2, 2005, reviews a letter from the M3 Companies, describing the revision to the Master Plan for Pinnacle Unit 2, Phase 2, for 74 single family lots. Minutes dated December 6 and December 13, 2005, reflect approval of the Final Plats for Pinnacle unit 2, Phases 2A, 2B, and 2C, 74 lots on 47.38 ac.	Attachment 4
5. Final Plat of The Pinnacle at PL, Unit 2, Phase 2A, aka Solstice Ridge, recorded 6/6/2006, for 18 lots on approximately 20 acres.	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

Pinnacle Unit 2, Ph 2A, aka Solstice Ridge, has 18 lots

Note: Phase 2B & 2C remain unplatted.

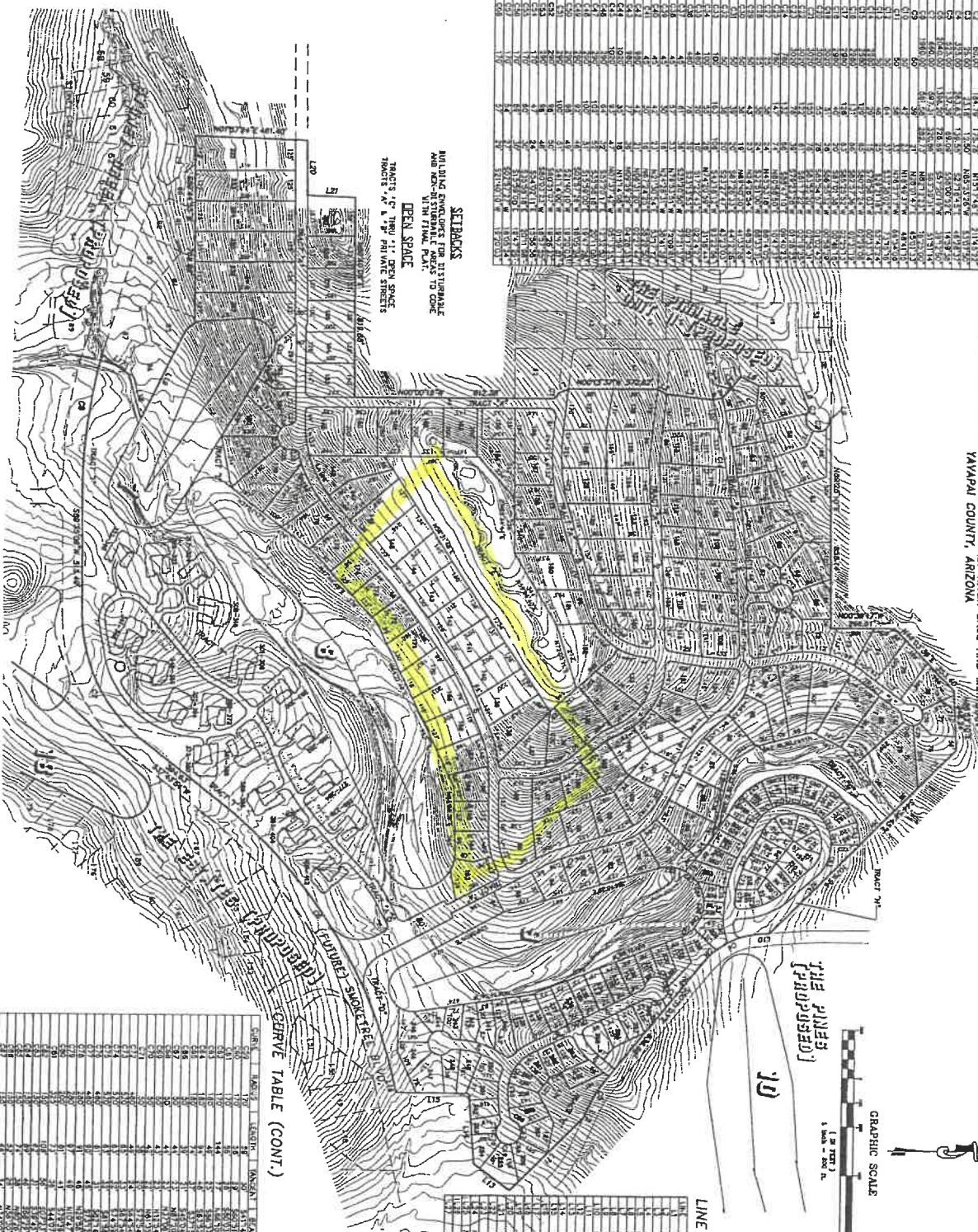
KJ
10.14.2021

Attachment 2

[illegible]

SEIBACKS
BUILDING ENVELOPES FOR DISTURBABLE
AND NON-DISTURBABLE AREAS TO COME
WITH FINAL PLAT.

OPEN SPACE
TRACTS 'C' THRU 'I' OPEN SPACE
TRACTS 'A' & 'B' PRIVATE STREETS

[illegible][illegible]

SITE DATA

ACCESSOR PARCEL NUMBER(S): ZONING

108-18-064: RA-35
108-18-061A: RA-16
108-20-007A: RA-12
108-18-082: RA-12
108-20-007A.01: RA-1A, RA-35
108-18-064(FORMON): RA-12
108-18-084C.D: RA-35

ELECTRICITY, ARIZONA PUBLIC SERVICE
GAS, CHRYSLER PUBLIC UTILITY
TELEPHONE, U.S. WEST
WATER, CITY OF PRESCOTT
SEWER, CITY OF PRESCOTT

SUBDIVIDERS
ALLOWING 100' ON SOUTH SIDE OF WILLOW
CREEK ROAD, 47' SOUTHEAST CENTERLINE
OF WILLOW CREEK ROAD, 49' SOUTH OF
CENTERLINE OF WILLOW LAKE ROAD, NORTH OF
ADOT HIGHWAY MARKER D-30+7 (D-58)

Prascoff Lakes
143 COMPANIES
917 E. GARLETT ST.
SUITE 1-6
PUEBLO, CO 81001
(303) 777-0411

LYON ENGINEERING &
DEVELOPMENT INC.
121 W. NAVAJO DRIVE
SUITE C
PRESCOTT, AZ 86301
(520) 778-1750

10 0734

D. MICHAEL JEFFERSON

SCOTT LAKE DEVELOPMENT

PL PARKING LLC

CAROL SCHAUFFER

TAKUWA CLOSE, TRUSTE

317 E. GURLEY -
CUTTING 1 -

11th 11th 11th

AGENDA ITEMS:

- A. Discussion of the rezoning and amendment to the Master Plan for property generally located on the south of Highway 69, east and west of Lee Boulevard.
- B. Discussion of the Development Agreements with Westcor, Inc., and Bullwhacker Associates.
- C. Discussion of an Amendment to the Assured Water Supply Designation Application.
- D. Discussion of 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. (SP-9808)
- E. Discussion of 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. (SP-9809)
- F. Discussion of 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. (SP-9810)
- G. Report on Environmental Services Department staffing.
- H. Report on Palmer Hill
- I. Discussion of the Prescott East Area Plan (PEAP) recommended policies.

ADJOURNMENT

ID#	Subdivision	6/2/95	to 12/31/97	Total
Final Plats Approved or In Process				
SUBDIVISION		COUNT		
	Cliff Rose Unit 5			39
	Cottages at Lakeside			34
	Estates at Prescott Lakes Unit 1			78
	Forest Trails Unit 5			40
	Gardens at Willow Creek			76
	Hassayampa Village (Aspen Creek Meadows)			40
	Hassayampa Village (Manzanita Woods)			25
	Hassayampa Village (Parcel D)			3
	Hassayampa Village (Parcel J)			37
	Hassayampa Village (Parcel K)			68
	Hassayampa Village (Parcel L)			10
	Hassayampa Village (Parcel P)			43
	Hassayampa Village (Sunrise Highlands)			38
	Hassayampa Village (Vista Ridge)			33
	Manzanita Village			36
	Subtotal			600
Preliminary Plats Approved, in Process, or Anticipated (*)				
	Blackhawk, Unit 2			8
	Cedar Wood Village			19
	Cliff Rose			25
	Coffman Airport			250
	Copper Canyon Village			25
	Crystal Creek			11
	Eagle Ridge Unit IV			90
	Forest Trails			55
	Forest Trails Unit 6			14
	Granite Springs			50
	Hassayampa Village (Condos)			154
	Hassayampa Village (Cottages)			33
	Hassayampa Village (Forest Creek)			54
	Haywood			5
	Heritage Ridge			104
	Meyers (Don) BA Parcel			100
	Northlake			127
	Palmer Hill			23
	Pequeno Estates			4
	Prescott Lakes: Estates Unit 2			239
	Prescott Lakes: Estates Unit 3			12
	Prescott Lakes: Granite Creek			150
	Prescott Lakes: Lakeside			240
	Prescott Lakes: Multifamily Units			712
	Prescott Lakes: Pines			231
	Prescott Lakes: Pinnacle			340
	Prescott Lakes: the Dells			167
	Scholton Subdivision			4
	Starpines Condos			30
	The Preserve			96
	The Vistas			11



PRESCOTT CITY COUNCIL STUDY SESSION AGENDA

PRESCOTT CITY COUNCIL
PUBLIC MEETING
August 2, 2005
3:00 P.M.

CITY COUNCIL CHAMBERS
201 S. Cortez Street
Prescott, AZ 86303
(928) 777-1100

The following Agenda will be considered by the Prescott City Council at a Study Session pursuant to the Prescott City Charter, Article II, Section 13. Notice of this Study Session is given pursuant to Arizona Revised Statutes, Section 38-431.02.

Call To Order

Roll Call:

Mayor Simmons	
Councilman Bell	Councilman Roecker
Councilman Blair	Councilman Steward
Councilman Lamerson	Councilwoman Suttles

☐ SUMMARY OF CURRENT OR RECENT EVENTS

NOTE: *Anyone wishing to speak regarding an item on the agenda must address the Council using the microphone at the podium.*

NOTE: *Any written material must be provided to the City Clerk by Thursday prior to the meeting.*

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

- C. Open Space** The open space contained within the Mixed Use Area is approximately 46 acres, or 37%. The overall open space for the entire Prescott Lakes Master Plan, as proposed by the current Master Plan amendment application, is 391 acres, or approximately 35%. The open space will be landscaped in accordance with the Prescott Lakes Commercial and Residential Design Guidelines, which exceed the City of Prescott standards. The landscaping is a bonded item with the Community Association, with all plans being reviewed and approved by the Community Association reviewing body.
- D. Lot Coverage** The lot coverage is less than that allowed under the current BG zoning.
- E. Streets and Parking** All of the neighborhoods will be gated with private streets. The street widths will be 50 feet of right-of-way with 32 feet of pavement, curb and gutter on both sides of the street with a 4 foot sidewalk on one side. The circulation will allow two access points to the neighborhoods, namely Smoke Tree Lane and Prescott Lakes Parkway, and Blooming Hills Drive and Prescott Lakes Parkway. Provisions are being made in the planning for the extension of Smoke Tree Lane to the east to Highway 89 in the event the City or the adjacent property owners elect to extend Smoke Tree Lane. Smoke Tree Lane will be a public street. The street designs meet City standards. All streets and parking areas in the commercial areas will be private and will meet all City standards.
- F. Setbacks** Setbacks for the dwelling units will be as follows for each subdivision:
- Predator Ridge**
 - Front 22'
 - Side 5'
 - Rear 10'
 - Falcon Point**
 - Front 22'
 - Side 5'
 - Rear 10'
 - Saddleback Estates**
 - Front 22'
 - Side 5'
 - Rear 10'
- G. Building Heights** Building heights contemplated for these subdivisions will not exceed City standards for the underlying zoning district.

- H. Residential Protection** Setbacks along all adjoining properties will not be less than 30'.
- I. Land Uses** All uses contemplated are permitted within the underlying zoning district.
- J. Landscaping** All areas within the Mixed Use Master Plan which are common areas will be landscaped in accordance with the Prescott Lakes Commercial and Residential Parcel Design Guidelines, a copy of which is attached hereto. All wall will conform to the Hillside Wall Standards.
2. Please see the enclosed exhibit which overlays The Peaks preliminary plat in transparency onto the proposed mixed use development.
 3. Four different housing types are planned in the Mixed Use area: 1) Single family lots in Parcel 4; 2) duplex units on Parcel 2; and 3) duplex units and condominium units on Parcel 3. Please see the enclosed legend exhibit which identifies each.
 4. Due to the fact that the Mixed Use Master Plan contemplates a lower density development than approved per the Peaks preliminary plat, and the fact that all of the common areas will be landscaped in accordance with the attached Prescott Lakes Commercial and Residential Parcel Design Guidelines, we are requesting the City Council grant a waiver of the Land Development Code as it relates to minimum lot sizes within areas exceeding 20% slope. The disturbed areas within the parcel are going to be mass graded with no graded slopes greater than 2.5 : 1 which will allow for the slopes to be fully landscaped and shaped. All landscaped areas will be fully irrigated.
 5. We are fine with this requirement and will submit any required grading plans.

PINNACLE

The Pinnacle Unit 2 Phase 1 is a being final platted for 9 custom lots in accordance with the approved Master Plan dated July 2004 (final plat currently pending). The Pinnacle Unit 2 Phase 2 is being revised from the aforementioned Master Plan approval to 74 single family lots.

Section 9.5.9 PAD Development Standards

1.
 - A. **Hillsides** The Pinnacle Unit 2 Phase 1 and Pinnacle Unit 2 Phase 2 meet the requirements for disturbance of slopes exceeding 20% and the percentage of disturbed areas are less than the standards set forth therein.

See the chart on the Prescott Lakes Slope Analysis exhibit for the Pinnacle developments as submitted with the Master Plan amendment application.

- B. Minimum Lot Area** The minimum lot sizes for the subdivisions are:
- | | |
|--------------------------------|---------------------------|
| Pinnacle Unit 2 Phase 1 | 24,450 square feet |
| Pinnacle Unit 2 Phase 2 | 9,000 square feet |
- C. Open Space** The open space contained within the Pinnacle Unit 2 Phases 1 and 2 is approximately 25 acres or 47% of the project acreage. The overall open space for the entire Prescott Lakes Master Plan, as currently proposed, is 35%. The disturbed open space will be landscaped in accordance with the Prescott Lakes Residential Design Guidelines, which exceed the City of Prescott standards. The landscaping is a bonded item with the Community Association, with all plans being reviewed and approved by the Community Association reviewing body. The top of the ridge is being preserved, adjacent to the City of Prescott Vista Park, providing for approximately 20 acres of open space on the ridge line.
- D. Lot Coverage** Lot coverage calculations for the Pinnacle Unit 2 Phase 2 are approximately 3600 square feet of building per 75' x 125' minimum lot size, or 38.4% lot coverage.
- E. Streets and Parking** All of the neighborhoods will be gated with private streets. The street widths will be 40 feet of right-of-way with 16 feet of pavement, curb and gutter on both sides of the street with a 4 foot sidewalk on one side. The circulation will allow two access points to the neighborhoods, namely Solstice Drive on the east and Lakeview Drive on the west. The street designs meet City standards.
- F. Setbacks** will be as follows for each subdivision:
- | | |
|--------------------------------|------------------------------------|
| Pinnacle Unit 2 Phase 1 | |
| Front | 22' |
| Side | 5' |
| Rear | 10' not backing golf course |
| | 25' backing golf course |
| Pinnacle Unit 2 Phase 2 | |
| Front | 22' |
| Side | 5' |
| Rear | 10' not backing golf course |
| | 25' backing golf course |
- G. Building Heights** Building heights will not exceed City standards for the underlying zoning district.

Councilman Roecker asked for an explanation relating to Item F, regarding Lot 29 and the slope. Mr. Guice responded the Hillside Development Regulations addressed slopes according to category and staff considered it reasonable to exclude Lot 29 from having to meet the minimum square footage since the sloped area in excess of 20% was toward the outer edge of the building envelope and the area of slope was minimal.

I. Approve Plat Revision to create two lots from one, located at 1135 Dixon St., Zoning SF-9, 1.83 acres. (RE05-034)

Community Development Director Guice reported:

- The lot was located off Copper Basin Road and Linden Drive and two lots were being created from one lot.
- There were no plans to build another residence
- A Water Service Agreement would be required if a second residence were proposed.

J. Approve Final Plat for The Ridge at Iron Springs, 49 lots on 21.06 acres, Zoning SF-12, located west of Sierry Peaks Drive at its intersection of Lower Crestview Drive. (FP05-016)

Community Development Director Guice presented the following information regarding The Ridge at Iron Springs:

- The subdivision was located north of the Club at Forest Trails and was consistent with the Preliminary Plat which was approved for 53 units which had been reduced to 49 lots in the Final Plat.
- Council granted a change in street width from 28 to 20-24 because of slope.

K. Approve Final Plat for Pinnacle Unit 2, Phases 2A, 2B and 2C at Prescott Lakes, 74 lots on 47.38 acres, Zoning SF-18 PAD and SF-35 PAD, located north of Smoketree Lane and west of Solstice (adjoining Vista Park site). (FP05-011)

Community Development Director Guice presented the following information regarding The Pinnacle at Prescott Lakes, Unit 2, Phases 2A, 2B and 2C:

- The subdivision was located north of Smoketree Lane and west of Solstice and adjoins the Vista Park site and north of Brookside Subdivision.
 - The Preliminary Plat was approved as The Pinnacles, Unit III, and consisted of 196 single-family lots and 144 condominiums for a total of 340 units on 188.62 acres.
 - The Final Plat was being submitted as The Pinnacle at Prescott Lakes and consisted of 74 lots on 47.38 acres and other final plats would be forthcoming for the remaining land.
 - This was the third final plat to be considered, the others were Brookside at Prescott Lakes and The Pinnacles at Prescott Lakes Unit 2, Phase 1.
 - The plat was in compliance with the Preliminary Plat and Master Plan of Prescott Lakes.
 - The Planning and Zoning Commission recommended approval of the plat and the Slope Mitigation and Erosion Control Plan, and the Grading and Drainage Plans.
 - The Land Development Code specified a minimum 3:1 slope ratio for southern and western slopes and 2.5:1 was being provided and 2.5:1 for eastern slopes was specified and 2:1 to 3:1 slopes were being provided, and the LDC allowed exceptions for PAD development.
- L. Approve Final Plat for Summit Points Estates, 36 lots on 33.98 acres, Zoning SF-35, surrounding the intersection of Senator Highway and Haisley Road. (FP05-020)**

Community Development Director Guice explained the property was at the intersection of Senator Highway and Haisley Road, the Final Plat was in conformance with the Preliminary Plat approved in February 2005 and Haisley Road would go in a northerly direction and not east as first proposed.

It was noted Council was addressing about 268 single family residences in items C through L and would be adding approximately 500 residents to the city without annexation, it was all infill.

PRESCOTT CITY COUNCIL
REGULAR COUNCIL MEETING
PRESCOTT, ARIZONA
DECEMBER 13, 2005

A REGULAR COUNCIL MEETING OF THE PRESCOTT CITY COUNCIL WAS HELD ON TUESDAY, DECEMBER 13, 2005, in the Prescott Municipal Building, 201 S. Cortez Street, Prescott, Arizona.

Mayor Simmons opened the meeting at 3:00 P.M. and asked Councilman Blair to lead the Pledge of Allegiance.

Mayor Simmons asked City Clerk Burke to call the roll, which was as follows:

Present:

Mayor Simmons
Councilman Bell
Councilman Blair
Councilman Lamerson
Councilman Luzius
Councilman Roecker
Councilwoman Suttles

Absent:

None

▪ **SUMMARY OF CURRENT OR RECENT EVENTS**

Nothing was presented.

I. **PUBLIC COMMENTS (Please limit to no more than five minutes):**

A. **Mr. Burden to address City Council regarding swimming in the area lakes.**

Earl Burden remarked the young people needed a place to swim which would keep them away from the malls and off the streets and Willow Lake Beach was a small beach but he was willing to collect donations if that would open the lake for swimming.

Parks and Recreation Director McCasland explained the issue of swimming in Willow, Watson and Goldwater Lakes was not a new issue; once the water warmed up and people were in the water, the bacteria levels became unacceptable and there was no way to make the lakes a healthy place to swim. The possibility of swimming was discussed in the Master Plan process in 1998 and it was soon evident Willow Lake was unsuitable due to the terrain and topography and the discovery of native cultural sites. He said water quality studies were performed on all the lakes, including Goldwater Lake, but the bacteria levels were a problem in

III. CONSENT AGENDA:

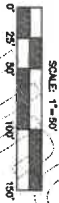
Councilman Roecker MOVED to ADOPT the Consent Agenda, Items III-A through III-O., which was SECONDED by Councilwoman Suttles and carried unanimously.

- A. Approve Supplemental Agreement No. 1 in the amount of \$20,638.00 to Design Contract #04-058 with Civil-Tec Engineering for additional design services associated with Ruth Street and Demerse Street project.
- B. Approve Water Service Agreement (WA 05-29) for 1.40 acre feet with Project Aware, Inc. for Four-Unit Apartment Building located at 507 W. Leroux. (CDBG Project 145-05)
- C. Adopt Ordinance No. 4513 – An ordinance of the Mayor and Council of the City of Prescott, Yavapai County, Arizona amending the zoning of certain properties within the City of Prescott generally located within a portion of the Prescott Highlands Subdivision. (RZ04-019)
- D. Approve Preliminary Plat for Prescott Highland Estates, 37 lots on 23.25 acres located in the vicinity of Delano Avenue, north of Pepper Tree Park. (SP04-013)
- E. Approve Water Service Agreement for 12.95 acre feet with Heritage West, LLC, for Prescott Highland Estates, located in the vicinity of Delano Avenue, north of Pepper Tree Park.
- F. Approve Plat Revision to create two lots from one, located at 1135 Dixon St., Zoning SF-9, 1.83 acres. (RE05-034)
- G. Approve Final Plat for The Ridge at Iron Springs, 49 lots on 21.06 acres, Zoning SF-12, located west of Sierry Peaks Drive at its intersection of Lower Crestview Drive. (FP05-016)
- H. Approve Final Plat for Pinnacle Unit 2, Phases 2A, 2B and 2C at Prescott Lakes, 74 lots on 47.38 acres, Zoning SF-18 PAD and SF-35 PAD, located north of Smoke Tree Lane and west of Solstice (adjoining Vista Park site). (FP05-011)
- I. Approve Final Plat for Summit Pointe Estates, 36 lots on 33.98 acres, Zoning SF-35, surrounding the intersection of Senator Highway and Haisley Road. (FP05-020)
- J. Approve a Comprehensive Sign Package for McCormick Place, located at 325 Gurley Street. (CC05-003)

OSTRACTS
D-8 12.37 ac

TRACT E	53548	1.23
TRACT F	4578	0.11
TRACT G	1845	0.04

AREA	LOTT	PRO. ESET	AREA33
107/1	107/1	11060	0.0134
107/2	107/2	11422	0.0134
107/3	107/3	11432	0.0134
107/4	107/4	11432	0.0134
107/5	107/5	11432	0.0134
107/6	107/6	11432	0.0134
107/7	107/7	11432	0.0134
107/8	107/8	11432	0.0134
107/9	107/9	11432	0.0134
107/10	107/10	11432	0.0134
107/11	107/11	11432	0.0134
107/12	107/12	11432	0.0134
107/13	107/13	11432	0.0134
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107/67	107/67	11432	0.0134
107/68	107/68	11432	0.0134
107/69	107/69	11432	0.0134
107/70	107/70	11432	0.0134
107/71	107/71	11432	0.0134
107/72	107/72	11432	0.0134
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107/75	107/75	11432	0.0134
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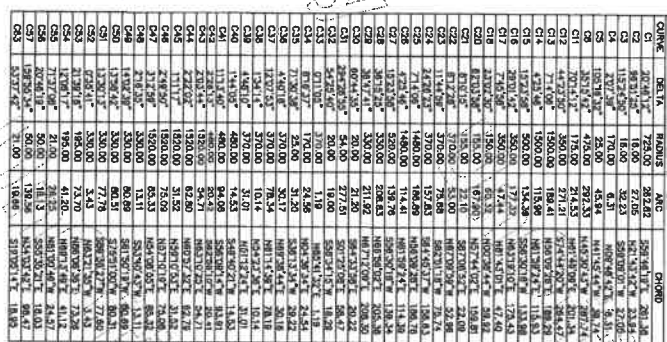
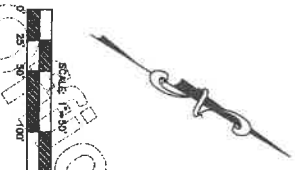
DIVISIONS COMEN-
1/2 REBAR TO BE SET
BOUNDARY LINE
SECTION LINE
LOT LINE
CENTER LINE
EASEMENT LINE
RIGHT OF WAY LINE

10' R/W

10' PAVED UTILITY EASEMENT
WALK CAP FLUSH TO BE SET
FOUND MONUMENT AS NOTED

THE PINNACLE AT PRESCOTT LAKES - UNIT 2 PHASE 2A
PRESCOTT, ARIZONA

16414 NORTH 81ST STREET
SUITE 102
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0781



LINE	ITEM	QUANTITY	UNIT PRICE	TOTAL PRICE
L1	1.12.12.2.1.1	20.00		
L2	1.12.12.2.1.2	20.00		
L3	1.12.12.2.1.3	20.00		
L4	1.12.12.2.1.4	20.00		
L5	1.12.12.2.1.5	20.00		
L6	1.12.12.2.1.6	20.00		
L7	1.12.12.2.1.7	20.00		
L8	1.12.12.2.1.8	20.00		
L9	1.12.12.2.1.9	20.00		
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L13	1.12.12.2.1.13	20.00		
L14	1.12.12.2.1.14	20.00		
L15	1.12.12.2.1.15	20.00		
L16	1.12.12.2.1.16	20.00		
L17	1.12.12.2.1.17	20.00		
L18	1.12.12.2.1.18	20.00		

57/53

THE PINNACLE AT PRESCOTT LAKES - UNIT 2 PHASE 2A
PRESCOTT, ARIZONA

SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

16414 NORTH 91ST STREET
SUITE 102
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0781

THE PINNACLE AT PRESCOTT LAKES - UNIT 2 PHASE 2A

REVISIONS:
Δ
Δ
Δ
Δ
DRAWING NAME:
5125P03
JOB NO. 05125-100
DRAWN: RMH
CHECKED: JAS
DATE: 09/20/05
SCALE: 1"=50'
SHEET: 3 OF 3

Attachment 6. Estimated Water Demand. Pinnacle Unit 2 Phase 2A, aka Solstice Ridge

No. of Accounts	No. of Accounts 60 months (5 Years)	No. of Vacant Lots	Annual Water Use Acre-feet / year	Average Use by Lot Acre-feet / year
18	7	0	1.19	0.17

Attachment 7. Solstice Ridge CC&Rs

Book/Page	Recorded	Description
2015-0053772 ARES	11/10/2015	<p>AMENDED AND RESTATED SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PRESCOTT LAKES (NEIGHBORHOOD OF PINNACLE AT PRESCOTT LAKES – UNIT 2 PHASE 2A AKA SOLSTICE RIDGE)</p> <p>References the previous 8 amendments to the PL CC&Rs. Open space and landscaping shall be maintained by the Association as the Limited Common area for the use and benefits of the owners.</p>

WHEN RECORDED RETURN TO:
Ekmark & Ekmark, LLC
6720 N. Scottsdale Rd., Suite 261
Scottsdale, AZ 85253

**AMENDED AND RESTATED SUPPLEMENTAL DECLARATION TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PRESCOTT LAKES**

**(Neighborhood of Pinnacle at Prescott Lakes—Unit 2 Phase 2A
aka Solstice Ridge)**

THIS AMENDED AND RESTATED SUPPLEMENTAL DECLARATION TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PRESCOTT
LAKES (Neighborhood of Pinnacle at Prescott Lakes—Unit 2 Phase 2A aka Solstice Ridge)
("Amended and Restated Supplemental Declaration") is made this 10th day of November, 2015.

WITNESSETH:

WHEREAS, Prescott Lakes Community Association, Inc. ("Association") is an Arizona
nonprofit corporation and is the Association designated under the Declaration of Covenants,
Conditions and Restrictions recorded in the Office of the Yavapai County Recorder in Book 3642,
Page 161 on February 25, 1999, as thereafter amended from time to time ("Declaration"); and

WHEREAS, on May 3, 1999, a First Amendment to the Declaration of Covenants,
Conditions and Restrictions for Prescott Lakes was recorded in Book 3659, Page 633 in the Office
of the Yavapai County Recorder; and

WHEREAS, on May 25, 1999, a Second Amendment to the Declaration of Covenants,
Conditions and Restrictions for Prescott Lakes was recorded in Book 3666, Page 358 in the Office
of the Yavapai County Recorder; and

WHEREAS, on February 11, 2000, a Third Amendment to the Declaration of Covenants,
Conditions and Restrictions for Prescott Lakes was recorded in Book 3731, Page 523 in the Office
of the Yavapai County Recorder; and

WHEREAS, on March 1, 2000, a Fourth Amendment to the Declaration of Covenants,
Conditions and Restrictions for Prescott Lakes was recorded in Book 3735, Page 899 in the Office
of the Yavapai County Recorder; and

WHEREAS, on April 1, 2002, a Fifth Amendment to the Declaration of Covenants,
Conditions and Restrictions for Prescott Lakes was recorded in Book 3914, Page 465 in the Office
of the Yavapai County Recorder; and