



October 20, 2021

Re: Final Plat Approval for Pinnacle Unit 2, Phase 2B, 27 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 2B, recorded June 23, 2021, for 27 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 2B, recorded June 23, 2021, for 27 lots on 15.1 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
<b>Total</b>	<b>4,538</b>	<b>1,011</b>	<b>3,527</b>

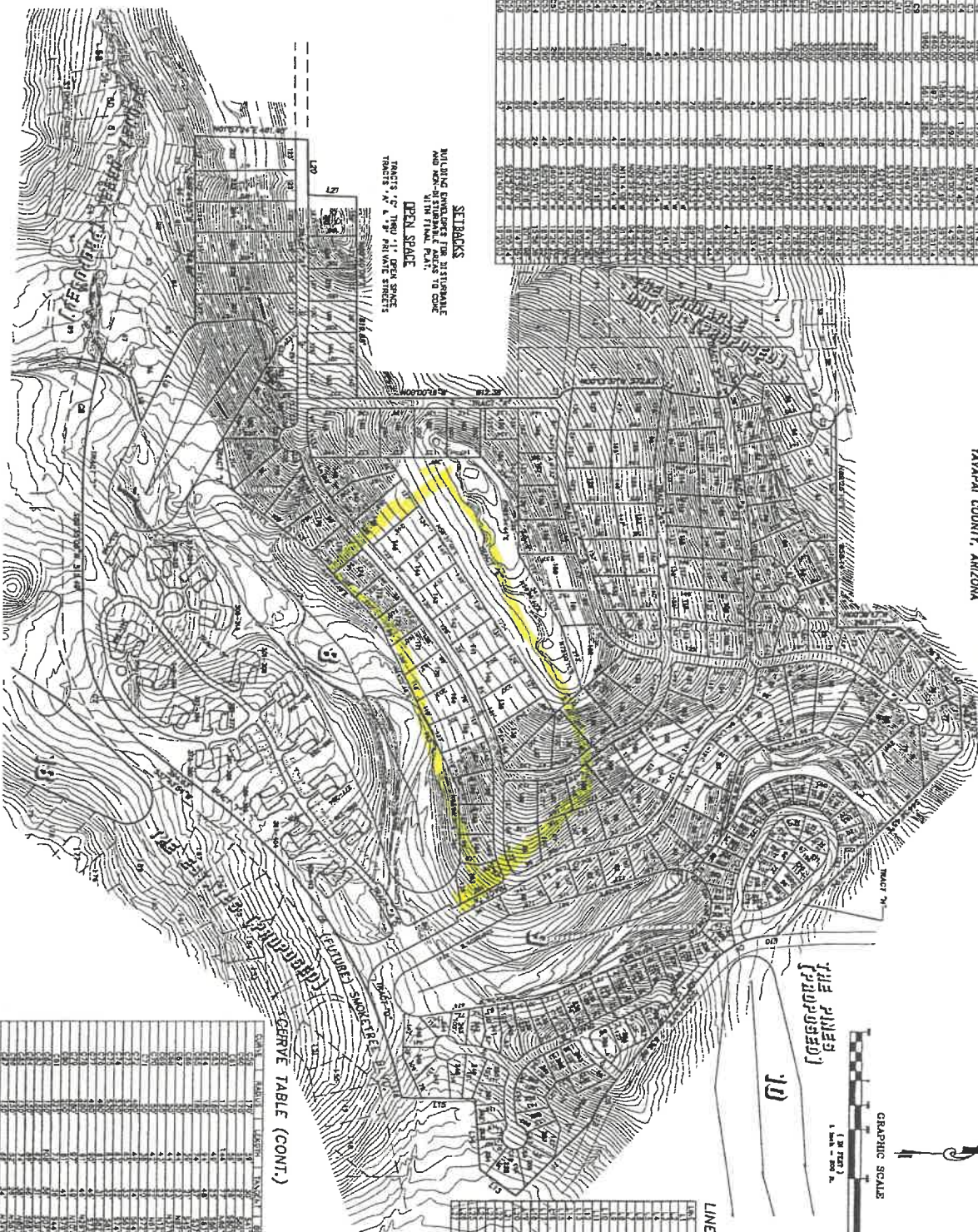
*Pinnacle Unit Phase 2B, 27 lots*



RY PLAT OF THE PINNACLE - UNIT III  
AT PRESCOTT LAKES  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 14 NORTH  
RANGE TWO WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN  
YAVAPAI COUNTY, ARIZONA

Attachment 2

DATE	NAME	LENGTH	INCHES	BEARING	NO.
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**SITE DATA**

NET SITE AREA = 104.82 ACRES  
TOTAL ACRES PROPOSED = 104.82 ACRES  
TOTAL COMMUNAL LANDS PROPOSED = 144  
ACRES  
UNDEVELOPED LOT SIZE = 6.04 ACRES  
AVERAGE LOT SIZE = 35.64 ACRES  
TOTAL ROAD AREA = 42.54 ACRES

**ASSESSOR PARCEL NUMBER(S): ZONING**

104-30-0002E	M-1	104-18-0250K	M-1
104-30-0003E	M-1	104-18-0251K	M-1
104-30-0004E	M-1	104-18-0252K	M-1
104-30-0005E	M-1	104-18-0253K	M-1
104-30-0006E	M-1	104-18-0254K	M-1
104-30-0007E	M-1	104-18-0255K	M-1
104-30-0008E	M-1	104-18-0256K	M-1
104-30-0009E	M-1	104-18-0257K	M-1
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104-30-0016E	M-1	104-18-0264K	M-1
104-30-0017E	M-1	104-18-0265K	M-1
104-30-0018E	M-1	104-18-0266K	M-1
104-30-0019E	M-1	104-18-0267K	M-1
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104-30-0047E	M-1	104-18-0295K	M-1
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**UTILITIES**

ELECTRICITY: ANDROMA PUBLIC SERVICE  
GAS: ANDROMA PUBLIC UTILITY  
TELEPHONE: U.S. WEST  
WATER: CITY OF WEST SCOTT  
SEWER: CITY OF WEST SCOTT

**BENCHMARK**

[illegible]

**ENGINEER**

LION ENGINEERING &  
DEVELOPMENT INC.  
121 W. NAVAL DRIVE  
SUITE C  
PUEBLO, AZ 86001  
(602) 776-1260

10116  
20th &  
LND



DEAN A. YORK, R.L.S.

LANDOWNERS

ARLEO H. H  
MICHAEL FAYN  
G. MICHAEL JESSEN  
VINCENT & LISA PERHAKA  
PACIFIC LANE DEVELOPMENT, L.L.C.  
LEAH O'NEILL H. H  
PL. PARTNER, L.L.C.  
MICHAEL DYWIDAG, H. H  
STUART & LYNN DANKERS H. H  
CARLE EDUCATOR  
MOSA LEE PEATINE  
TAMARA ROSE THAYER  
REPRESENTED BY:  
M.J. COMBENANT, JR.  
917 E. GURLEY ST.  
SUITE 1-E  
PRESCOTT, AZ 86301  
(360) 771-0411



**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**

- 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)
- 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)
- L. 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)
- M. Consider approving a Comprehensive Sign Package for McCormick Place, located at 325 Gurley Street. (CC05-003)
- N. Resolution - Adopting a Council policy regarding contracts with the City by public officers and employees of the City.
- O. Resolution - Acceptance of grant funds in the amount of \$30,000.00 from the Governor's Office of Highway Safety for the continued operation in 2006 of the Northern Arizona DUI Task Force.
- P. Resolution - Approving Intergovernmental Agreement with Arizona Department of Transportation Aeronautics Division for funding, in the amount of \$53,000.00, to promote local commercial airline services.
- Q. Resolution - Accepting a grant (#E6F66) in the amount of \$22,951.00 from the Arizona State Department of Transportation Aeronautics Division for the design and installation of airport lighting and runway safety area improvements at Ernest A. Love Field.
- R. Approve a new contract with Waste Management for solid waste disposal services.
- S. Approve the minutes of the Special City Council Meeting/Executive Session of November 22, 2005, and the Regular City Council Meeting of November 22, 2005.

*SELECTION OF ITEMS TO BE PLACED ON THE CONSENT AGENDA FOR THE REGULAR MEETING OF DECEMBER 13, 2005.*

Adjournment

2 of 7 4

11-K

M L S M	<b>COUNCIL AGENDA MEMO</b>	
	12/6/05 & 12/13/05	
	<b>DEPARTMENT:</b> Community Development	
	<b>AGENDA ITEM:</b> Final Plat for The Pinnacle, Unit 2, Phases 2A, 2B and 2C - A Planned Area Development (FP05-011)	
<b>Approved By:</b>		<b>Date:</b>
<b>Department Head:</b> Tom Guice <i>Tom Guice</i>		11.30.05
<b>Finance Director:</b>		
<b>City Manager:</b> Steve Norwood <i>Steve Norwood</i>		12/01/05

**REQUEST:** Final Plat (FP05-011) for The Pinnacle At Prescott Lakes Unit 2 Phases 2A, 2B and 2C. This plat is a part of the overall Pinnacles Unit III at Prescott Lakes which was approved in 1998. Unit III was subsequently divided into small final plats for approval and construction, and of which Unit 2 is one portion. Other final plat portions include Brookside and Unit 2 Phase 1 (see Council actions below).

**Parcels:** 106-18-061E and 106-18-061M  
**Zoning:** SF18 (PAD) and SF35(PAD)  
**Location:** North of Smoketree Lane and west of Solstice (proposed street)  
The project site is currently quite visible from Smoke Tree Lane. It is located to the north of one of the Prescott Lakes Golf course fairways north of Smoketree Lane, and adjoins the Vista Park site located on top of the hill.  
**Applicant:** Jeff Davis, M3 companies, 110 E. Gurley Street, Prescott, AZ 86301  
**Owner:** EFO/PL Pinnacle, LLC, 110 E. Gurley Street, Prescott, AZ 86301

**Previous Council Actions**  
1998, May. Council approves Preliminary Plat for The Pinnacles Unit III at Prescott Lakes (SP-9808) for 196 single-family lots and 144 condominiums on 188.62 acres.  
2000, Dec. Council approves a 10-year time extension for Prescott Lakes Preliminary Plats.  
2005, Aug. Council approves Prescott Lakes Master Plan Amendment (MPA05-002)  
2005, Aug. Council approves Final Plat for Brookside at Prescott Lakes (FP05-003) for 86 on 25.28 ± acres  
2005, Sept. Council approves Final Plat for Pinnacles at Prescott Lakes Unit 2 Phase 1 (FP05-005) 9 lots on ±10.85 acres.

**PROJECT INFORMATION**  
Number Of Units: 74 Ave. Lot Size: 15,215 sq. ft.  
Parcel Size: 47.39 ± Acres Min. Lot Size: 11,400 sq. ft.  
Current Zoning: SF18 (PAD) & SF35 (PAD) Max. Lot Size: 19,030 sq. ft.  
Open Space: Per the Master Plan approval.

**STAFF ANALYSIS**  
**Conformance to the Prescott Lakes Master Plan**  
The proposed plat is consistent with the Amended Prescott Lakes Master Plan

4  
3 of 7

**Agenda Item:** Final Plat - Pinnacle at Prescott Lakes Unit 2 Phases 2A, 2B, & 2C (SP05-Q11)

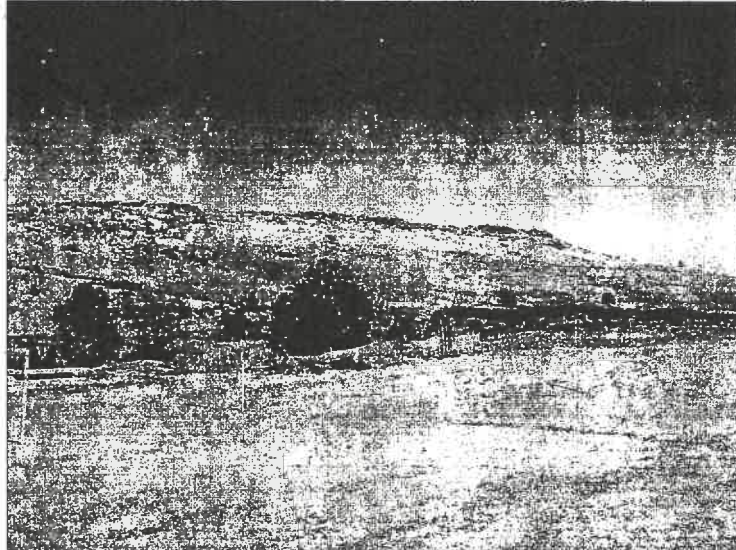
(MPA05-002) which was approved by Council on 8/29/05. This Master Plan slightly modified the street alignments, reduced the number of streets, and reduced grading impacts for all the Pinnacles Plats. Open Space and density were addressed in detail within the Master Plan Approval.

**Existing Conditions.** Native vegetation of grasses, scrub oak, and junipers are present.

**Erosion control, retaining wall, and drainage plans.** Engineering has reviewed these plans which contain details of retaining walls and approved them in concept.

**Landscaping.** The plan incorporates many native plants, including the goldeneye wildflower, which was required as a condition of approval of the Master Plan Amendment.

**Photo 1:** View north from Brookside Subdivision (now being graded).



**Streets and Sidewalks.** Solstice Street will be dedicated for public use, designed and constructed to City Standards, with 28-foot wide paving, curb on both sides, and a 4-foot wide sidewalk on one side of the street. Lakeview Street is the main east-west street. It and all others streets within Unit 2 Phases 2A, 2B, and 2C will be gated and be private streets.

97

4  
487

**Agenda Item: Final Plat - Pinnacle at Prescott Lakes Unit 2 Phases 2A, 2B, & 2C (SP05-011)**

**Grading.** The site will be mass graded. Fill-slopes will generally occur to the south of Lakeview Drive. Cut and fill slopes generally vary from 2:1 to 3:1. The main concern is the height of cut slopes, particularly the 1:1 cut-slopes north of Lakeview Drive which will be seen from adjoining areas. All slopes have been addressed, however, through the Commission's conditions of approval of the Slope, Landscape Mitigation and Erosion Control Plan. *Slope Cross Section 2* (attached) illustrates the rock cut and screening of the cut-slope. Cut slopes will be colored with the use of Permeon, a commercially available rock staining application which darkens cut rock to a weathered appearance - similar to exposed rocks.

**Slope stabilization and plantings**

Within the Pinnacles at Prescott Lakes Unit 2 Phases 2A, 2B, and 2C, the following lots will be specially treated where house structures do not totally screen the above affected slopes: Lots 28-29, 37-40, and Tract "J". Special treatment consists of erosion control matting on 2:1 slopes with native plantings with soil to be added when bare rock is encountered along with irrigation. (This is similar to the treatment required on the Cloudstone Unit III patio home final plat). There are also 2.5:1 cut slopes which could potentially accept the similar treatment required of Cloudstone.

**Slope Ratios.** The LDC specifies that a minimum 3:1 slope ratio be maintained for southern and western slopes (2.5:1 is generally being provided) and 2.5:1 for eastern slopes (2:1 to 3:1 slopes are generally being provided). (Table 6.7.7). However, Section 9.5.10 of the LDC allows exceptions for PAD developments.

**CONFORMANCE TO THE PRELIMINARY PLAT**

The Pinnacles Unit III at Prescott Lakes Preliminary Plat consists of 196 single-family lots and 144 condominiums for a total of 340 units on 188.62 acres (see attached plat). Instead of one final plat which covers this entire area, several individual final plats have been submitted this year for the 188.62 acres. Unit 2, Phase 2 is the third final plat for Council to review. Please note that the "unit" number has been changed from Unit 3 to Unit 2, Phase 1 to reflect new units and phasing for all the final plat submittals.

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 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 also allows Prescott Lakes to sell undeveloped tracts of land by metes and bounds legal description. It becomes the new owner's 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. 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



587 4

**Agenda Item: Final Plat - Pinnacle at Prescott Lakes Unit 2 Phases 2A, 2B, & 2C (SP05-011)**

allocation increase in accordance with Condition 2 of the DWR Decision Order Number AWS-99-002.

**AGENCY COMMENTS**

The final plat has been modified to address all Agency comments.

**STAFF RECOMMENDATION**

Staff recommends approval of The Final Plat for The Pinnacle, Unit 2, Phases 2A, 2B and 2C – A Planned Area Development (FP05-011)

**PLANNING COMMISSION RECOMMENDATION**

A condition of approval of the Prescott Lakes Master Plan Amendment (MPA05-002) required that a Slope, Landscape Mitigation and Erosion Control Plan be submitted for review by the Planning Commission prior to the scheduling of the Final Plat for City Council review and approval.

By a vote of 6:0 on October 27, the Commission recommended approval of The Pinnacles at Prescott Lakes Phase 2: Final Plat Slope Mitigation and Erosion Control Plan Exhibit "A" pages 01, and 3.0 through 3.5, (attached) and Grading and Drainage Plans Exhibit "B" pages 1 through 8) with the conditions of approval as contained within the Agency Comments. Exhibits A and B are on file with the Planning Department and are not attached because their size, and reduction would make it difficult to read.

**Recommended Action:** Move to approve the attached Final Plat for The Pinnacle, Unit 2 Phases 2A, 2B and 2C – A Planned Area Development dated 11/01/05 with the following Conditions of Approval:

1. Comply with The Pinnacles at Prescott Lakes Phase 2: Final Plat Slope Mitigation and Erosion Control Plan Exhibit "A" pages 01, and 3.0 through 3.5, and Grading and Drainage Plans Exhibit "B" pages 1 through 8).
2. Comply with all agency comments.

69

6.37

**Agenda Item:** Final Plat - Pinnacle at Prescott Lakes Unit 2 Phases 2A, 2B, & 2C (SP05-011)

#### AGENCY COMMENTS

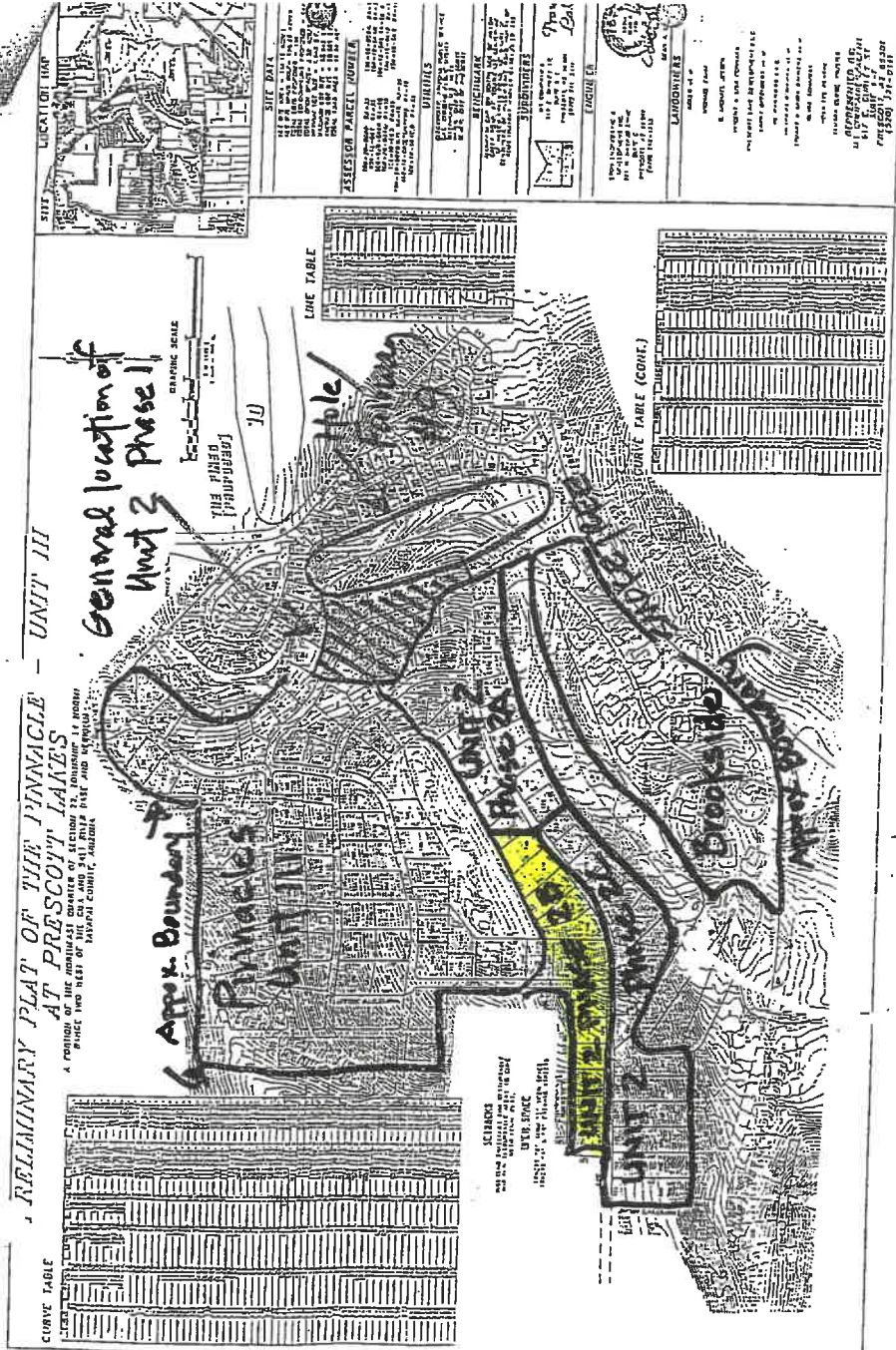
**Engineering:** No Comments

**Fire:** Prior to Recordation of the Final Plat Lakeview Drive shall be renamed South Lakeview Drive.

**Planning:**

1. Planting shall achieve a 90% coverage on the visible cut-slopes and fill-slopes from the surrounding subdivisions within one year after planting with subsequent reseeding of bare areas. Reseeding shall take place as soon as possible (weather permitting) to achieve as close to 100% coverage as practically possible. (This condition is similar to that given to Cloudstone).
2. All retaining walls shall meet the requirements of the *Land Development Code*.
3. Prior to recordation of the Final Plat, submit a revised landscape plan which is to be approved by Planning, which illustrates permanently irrigated trees drawn at mature width to provide full screening of the cut slope, and planted within the 10-foot-wide landscape area on the north side of Lakeview Drive.
4. Erosion control matting shall be in substantial conformance with Exhibit C-1 and C-2.

100





2021-0045486-1

## NOTES

ALL CONSTRUCTION AND GROUND DISTURBANCE ACTIVITIES ARE SUBJECT TO COMPLIANCE WITH THE REQUIREMENTS OF THE PRESCOTT CITY CODE, FILE 16, CHAPTER 4, CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL. THIS APPLIES TO ALL STAGES OF CONSTRUCTION, INCLUDING HOME CONSTRUCTION AND LANDSCAPING ON INDIVIDUAL LOTS. EROSION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED UNTIL ALL SITES HAVE BEEN PERMANENTLY STABILIZED.

THIS SUBDIVISION IS LOCATED WITHIN THE WATER SERVICE AREA OF THE CITY OF PRESCOTT, ARIZONA, WHICH IS AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 8 OF ARS 45-576.

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 040090 PANEL 2054 MAP NUMBER 04025C2054H, REVISED MARCH 6, 2018.

TEMPORARY TURN-AROUND EASEMENTS SHALL BE EXTINGUISHED AT THE TIME THE FUTURE  
EXTENSION OF STREET RIGHT-OF-WAY IS DEDICATED BY PLAT OR BY SEPARATE INSTRUMENT.

THE INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING THE PUE EASEMENTS WITHIN THEIR RESPECTIVE LOT BOUNDARIES.

NOTICE TO ALL HOMEOWNERS: LOTS 28-54 WITHIN THE THE PINHUALE AT PRESCOTT LAKES - PHASE 2B REQUIRING LOW-PRESSURE SEWER INFRASTRUCTURE, INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LOW PRESSURE SEWER APPURTENANCES BETWEEN THE HOME AND THE SHUT-OFF VALVE WITHIN THE PUBLIC UTILITY EASEMENT. THE CITY OF PRESCOTT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL OTHER PORTIONS OF THE LOW PRESSURE SEWER SYSTEM INCLUDING THE SHUT-OFF VALVES. THE CITY OF PRESCOTT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE SEWER MAIN LINES OWNED BY THE CITY OF PRESCOTT. THE LOW PRESSURE SEWER SYSTEM IS HIGHLY DRAINAGE, MAINTAINED AND OPERATED BY THE COMMUNITY ASSOCIATION, AND IS NOT PUBLICLY OWNED.

ALL NEW OR RELOCATED PUBLIC UTILITIES WILL BE PLACED UNDERGROUND

THE COMMUNITY ASSOCIATION SHALL NOT IMPEDE, CONSTRICT OR BLOCK THE FLOW OF WATER IN ANY DRAINAGE EASEMENT OR NATURAL OR MAN-MADE WATERCOURSE. NO FENCING SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, EXCEPT ALONG THE BOUNDARY OF SUCH EASEMENT, APPROXIMATELY PARALLEL WITH THE ANTICIPATED FLOW.

THE FINAL PLAT FOR "PINNACLE AT PRESCOTT LAKES - UNIT 2 PHASE B" IS IN COMPLIANCE WITH CURRENT SUBDIVISION REGULATIONS AND CITY CODES OF THE CITY OF PRESCOTT.

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE  
PRINCIPAL AT PRESCOTT LAKES SHALL CONFORM TO THE PRESCOTT LAKES  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN  
BOOK 3642, OF ORIGINAL RECORDS, PAGE 80; BOOK 3659, PAGE 633; BOOK  
3662, PAGE 642; BOOK 3730, PAGE 52; BOOK 3735, PAGE 809; BOOK 3814,  
PAGE 465; BOOK 3875, PAGE 84; AND BOOK 4337, PAGE 629 IN THE OFFICE  
OF THE YAVAPAI COUNTY RECORDER AND ARE HEREBY INCORPORATED AS A  
PART OF THIS PLAN.

1. JERRY L. DODD JR., A DULY REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA (REGISTRATION # 52138), DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND; THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTHS OF APRIL - 2018, THAT THE SURVEY IS IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT THAT THE MONUMENTS SHOWN ACTUALLY EXIST THAT THEIR POSITIONS ARE ACCURATELY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

REGISTERED LAND SURVEYOR 05/14/2020  
DATE

**OWNER**  
SOLSTICE RIDGE, S.A.C.

**SURVEYOR**

SURVEY INNOVATION GROUP, INC.  
12425 N. 16TH STREET, SUITE 1  
PHOENIX, ARIZONA 85024  
PHONE: 480-922-0780

**ZONING DISTRICT**  
SF-18 (PAD)

FILED AND RECORDED AT THE REQUEST OF \_\_\_\_\_  
 \_\_\_\_\_ A.D. 20\_\_\_\_  
 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
 BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_  
 RECORDS OF YAVAPAI COUNTY, ARIZONA  
 COUNTY RECORDER  
 DEPUTY RECORDER

DRAWING NAME:  
PHASE 2B PLAT  
JOB NO. 2019-088  
DRAWN: JLD  
CHECKED: JAS  
DATE: 05/14/2020  
SCALE: 1" = 50'  
SHEET: 1 OF 3

Recorded 6.23.2021

Attachment  
5



**slg**  
**SURVEY INNOVATION**  
**GROUP, INC.**  
*Land Surveying Services*

22425 N. 160th ST., SUITE 100  
PHOENIX, ARIZONA 85024  
PHONE (480) 823-0788  
FAX (480) 823-0793  
WWW.SLSURVEYAZ.COM

2-9845700-1208

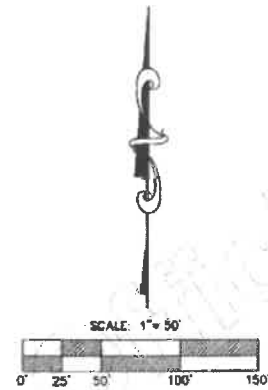
[illegible]

TRACT	USE	AREA (S)	AREA (AC)
B	OPEN SPACE	40.037	1.13
C	OPEN SPACE	4.170	0.10
D	OPEN SPACE	140.585	3.23
K	OPEN SPACE	2.395	0.05
L	OPEN SPACE	2.406	0.05
M	OPEN SPACE	3.165	0.07
N	OPEN SPACE	3.637	0.08
O	OPEN SPACE	13.932	0.31

LOT #	AREA (sq ft)	AREA (sq ft)
20	12,149	0.28
20	9,949	0.23
20	11,225	0.26
20	12,764	0.29
20	11,494	0.26
20	11,086	0.27
20	11,584	0.27
20	10,780	0.25
20	13,320	0.30
20	10,667	0.24
20	10,714	0.25
22	46,530	1.07

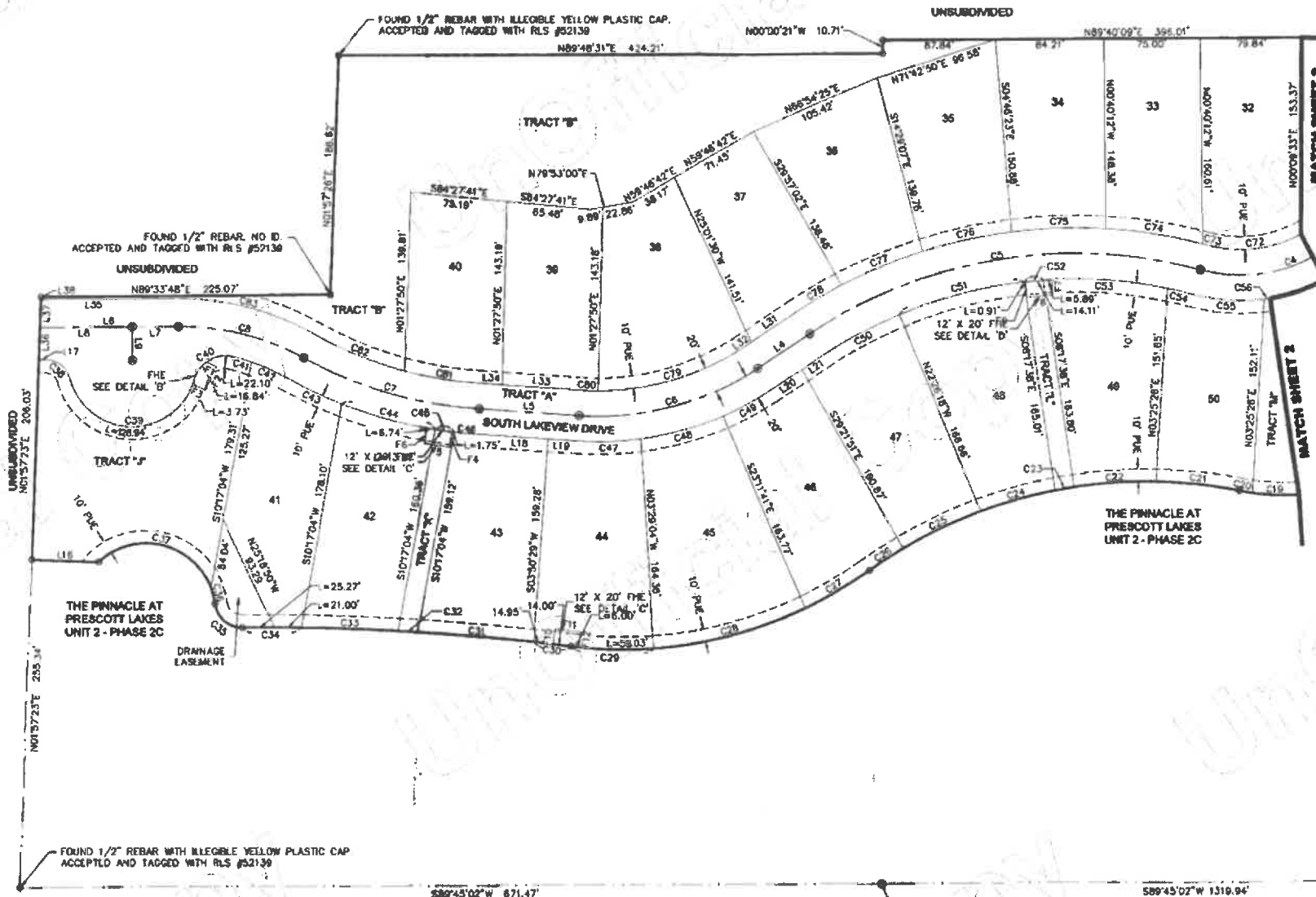
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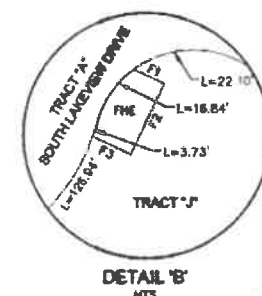
2021-0045486-3

EAST 1/4 CORNER  
SECTION 15, T 14 N, R 2 W  
FOUND 1/2" REBAR, RLS# 5362

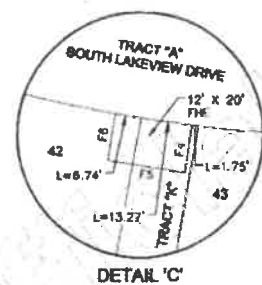


**LEGEND**

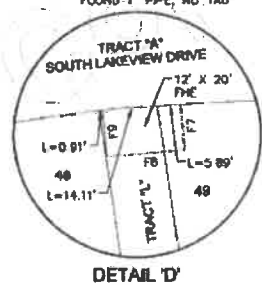
- FOUND 1/2" REBAR AS NOTED
- SET 1/2" REBAR WITH PURPLE PLASTIC CAP RLS #52139
- FOUND IRON PIPE
- BRASS CAP, FLUSH TO BT SET
- BOUNDARY LINE
- - - SECTION LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- 10' PUE 10' PUBLIC UTILITY EASEMENT
- FHE FIRE HYDRANT EASEMENT
- TCE YAVAPAI COUNTY RECORDER



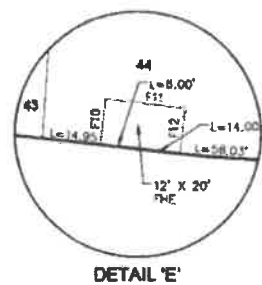
DETAIL B  
NTS



DETAIL C  
NTS



DETAIL D  
NTS



DETAIL E  
NTS

36 X 24

**NOTE:**  
SEE SHEET 2 FOR TABLES

2425 N. 19th ST., SUITE 1  
PHOENIX, ARIZONA 85004  
PHONE (602) 833-0700  
FAX (602) 833-0701  
WWW.SIGSURVEY.COM

**SIG**  
SURVEY INNOVATION  
GROUP, INC.  
Land Surveying Services

**FINAL PLAT**  
**THE PINNACLE AT PRESCOTT LAKES - UNIT 2 PHASE 2B**  
**PRESCOTT, AZ**



DRAWING NAME:  
PHASE 2B PLAT  
JOB NO. 2019-088  
DRAWN: JLD  
CHECKED: JAS  
DATE: 05/14/2020  
SCALE: 1" = 50'  
SHEET: 3 OF 3

Attachment 6. Estimated Water Demand. Pinnacle Unit 2 Phase 2B

<b>No. of Accounts</b>	<b>No. of Accounts 60 months (5 Years)</b>	<b>No. of Vacant Lots</b>	<b>Annual Water Use Acre-feet / year</b>	<b>Average Use by Lot Acre-feet / year</b>
27	0	27	unknown	0.17

Note: this subdivision was final platted in June – no lots have been constructed. However, based on a similar subdivision, Pinnacle Unit2, Phase 2A, aka Solstice Ridge, a water demand of 0.17 per lot seems reasonable.

Attachment 7. CC&Rs are relying on the Prescott Lakes Master Plan Subdivision CC&Rs.