



Monthly Staff Report



Community Development Department

- ▶ *Planning & Development*
- ▶ *Neighborhood Services/
Code Enforcement*
- ▶ *Building/Safety*
- ▶ *Administrative Hearing
Office*

**AUGUST
2013**

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Our mission statement:

In a courteous and efficient manner, provide services to the community to assist with the planned, quality development of the Town of Prescott Valley.



PLANNING & ZONING COMMISSION

There were no materials for review by the Planning & Zoning Commission in August 2013; therefore, the Commission did not convene.

BUILDING BOARD OF APPEALS

The following listing of agenda items represents materials reviewed by the Building Board of Appeal during regular sessions on August 6, 2013 at 5:30 p.m.

Members present: Member Winter, Member Pape, Member Jarpe, Member Salicos, Member Hertzog and Vice-Chairperson Nigh. Members absent: Chairperson Leithead. Staff present: Woody Lewis, Building Official; Richard Parker, Community Development Director, and Kristi Jones, Administrative Specialist.

Action Items:

1. **APL13-002.** Upon the request of Steve Joannes, Owner, a public hearing for the purpose of appealing the requirement to install a secondary overflow system for roof/parapet drainage. The subject property is located at 8270 E. State Route 69, Prescott Valley Unit 6, Lot 2221, APN# 103-26-469.

Action APL13-002:

Vice-Chairperson Nigh moved to deny APL13-002 and to uphold the administrative decision of the Building Official that a secondary overflow system is required. Member Herzog seconded the motion. Motion carried 5:1 by roll call vote with Vice-Chairperson Nigh voting "no."

BOARD OF ADJUSTMENT

The following listing of agenda items represents materials reviewed by the Board of Adjustment during regular sessions on August 26, 2013 at 5:30 p.m.

Members present: Member Rutherford, Vice-Chairperson Kyle, Member Johnson and Member Gamble. Members Absent: Chairperson Shimmin. Staff present: Fernando Gonzalez, Code Enforcement Supervisor and Kristi Jones, Administrative Specialist.

Action Items:

1. **UP13-001.** Upon the application of Caroline O'Sullivan, DVM MS, Applicant, a request for a Use Permit per Section 13-14-020.C.1, of the Town of Prescott Valley Zoning Ordinance in order to operate an alternative Veterinary Clinic. The subject property is located at 8200 E. Valley Road, Suite C, Prescott Valley Unit 1, Lots 30 & 31, APN# 103-22-030B.

Action UP13-001:

Member Rutherford moved to approve UP13-001 as submitted with the following conditions:

1. That any boarding and lodging of animals is conducted within a completely enclosed and soundproofed building;
2. That the Use Permit is allowed to operate as long as the business or clinic is in good standing with all state and local licensing authorities.

Member Gamble seconded the motion. Motion passed unanimously by roll call vote.

2. **UP13-002.** Upon the application of Rudy Alarcon, Agent, a request for a Use Permit per Section 13-15-070.C.10, of the Town of Prescott Valley Zoning Ordinance in order to expand the maximum medical marijuana cultivation facility square footage. The subject property is located at 2850 N. Enterprise Parkway, Prescott Valley Business Park, APN# 402-14-229P.

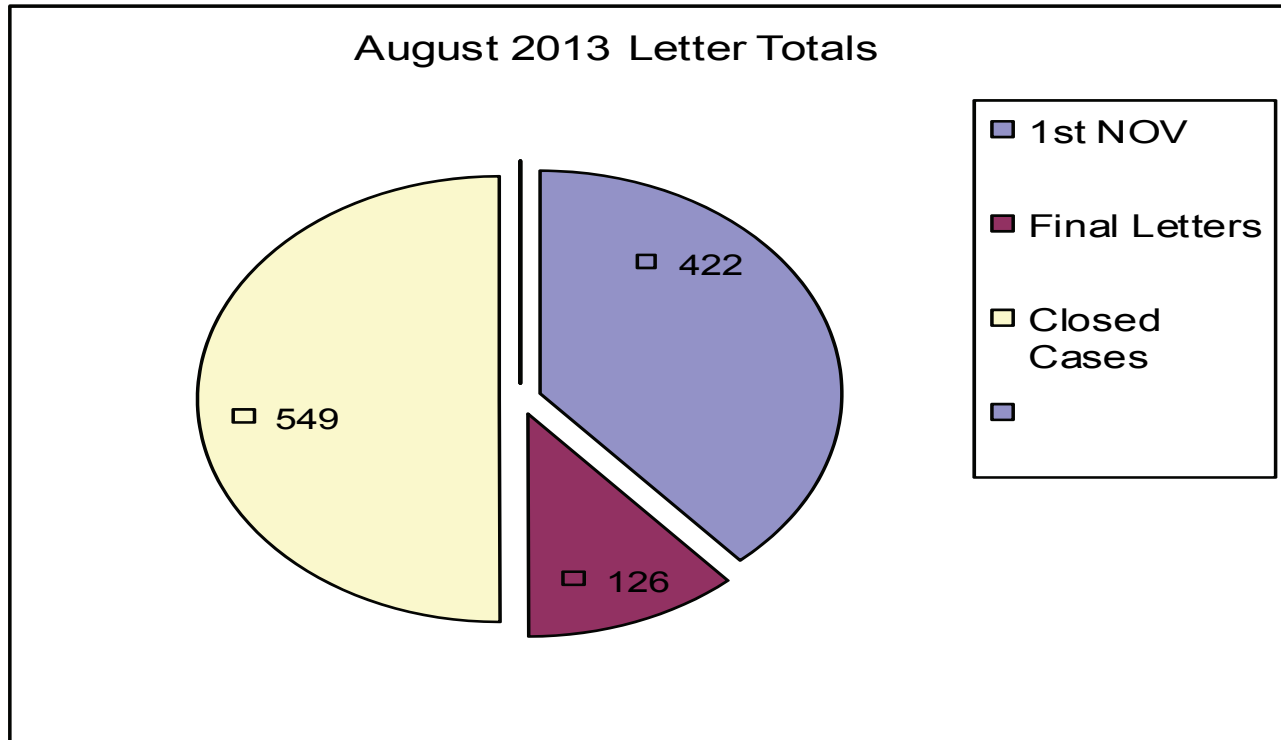
Action UP13-002:

Member Gamble moved to approve UP13-002 as submitted with the following conditions:

1. The applicant or his agents obtain all state and local permits and licenses.
2. Any tenant improvements requiring building permits must be obtained prior to construction.

Member Johnson seconded the motion. Motion passed 3:0 by roll call vote of those members present. Member Rutherford recused herself from this agenda item.

CODE ENFORCEMENT



Total Violation Notices: 1097

ADMINISTRATIVE HEARING OFFICER

CASE FILINGS AND DISPOSITIONS

MONTH	# FILED	# HEARD	# CLOSED	# PENDING (filed but not heard yet or continued)
February 2013	34	17	5	28
March 2013	22	30	20	20
April 2013	39	32	22	26
May 2013	29	34	17	22
June 2013	19	28	15	14
July 2013	18	14	20	16
August 2013	18	20	11	18

These figures include cases that were dismissed prior to being served a citation, as well as cases that were dismissed after being served a citation, without going to hearing.

COMMUNITY DEVELOPMENT TOWN OF PRESCOTT VALLEY

08/01/2013 To 08/31/2013

Address	Permit Number	Owner/Contractor	Valuation	Amount
COMMERCIAL - APARTMENT				
0 APARTMENT				
TOTAL APARTMENT				\$0.00
COMMERCIAL - DEMOLITION				
3223 N WINDSONG DR	B13-0655	EDWARDS MICHAEL A & BEATE E	\$1,000.00	\$50.00
1 DEMOLITION			\$1,000.00	\$50.00
TOTAL DEMOLITION				\$50.00
COMMERCIAL - GARAGES, CARPORTS				
0 GARAGES, CARPORTS				
TOTAL GARAGES, CARPORTS				\$0.00
COMMERCIAL - IMPROVEMENTS				
2485 N GREAT WESTERN	B13-0651	STERLING LINDA M TRUST	\$460.00	\$25.00
3100 N LAKE VALLEY RD	B13-0615	PRIMARY BUILDERS LLC	\$100.00	\$37.00
8172 E LONG MESA DR	B13-0626	SMC CONSTRUCTIONLLC	\$10,000.00	\$218.00
7997 E DANA DR	B13-0631	ST GERMAINE ROMAN CATHOLIC PARISH	\$13,440.00	\$335.00
3450 N GLASSFORD HILL	B13-0669	WAL-MART STORES INC	\$22,000.00	\$743.00
7875 E FLORENTINE RD	B13-0611	PAVLICH FAMILY L L PARTNERSHIP	\$8,000.00	\$233.00
8101 E STATE ROUTE 69	B13-0662	OSTER BRUCE & BETTY JO	\$31,460.00	\$491.00
3298 N BOB DR	B13-0663	TOWN OF PRESCOTT VALLEY	\$5,000.00	\$158.00
7712 E FLORENTINE RD	B13-0688	YAVAPAI COMMUNITY HOSPITAL ASSOC	\$25,400.00	\$427.00
9 IMPROVEMENTS			\$115,860.00	\$2,667.00
DEPOSITS				
3223 N WINDSONG DR	B13-0691	IRIS PV LLC		\$50.00
7712 E FLORENTINE RD	B13-0708	YAVAPAI COMMUNITY HOSPITAL ASSOC		\$100.00
7111 E PAV WY	B13-0709	OUT FOR BIDS		\$100.00
8594 E EASTRIDGE DR	B13-0710	PRESCOTT VALLEY COMMERCIAL DEV GROUP		\$100.00
8172 E LONG MESA DR	B13-0626	SMC CONSTRUCTIONLLC		\$75.00
7997 E DANA DR	B13-0631	ST GERMAINE ROMAN CATHOLIC PARISH		\$100.00
8101 E STATE ROUTE 69	B13-0662	OSTER BRUCE & BETTY JO		\$100.00
7 DEPOSITS				\$625.00
TOTAL IMPROVEMENTS				\$3,292.00

<i>Address</i>	<i>Permit Number</i>	<i>Owner/Contractor</i>	<i>Valuation</i>	<i>Amount</i>
COMMERCIAL - MISC OTHER				
8600 E NACE LN	B13-0678	TOWN OF PRESCOTT VALLEY	\$25,000.00	\$100.00
6717 E 2ND ST	B13-0629	CRAZY HORSE DEVELOPMENT LLC	\$1,468.00	\$41.00
3050 N NAVAJO DR	B13-0654	SUPERIOR ROOFING	\$5,000.00	\$119.00
5715 E STATE ROUTE 69	B13-0621	YK COMMERCIAL REALTY LLC	\$39,552.00	\$477.00
6901 E PANTHER PT	B13-0675	HUMBOLDT UNIFIED SCHOOL DISTRICT	\$49,398.00	\$684.00
8601 E LOOS DR	B13-0682	HUMBOLDT UNIFIED SCHOOL DIST #22	\$9,516.00	\$193.00
6 MISC OTHER			\$129,934.00	\$1,614.00
DEPOSITS				
5715 E STATE ROUTE 69	B13-0621	YK COMMERCIAL REALTY LLC		\$100.00
1 DEPOSITS				\$100.00
TOTAL MISC OTHER				\$1,714.00
COMMERCIAL - MOBILE HOME				
0 MOBILE HOME				
TOTAL MOBILE HOME				\$0.00
COMMERCIAL - NEW				
0 NEW				
TOTAL NEW				\$0.00
COMMERCIAL - ZONING				
8531 E FLORENTINE RD	Z13-0346	SCHISEL DANIEL J & CONNIE C RS	\$2,380.00	\$25.00
1 ZONING			\$2,380.00	\$25.00
TOTAL ZONING				\$25.00

<i>Address</i>	<i>Permit Number</i>	<i>Owner/Contractor</i>	<i>Valuation</i>	<i>Amount</i>
RESIDENTIAL - DEMOLITION				
9196 E WHIPSAW LN	B13-0624	COLDSMITH JASON ALLEN	\$5,000.00	\$50.00
5036 N STETSON DR	B13-0625	STONE DANIEL A &	\$3,000.00	\$50.00
2 DEMOLITION			\$8,000.00	\$100.00
TOTAL DEMOLITION				\$100.00
RESIDENTIAL - GARAGES, CARPORTS				
11250 E STATE ROUTE	B13-0617	ORCHARD RV RESORT LLC	\$1,288.00	\$56.00
7385 E GRANDVIEW DR	B13-0618	WILSON MIKE BRYAN & TRISTIN ELAINE	\$7,560.00	\$178.00
11250 E STATE ROUTE	B13-0636	ORCHARD RV RESORT LLC	\$10,624.00	\$176.00
3 GARAGES, CARPORTS			\$19,472.00	\$411.00
DEPOSITS				
9081 E BIGHORN DR	B13-0685	KSENZULAK CYNTHIA		\$50.00
1 DEPOSITS				\$50.00
TOTAL GARAGES, CARPORTS				\$461.00
RESIDENTIAL - IMPROVEMENTS				
848 N MOUNTAIN BRUSH	B13-0604	OTTINGER FAMILY TRUST	\$1,344.00	\$56.00
13351 E PALOMINO LN	B13-0436	BARENZ CONST	\$75,440.00	\$895.00
4482 N ROMERO CIRCLE	B13-0643	PVO CONST	\$23,087.00	\$401.00
3648 N ETHERIDGE DR	B13-0644	THOMPSON WILLIAM JEREMIAH	\$1,800.00	\$56.00
4310 N KATIE CIRCLE E	B13-0645	WADE TED & MARY UI &	\$23,600.00	\$401.00
8882 E JAMIE DR	B13-0646	PVO CONST	\$27,600.00	\$448.00
2051 N OXFORD	B13-0638	JAGR CUSTOM HOMES LLC	\$7,000.00	\$164.00
11250 E STATE ROUTE	B13-0647	ORCHARD RV RESORT LLC	\$660.00	\$56.00
7989 N PARADISE CANYON	B13-0527	RENEWAL BY ANDERSEN	\$1,200.00	\$56.00
6624 E BROMBIL ST	B13-0653	SUNBURST PATIOS	\$8,640.00	\$193.00
7208 E COURAGE BUTTE	B13-0591	RIOS FAMILY TRUST	\$23,988.00	\$308.00
7213 E COZY CAMP DR	B13-0650	NORTHERN ARIZONA HOME	\$420.00	\$40.00
6819 E PERTH CT	B13-0668	SUNBURST PATIOS	\$2,200.00	\$104.00
7250 E PIONEER LN	B13-0677	POOLEY ROBERT G & JEAN M RS	\$80,000.00	\$856.00
7279 E CONESTOGA	B13-0683	SPECIAL ADDITION	\$4,800.00	\$134.00
2774 N PANORAMA DR	B13-0681	DICK DAVID & DELANE RS	\$1,782.00	\$41.00
7473 E PEAKS PL	B13-0690	JOHNSON MELVIN A FAMILY LIVING	\$2,940.00	\$104.00
3321 N ROBERT RD	B13-0689	RIELY MASON & MILDRED RS	\$4,536.00	\$208.00
1249 N STACK ROCK RD	B13-0698	RAVENCREST HOMES	\$750.00	\$41.00
4724 N LAVA LN	B13-0705	SUNBURST PATIOS	\$2,520.00	\$69.00
20 IMPROVEMENTS			\$294,307.00	\$4,632.00
DEPOSITS				
5150 N PINTO DR	B13-0665	KNA CONSTRUCTION		\$100.00

<i>Address</i>	<i>Permit Number</i>	<i>Owner/Contractor</i>	<i>Valuation</i>	<i>Amount</i>
8125 E NANCY RD	B13-0693	BUKOWSKI BRUNO		\$50.00
7250 E PIONEER LN	B13-0677	POOLEY ROBERT G & JEAN M RS		\$100.00
3 DEPOSITS				\$250.00
TOTAL IMPROVEMENTS				\$4,882.00

RESIDENTIAL - MISC OTHER

8211 N SABLE WY	B13-0613	SOLARCITY	\$22,050.00	\$386.00
3515 N CONSTANCE DR	B13-0614	STRONG DALE R (BD)	\$12,250.00	\$238.00
3501 N CATHERINE DR	B13-0616	SOLARCITY	\$29,400.00	\$469.00
8161 E TRANQUIL BL	B13-0627	MCNALLY VERONICA J	\$6,179.00	\$148.00
4120 N LA JOLLA DR	B13-0628	LOVELL GEORGE P & LINDA L JT	\$9,661.00	\$193.00
7570 E MANLEY DR	B13-0630	RHODES LIVING TRUST	\$13,000.00	\$238.00
4840 N SCOUT WY	B13-0632	PITZER AIR COND. & BENJAMIN FRANKLIN	\$6,000.00	\$134.00
7800 E LOOS DR	B13-0633	MARTINEZ RUBEN L & SHARLENE M JT	\$1,217.00	\$41.00
7876 N SIESTA SUNSET	B13-0634	DELTA MECHANICAL	\$964.00	\$41.00
7418 E GRANITE VIEW	B13-0635	DI VETTA HELEN J & MARIO RS	\$956.00	\$41.00
5090 N LONG RIFLE RD	B13-0639	WYMAN MARK W & SUSAN E RS	\$22,579.00	\$386.00
7426 E BEAVER VALLEY	B13-0640	SOLARCITY	\$30,106.00	\$480.00
4746 N WAGON WY	B13-0641	SOLARCITY	\$8,154.00	\$178.00
7554 N PARADISE FOUND	B13-0642	REC SOLAR	\$17,697.00	\$312.00
8456 E MANLEY DR	B13-0656	SOLARCITY	\$8,780.00	\$178.00
5116 N SADDLEBACK	B13-0657	SOLARCITY	\$13,798.00	\$252.00
8357 N DRY CREEK RD	B13-0658	SOLARCITY	\$20,070.00	\$356.00
7783 E LAS FLORES AV	B13-0673	DELALOYE CHRISTIAN A & JANINA R RS	\$4,200.00	\$119.00
8086 E DONNA RD	B13-0659	SOLARWORKS	\$30,000.00	\$469.00
4616 N VERDE VISTA DR	B13-0679	PONDEROSA ELECTRIC	\$1,000.00	\$41.00
5293 N SADDLEBACK	B13-0680	PITZER AIR COND. & BENJAMIN FRANKLIN	\$8,000.00	\$163.00
7836 E FALLA BELLA WY	B13-0672	SOLARCITY	\$13,750.00	\$163.00
7766 E MESTENO RD	B13-0684	SOLARCITY	\$40,000.00	\$577.00
7022 N WINDY WALK	B13-0695	MANDALAY COMMUNITIES INC	\$17,252.00	\$312.00
8680 E MANLEY DR	B13-0706	P&C ELECTRIC	\$3,800.00	\$104.00
10444 E OLD BLACK CANYON	B13-0707	SOUTH FACE SOLAR ELECTRIC	\$28,846.00	\$459.00
26 MISC OTHER			\$369,709.00	\$6,480.00
TOTAL MISC OTHER				\$6,480.00

RESIDENTIAL - MOBILE HOME

4365 N KATIE CIRCLE W	B13-0579	GRANILLOS MOBILE HOME SERVICE	\$20,000.00	\$305.00
1 MOBILE HOME			\$20,000.00	\$305.00
TOTAL MOBILE HOME				\$305.00

RESIDENTIAL - MULTI FAMILY NEW

Address	Permit Number	Owner/Contractor	Valuation	Amount
0 MULTI FAMILY NEW				
TOTAL MULTI FAMILY NEW				\$0.00

RESIDENTIAL - SINGLE FAMILY NEW
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4841 N AGUA FRIA DR	B13-0610	FULTS RICKS	\$218,734.00	\$1,551.00
1084 N RUSTY NAIL RD	B13-0612	UNIVEST-LAND INVESTMENTS LLC	\$213,555.00	\$1,046.00
13061 E SANDOVAL ST	B13-0601	EH QUAILWOOD LLC	\$194,104.00	\$906.00
963 N SOLIZ ST	B13-0602	EH QUAILWOOD LLC	\$257,469.00	\$1,036.00
7648 E AMBER RIDGE	B13-0620	M H I RESIDENTIAL, INC	\$199,775.00	\$918.00
13071 E SANDOVAL ST	B13-0623	EH QUAILWOOD LLC	\$194,104.00	\$906.00
1126 N TIN WHIP TR	B13-0637	UNIVEST-LAND INVESTMENTS LLC	\$183,465.00	\$983.00
5842 N TALBOT DR	B13-0648	UNIVERSAL HOMES INC*	\$146,424.00	\$910.00
5834 N TALBOT DR	B13-0649	UNIVERSAL HOMES INC*	\$161,399.00	\$940.00
931 N SOLIZ ST	B13-0652	EH QUAILWOOD LLC	\$194,104.00	\$1,006.00
3928 N WAKEFIELD DR	B13-0660	UNIVERSAL HOMES INC*	\$197,444.00	\$1,012.00
6375 E BOOTHWYN ST	B13-0661	UNIVERSAL HOMES INC*	\$174,072.00	\$965.00
8363 N PEPPERBOX RD	B13-0666	MANDALAY COMM	\$288,989.00	\$1,101.00
3965 N FAIRFAX RD	B13-0670	UNIVERSAL HOMES INC*	\$193,578.00	\$1,003.00
6416 E RYDER CT	B13-0671	UNIVERSAL HOMES INC*	\$225,701.00	\$1,070.00
13061 E GONZALEZ ST	B13-0667	EH QUAILWOOD LLC	\$233,494.00	\$987.00
1123 N LUCKY DRAW DR	B13-0686	UNIVEST-LAND INVESTMENTS LLC	\$211,315.00	\$1,041.00
17 SINGLE FAMILY NEW			\$3,487,726.00	\$17,382.00

DEPOSITS

13048 E SANDOVAL ST	B13-0622	EH QUAILWOOD LLC		\$100.00
7225 N LUCKY SHOE WY	B13-0664	MANDALAY COMMUNITIES		\$100.00
8497 N RAINBOW VISTA	B13-0694	PREMIER DEVELOPMENT AZ		\$100.00
7241 N LUCKY SHOE WY	B13-0712	PRONGHORN DEVELOPMENT LLC		\$100.00
7648 E AMBER RIDGE	B13-0620	M H I RESIDENTIAL, INC		\$100.00
13071 E SANDOVAL ST	B13-0623	EH QUAILWOOD LLC		\$100.00
8363 N PEPPERBOX RD	B13-0666	MANDALAY COMM		\$100.00
13061 E GONZALEZ ST	B13-0667	EH QUAILWOOD LLC		\$100.00
8 DEPOSITS				\$800.00

TOTAL SINGLE FAMILY NEW				\$18,182.00
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RESIDENTIAL - ZONING

4012 N EDITH CT	Z13-0308	PEREZ JUAN M	\$1,000.00	\$15.00
8371 E HOPI CR	Z13-0309	BRAND DAVID P & BRENDA RS	\$2,500.00	\$25.00
1084 N RUSTY NAIL RD	Z13-0310	UNIVEST-LAND INVESTMENTS LLC	\$4,800.00	\$25.00
963 N SOLIZ ST	Z13-0306	EH QUAILWOOD LLC	\$2,800.00	\$25.00
13061 E SANDOVAL ST	Z13-0307	EH QUAILWOOD LLC	\$2,800.00	\$25.00
7648 E AMBER RIDGE	Z13-0311	M H I RESIDENTIAL, INC	\$5,000.00	\$15.00
7331 E SUNFLOWER LN	Z13-0312	TOM CASEY/ANITA	\$1,000.00	\$15.00

<i>Address</i>	<i>Permit Number</i>	<i>Owner/Contractor</i>	<i>Valuation</i>	<i>Amount</i>
3474 N VALORIE DR	Z13-0316	APPLE CHARLES E JR & KATHERINE M	\$2,097.00	\$15.00
13071 E SANDOVAL ST	Z13-0313	EH QUAILWOOD LLC	\$2,800.00	\$25.00
4089 N CORNWALL RD	Z13-0317	HANEL FAMILY TRUST	\$5,000.00	\$15.00
1126 N TIN WHIP TR	Z13-0319	UNIVEST-LAND INVESTMENTS LLC	\$3,275.00	\$25.00
3071 N MAJESTY DR	Z13-0320	TRACY FAMILY TRUST	\$700.00	\$15.00
7649 E NIGHTINGALE STAR	Z13-0321	PALLADINO MICHAEL & DOROTHY M	\$840.00	\$15.00
8111 E BARBARA RD	Z13-0315	FLORES ROSENDA ESTRADA AND	\$700.00	\$15.00
11250 E STATE ROUTE	Z13-0318	UNIT SETS	\$41,000.00	\$40.00
5834 N TALBOT DR	Z13-0322	UNIVERSAL HOMES INC*	\$1,500.00	\$25.00
5842 N TALBOT DR	Z13-0323	UNIVESAL HOMES INC	\$1,500.00	\$25.00
931 N SOLIZ ST	Z13-0324	EH QUAILWOOD LLC	\$2,800.00	\$25.00
6375 E BOOTHWYN ST	Z13-0328	UNIVERSAL HOMES INC*	\$1,500.00	\$25.00
3928 N WAKEFIELD DR	Z13-0329	UNIVERSAL HOMES INC*	\$1,500.00	\$25.00
7620 E LONG LOOK DR	Z13-0330	MCCOY GENE ALLEN (BD)	\$500.00	\$15.00
7431 N OUTLOOK LN	Z13-0337	TRI-CITY FENCE	\$2,000.00	\$25.00
8363 N PEPPERBOX RD	Z13-0332	MANDALAY COMM	\$5,000.00	\$25.00
4620 N NOEL DR	Z13-0334	CANGEMI ELISABETH A	\$500.00	\$15.00
6416 E RYDER CT	Z13-0335	UNIVERSAL HOMES INC*	\$1,500.00	\$25.00
3965 N FAIRFAX RD	Z13-0336	UNIVERSAL HOMES INC*	\$1,500.00	\$25.00
13417 E BUCKSHOT RD	Z13-0339	HARTMANN WILHELM	\$525.00	\$15.00
13061 E GONZALEZ ST	Z13-0333	EH QUAILWOOD LLC	\$2,800.00	\$25.00
7420 N PINNACLE PASS	Z13-0340	WEINRICH GARY W & CAROL E RS	\$10,000.00	\$25.00
5219 N MISSION LN	Z13-0341	TRIPP-PARRISH FAMILY LIVING TRUST	\$500.00	\$15.00
7343 E WREN DR	Z13-0342	DUNHAM DANNY H	\$800.00	\$15.00
1123 N LUCKY DRAW DR	Z13-0345	UNIVEST-LAND INVESTMENTS LLC	\$550.00	\$15.00
6235 N REATA DR	Z13-0349	BURTON BARRY	\$50.00	\$15.00
2752 N NORTHRIDGE DR	Z13-0348	BENSON EMIL A & DOROTHY E &	\$1,200.00	\$15.00
34 ZONING			\$112,537.00	\$705.00
TOTAL ZONING				\$705.00

<i>Address</i>	<i>Permit Number</i>	<i>Owner/Contractor</i>	<i>Valuation</i>	<i>Amount</i>
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REVIEW - MASTER PLAN REVIEW

0 MASTER PLAN REVIEW

DEPOSITS

MS13-0015

\$300.00

1 DEPOSITS

\$300.00

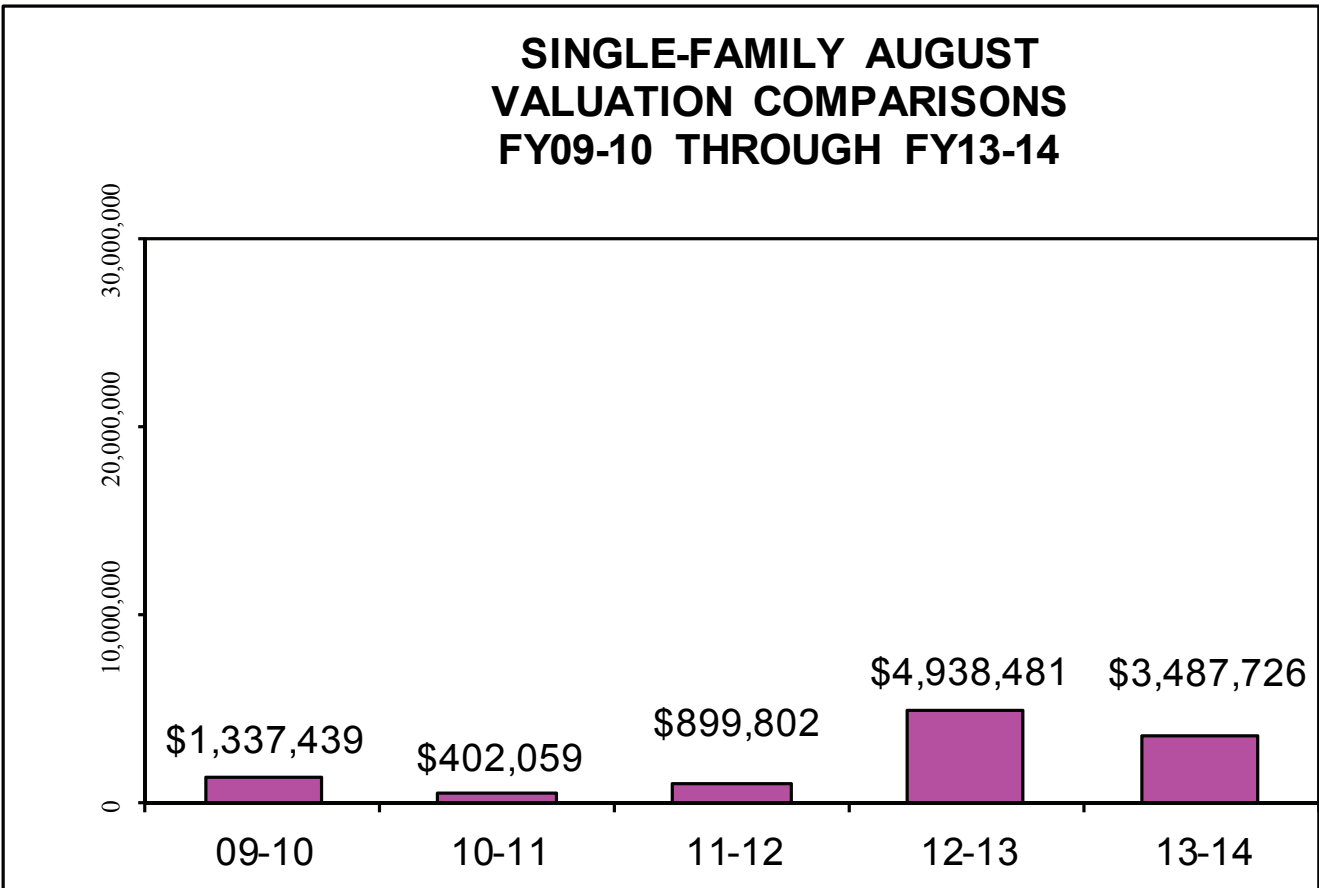
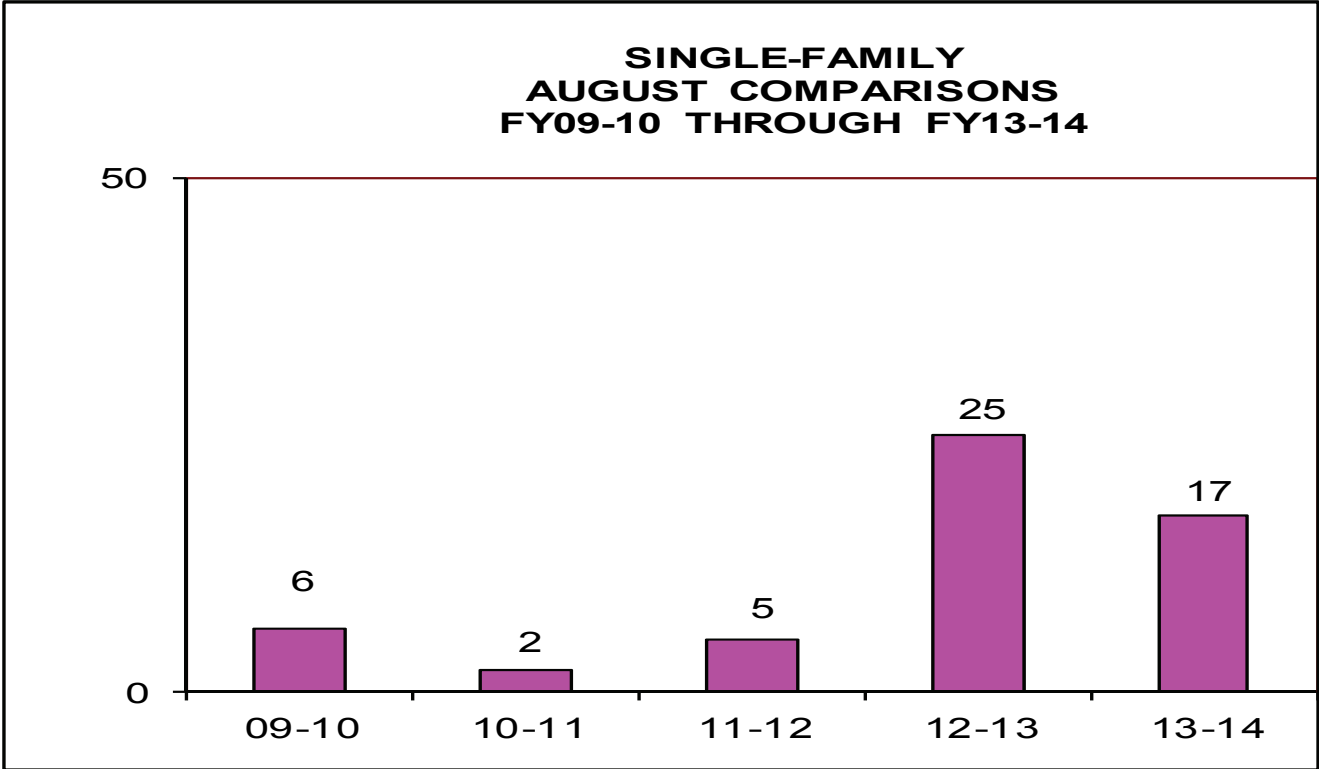
TOTAL MASTER PLAN REVIEW

\$300.00

TOTAL PERMITS -	120	\$4,560,925.00	\$34,371.00
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<i>Overall Total :</i>	\$36,496.00
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BUILDING DIVISION



BUILDING DIVISION

