



Monthly Staff Report



Community Development Department

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

**FEBRUARY
2012**

Inside this issue:

Planning & Zoning Commission	2-4
Board of Adjustment	5
Building Board of Appeals	5
Code Enforcement	6
Administrative Hearing Office	6
Building Division	7-14

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 13, 2012.

Members present: Chairperson Duskey, Commissioner Smith, Vice-Chairperson Whiting, and Commissioner Owen, Commissioner Johnstone, Commissioner Young and Commissioner Gay.
Staff Present: Richard Parker, Community Development Director; Joe Scott, Planner and Vikie Anderson, Administrative Specialist.

Public Hearing Items:

1. **ZMC11-003/PDP12-001.** Upon the initiation of Mountain Rose Properties, L.L.C., a request for a zoning map change (ZMC11-003) from R1MH-10 (Residential; Single-Family Mobile/Manufactured Home) and R2-6 (Residential; Multiple Dwelling Units) to R2-3 PAD (Residential; Multiple Dwelling Units - Planned Area Development) on approximately three (3) acres located at the northwest intersection of Navajo and Lakeshore Drives.

Action ZMC11-003:

Vice-Chairperson Whiting moved to approve ZMC11-003 as submitted with stipulations, amending stipulation #2 to include “with prior Planning and Zoning Commission review” and forward to the Town Council for approval. Commissioner Smith seconded the motion. Motion carried unanimously by roll call vote of those members present.

Stipulations:

1. The site shall be developed in substantial conformance with the approved Preliminary Development Plan and terms of the letter of agreement approved between the Town and Mountain Rose Properties, L.L.C., being attached hereto and made a part thereof.
2. Submission of a Final Development Plan, in accordance with Article 13-19 and Chapter 14 of the Town Code, for any development phase, including approval by the Engineering Department of a drainage and grading plan.
3. Approval of a Final Development Plan is strictly conditioned that all improvements as shown on the Navajo Drive Phase 2 plans by Civiltec Engineering dated 02-006 and being 47 pages, be fully in place or that all improvements be made part of a Final Development Plan and fully bonded for.
4. Development shall be in conformance with all other applicable Town Code zoning development requirements.

PLANNING & ZONING COMMISSION

Action PDP12-001:

Vice-Chairperson Whiting moved to approve PDP12-001 as submitted and forward to the Town Council for approval. Commissioner Young seconded the motion. Motion carried unanimously by roll call vote of those members present.

2. GPA12-001. General Plan 2025: Chapter 1: Introduction

Richard Parker, Director, addressed the Commission. Mr. Parker stated that Chapter 1, Introduction Element, had previously been before the Commission on August 22, 2011 in work-study and also a joint session with the Planning Commission and the Town Council on January 19, 2012, and had been modified to reflect General Plan 2025. Mr. Parker recommended approval by the Commission.

Action GPA12-001, Chapter 1: Introduction:

Vice-Chairperson Whiting moved to approve GPA12-001, Chapter 1: Introduction, as submitted and forward to the Town Council for approval. Commissioner Gay seconded the motion. Motion carried unanimously by roll call vote of those members present

3. GPA12-001. General Plan 2025: Chapter 2: Vision and Guiding Principles.

Mr. Parker stated that Chapter 2: Vision and Guiding Principles, had been amended to reflect comments and suggestions brought about in several public visioning meetings, which included young adults, students and senior citizens and also suggestions from the August 22, 2011 work study with the Planning and Zoning Commission and the January 19, 2012 joint session with the Planning Commission and the Town Council. Mr. Parker recommended approval by the Commission.

Action GPA12-001, Chapter 2: Vision and Guiding Principles:

Vice-Chairperson Whiting moved to approve GPA12-001, Chapter 2: Vision and Guiding Principles, as submitted and forward to the Town Council for approval. Commissioner Young seconded the motion. Motion carried unanimously by roll call vote of those members present

PLANNING & ZONING COMMISSION

Action Items

1. **RP12-001.** Upon the application of Andrea F. Smith Banks, consideration of a preliminary Reversionary Plat to reconfigure three (3) lots comprising Prescott Valley Unit 1, Lots 67, 68 & 69 into two (2) proposed lots 67R and 69R.

This application was withdrawn by the applicant and was announced at the beginning of the meeting.

2. Election of Officers.

Richard Parker, Community Development director, stated that Chairperson Duskey would call for nominations for Chairperson and Vice-Chairperson, followed by a vote from the Commission, adding that the Commission could take nominations by voice call or confidentially in writing if they so desired.

Chairperson Duskey called for nominations for Chairperson.

Commissioner Smith moved to nominate Chairperson Duskey to the seat of Chairperson, effective March 12, 2012. Motion carried unanimously by roll call vote.

Chairperson Duskey called for nominations for Vice-Chairperson.

Commissioner Owen moved to accept the nomination of Vice-Chairperson Whiting to the seat of Vice-Chairperson, effective March 12, 2012. Motion carried unanimously by roll call vote.

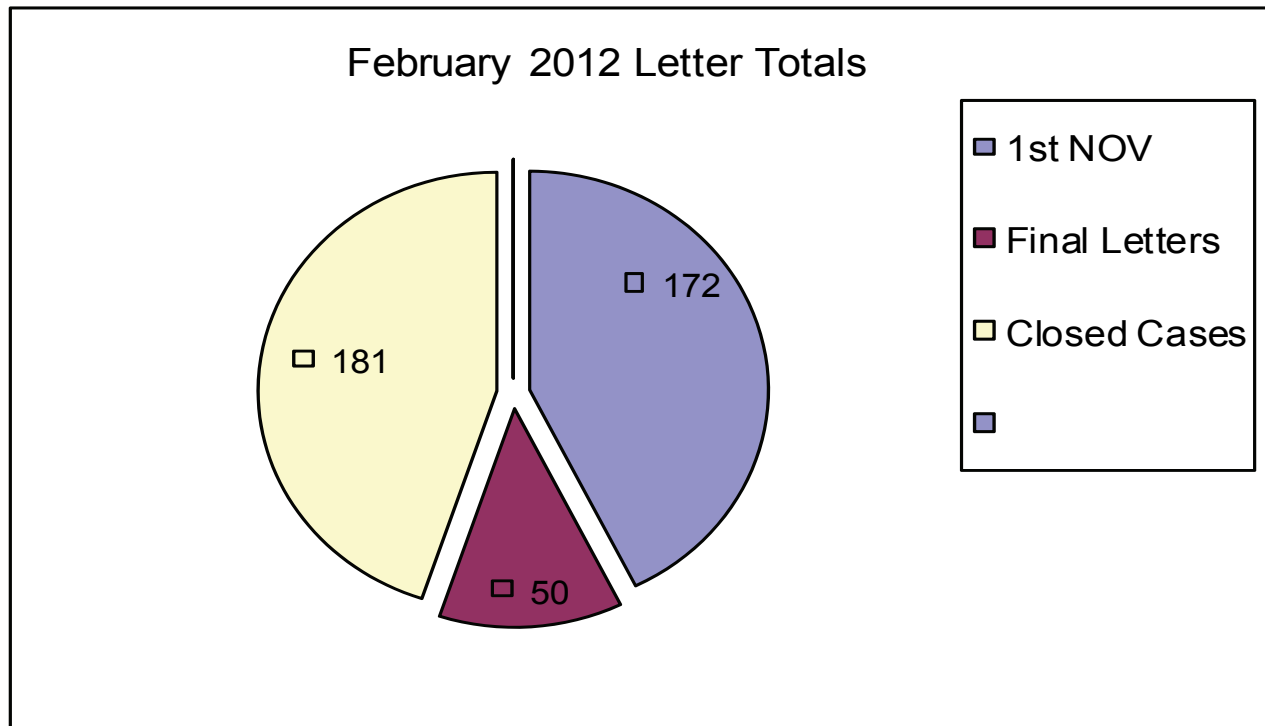
BOARD OF ADJUSTMENT

There were no materials for review by the Board of Adjustment in February 2012; therefore, the Board did not convene.

BUILDING BOARD OF APPEALS

There were no materials for review by the Building Board of Appeals in February 2012; therefore, the Board did not convene.

CODE ENFORCEMENT



Total Violation Notices: 403

ADMINISTRATIVE HEARING OFFICER

CASE FILINGS AND DISPOSITIONS

MONTH	# FILED	# HEARD	# CLOSED	# PENDING (filed but not heard yet or continued)
August 2011	17	10	3	14
September 2011	11	16	5	9
October 2011	49	12	6	45
November 2011	6	47	8	6
December 2011	6	5	3	7
January 2012	4	8	6	2
February 2012	1	4	1	0

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

02/01/2012 To 02/29/2012

Address	Permit Number	Owner/Contractor	Valuation	Amount
COMMERCIAL - APARTMENT				
0 APARTMENT				
TOTAL APARTMENT				\$0.00
COMMERCIAL - DEMOLITION				
3100 N ROBERT RD	B12-0138	SHEYENNE HOMES LLC	\$3,000.00	\$100.00
1 DEMOLITION			\$3,000.00	\$100.00
TOTAL DEMOLITION				\$100.00
COMMERCIAL - GARAGES, CARPORTS				
0 GARAGES, CARPORTS				
TOTAL GARAGES, CARPORTS				\$0.00
COMMERCIAL - IMPROVEMENTS				
6851 E 1ST ST	B11-0248	SIMMONS CONSTRUCTION LLC	\$85,000.00	\$136.00
2517 N GREAT WESTERN	B12-0057	SKIPPER-N-CREW	\$30,000.00	\$618.00
7485 E 1ST ST	B12-0069	KENSON CONTRUCTION	\$10,500.00	\$257.00
171 S STATE ROUTE 69	B11-0771	ER QUIVER FAMILY LIMITED	\$5,000.00	\$174.00
7584 E STATE ROUTE 69	B12-0091	SIGNS PLUS	\$1,200.00	\$64.00
8708 E STATE ROUTE 69	B12-0092	SIGNS PLUS	\$1,500.00	\$72.00
8098 E VALLEY RD	B12-0098	SUMNER PROPERTIES LLC	\$22,000.00	\$487.00
5700 E MARKET ST	B12-0118	ASPEN SQUARE	\$7,800.00	\$162.00
8812 E VALLEY RD	B12-0122	VALLEY ROAD I LLC	\$400.00	\$45.00
9 IMPROVEMENTS			\$163,400.00	\$2,015.00
DEPOSITS				
3100 N ROBERT RD	B12-0077	SHEYENNE HOMES LLC		\$100.00
2727 N LAKE VALLEY RD	B12-0079	PRESCOTT CHARITIES INC		\$100.00
900 S STATE ROUTE 69	B12-0123	KENSON CONTRUCTION		\$100.00
8098 E VALLEY RD	B12-0098	SUMNER PROPERTIES LLC		\$100.00
5700 E MARKET ST	B12-0118	ASPEN SQUARE		\$100.00
5 DEPOSITS				\$500.00
TOTAL IMPROVEMENTS				\$2,515.00
COMMERCIAL - MISC OTHER				

<i>Address</i>	<i>Permit Number</i>	<i>Owner/Contractor</i>	<i>Valuation</i>	<i>Amount</i>
7763 E LONG LOOK DR	B12-0065	EMMANUEL LUTHERAN CHURCH	\$1,000.00	\$41.00
6901 E PANTHER PT	B12-0070	SKY ENGINEERING, INC	\$30,000.00	\$469.00
300 N VILLAGE WY	B12-0090	STOUT BUILDING CONTRACTORS	\$100.00	\$15.00
8500 E LONG MESA DR	B12-0107	MONTEREY MANOR MOBILE HOME ESTATES	\$500.00	\$50.00
4 MISC OTHER			\$31,600.00	\$575.00
TOTAL MISC OTHER				\$575.00
COMMERCIAL - MOBILE HOME				
0 MOBILE HOME				
TOTAL MOBILE HOME				\$0.00
COMMERCIAL - NEW				
6701 E 1ST ST	B12-0071	ELK RIDGE DEVELOPMENT	\$156,000.00	\$1,326.00
1 NEW			\$156,000.00	\$1,326.00
DEPOSITS				
588 S COLD WATER LN	B12-0100	LAIPPLE CONSTRUCTION INC.		\$300.00
9880 E SUPERIOR LN	B12-0104	SUPERIOR INDUSTRIES LLC		\$300.00
2555 N CROWNPOINTE	B12-0134	MALOUFF AND COMPANY INC.		\$300.00
3 DEPOSITS				\$900.00
TOTAL NEW				\$2,226.00
COMMERCIAL - ZONING				
6239 E COPPER HILL DR	Z12-0031	BEAR JANICE A (BD)	\$425.00	\$15.00
1 ZONING			\$425.00	\$15.00
TOTAL ZONING				\$15.00

<i>Address</i>	<i>Permit Number</i>	<i>Owner/Contractor</i>	<i>Valuation</i>	<i>Amount</i>
RESIDENTIAL - DEMOLITION				
8501 E MANLEY DR	B12-0128	MCCALL HARRY	\$10,000.00	\$50.00
1 DEMOLITION			\$10,000.00	\$50.00
TOTAL DEMOLITION				\$50.00
RESIDENTIAL - GARAGES, CARPORTS				
0 GARAGES, CARPORTS				
TOTAL GARAGES, CARPORTS				\$0.00
RESIDENTIAL - IMPROVEMENTS				
7943 E GAZELLE RD	B09-0608	JONES RICK	\$12,700.00	\$118.00
1193 N STACK ROCK RD	B12-0068	SUNBURST PATIOS	\$3,960.00	\$119.00
11250 E STATE ROUTE	B12-0047	ORCHARD RANCH LLC	\$15,340.00	\$221.00
11250 E STATE ROUTE	B12-0061	ORCHARD RANCH LLC	\$9,796.00	\$167.00
11250 E STATE ROUTE	B12-0062	ORCHARD RANCH LLC	\$9,796.00	\$167.00
11250 E STATE ROUTE	B12-0073	ORCHARD RV RESORT LLC	\$2,268.00	\$69.00
3169 N GREG DR	B12-0087	FONDA ELINOR BARTLETT TRUST	\$6,500.00	\$148.00
7699 N SAGE VISTA	B12-0088	PETTERSON ROGER E	\$2,436.00	\$104.00
4800 N SPRING DR	B12-0094	LARA MIREYA	\$5,000.00	\$119.00
8170 E BEVEY CR	B12-0018	WOLFE IVAN L & ALMA JEAN JT	\$840.00	\$56.00
5451 N LONE DR	B12-0096	GEORGE JOHN JR	\$1,435.00	\$56.00
2700 N NORTHRIDGE DR	B12-0099	RAMIREZ LUIS	\$3,150.00	\$119.00
7267 E GOODNIGHT LN	B12-0093	SUNBURST PATIOS	\$1,236.00	\$56.00
8721 N POWDERHORN	B12-0125	YAVAPAI PLUMBING & HEATING	\$1,100.00	\$41.00
4300 N COVINA CR	B12-0112	CABRAL LOUIS T AND LOIS L REV LIV	\$4,775.00	\$134.00
11250 E STATE ROUTE	B12-0114	ORCHARD RANCH LLC	\$13,672.00	\$203.00
16 IMPROVEMENTS			\$94,004.00	\$1,898.00
REINSPECTIONS				
7943 E GAZELLE RD	B09-0608	JONES RICK		\$100.00
1 REINSPECTIONS				\$100.00
RENEWAL				
7943 E GAZELLE RD	B09-0608	JONES RICK		\$75.00
1 RENEWAL				\$75.00
TOTAL IMPROVEMENTS				\$2,073.00
RESIDENTIAL - MISC OTHER				
4879 N SOCORRO DR	B12-0075	WILLIAMS WARREN L & MARILYN L RS	\$5,120.00	\$134.00
3400 N ROBERT RD	B12-0076	KLIEN DOTTIE	\$1,000.00	\$41.00
7756 E LAS FLORES AV	B12-0078	LINEHAN DANIEL	\$150.00	\$25.00

<i>Address</i>	<i>Permit Number</i>	<i>Owner/Contractor</i>	<i>Valuation</i>	<i>Amount</i>
8028 E DANA DR	B12-0080	ANDERSON THOMAS MARVIN JR	\$50.00	\$25.00
7412 E SCENIC WY	B12-0082	HODGE JAY & PAT	\$4,100.00	\$119.00
7923 E LOST HORSE CR	B12-0083	YAVAPAI PLUMBING & HEATING	\$1,500.00	\$41.00
4355 N CINNABAR DR	B12-0084	SHELTON GEORGE C SHELTON & ANN J	\$7,055.00	\$163.00
5600 N SQUAW DR	B12-0085	GREENE RICHARD K & DEBRA A JT	\$11,543.00	\$223.00
3785 N VALORIE DR	B12-0101	HUNT BRIAN & SHANNON L RS	\$2,765.00	\$89.00
7423 E GRANITE VIEW	B12-0102	COMPSON STEVE & LEHUA RS	\$10,500.00	\$208.00
8101 E TRANQUIL BL	B12-0105	WILLIAMS JOHN	\$2,250.00	\$89.00
8001 E SUNRISE LN	B12-0110	POWELL ROBERT L &	\$1,592.00	\$41.00
1760 E FLEET ST	B12-0111	CLEVELAND MARK & BETTY	\$1,200.00	\$56.00
4377 N CYPRESS CR	B12-0116	COUNTRY AIR	\$3,800.00	\$104.00
4843 N SHERIDAN LN	B12-0117	DE FILIPPS VINCENT S & SELENE M RS	\$9,615.00	\$193.00
4345 N CINNABAR DR	B12-0120	LANGE JESSIE A (BD)	\$4,475.00	\$119.00
4850 N BADGER RD	B12-0121	BRADSHAW MOUNTAIN ROOFING	\$3,700.00	\$104.00
7417 N STARRY SKY DR	B12-0126	YAVAPAI PLUMBING & HEATING	\$1,400.00	\$41.00
7314 E NIGHT WATCH	B12-0127	YAVAPAI PLUMBING & HEATING	\$1,700.00	\$41.00
3649 N MEADOWLARK	B12-0129	GRANITE BASIN ROOFING	\$8,800.00	\$178.00
8089 E BARBARA RD	B12-0131	SWENERTON DELINE LIVING TRUST	\$5,300.00	\$134.00
8089 E BARBARA RD	B12-0132	SWENERTON DELINE LIVING TRUST	\$3,900.00	\$104.00
9981 E SPUR DR	B12-0133	CAMP FAMILY TRUST	\$9,716.00	\$193.00
4312 N ROMERO CIRCLE	B12-0135	TIMIAN RODGER	\$3,250.00	\$104.00
8163 E PRESCOTT RD	B12-0137	SUPERIOR ROOFING	\$5,900.00	\$134.00
25 MISC OTHER			\$110,381.00	\$2,703.00
TOTAL MISC OTHER				\$2,703.00
RESIDENTIAL - MOBILE HOME				
11250 E STATE ROUTE	B12-0046	UNIT SETS	\$72,000.00	\$255.00
11250 E STATE ROUTE	B12-0113	UNIT SETS	\$34,000.00	\$255.00
2 MOBILE HOME			\$106,000.00	\$510.00
DEPOSITS				
11250 E STATE ROUTE	B12-0113	UNIT SETS		\$60.00
1 DEPOSITS				\$60.00
TOTAL MOBILE HOME				\$570.00
RESIDENTIAL - MULTI FAMILY NEW				
0 MULTI FAMILY NEW				
TOTAL MULTI FAMILY NEW				\$0.00
RESIDENTIAL - SINGLE FAMILY NEW				
1301 N WIDE OPEN TR	B12-0033	RICHARDS MICHAEL	\$261,733.00	\$1,722.00
6303 E BOOTHWYN ST	B12-0074	UNIVERSAL HOMES INC*	\$161,272.00	\$944.00

<i>Address</i>	<i>Permit Number</i>	<i>Owner/Contractor</i>	<i>Valuation</i>	<i>Amount</i>
3859 N FAIRFAX RD	B12-0086	UNIVERSAL HOMES INC*	\$203,186.00	\$1,031.00
7874 E FELLA BELLA WY	B12-0059	MANDALAY COMMUNITIES. INC	\$290,856.00	\$1,113.00
8318 N ELAND DR	B12-0081	M H I RESIDENTIAL, INC	\$259,255.00	\$1,052.00
7762 E BLACKSMITH CR	B12-0089	SWISHER BRAD & PAM	\$299,905.00	\$1,836.00
3855 N FAIRFAX RD	B12-0103	UNIVERSAL HOMES INC*	\$183,750.00	\$988.00
6285 E BOOTHWYN ST	B12-0106	UNIVERSAL HOMES INC*	\$161,272.00	\$944.00
8233 N MISTRAL CR	B12-0060	M H I RESIDENTIAL, INC	\$260,263.00	\$1,050.00
9 SINGLE FAMILY NEW			\$2,081,492.00	\$10,681.00
DEPOSITS				
7890 E BRAMBLE BERRY	B12-0097	PRIMARY BUILDERS LLC		\$100.00
8318 N ELAND DR	B12-0081	M H I RESIDENTIAL, INC		\$100.00
7762 E BLACKSMITH CR	B12-0089	SWISHER BRAD & PAM		\$100.00
3 DEPOSITS				\$300.00
TOTAL SINGLE FAMILY NEW				\$10,981.00

RESIDENTIAL - ZONING

4584 N CARLA VISTA DR	Z12-0023	DECOSTA FAMILY LIVING TRUST	\$1,400.00	\$25.00
4600 N CARLA VISTA DR	Z12-0024	COLELLA FRANK J & ANNE R RS	\$1,490.00	\$25.00
6303 E BOOTHWYN ST	Z12-0026	UNIVERSAL HOMES INC*	\$1,500.00	\$15.00
5100 N STETSON DR	Z12-0022	YAVAPAI FENCE	\$5,028.00	\$25.00
3111 N TRUWOOD DR	Z12-0025	WOZNIAK WAYNE	\$600.00	\$15.00
7125 N VALLEY VISTA RD	Z12-0017	DOTSETH REVOCABLE LIVING TRUST	\$625.00	\$15.00
11250 E STATE ROUTE	Z12-0020	UNIT SETS	\$18,800.00	\$25.00
11250 E STATE ROUTE	Z12-0021	UNIT SETS	\$18,800.00	\$25.00
3469 N CHRISTINE DR	Z12-0028	MACARI MELVIN Q AND BARBARA J JT	\$100.00	\$15.00
3859 N FAIRFAX RD	Z12-0029	UNIVERSAL HOMES INC*	\$1,500.00	\$25.00
7874 E FALLA BELLA WY	Z12-0019	M H I RESIDENTIAL, INC	\$3,000.00	\$25.00
8318 N ELAND DR	Z12-0027	M H I RESIDENTIAL, INC	\$1,500.00	\$54.00
6223 E COPPER HILL DR	Z12-0030	BEAR JANICE A (BD)	\$425.00	\$15.00
6255 E COPPER HILL DR	Z12-0032	BEAR JANICE A (BD)	\$425.00	\$15.00
9250 E TOWAGO DR	Z12-0033	HUNT KEVIN	\$0.00	\$30.00
3855 N FAIRFAX RD	Z12-0034	UNIVERSAL HOMES INC*	\$1,500.00	\$25.00
6285 E BOOTHWYN ST	Z12-0035	UNIVERSAL HOMES INC*	\$1,500.00	\$15.00
8233 N MISTRAL CR	Z12-0018	M H I RESIDENTIAL, INC	\$3,000.00	\$54.00
18 ZONING			\$61,193.00	\$443.00
TOTAL ZONING				\$443.00

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

REVIEW - MASTER PLAN REVIEW

0 MASTER PLAN REVIEW

DEPOSITS

MS12-0003

\$50.00

1 DEPOSITS

\$50.00

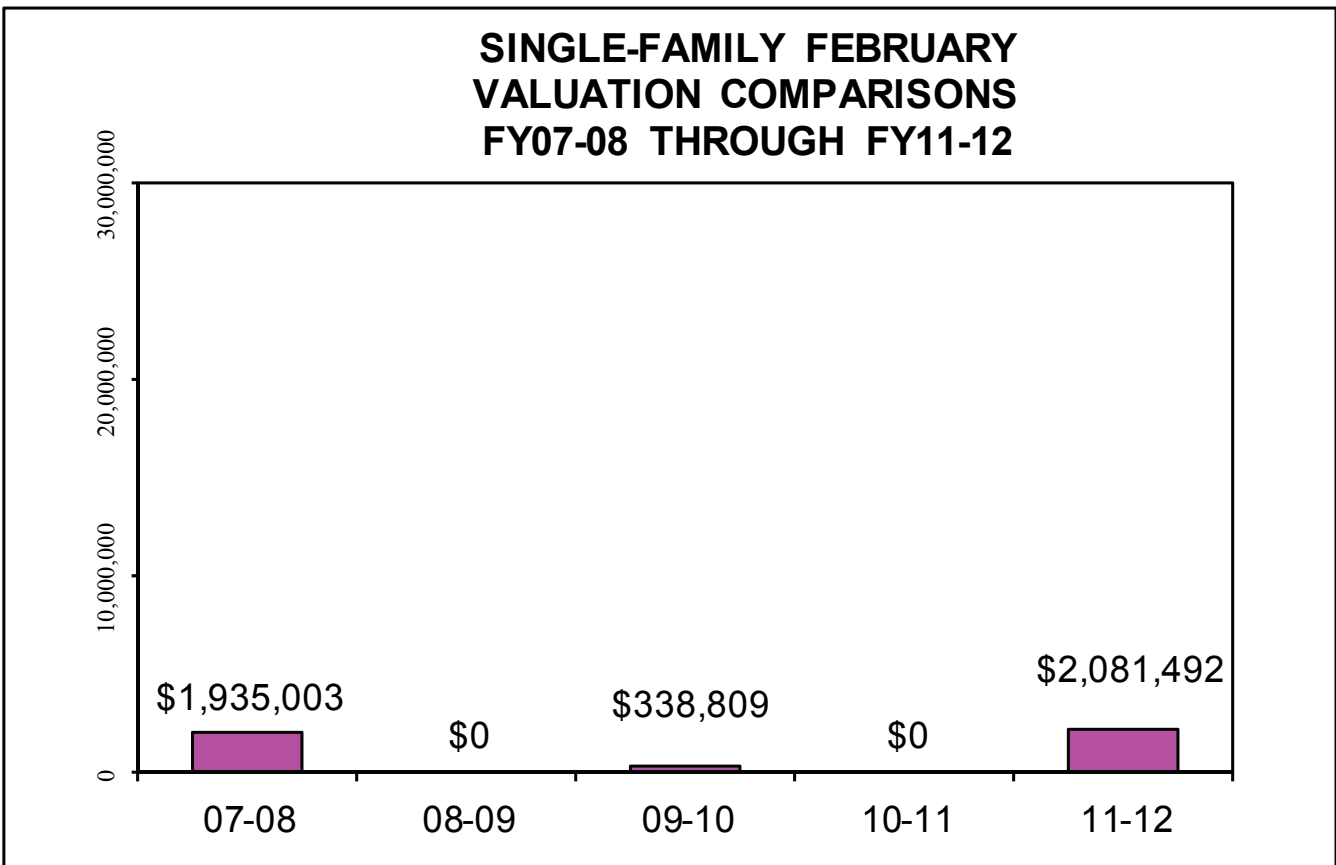
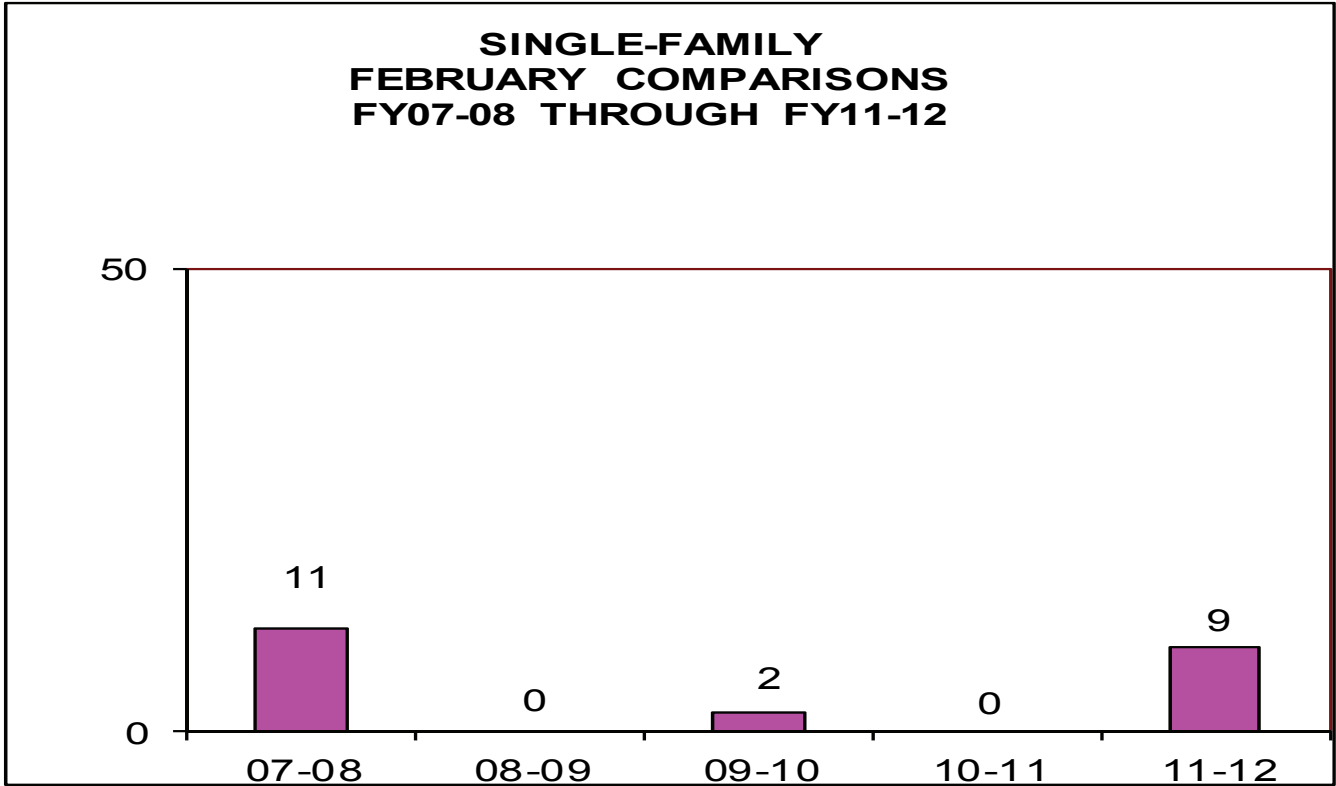
TOTAL MASTER PLAN REVIEW

\$50.00

TOTAL PERMITS -	87	\$2,817,495.00	\$20,317.00
------------------------	-----------	-----------------------	--------------------

<i>Overall Total :</i>	<i>\$22,302.00</i>
------------------------	--------------------

BUILDING DIVISION



BUILDING DIVISION

