



Monthly Staff Report



Community Development Department

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

**FEBRUARY
2010**

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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

The following listing of agenda items represents materials reviewed by the Planning and Zoning Commission during regular session on February 8, 2010.

Members present: Commissioner Harper, Commissioner Huot, Commissioner Duskey, Commissioner Russell, Vice-Chairperson Babbitt and Chairperson Burley. Staff Present: Joe Scott, Planner; and Vikie Anderson, Administrative Specialist. .

Action Items:

1. **RP09-004.** Upon the application of Alan and Amy Snyder Revocable Trust, a request for approval of a Reversionary Plat to combine lots 3349 and 3350, Prescott Valley Unit 11. Subject property located at 8360 and 8372 E. Lakeshore Drive, APNs 103-28-134 and 103-28-135.

Action RP09-004:

Commissioner Huot moved to approve RP09-004 as submitted and forward to the Town Council with a recommendation for approval. Commissioner Harper seconded the motion.
Motion carried unanimously by roll call vote of those members present.

2. **RP09-005.** Upon the application of Alan and Amy Snyder Revocable Trust, a request for approval of a Reversionary Plat to combine lots 3352 and 3353, Prescott Valley Unit 11. Subject property located at 8400 and 8412 E. Lakeshore Drive, APNs 103-28-137 and 103-28-138.

Action RP09-005:

Commissioner Huot moved to approve RP09-005 as submitted and forward to the Town Council with a recommendation for approval. Commissioner Harper seconded the motion.
Motion carried unanimously by roll call vote of those members present.

3. **RP10-001.** Upon the application of Robert Hamill, owner, a request for approval of a Reversionary Plat to combine lot 5360, APN 103-35-156A, Prescott Valley Unit 17, with an adjacent portion of abandoned right-of-way being APN 103-35-156B. The subject property is located on the east side of Viewpoint Drive, south of State Route 89A and north of Addis Avenue.

Action RP10-001:

Commissioner Huot moved to approve RP10-001 as submitted and forward to the Town Council with a recommendation for approval. Commissioner Harper seconded the motion.
Motion carried unanimously by roll call vote of those members present.

PLANNING & ZONING COMMISSION

4. **PP10-001.** Upon the application of Alan and Amy Snyder Revocable Trust, a request for a Preliminary Plat approval in order to develop a four (4) unit condominium named the Copper Creek Condominiums. Subject property located at 8360 and 8372 E. Lakeshore Drive, APNs 103-28-134 and 103-28-135, lots 3349 and 3350, Prescott Valley Unit 11.

Action PP10-001:

Commissioner Harper moved to approve PP10-001 as submitted subject to the following conditions:

1. A Final Plat shall be submitted for consideration by the Town Council in accordance with Town Code Section 14-03-060 along with a copy of the Condominium Declaration and shall be accompanied by an "Attorney Opinion Letter" stating that the declaration and plat are in conformance with all State requirements of ARS Title 33, Chapter 9, more specifically §§ 13-1215 and 13-1219.
2. Recording of a Reversionary Plat to combine Prescott Valley Unit 11, Lots 3349 and 3350.

Commissioner Duskey seconded the motion. Motion carried unanimously by roll call vote of those members present.

5. **PP10-002.** Upon the application of Alan and Amy Snyder Revocable Trust, a request for a Preliminary Plat approval in order to develop a four (4) unit condominium named the Lynx Creek Condominiums. Subject property located at 8400 and 8412 E. Lakeshore Drive, APNs 103-28-137 and 103-28-138, lots 3352 and 3353, Prescott Valley Unit 11.

Action PP10-002:

Vice-Chairperson Babbitt moved to approve PP10-002 as submitted subject to the following conditions:

1. A Final Plat shall be submitted for consideration by the Town Council in accordance with Town Code Section 14-03-060 along with a copy of the Condominium Declaration and shall be accompanied by an "Attorney Opinion Letter" stating that the declaration and plat are in conformance with all State requirements of ARS Title 33, Chapter 9, more specifically §§ 13-1215 and 13-1219.
2. Recording of a Reversionary Plat to combine Prescott Valley Unit 11, Lots 3352 and 3353.

Commissioner Russell seconded the motion. Motion carried unanimously by roll call vote of those members present.

BOARD OF ADJUSTMENT

The following listing of agenda items represents materials reviewed by the Board of Adjustment during regular session on February 22, 2010.

Members present: Members present: Chairperson Lombardi, Vice-Chairperson Shimmin, Member Gamble, Member Heck and Member Johnson. Staff present: Al Sengstock, Community Services Manager; and Kristi Jones, Administrative Specialist.

Action Items:

1. **V10-001.** Upon the application of Craig Dorn, B's Contractors, L.L.C., Agent for Prudential Overall Supply, a request for a Variance to waive the requirements described within the Section 13-26-050.D.4.b, of the Town of Prescott Valley Zoning Ordinance, which requires that all roof or ground-mounted mechanical equipment be screened to a height of not less than that of the equipment. Property located at 10170 E. Valley Road, Big Sky Industrial Park, Prescott Valley, APN #402-14-231.

Action V10-001:

Member Heck moved to deny V10-001 due to a self-imposed hardship.
Vice-Chairperson Shimmin seconded the motion. Motion passed 4:0 by voice call vote with Member Johnson abstaining due to conflict of interest.

2. **INT10-001.** Upon the application of Joseph Mattera, Mattera Enterprises Recycling, Inc., Agent for Mattera Living Trust, a request for an Interpretation of "Public Nuisance" statute as applicable to M1 Industrial Zoning as it relates to Code Enforcement activity by the Town of Prescott Valley. Property located at 635 S. Cold Water Lane, Antelope Meadows Commercial Center, APN# 402-02-513K.

Action INT10-001:

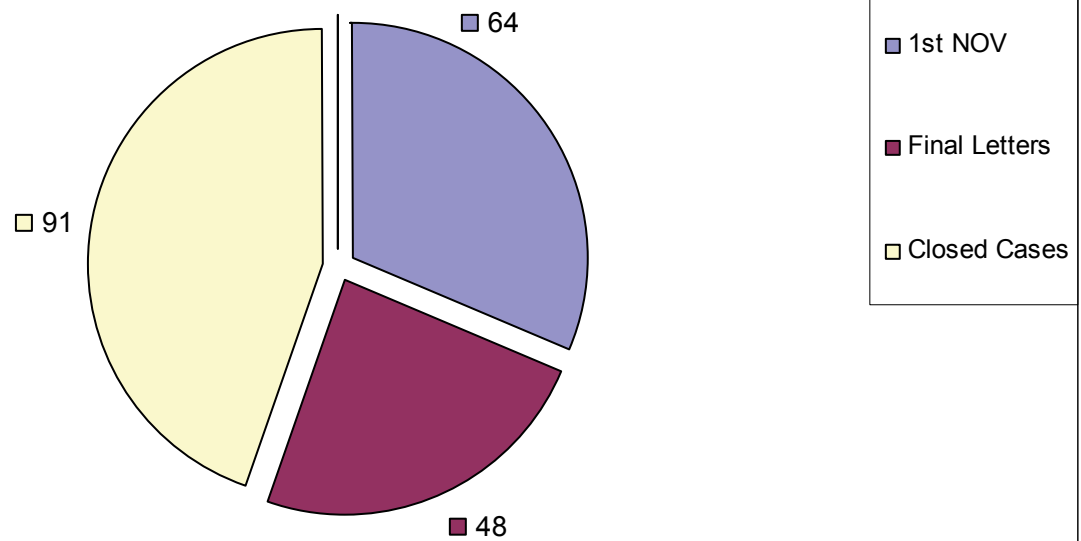
Following presentation, discussion and an approved motion on INT10-001, Staff discovered that further clarification needed to be made with regard to verbiage contained within the Staff Brief for this interpretation. Therefore, the motion related to INT10-001 was rescinded and the item was placed on the agenda for the next regular meeting of the Board of Adjustments. Applicant was notified of change.

BUILDING BOARD OF APPEALS

There were no materials for review by the Building Board of Appeals in February 2010; therefore, the Board did not convene.

CODE ENFORCEMENT

February 2010 Letter Totals



Total Violation Notices: 203

ADMINISTRATIVE HEARING OFFICER

CASE FILINGS AND DISPOSITIONS

MONTH	# FILED	# HEARD	# CLOSED	# PENDING (filed but not heard yet or continued)
August 2009	23	16	6	22
September 2009	27	34	18	15
October 2009	30	26	8	20
November 2009	11	20	16	14
December 2009	7	15	9	7
January 2010	20	27	14	9
February 2010	13	19	9	5

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

02/01/2010 To 02/26/2010

Address	Permit Number	Owner/Contractor	Valuation	Amount
COMMERCIAL - APARTMENT				
0 APARTMENT				
TOTAL APARTMENT				\$0.00
COMMERCIAL - DEMOLITION				
8256 E STATE ROUTE 69	B10-0074	SUNWEST	\$3,500.00	\$100.00
1 DEMOLITION			\$3,500.00	\$100.00
TOTAL DEMOLITION				\$100.00
COMMERCIAL - GARAGES, CARPORTS				
0 GARAGES, CARPORTS				
TOTAL GARAGES, CARPORTS				\$0.00
COMMERCIAL - IMPROVEMENTS				
6715 E 2ND ST	B10-0011	MNM AND SONS, INC	\$900.00	\$41.00
3033 N WINDSONG DR	B09-0729	SHRADER & MARTINEZ	\$38,000.00	\$1,040.00
3933 N ROBERT RD	B10-0054	SIGNS PLUS	\$17,800.00	\$490.00
7245 E 1ST ST	B10-0073	HUFF MICHAEL D & JEAN M RS UI &	\$100.00	\$25.00
3033 N WINDSONG DR	B10-0030	BROWNING FAMILY TRUST	\$3,200.00	\$129.00
7700 E FLORENTINE RD	B10-0059	YAVAPAI COMMUNITY HOSPITAL ASSN	\$6,000.00	\$208.00
8172 E LONG MESA DR	B10-0070	PRESCOTT VALLEY SIGNS	\$200.00	\$40.00
2727 N LAKE VALLEY RD	B10-0034	PRESCOTT CHARITIES INC	\$60,080.00	\$833.00
8 IMPROVEMENTS			\$126,280.00	\$2,807.00
DEPOSITS				
6540 E 2ND ST	B10-0051	MNM AND SONS, INC		\$100.00
8256 E STATE ROUTE 69	B10-0075	SUNWEST DENTAL CENTERS		\$100.00
2 DEPOSITS				\$200.00
TOTAL IMPROVEMENTS				\$3,007.00
COMMERCIAL - MISC OTHER				
8167 E STATE ROUTE 69	B10-0060	HCH PROPERTIES LLC	\$1,500.00	\$66.00
11250 E STATE ROUTE	B10-0077	ORCHARD RV RESORT LLC	\$100.00	\$15.00
2 MISC OTHER			\$1,600.00	\$81.00

<i>Address</i>	<i>Permit Number</i>	<i>Owner/Contractor</i>	<i>Valuation</i>	<i>Amount</i>
TOTAL MISC OTHER				\$81.00
COMMERCIAL - MOBILE HOME				
0 MOBILE HOME				
TOTAL MOBILE HOME				\$0.00
COMMERCIAL - NEW				
3101 N NAVAJO DR	B09-0649	STOUT BUILDING CONTRACTORS	\$815,836.00	\$4,011.00
1 NEW			\$815,836.00	\$4,011.00
TOTAL NEW				\$4,011.00
COMMERCIAL - ZONING				
7402 E PALO VERDE ST	Z10-0023	BUTLER MICHAEL ANTHONY	\$0.00	\$25.00
1 ZONING			\$0.00	\$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				
4483 N ROMERO CIRCLE	B10-0057	VARGAS FRANCISO	\$500.00	\$50.00
4484 N ROMERO CIRCLE	B10-0067	D AND K	\$31,500.00	\$50.00
2 DEMOLITION			\$32,000.00	\$100.00
TOTAL DEMOLITION				\$100.00
RESIDENTIAL - GARAGES, CARPORTS				
6904 E LYNX WAGON	B09-0483	BACKS REVOCABLE TRUST	\$987.00	\$56.00
11250 E STATE ROUTE	B10-0064	ORCHARD RV RESORT LLC	\$14,112.00	\$282.00
2 GARAGES, CARPORTS			\$15,099.00	\$339.00
TOTAL GARAGES, CARPORTS				\$339.00
RESIDENTIAL - IMPROVEMENTS				
7166 E PRAIRIE HILL	B10-0053	PUPLAVA FAMILY TRUST	\$1,194.00	\$41.00
4036 N JAY CT	B09-0596	BUNYARD LEONA E &	\$1,470.00	\$81.00
2968 N PLEASANT VIEW	B10-0055	JOHNSON CARL	\$3,500.00	\$104.00
6151 N REATA DR	B10-0072	SPE SYSTEMS INC.	\$350.00	\$25.00
5337 N BREMONT WY	B10-0040	PUIG JOSE EFREN &	\$17,000.00	\$312.00
1764 E FLEET ST	B10-0082	BERGER WESLEY A & PATRICIA A LIV	\$10,000.00	\$250.00
6 IMPROVEMENTS			\$33,514.00	\$813.00
DEPOSITS				
1764 E FLEET ST	B10-0082	BERGER WESLEY A & PATRICIA A LIV		\$50.00
1 DEPOSITS				\$50.00
TOTAL IMPROVEMENTS				\$863.00
RESIDENTIAL - MISC OTHER				
5417 N WESTERN BL	B10-0050	LUCERO PATRICIA LIVING TRUST	\$2,000.00	\$41.00
7700 E LAS FLORES AV	B10-0052	GORSKI JOSEPH A	\$1,600.00	\$41.00
413 N ENSENADA ST	B10-0045	BECKER GEORGE BARRETT III	\$16,539.00	\$297.00
4760 N SPRING DR	B10-0058	RICHARDS SALLY JO REVOCABLE	\$5,600.00	\$134.00
7100 E GRANDVIEW DR	B10-0061	GOFF MELISSE A	\$5,000.00	\$47.00
3385 N PLEASANT VIEW	B10-0065	CHRISTENSEN LYLE	\$1,080.00	\$41.00
609 N VERMILION DR	B10-0066	RAVELLI ALFRED & BEVERLY JT (BD)	\$7,544.00	\$163.00
4166 N KACHINA WY	B10-0068	BRECKA JACK E & ANNE R RS	\$495.00	\$25.00
401 S STATE ROUTE 69	B10-0078	WEBER THOMAS &	\$1,000.00	\$41.00
6185 N REATA DR	B10-0079	MALESKO CHARLES &	\$4,311.00	\$119.00
3350 N PLEASANT VIEW	B10-0084	PITMAN WAYNE H & MARY L REV LIV TR	\$37,800.00	\$336.00
1955 N FENCE LINE CT	B10-0081	KUSEK FAMILY LIVING TRUST	\$35,100.00	\$534.00
12 MISC OTHER			\$118,069.00	\$1,820.00

<i>Address</i>	<i>Permit Number</i>	<i>Owner/Contractor</i>	<i>Valuation</i>	<i>Amount</i>
TOTAL MISC OTHER				\$1,820.00
RESIDENTIAL - MOBILE HOME				
11250 E STATE ROUTE	B10-0063	ORCHARD RV RESORT LLC	\$75,000.00	\$170.00
4484 N ROMERO CIRCLE	B10-0083	YOUNG DEBBIE S	\$31,500.00	\$215.00
2 MOBILE HOME			\$106,500.00	\$385.00
DEPOSITS				
11250 E STATE ROUTE	B10-0062	ORCHARD RV RESORT LLC		\$60.00
11250 E STATE ROUTE	B10-0063	ORCHARD RV RESORT LLC		\$60.00
2 DEPOSITS				\$120.00
TOTAL MOBILE HOME				\$505.00
RESIDENTIAL - MULTI FAMILY NEW				
0 MULTI FAMILY NEW				
TOTAL MULTI FAMILY NEW				\$0.00
RESIDENTIAL - SINGLE FAMILY NEW				
8223 N SAGE VISTA	B10-0048	RUST RICHARD A & GEORGIA A RS	\$236,095.00	\$1,623.00
4560 N VERDE VISTA DR	B10-0069	FAITH SHERRY &	\$102,714.00	\$1,168.00
2 SINGLE FAMILY NEW			\$338,809.00	\$2,791.00
DEPOSITS				
4560 N VERDE VISTA DR	B10-0069	FAITH SHERRY &		\$100.00
1 DEPOSITS				\$100.00
TOTAL SINGLE FAMILY NEW				\$2,891.00
RESIDENTIAL - ZONING				
7481 E CONESTOGA	Z10-0013	HOLZMANN JAMES C & LESLIE D JT (BD)	\$500.00	\$15.00
5134 N DESERT LN	Z10-0014	HILL MICHAEL J &	\$1,750.00	\$25.00
7700 E BUENA VISTA DR	Z10-0016	HORVATH MICHAEL T & NANCY J RS	\$1,000.00	\$15.00
9135 E BIGHORN DR	Z10-0012	EWING PAUL E III & KIMBERLY D JT	\$6,000.00	\$25.00
8615 E LONG MESA DR	Z10-0015	SNAZA GARY E & KELLY A JT	\$500.00	\$15.00
5384 N HONDO DR	Z10-0017	COGGINS ROBERT J & GWYN A JT	\$2,500.00	\$15.00
4908 N HARLEQUIN DR	Z10-0018	RANGE FAMILY TRUST	\$1,000.00	\$15.00
8300 E LOOS DR	Z10-0022	KINGSTON ANN M	\$0.00	\$25.00
5462 N CONCHO DR	Z10-0024	FOLK ELIZABETH L & MICHAEL RS	\$0.00	\$15.00
4900 N DEL RIO CR	Z10-0005	PROFESSIONAL FENCE	\$2,000.00	\$15.00
8680 E CRATER CT	Z10-0006	PROFESSIONAL FENCE	\$3,000.00	\$25.00
7197 N SUMMIT VIEW DR	Z10-0025	MALIN DARRELL G & SACHIKO F RS	\$395.00	\$15.00
8100 E DANA DR	Z10-0026	FIGUEROA JOHN	\$450.00	\$15.00
3547 N VALORIE DR	Z10-0028	HOLLAND ELLIS H AND MARGARET R JT	\$0.00	\$15.00

<i>Address</i>	<i>Permit Number</i>	<i>Owner/Contractor</i>	<i>Valuation</i>	<i>Amount</i>
3600 N VICTOR RD	Z10-0029	WISE THOMAS & MARIA L RS (BD)	\$200.00	\$15.00
15 ZONING			\$19,295.00	\$265.00
TOTAL ZONING				\$265.00

Address

Permit Number Owner/Contractor

Valuation Amount

REVIEW - MASTER PLAN REVIEW

0 MASTER PLAN REVIEW

TOTAL MASTER PLAN REVIEW

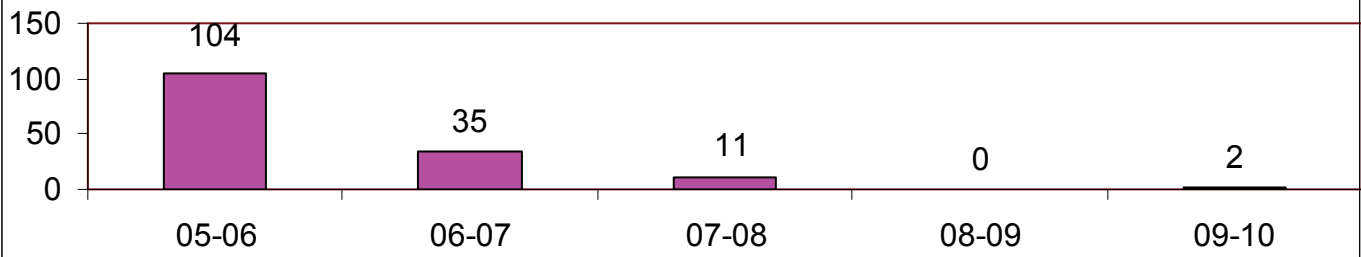
\$0.00

TOTAL PERMITS -	54	\$1,610,502.00	\$13,536.00
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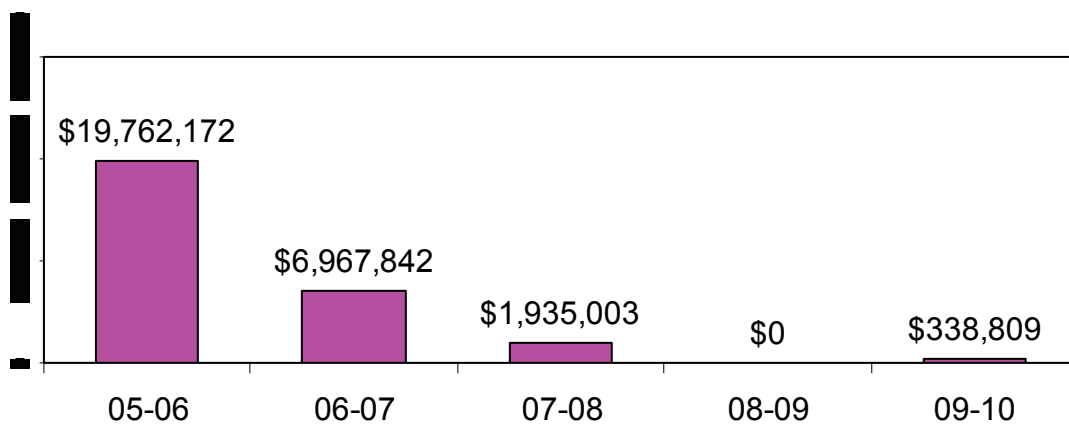
<i>Overall Total :</i>	<i>\$14,006.00</i>
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BUILDING DIVISION

SINGLE-FAMILY FEBRUARY COMPARISONS FY05-06 THROUGH FY09-10

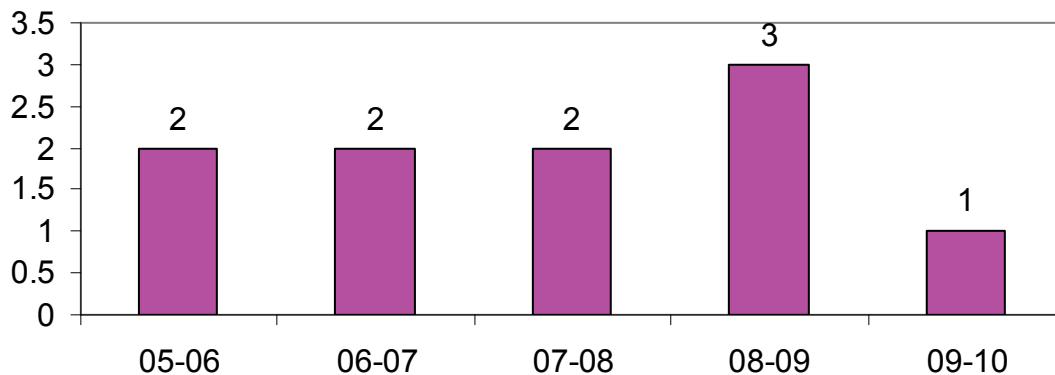


SINGLE-FAMILY FEBRUARY VALUATION COMPARISONS FY05-06 THROUGH FY09-10



BUILDING DIVISION

**NEW COMMERCIAL
FEBRUARY COMPARISONS
FY05-06 THROUGH FY09-10**



**NEW COMMERCIAL VALUATION
FEBRUARY COMPARISONS
FY05-06 THROUGH FY09-10**

