

# **Property Owner Questions and Concerns**

## **Granite Mountain Homesites Unit V, Phases 4, 5, & 6**

The Levie Group announced the proposed development of Granite Mountain Homesites Unit V, Phases 4, 5, & 6 in a letter to adjacent property owners on July 9, 2020. Property owners were requested to submit any questions or concerns to the Engineering Project Manager via email. This document is a collection of the submissions that have been shared for publication. The originator of each submission is being kept confidential.

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To: jeremiah@engwlayton.com  
Subject: Granite Mountain Homesites , Unit V

Jeremiah -

We are residents of GM Homesites and would like to ask that the topic of water availability be discussed in detail.

Many residents are aware of the very tenuous water situation that exists now that we are down to one well and are concerned about additional growth.

Is Granite Mountain Water planning any new wells? Details?

Will there be additional water storage tanks added to the system?

Is any of the land being graded so that we can help facilitate recharging the local aquifers?

Are there any discussions with the City of Prescott concerning their "water without annexation" policy?

In general the plans look positive and I applaud you for trying to identify any significant concerns before you go to the Planning Commission.

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To: "jeremiah@engwlayton.com" <jeremiah@engwlayton.com>  
Subject: Questions - RE: Granite Mountain Homesites

Pursuant to your letter dated July 9, 2021, regarding Granite Mountain Homesites, Unit V, Phases 4-6, I am submitting the following advanced questions:

1. This area is serviced by Granite Mountain Water (GMW), a privately held company by Mr. Levie. It is our understanding the existing infrastructure (Wells) service over 100 homes. What assurances will the existing customers receive that the current infrastructure can support the additional homes into the future? Or will improvements be necessary and if so, what is planned?
2. The area suggested for expansion is currently plagued by low water pressure. Current customers have complained for some time that there is inadequate water pressure at their meters. What

improvements does GMW plan to make to insure adequate water pressure for both existing customers, as well as the new customer homes?

3. There are no fire hydrants servicing the area, meaning homes will require sprinkler systems. Will the water pressure be adequate to support residential fire safety?

4. In the event of a fire, will the width of the planned roads, support a public safety response while supporting traffic flow for evacuees?

5. Are any improvements planned for the existing main arteries (Rainmaker and Levie Lane) to again support traffic flow, specifically in the event of a mandated evacuation? Both roads currently do not support two-way simultaneous traffic in each direction, in certain portions. The additional homes will increase this problem.

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