



COUNCIL SUBCOMMITTEE FOR WATER ISSUES MEETING

SUBCOMMITTEE MEETING AGENDA

TUESDAY, AUGUST 6, 2019, 9:00 AM

Prescott City Hall
Lower Level Conference Room
201 S. Cortez, Prescott AZ 86303
(928) 777-1272

The following Agenda will be considered by the Prescott **Council Subcommittee for Water Issues** at its **Subcommittee Meeting** pursuant to the Prescott City Charter, Article II, Section 13. Notice of the meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02. One or more members of the Council Subcommittee may be attending the meeting through the use of a technological device.

- A. Call to Order
- B. Roll Call
- SUBCOMMITTEE MEMBERS:
 - Chairman Jim Lamerson
 - Member Steve Blair
 - Member Steve Sischka
- C. Approval of Minutes of June 4, 2019
- D. Water Policy Extension and Allocation Update
- E. Requests for Water Service Agreements
 - A. WSA 19-012 (Stringfield)
 - B. WSA 19-013 (McCormick)
 - C. WSA 19-014 (Sitgreaves)
- F. Future Agenda Items
- G. Adjournment
- I. Council Memos

EXECUTIVE SESSION

Upon a public majority vote of a quorum of the Council Subcommittee for Water Issues, the Council Subcommittee may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. §38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));
- (6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));
- (7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 72 hours advanced notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (928) 777-1272 to request an accommodation to participate in this public meeting. Prescott TDD number is (928) 445-6811. Additionally, free public relay service is available from Arizona Relay Service at 1-800-367-8939 and more information at www.azrelay.org

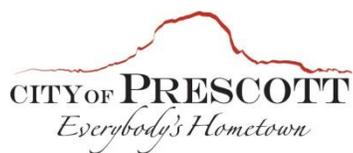
Confidentiality

Arizona statute precludes any person receiving executive session information from disclosing that information except as allowed by law. A.R.S. §38-431.03(F). Each violation of this statute is subject to a civil penalty not to exceed \$500, plus court costs and attorneys' fees. This penalty is assessed against the person who violates this statute or who knowingly aids, agrees to aid or attempts to aid another person in violating this article. The city is precluded from expending any public monies to employ or retain legal counsel to provide legal services or representation to the public body or any of its officers in any legal action commenced for violation of the statute unless Council Subcommittee for Water Issues takes a legal action at a properly noticed open meeting to approve of such expenditures prior to incurring any such obligation or indebtedness. A.R.S. §38-431.07(A)(B).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on _____ at _____ m. in accordance with the statement filed by the Prescott Council Subcommittee for Water Issues with the City Clerk

Maureen Scott, MMC, City Clerk

**COMMITTEE AGENDA MEMO**

MEETING DATE/TYPE: **SUBCOMMITTEE MEETING** **8-6-19**

DEPARTMENT: **Public Works**

AGENDA ITEM: Approval of Minutes of June 4, 2019

Item Summary

Subcommittee meeting minutes from June 4, 2019, for review and approval. A July 2, 2019 Subcommittee meeting was not held.

Attachments

1. Subcommittee meeting minutes of June 4, 2019

Recommended Action: **MOVE** to approve Subcommittee Minutes of June 4, 2019.



CITY COUNCIL SUBCOMMITTEE FOR WATER ISSUES

Tuesday, June 4, 2019
9:00 a.m.

Lower Level Conference Room
201 South Cortez St., Prescott, AZ
(928) 777-1100

Minutes of the City Council Subcommittee for Water Issues meeting held on **Tuesday, June 4, 2019** in the Lower Level Conference Room, 201 South Cortez Street, Prescott, Arizona.

A. Call to Order

Chairman Lamerson called the meeting to order at 9:00 a.m.

B. Roll Call

SUBCOMMITTEE MEMBERS PRESENT:

Chairman Jim Lamerson

Member Steve Blair – Arrived at 9:07 a.m.

Member Steve Sischka

CITY STAFF PRESENT:

Clyde Halstead, Senior Assistant City Attorney

Gwen Rowitsch, Administration Support Services Manager

Leslie Graser, Water Resources Administrator

Leah Hubbard, Water Resources Specialist

Carey Oberheim, Administrative Assistant

C. Approval of Minutes of May 7, 2019

COUNCILMAN SISCHKA MOVED TO APPROVE THE MEETING MINUTES OF MAY 7, 2019; CHAIRMAN LAMERSON 2ND. PASSED 2-0

D. Water Allocation Update, January 1, 2019 to June 30, 2019

Item Summary

For January 1, 2019 until July 1, 2019, alternative water supplies were made available in accordance with City Resolution No. 2018-1663. The available supply is 350 acre-feet and stated to be for, "...any development of any type during this period."

Requests for Water Service

New Water Service Agreement applications filed before May 21, 2019 (submission deadline for 6/7/2019 Subcommittee meeting).

Application No.	Requested Volume (in acre-feet)	Water Budget Remaining (in acre-feet)
		274.95
WSA 19-011 (York)	0.30	274.65

Leslie Graser presented this item for information purposes only. Chairman Lamerson asked if submissions can include number of units, multi family or single family. Leslie will include that information in the future.

- E. Water Service Agreement Application – Judy York (WSA19-011)

Item Summary

Water Service Agreement Application No. WSA19-011 was filed by Judy York on April 29, 2019. The applicant is seeking an increase of two additional multifamily dwelling units within 206 West Gurley Street.

Background

The property is located on the corner of Gurley Street and Montezuma. It consists of commercial spaces on the first floor, and will have residential on the second and third floors. Currently the third floor is vacant.

The additional dwelling units will require 0.30 AF per year of water and can be administratively approved.

Leah Hubbard presented this item for information purposes only, this can be approved administratively. Chairman Lamerson stated it is good to see downtown living opportunities.

- F. Individual Metering of Multi-family Developments

Summary

An email from the City Manager on May 6, 2019, conveyed Councilman Lamerson’s interest in the concept of individual water meters per dwelling unit at multi-family complexes. Further, it was asked which Arizona jurisdictions already apply this concept?

Background

Attachment: Subcommittee meeting minutes of June 4, 2019 (2622 : Item C: Minutes)

There are two existing references one in City Code and another in water policy regarding this topic.

Current City Code 2-1-24 states, "All water furnished or sold by the City shall be delivered or supplied through meter only, and every separate building supplied with City water must have its own separate service connection and meter, except that two (2) or more buildings located on the same lot or on contiguous lots under the same ownership, or property known as a court, apartment house or block covering more than one (1) lot, may, upon written permission granted by the City Manager be supplied through the same connection and meter as long as the single ownership continues."

Current Calendar Year 2018 Water Management Policy (amended and extended by Resolution No. 2018-1663) continues to encourage the individual metering of multi-family housing by a property owner sub metering after the City's master meter. "A multi-family project will be deemed Water-Efficient Residential Development if it consists of more than 10 dwelling units, and each unit is separately metered..."

Leslie Graser presented an example using, Montana Terrace HOA, of the City's water impact fees and how the cost would differ if a single 1.5" meter was installed for the eight (8) units versus each of the eight (8) units having a 5/8" meter. Under current conditions the impact fees to develop with individual meters would be significantly higher than a single meter.

Chairman Lamerson asked what the logic to the higher cost is. Leslie stated that this example is based on the current impact fee schedule, a code change would be needed to change impact fees to adjust costs to encourage the individual meter model.

Chairman Lamerson stated we need to create an environment conducive to contractors and users, will you work in conjunction with the YCCA? Leslie has not reached out to them yet.

Councilman Sischka stated the Universal Building Code was adopted by our region, if we change our City Code to be less favorable, contractors may want to build in Prescott Valley instead of here. How did the contractor community in Tempe accept the change to individual meters? Leslie will reach out to Tempe to see if they have feedback.

Councilman Blair asked what cost is included in the Montana Terrace HOA example. Leslie answered impact fees only. Councilman Blair would like to see the whole picture and know what the impact fees plus meter costs would be.

G. Future agenda items

Sub-metering costs
CA #1 Quarterly Summary

No meeting in July, next meeting will be August 6, 2019

H. Adjournment

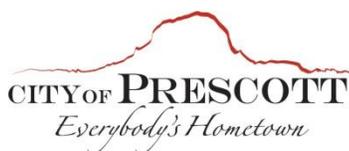
There being no further business to discuss, the meeting was adjourned at 9:30 a.m.

Respectfully Submitted by:

Carey Oberheim, Administrative Assistant

Councilman Jim Lamerson, Chairman

Date: _____



COMMITTEE AGENDA MEMO

MEETING DATE/TYPE: **SUBCOMMITTEE MEETING** **8-6-19**

DEPARTMENT: **Public Works**

AGENDA ITEM: Water Policy Extension and Allocation Update.

Item Summary

For January 1, 2019 until July 1, 2019, alternative water supplies were made available in accordance with City Resolution No. 2018-1663. The available supply was 350 acre-feet and stated to be for, "...any development of any type during this period." A second policy extension was recommended by the City's Legal Department and approved with Resolution No. 2019-1713 while ongoing policy Council Study Sessions are conducted, see <http://www.prescott-az.gov/>.

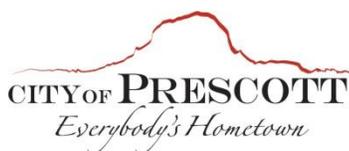
Requests for Water Service

New Water Service Agreement applications filed before July 23, 2019.

Application No.	Units/Type	Requested Volume (in acre-feet)	Water Budget Remaining (in acre-feet)
			274.65
WSA 19-012 (Stringfield)	264-350/SFR	TBD	274.65
WSA 19-013 (McCormick Place)	12/MFR and 1 COM	0	274.65
WSA 19-014 (Sitgrievies)	21/MFR	3.25	271.40

SFR = Single Family; MFR = Mult-family Residential; COM = Commercial

Recommended Action: For information purposes only.



COMMITTEE AGENDA MEMO

MEETING DATE/TYPE: **SUBCOMMITTEE MEETING** **8-6-19**

DEPARTMENT: **Public Works**

AGENDA ITEM: Water Service Agreement Application No. WSA19-012 by SFR Acquisitions LLC, for a masterplan community located near the intersection of Williamson Valley Road and Pioneer Parkway (APN 106-29-279C and a portion of APN 106-06-002).

Summary

Water Service Agreement Application No. WSA19-012 was filed by Jeff Davis (for SFR Acquisitions, LLC) on June 10, 2019. This is a proposed masterplan community that may consist of 264 to 350 single-family dwelling units. The property for this project is currently outside of City limits.

Background

Discussions related to this property include information dating back to a City Pre-Application Meeting (PAC) on August 16, 2007. In February 2009, the City documented its last annexation summary related to this site.

Currently, the City has an active Arizona State Land Department application filed to purchase a portion of state land required for ingress and egress, and property continuity for possible annexation. Estimated water needs based on water management policy as amended and extended (Resolution No. 2019-1713) would be 66 to 87.5 acre-feet/year. Additionally, the City is currently processing an approximately 720 acre annexation request for this development (ANX19-001).

Attachments

1. Location map
2. Water Service Agreement Application No. WSA19-012

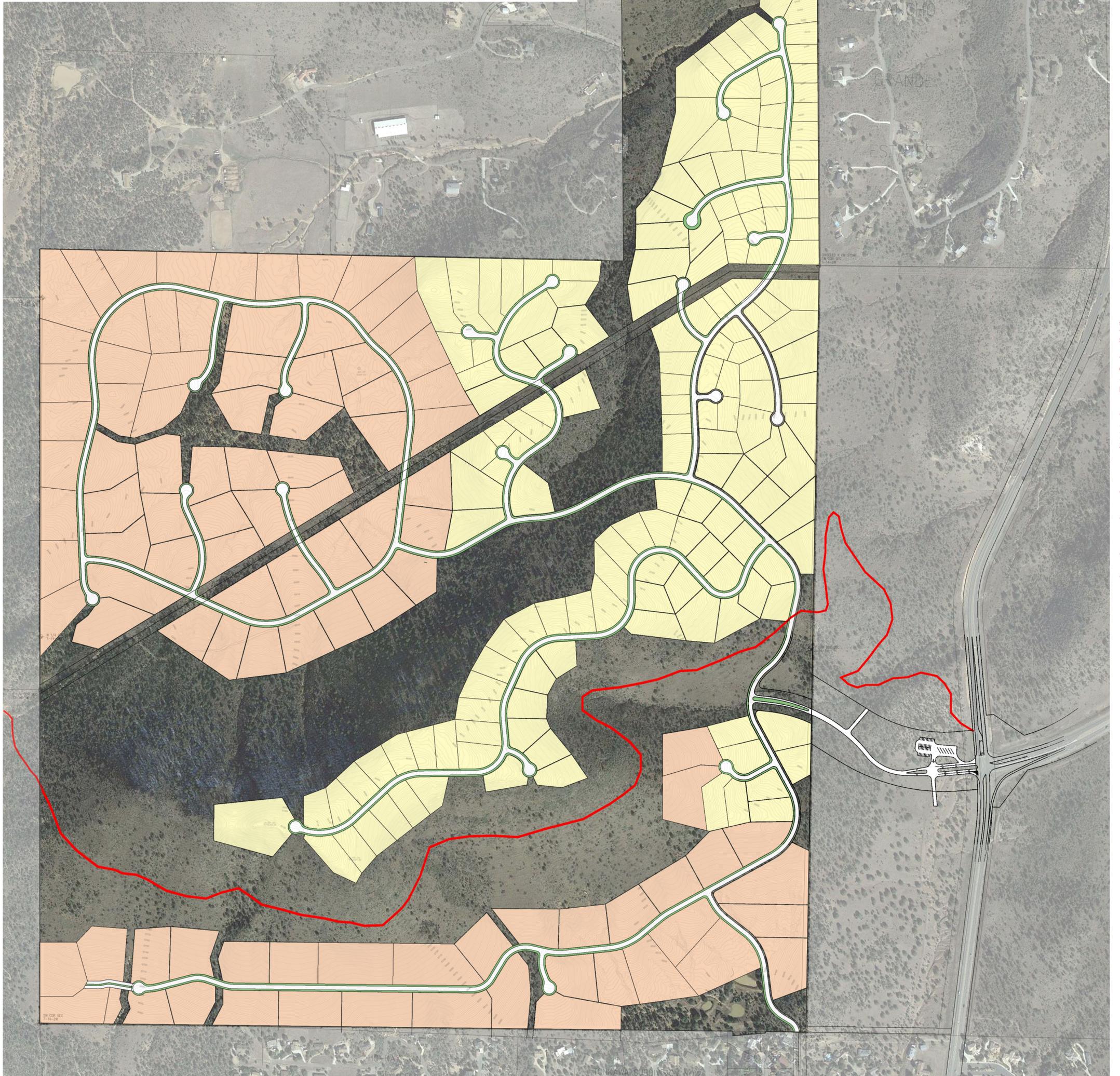
Recommended Action: For information purposes only.

STRINGFIELD

AT GRANITE MOUNTAIN

Master Plan

264 Lots



Attachment: Location map (2624 - Item E.1. Stringfield)



WATER SERVICE AGREEMENT APPLICATION

Water Resource Management Division
201 S. Cortez St., Prescott, AZ 86303
(P) 928.777.1645 (F) 928.777.1255

WSA19-012

Please complete the form and submit a legible legal description on a separate sheet of paper as well as a site plan of the subject property with proposed improvements. Submit all documents and the filing fee directly to the Community Development Department at 201 S. Cortez St, Prescott, AZ 86302.

APPLICANT INFORMATION

Applicant: SFR ACQUISITIONS LLC Contact Person: Jeff Davis
Address: [Redacted] City/State/Zip: [Redacted]
Phone: [Redacted] Email: [Redacted]

Property Owner: STRINGFIELD RANCH L.L.C. Contact Person: Jeff Davis / Agent
Address: [Redacted] City/State/Zip: [Redacted]
Phone: [Redacted] Email: [Redacted]

PROJECT SITE

Address: NWC + SWC Pioneer Parkway + Williams Valley Rd
Current Zoning: COUNTY RIL-70 Proposed Zoning: RE-2 ALR
Assessor's Parcel Number(s) of Existing Property: 106-06-002 106-29-279C
Existing Water Service (Y/N): N Existing Sewer Service (Y/N): N
Existing Well (Y/N): N If Yes, Well Registry No.: [Redacted]

PROJECT DESCRIPTION

Is the project Residential or Commercial? Residential
Please provide brief description: ANNEXATION & MASTER PLAN APPLICATION
shows 264 custom/semi custom lots on approximately 720 Acres
with approximately 34% open space

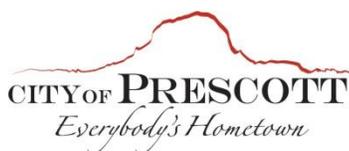
of Proposed Units: 350 # of Proposed Lots: [Redacted]

Has a Water Demand Analysis been completed (commercial)? NO
Has a building permit application been submitted? NO
Has a Planning and Zoning Recommendation been made? NO

Applicant Signature: [Redacted] Jeffrey A. Davis Date: 6/10/2019

Table with 5 columns: DATE, PERMIT #: WSA18-, FEE PAID, ACCELA, Legal Attached; and 3 columns: SITE PLAN, BUILDING PERMIT, PRELIMINARY PLAT.

Attachment: Water Service Agreement Application No. WSA19-012 (2024 : Item E.1. Stringfield)



COMMITTEE AGENDA MEMO

MEETING DATE/TYPE: **SUBCOMMITTEE MEETING** **8-6-19**

DEPARTMENT: **Public Works**

AGENDA ITEM: Water Service Agreement Application No. WSA19-013 by McCormick Place Partners, LLC, for thirteen (13) condominium units located at 325 West Gurley Street (APN 109-02-022H).

Item Summary

Water Service Agreement Application No. WSA19-013 was filed by Landcor Group (for McCormick Place Partners, LLC) on July 8, 2019. Existing Contract No. 2004-003 provided for six (6) multifamily residential units and will now be terminated due to the increase in residential units.

The property will now consist of twelve (12) multifamily living units and one (1) commercial unit, for a total of thirteen (13) condominium units.

APN 113-15-045 (120 N. McCormick Street) is currently used as required additional parking for 325 W. Gurley Street as documented in Development Agreement – McCormick Place (Bk 4111 Pg76). The Water Issues Committee reviewed WSA18-019 on November 6, 2018, to build a multifamily apartment complex on APN 113-15-045. The Water Issues Committee decided to hold WSA18-019 until the parking issue was resolved.

If the Committee decides to forward WSA19-013 to Council for consideration, the Development Agreement will be amended for the parking requirement. Both WSA19-013 and WSA18-019 will move to the Council for consideration.

Background

Per the Calendar Year 2018 Water Management Policy, as amended, the applicant has submitted a Revision of Plat (RVP18-025) and Water Service Agreement (WSA19-013) applications. City Contract No. 2004-003 set aside 2.1 acre-feet (AF) of potable water, and is now null and void. Under the new unit allocation, City Contract No. 2020-010 will set aside 1.8 AF.

Attachments

1. Location Map
2. Water Service Agreement Application No. WSA19-013

AGENDA ITEM: Water Service Agreement Application No. WSA19-013 by McCormick Place Partners, LLC, for thirteen (13) condominium units located at 325 West Gurley Street (APN 109-02-022H).

Recommended Action: **MOVE** the application to Council for consideration.

Parcel Report for APN: 109-02-022G

Site Address: 107 S MCCORMICK ST
325 UNIT 101 W GURLEY ST
325 UNIT 102 W GURLEY ST
325 UNIT 103 W GURLEY ST

Owner:
MCCORMICK PLACE PARTNERS LLC
325 W GURLEY ST STE 201
PRESCOTT AZ 863013604

Subdivision Name: MCCORMICK PLACE CONDOMINIUMS
- AMENDED

Max. Lot Coverage: 40%
Max. Bldg Height: 35 ft
Setbacks
Front: 15 ft
Side: 7 ft
Rear: 10 ft
Corner: 10 ft

Acres: 0.3 acres
Square Ft: sq.ft.
TRS: T13 R2 S04
DOR Usage Code: Commercial
Description: 1570-OFFICE CONDO

Zoning Information

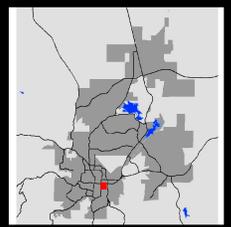
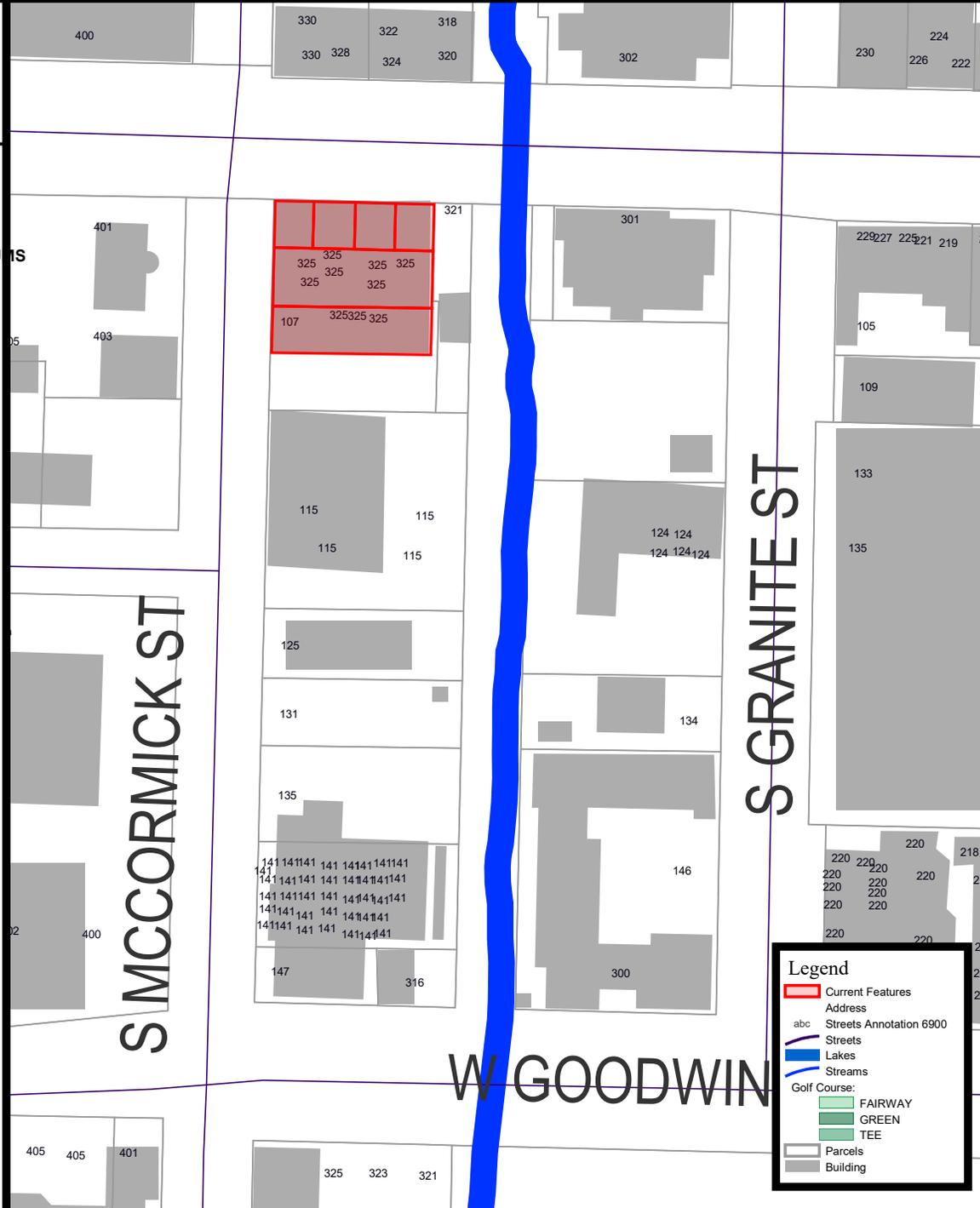
Zoning: DTB
Flood Zone: AE; FLOODWAY
FIRM Panel: 04025C2061H

Overlay District Information

HPD District: Outside
NR District: Outside
Willow Creek District: -
Wipple-Zuma District: -
Hwy 69 District: -
Prescott East Area Plan: -
Prescott Enterprise: Outside
Airport Noise District: -
Wildlife Urban Interface: Outside

Planner's Actions:

RZ-04-024: Rezones
Ord 4431

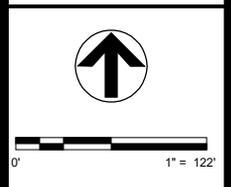


325 UNIT 101 W GURLEY ST

Legend

- Current Features
- Address
- Streets Annotation 6900
- Streets
- Lakes
- Streams
- Golf Course:
 - FAIRWAY
 - GREEN
 - TEE
- Parcels
- Building

This map is a product of The City of Prescott



Attachment: Location Map (2611 : Item E.2. McCormick Place Partners, LLC)



WATER SERVICE AGREEMENT APPLICATION

Public Works - Water Resource Management Division
201 S. Cortez St., Prescott, AZ 86303
(P) 928.777.1645 (F) 928.777.1255

- App to Jean Bu
Check to be gathered later
\$212.65

E.2.b

Please complete this application and submit it with a building permit, site plan, or preliminary plat application. Include a legible legal description (metes and bounds) on a separate sheet of paper. Submit all documents and the filing fee directly to the Permit Center at 201 S. Cortez St, Prescott, AZ 86302.

APPLICANT INFORMATION

Applicant: McCormick Place Partners Contact Person: Charlie Arnold
Address: [Redacted] City/State/Zip: [Redacted]
Phone: [Redacted] Email: [Redacted]

Property Owner: McCormick Place Partners Contact Person: Charles Arnold (Agent)
Address: See as above City/State/Zip: _____
Phone: _____ Email: _____

PROJECT SITE

Address: 325 W. Gurby
Current Zoning: DTB Proposed Zoning: NA
Assessor's Parcel Number(s) of Existing Property:
109-02-0224 109-02-0226
Existing Water Service (Y/N): Y Existing Sewer Service (Y/N): Y
Existing Well (Y/N): N If Yes, Well Registry No.: _____

PROJECT DESCRIPTION

Is the project Residential or Commercial? Res.
Please provide brief description:
at the time the plat is recorded. Add upto 10 units plus the 4 on third floor.
Conversion to Condos for floor 1 & 2

of Proposed Units: 10 + 4 existing # of Proposed Lots: _____

Has a Water Demand Analysis been completed (commercial)? _____
Has a building permit application been submitted? _____
Has a Planning and Zoning Recommendation been made? in replst,

Applicant Signature: [Redacted] Date: 7-8-19

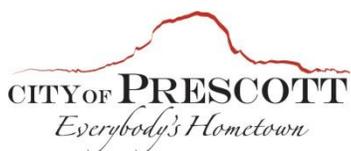
OFFICE USE ONLY

DATE:	PERMIT #: WSA18-_____	FEE PAID:	ACCELA:	Legal Attached:
SITE PLAN:	BUILDING PERMIT:	PRELIMINARY PLAT:		

RECEIVED

JUL 10 2019

Attachment: Water Service Agreement Application No. WSA19-013 (2611 : Item E.2. McCormick Place Partners, LLC)

**COMMITTEE AGENDA MEMO**

MEETING DATE/TYPE: **SUBCOMMITTEE MEETING** **8-6-19**

DEPARTMENT: **Public Works**

AGENDA ITEM: Water Service Agreement Application No. WSA19-014 by Sitgreaves Investments, LLC for twenty (20) multifamily duplex dwelling units and one (1) single family dwelling unit located at 561 Sally Lane (APNs 109-10-037D and 109-10-036E)

Item Summary

Water Service Agreement Application No. WSA19-014 was filed by Landcor Group, for Sitgreaves Investments, LLC on July 8, 2019. The applicant is seeking a potable water allocation for twenty (20) multifamily duplex dwelling units and one (1) single family dwelling unit.

It is anticipated that the site will follow existing terrain and there will be an effort to retain as many trees as possible.

Background

Per the Calendar Year 2018 Water Management Policy, as amended, the applicant has submitted Site Plan (PLN19-017) and Water Service Agreement (WSA19-014) applications. The project requires a total of 3.25 acre-feet of potable water.

Attachments

1. Location Map
2. Site Plan No. 19-017
3. Water Service Agreement Application No. WSA19-014

Recommended Action: **MOVE** the application to Council for consideration.

Parcel Report for APN: **109-10-036E**

Site Address: **501 SALLY LN**

Owner:
SITGREAVES INVESTMENTS LLC
923 E GURLEY ST STE 203
PRESCOTT AZ 863013254

Subdivision Name:

Max. Lot Coverage: **40%**
Max. Bldg Height: **35 ft**
Setbacks
Front: **20 ft**
Side: **7 ft**
Rear: **20 ft**
Corner: **10 ft**

Acres: **0.4 acres**
Square Ft: **sq.ft.**
TRS: **T13 R2 S04**

DOR Usage Code: **Vacant**
Description: **0011-VACANT RESIDENTIAL**

Zoning Information

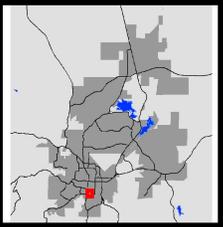
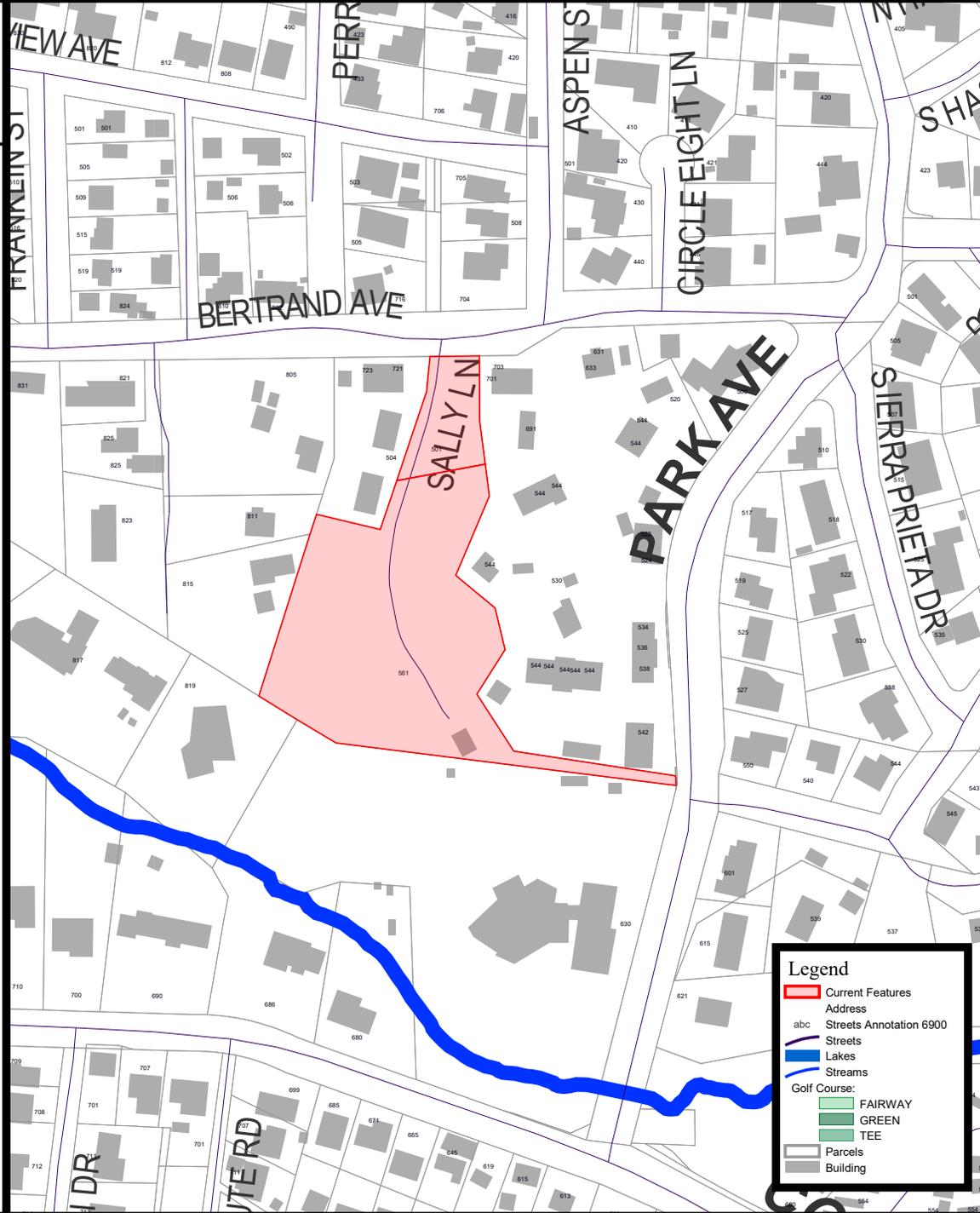
Zoning: **MF-M**
Flood Zone: **X**
FIRM Panel: **04025C2061H**

Overlay District Information

HPD District: **Outside**
NR District: **Outside**
Willow Creek District: **-**
Wipple-Zuma District: **-**
Hwy 69 District: **-**
Prescott East Area Plan: **-**
Prescott Enterprise: **Outside**
Airport Noise District: **-**
Wildlife Urban Interface: **Inside**

Planner's Actions:

-

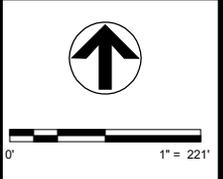


501 SALLY LN

Legend

- Current Features
- Address
- abc Streets Annotation 6900
- Streets
- Lakes
- Streams
- Golf Course:
 - FAIRWAY
 - GREEN
 - TEE
- Parcels
- Building

This map is a product of The City of Prescott



Attachment: Location Map (2612 : Item E.3. Sitgreaves Investments, LLC)

IN PLAN
NOT FOR CONSTRUCTION

OTWELL
ARCHITECTS INC.

PONDEROSA MEADOW

REVISIONS:

DATE: 04-08-16
DRAWN BY: RWS

SHEET
A
OF 1

Attachment: Site Plan No. 19-017 (2612 : Item E.3. Sitgreaves Investments, LLC)



11 - 2 BEDROOM UNITS
 10 - 3 BEDROOM UNITS
 21 TOTAL UNITS
 58,207 SQ. FT. TOTAL
 55% LOT COVERAGE
 ZONING - MF-M

SITE PLAN
 1" = 30'-0"
 [North Arrow]



WATER SERVICE AGREEMENT APPLICATION

Public Works - Water Resource Management Division
201 S. Cortez St., Prescott, AZ 86303
(P) 928.777.1645 (F) 928.777.1255

Please complete this application and submit it with a building permit, site plan, or preliminary plat application. Include a legible legal description (metes and bounds) on a separate sheet of paper. Submit all documents and the filing fee directly to the Permit Center at 201 S. Cortez St, Prescott, AZ 86302.

APPLICANT INFORMATION

Applicant: Lander Group Contact Person: Charlie Arnold
Address: [Redacted] City/State/Zip: [Redacted]
Phone: [Redacted] Email: [Redacted]

Property Owner: Sitgreaves Investments Contact Person: Geoff Hyland
Address: [Redacted] /State/Zip: [Redacted]
Phone: [Redacted] Email: [Redacted]

PROJECT SITE

Address: 561 Sally Lane
Current Zoning: MF-M Proposed Zoning: Some
Assessor's Parcel Number(s) of Existing Property:
109-10-037D 109-10-036E
Existing Water Service (Y/N): N Existing Sewer Service (Y/N): ?
Existing Well (Y/N): N If Yes, Well Registry No.: _____

PROJECT DESCRIPTION

Is the project Residential or Commercial? Res
Please provide brief description: Attached

of Proposed Units: 21 # of Proposed Lots: 1

Has a Water Demand Analysis been completed (commercial)?
Has a building permit application been submitted? No
Has a Planning and Zoning Recommendation been made? No Site plan applied

Applicant Signature: [Redacted] Date: 7-08-19

OFFICE USE ONLY

DATE:	PERMIT #: WSA18-_____	FEE PAID:	ACCELA:	Legal Attached:
SITE PLAN:	BUILDING PERMIT:	PRELIMINARY PLAT:		

Attachment: Water Service Agreement Application No. WSA19-014 (2612 : Item E.3. Sitgreaves Investments, LLC)

Ponderosa Meadows
Project Description

The proposed project will combine parcels 109-10-037D and 109-10-036E in to an approximately 2.68 acre site currently zoned MF-M. The applicant is proposing to construct 21 units comprised of 10 duplexes and 1 single family unit under the existing zoning. (It should be noted that the LDC allows upto 56 units on this property).

The internal street will be private, each unit will have a garage and driveway parking, under the current site plan proposal there will be additional parking provided onsite. It is anticipated that the site will generally follow the existing terrain and every attempt is being made to retain as many trees as possible.

Sitgreaves Investments LLC
[Redacted]
F [Redacted] 4

May 21st 2019

Re: Appointment of Agent

To Whom it may concern,

Sitgreaves Investments LLC the owners of 561 Sally Lane APN#'s 109-10-037D & 109-10-036E do hereby appoint Landcor Group and Northstar Builders to represent us during entitlement of said property for multi family use with the City of Prescott. Charles Arnold will be the initial point of contact on our behalf.

Sincerely, _____
[Redacted Signature]

Manager
Sitgreaves Investments LLC

Attachment: Water Service Agreement Application No. WSA19-014 (2612 : Item E.3. Sitgreaves Investments, LLC)