



# Monthly Staff Report



## Community Development Department

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

**JANUARY  
2010**

### Inside this issue:

Planning & Zoning Commission	2-4
Board of Adjustment	56
Building Board of Appeals	6
Code Enforcement	7
Administrative Hearing Office	7
Building Division	8-15



### 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 January 11, 2010.

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

### **Public Hearing Items:**

1. **ZMC09-005.** Upon the application of Fain Land and Cattle Company, a request for a Zoning Map Change from RCU-70 (Residential; Single-Family Limited) to C2-PAD (Commercial; General Sales and Service – Planned Area Development) on approximately twenty-five (25) acres located south of Long Look Drive and east of Glassford Hill Road.

**PDP09-002.** Upon the application of Fain Land and Cattle Company, a request for a Preliminary Development Plan in the form of exhibits and a narrative that sets out proposed land uses and development guidelines for approximately twenty-three (23) acres, generally located on the south side of Long Look Drove and south of Glassford Hill Road.

### **Action ZMC09-005:**

#### **Vice-Chairperson Babbitt moved to approve ZMC09-005 as submitted subject to the following stipulations and forward to the Town Council for approval:**

1. Development shall generally occur consistent with the circulation patterns as illustrated on the Preliminary Development Plan including the identified thirty (30) foot landscape/buffer area on the south side of Long Look Drive, and the one-story maximum building height of twenty-four (24) feet within two-hundred (200) feet on the south side of Long Look Drive as set forth in Applicant's Narrative dated September 14, 2009;
2. Approval of a Final Development Plan, in accordance with Article 13-19 of the Town Code, for any phase of development prior to issuance of building permits;
3. Applicant/Owner shall only be responsible for the following off-site roadway improvements:
  - a. **Glassford Hill Road**
    - i. Owner shall construct all site driveways.
    - ii. Owner shall dedicate right of way adjacent to the property for a right turn deceleration lane for each site driveway. Owner shall also construct, or fund the cost of, such right turn deceleration lane for each site driveway. If driveway is to be located within the limits of a pre-existing northbound right turn lane for Glassford Hill/Long Look intersection (to be constructed by others), pre-existing right turn lane shall be extended south with this development to create a single continuous right turn lane. The resultant

## PLANNING & ZONING COMMISSION

single right turn lane shall serve as both a right turn lane for the site driveway and a right turn lane for the intersection.

- iii. If left turn access is desired at Panther Path aligned site driveway, Owner shall construct, or fund the cost of, a southbound left turn lane in Glassford Hill Road median as necessary to accommodate inbound left turn movements at this driveway.
- iv. Developer shall construct, or fund the cost of, curb, gutter, sidewalk, lighting and landscaping adjacent to street, concurrent with development of adjacent property.

### **Long Look Drive**

- i. Developer shall construct all site driveways;
- ii. All site driveways where left turn access is to be provided shall align with an existing north side cross street unless otherwise approved by the Public Works Director;
- iii. In exchange for the Town's abandonment of existing right of way for Long Look Drive, west of Lone Cactus Drive, as described below, Developer shall dedicate a maximum of ten (10) feet of additional right of way on the south side of Long Look Drive adjacent to the property if necessary to accommodate widening of Long Look Drive, as recommended in the Prescott Valley Town Center MCP, June 2007:

Town shall be responsible for abandoning right of way along Long Look Drive, except for that portion necessary for the Town or others to improve Long Look Drive to the cross section recommended in the Prescott Valley Town Center MCP, June 2007.

- iv. Developer shall construct, or fund the cost of, curb, gutter, sidewalk, and landscaping adjacent to street, concurrent with development of adjacent property.

### **Viewpoint Drive**

- i. Developer shall construct all site driveways;
- ii. Developer has dedicated a 40-foot half street adjacent to the property necessary to accommodate the cross section of Viewpoint Drive as recommended in the Prescott Valley Town Center MCP, June 2007;

## PLANNING & ZONING COMMISSION

- iii. Developer shall construct, or fund the cost of, the outside southbound lane within the limits of the specific parcel being developed, at the time of development of that specific parcel or completion by the Town (and/or others) of the three lanes of Viewpoint Drive (presumably one northbound lane, one southbound lane, and a center left turn lane) within the same boundaries, whichever comes LAST; and
  - iv. Developer shall construct, or fund the cost of, curb, gutter, sidewalk, lighting and landscaping adjacent to street, concurrent with development of adjacent property.
4. In the event that final development plans for this property propose land use(s) that have an average daily trip generation that exceeds one hundred fifteen percent (115%) of that contemplated in the approved Traffic Impact Statement dated September 22, 2009, as determined by Town using the same methodology as was used for the approved Prescott Valley Town Center Parcel 4 Traffic Impact Statement, then the final development plan applicant shall submit an updated Traffic Impact Statement specifying whether or not transportation improvements are warranted to Long Look Drive in addition to those set forth in Stipulation 3;
  5. Bars and cocktail lounges, and liquor stores shall not be permitted on the Property within two hundred (200) feet of the south side of Long Look Drive from the centerline of Lone Cactus east to the western boundary of the proposed Town of Prescott Valley park site; and
  6. Pedestrian connections through the Property shall be considered during Final Development Plan approval.

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

**Action PDP09-002:**

**Commissioner Harper moved to approve PDP09-002 as submitted;** Commissioner Russell seconded the motion. Motion carried unanimously by roll call vote of those members present.

## **BOARD OF ADJUSTMENT**

**There were no materials for review by the Board of Adjustment in January, 2010; therefore, the Board did not convene.**

## BUILDING BOARD OF APPEALS

The following listing of agenda items represents materials reviewed by the Building Board of Appeals during regular session on January 20, 2010.

Members present: Member Nigh, Member Bohne, Member Pape, Member Jarpe and Chairperson Leithead. Staff present: Woody Lewis, Building Official; Richard Parker, Community Development Director, Paul Macari, Plans Examiner; Jeff Wilson, Building Inspector; Mark Kramer, Building Inspector; Randall Burton, Building Inspector; Rebecca Myers, Administrative Supervisor; and Kristi Jones, Administrative Specialist.

### **Action Items:**

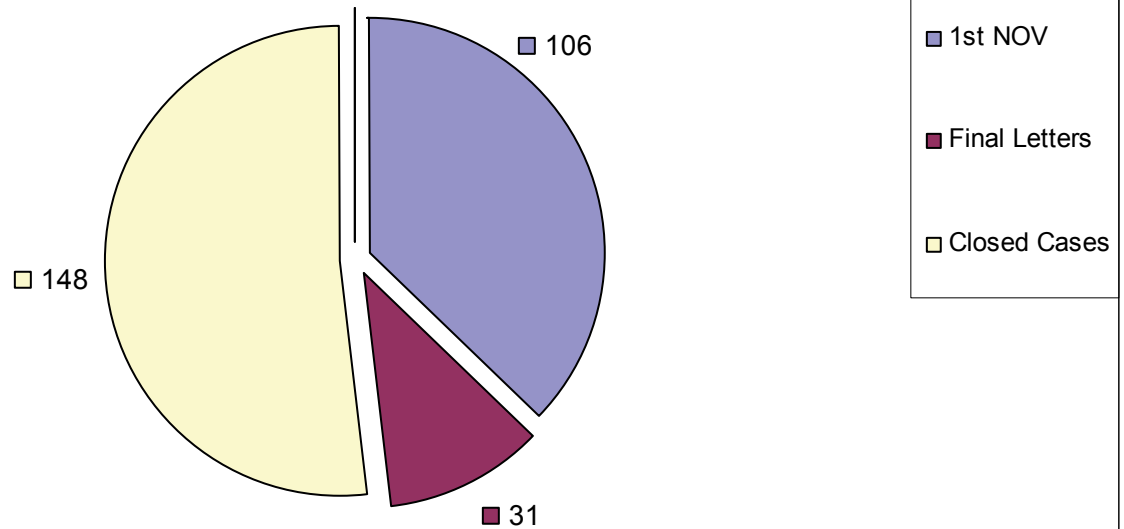
1. **APL09-001.** Upon the request of GC Consultants, Agent for Francisco Vargas, a public hearing for the purpose of reviewing an appeal of a Notice and Order of the Building Official of an "Unsafe Building or Dangerous Structure" and "Stop Work" order.

### **Action APL09-001:**

**Vice-Chairperson Nigh moved to deny APL09-001 and to uphold the administrative decision of the Building Official. Member Pape seconded the motion.** Motion carried unanimously by roll call vote of those members present.

## CODE ENFORCEMENT

### January 2010 Letter Totals



Total Violation Notices: 285

## ADMINISTRATIVE HEARING OFFICER

### CASE FILINGS AND DISPOSITIONS

MONTH	# FILED	# HEARD	# CLOSED	# PENDING (filed but not heard yet or continued)
July 2009	19	13	7	13
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

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

01/01/2010 To 01/31/2010

Address	Permit Number	Owner/Contractor	Valuation	Amount
<b>COMMERCIAL - APARTMENT</b>				
0 APARTMENT				
<b>TOTAL APARTMENT</b>				<b>\$0.00</b>
<b>COMMERCIAL - DEMOLITION</b>				
7742 E FLORENTINE RD	B10-0028	DELMASTRO+ EELLS, INC	\$25,000.00	\$100.00
3033 N WINDSONG DR	B10-0032	SHRADER & MARTINEZ	\$5,000.00	\$100.00
6540 E 2ND ST	B10-0044	MNM AND SONS, INC	\$900.00	\$100.00
3 DEMOLITION			<b>\$30,900.00</b>	<b>\$300.00</b>
<b>TOTAL DEMOLITION</b>				<b>\$300.00</b>
<b>COMMERCIAL - GARAGES, CARPORTS</b>				
0 GARAGES, CARPORTS				
<b>TOTAL GARAGES, CARPORTS</b>				<b>\$0.00</b>
<b>COMMERCIAL - IMPROVEMENTS</b>				
3298 N GLASSFORD HILL	B09-0681	PRESCOTT VALLEY SIGNATURE ENT	\$100,000.00	\$1,633.00
6715 E 2ND ST	B10-0011	MNM AND SONS, INC	\$900.00	\$41.00
7700 E FLORENTINE RD	B10-0009	YAVAPAI COMMUNITY HOSPITAL ASSN	\$4,000.00	\$104.00
2485 N GREAT WESTERN	B09-0721	STERLING LINDA M TRUST	\$3,500.00	\$136.00
8101 E STATE ROUTE 69	B09-0722	PRESCOTT VALLEY SIGNS	\$1,000.00	\$74.00
7359 E 2ND ST	B10-0021	PRESCOTT VALLEY SIGNS	\$100.00	\$37.00
7337 E PAV WY	B09-0474	RON SPARKS	\$140,000.00	\$1,237.00
5672 E STATE ROUTE 69	B09-0698	YK COMMERCIAL REALTY LLC	\$3,500.00	\$146.00
5672 E STATE ROUTE 69	B09-0701	YK COMMERCIAL REALTY LLC	\$10,500.00	\$310.00
6540 E 2ND ST	B10-0033	GARY BRUCE CONSTRUCTION	\$7,600.00	\$163.00
3576 N GLASSFORD HILL	B10-0025	YESCO, L.L.C	\$18,000.00	\$495.00
11 IMPROVEMENTS			<b>\$289,100.00</b>	<b>\$4,376.00</b>
<b>DEPOSITS</b>				
7584 E STATE ROUTE 69	B10-0006	GRIMSRUD RICHARD M SR MARTIAL TRUST		\$100.00
7742 E FLORENTINE RD	B10-0031	BRADWAY REVOCABLE TRUST		\$100.00
2727 N LAKE VALLEY RD	B10-0034	PRESCOTT CHARITIES INC		\$100.00
3298 N GLASSFORD HILL	B10-0041	PRESCOTT VALLEY SIGNATURE ENT		\$100.00
6540 E 2ND ST	B10-0033	GARY BRUCE CONSTRUCTION		\$100.00
5 DEPOSITS				<b>\$500.00</b>



<i>Address</i>	<i>Permit Number</i>	<i>Owner/Contractor</i>	<i>Valuation</i>	<i>Amount</i>
<b>TOTAL IMPROVEMENTS</b>				<b>\$4,876.00</b>
<b>COMMERCIAL - MISC OTHER</b>				
0 MISC OTHER				
<b>TOTAL MISC OTHER</b>				<b>\$0.00</b>
<b>COMMERCIAL - MOBILE HOME</b>				
0 MOBILE HOME				
<b>TOTAL MOBILE HOME</b>				<b>\$0.00</b>
<b>COMMERCIAL - NEW</b>				
3576 N GLASSFORD HILL	B09-0684	PRESCOTT VALLEY SIGNATURE	\$350,160.00	\$1,997.00
3576 N GLASSFORD HILL	B10-0017	PRESCOTT VALLEY SIGNATURE	\$74,256.00	\$1,161.00
7135 E PRONGHORN RANCH	B09-0658	TRI-CITY INVESTMENTS, LLC	\$3,107,819.00	\$10,934.00
3 NEW			<b>\$3,532,235.00</b>	<b>\$14,092.00</b>
<b>DEPOSITS</b>				
9601 E VALLEY RD	B10-0014	OUT FOR BIDS		\$300.00
7680 E STATE ROUTE 69	B10-0047	PLP PRESCOTT VALLEY LLC		\$100.00
2 DEPOSITS				<b>\$400.00</b>
<b>TOTAL NEW</b>				<b>\$14,492.00</b>
<b>COMMERCIAL - ZONING</b>				
2970 N PARK AV	Z10-0003	PRECOTT VALLEY SIGNATURE ENT	\$6,000.00	\$25.00
1 ZONING			<b>\$6,000.00</b>	<b>\$25.00</b>
<b>TOTAL ZONING</b>				<b>\$25.00</b>

<i>Address</i>	<i>Permit Number</i>	<i>Owner/Contractor</i>	<i>Valuation</i>	<i>Amount</i>
<b>RESIDENTIAL - DEMOLITION</b>				
12250 E AZTEC DR	B10-0046	SAFEWAY INC	\$11,000.00	\$50.00
1 DEMOLITION			<b>\$11,000.00</b>	<b>\$50.00</b>
<b>TOTAL DEMOLITION</b>				<b>\$50.00</b>
<b>RESIDENTIAL - GARAGES, CARPORTS</b>				
11250 E STATE ROUTE	B10-0003	ORCHARD RV RESORT LLC	\$10,080.00	\$223.00
11250 E STATE ROUTE	B10-0008	ORCHARD RV RESORT LLC	\$10,080.00	\$223.00
11250 E STATE ROUTE	B10-0027	ORCHARD RV RESORT LLC	\$7,980.00	\$178.00
11250 E STATE ROUTE	B10-0035	ORCHARD RV RESORT LLC	\$8,820.00	\$168.00
11250 E STATE ROUTE	B10-0039	ORCHARD RV RESORT LLC	\$8,820.00	\$168.00
5 GARAGES, CARPORTS			<b>\$45,780.00</b>	<b>\$961.00</b>
<b>DEPOSITS</b>				
11250 E STATE ROUTE	B10-0035	ORCHARD RV RESORT LLC		\$25.00
11250 E STATE ROUTE	B10-0039	ORCHARD RV RESORT LLC		\$25.00
2 DEPOSITS				<b>\$50.00</b>
<b>TOTAL GARAGES, CARPORTS</b>				<b>\$1,011.00</b>
<b>RESIDENTIAL - IMPROVEMENTS</b>				
3393 N CATHERINE DR	B09-0723	SOLARONE ENERGY GROUP	\$24,000.00	\$416.00
7770 N HIGH VIEW	B09-0727	GILL RICHARD J & PRUDY F RS	\$1,120.00	\$166.00
6544 E DEACON ST	B10-0012	WEINRICH JR & SUZANNE	\$2,000.00	\$56.00
6159 N CATTLETRACK	B10-0022	YAVAPAI PLUMBING & HEATING	\$2,900.00	\$89.00
11250 E STATE ROUTE	B10-0013	ORCHARD RV RESORT LLC	\$29,070.00	\$559.00
4843 N HARLEQUIN DR	B10-0024	JACKSON TIMOTHY B & JENNIFER M JT	\$645.00	\$41.00
4034 N ROBERT RD	B10-0037	OXBOW CONSTRUCTION	\$19,000.00	\$327.00
6334 N MOONLIGHT WY	B10-0038	OXBOW CONSTRUCTION	\$13,350.00	\$252.00
8858 E CHERYL DR	B10-0029	WILSON FAMILY TRUST	\$3,740.00	\$94.00
4900 N BADGER RD	B10-0042	MAYLE GLENN & ETHEL	\$1,260.00	\$56.00
10 IMPROVEMENTS			<b>\$97,085.00</b>	<b>\$2,057.00</b>
<b>DEPOSITS</b>				
5337 N BREMONT WY	B10-0040	PUIG JOSE EFREN &		\$50.00
8858 E CHERYL DR	B10-0029	WILSON FAMILY TRUST		\$25.00
2 DEPOSITS				<b>\$75.00</b>
<b>TOTAL IMPROVEMENTS</b>				<b>\$2,132.00</b>
<b>RESIDENTIAL - MISC OTHER</b>				
7100 E LOBO WY	B10-0004	HORIZON ELECTRIC INC	\$3,000.00	\$89.00
3200 N PLEASANT VIEW	B10-0005	ARTISTIC HOME DESIGNS, LLC	\$10,000.00	\$76.00

<i>Address</i>	<i>Permit Number</i>	<i>Owner/Contractor</i>	<i>Valuation</i>	<i>Amount</i>
8670 E APACHE DR	B10-0018	PLUMBING STORE	\$1,058.00	\$41.00
7719 E POWERS AV	B10-0019	MCGINNIS DANIEL	\$5,000.00	\$47.00
7720 E DAY BREAK CR	B10-0001	CAROLIN LINDA K	\$1,960.00	\$66.00
3414 N ETHERIDGE DR	B10-0043	ORTEGA RAMON & LOURDES JT	\$2,686.00	\$54.00
<b>6 MISC OTHER</b>			<b>\$23,704.00</b>	<b>\$373.00</b>
<b>TOTAL MISC OTHER</b>				<b>\$373.00</b>

### RESIDENTIAL - MOBILE HOME

11250 E STATE ROUTE	B10-0002	ORCHARD RV RESORT LLC	\$75,000.00	\$170.00
11250 E STATE ROUTE	B10-0007	ORCHARD RV RESORT LLC	\$59,000.00	\$170.00
11250 E STATE ROUTE	B10-0026	ORCHARD RV RESORT LLC	\$59,900.00	\$170.00
<b>3 MOBILE HOME</b>			<b>\$193,900.00</b>	<b>\$510.00</b>

#### DEPOSITS

11250 E STATE ROUTE	B10-0002	ORCHARD RV RESORT LLC		\$60.00
11250 E STATE ROUTE	B10-0007	ORCHARD RV RESORT LLC		\$60.00
11250 E STATE ROUTE	B10-0026	ORCHARD RV RESORT LLC		\$60.00
<b>3 DEPOSITS</b>				<b>\$180.00</b>

#### TOTAL MOBILE HOME

**\$690.00**

### RESIDENTIAL - MULTI FAMILY NEW

**0 MULTI FAMILY NEW**

#### TOTAL MULTI FAMILY NEW

**\$0.00**

### RESIDENTIAL - SINGLE FAMILY NEW

**0 SINGLE FAMILY NEW**

#### DEPOSITS

6393 E CHATHAM DR	B10-0036	BROWN JACK W JR & KATHY L RS		\$100.00
8223 N SAGE VISTA	B10-0048	RUST RICHARD A & GEORGIA A RS		\$100.00
<b>2 DEPOSITS</b>				<b>\$200.00</b>

#### TOTAL SINGLE FAMILY NEW

**\$200.00**

### RESIDENTIAL - ZONING

5279 N SADDLEBACK DR	Z09-0336	BURKHART ROBERT A & COLLEEN M JT	\$5,850.00	\$25.00
4100 N TONOPAH DR	Z10-0001	REED MIRIAM J REVOCABLE TRUST	\$2,000.00	\$25.00
7101 E WREN DR	Z10-0002	POHLMAN GEORGE J IV & EARLDEAN M	\$2,000.00	\$15.00
7560 E LONG LOOK DR	Z10-0004	LESLEY VERA	\$4,500.00	\$25.00
4651 N TONTO WY	Z10-0008	WURTS MARY LOU LIVING TRUST	\$800.00	\$15.00
11250 E STATE ROUTE	Z10-0009	ORCHARD RV RESORT LLC	\$35,000.00	\$25.00
11250 E STATE ROUTE	Z10-0010	ORCHARD RV RESORT LLC	\$35,000.00	\$25.00
4300 N MAGMA CR	Z10-0011	NAUGHTON PAUL M JR & JENNIFER E	\$2,500.00	\$15.00

<i>Address</i>	<i>Permit Number</i>	<i>Owner/Contractor</i>	<i>Valuation</i>	<i>Amount</i>
8 ZONING			\$87,650.00	\$170.00
<b>TOTAL ZONING</b>				<b>\$170.00</b>

*Address*

*Permit Number Owner/Contractor*

*Valuation Amount*

**REVIEW - MASTER PLAN REVIEW**

0 MASTER PLAN REVIEW

**TOTAL MASTER PLAN REVIEW**

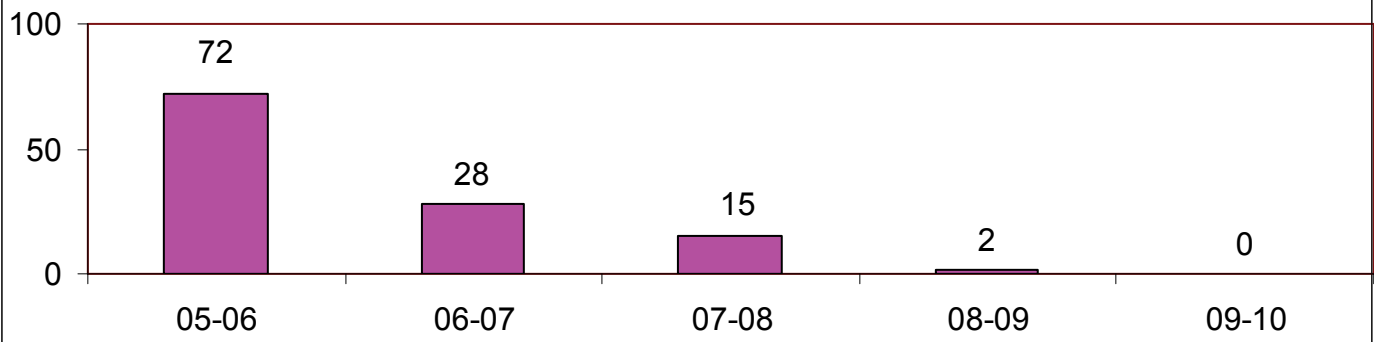
**\$0.00**

<b>TOTAL PERMITS -</b>	<b>51</b>	<b>\$4,317,354.00</b>	<b>\$22,914.00</b>
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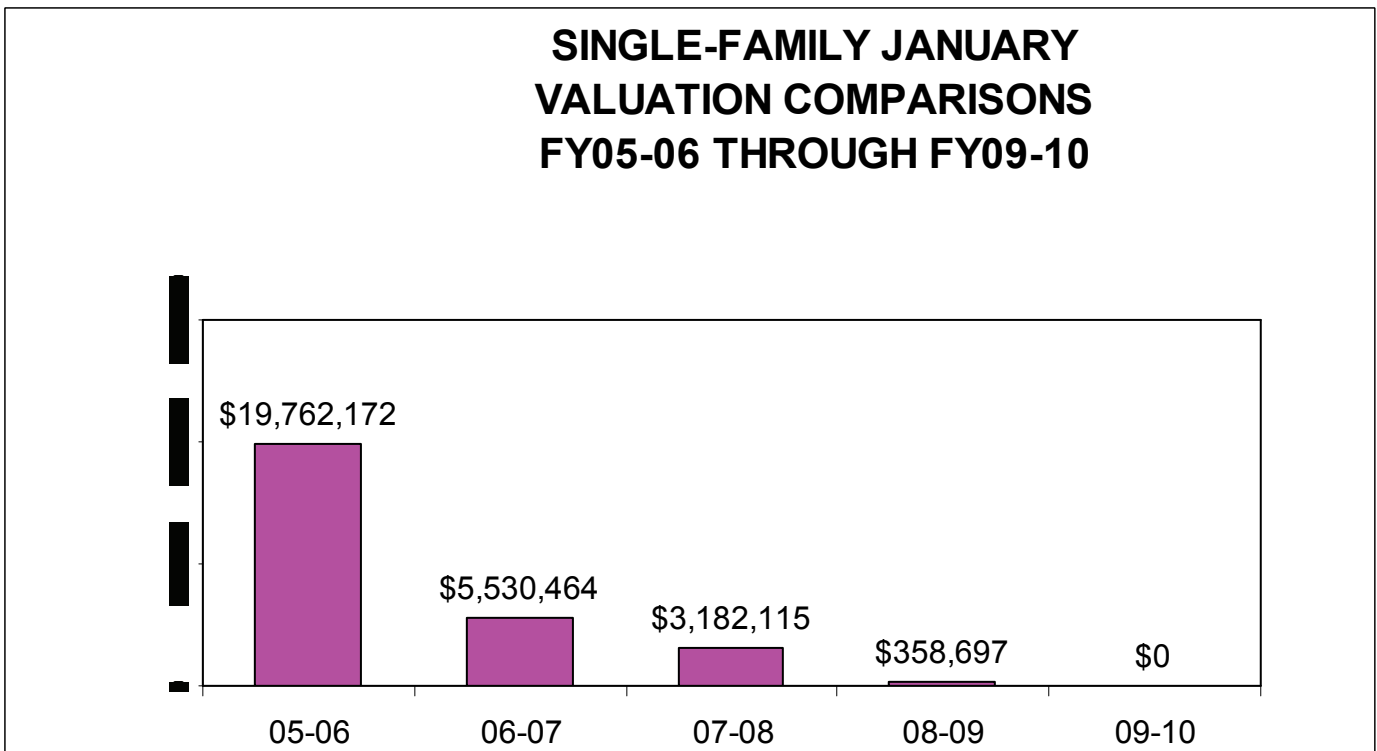
<b><i>Overall Total :</i></b>	<b>\$24,319.00</b>
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**BUILDING DIVISION**

**SINGLE-FAMILY  
JANUARY COMPARISONS  
FY05-06 THROUGH FY09-10**

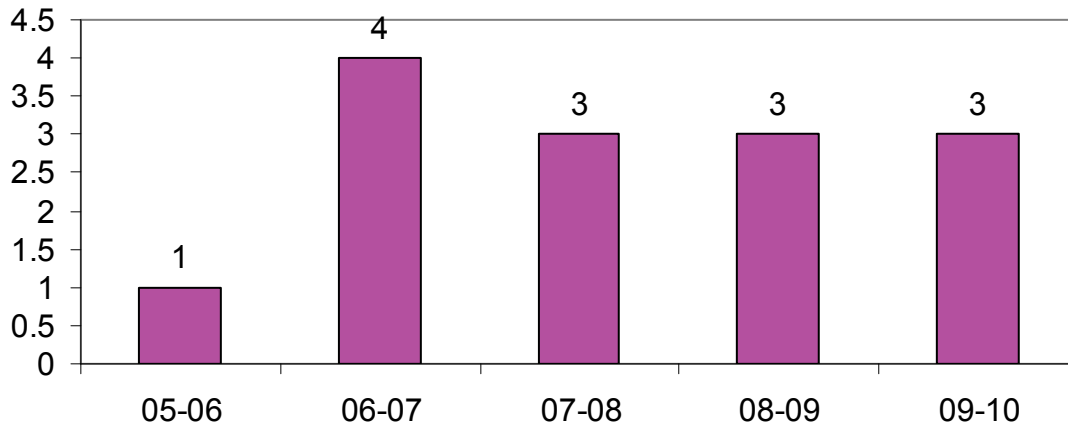


**SINGLE-FAMILY JANUARY  
VALUATION COMPARISONS  
FY05-06 THROUGH FY09-10**



**BUILDING DIVISION**

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



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

