



**AGENDA**  
**CITY OF PRESCOTT**  
**BOARD OF ADJUSTMENT**  
*Thursday, June 15, 2006 - 9:00 AM*  
*City Council Chambers*

**MEMBERS**

E. Calvin Fuchs, Chairman  
Mike Klein, Vice Chairman  
Duane Famas  
Johnnie Forquer

Tom Kayn  
Ken Mabarak  
Bill Warren

**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**I. CALL TO ORDER**

**II. ATTENDANCE**

**III. REGULAR AGENDA**

1. **Approve the minutes** of the 05/18/06 hearing.
2. **CUP06-004, 3377 Clearwater Drive.** APN: 106-49-047 and totaling ± 0.80 acre. Zoning is Single-Family 35 (SF-35). LDC Section 2.5.6. Request conditional use permit for a detached guesthouse. Owner is James Goodwin. Applicant is Glenn Olsen. Community Planner is Steve Gaber (928) 777-1206.
3. **V06-004, 1477 Village Trail.** APN: 107-07-040 and totaling ± 0.23 acre. Zoning is Single-Family 9 (SF-9). LDC Section 3.6.3E.3. Request conditional use permit for reduction in rear yard setback. Owner/applicant is McCarthy Family Trust. Community Planner is Steve Gaber (928) 777-1206.
4. **V06-005, 140 N. Pleasant Street.** APN: 113-16-091 and totaling ± 0.11 acre. Zoning is Multi-Family Medium (MF-M). LDC Section 3.9.3F.1. Request variance for front yard reduction in setback. Owner/applicant is Ronald L. Sult. Community Planner is Steve Gaber (928) 777-1206.
5. **V06-001, 215 W. Leroux Street.** APN: 109-14-022 and totaling ± 0.378 acre. Zoning is Business Regional (BR). Request a variance for a parking reduction waiver (LDC Section 6.2); request a zero setback allowance on the south side for a 12-unit studio apartment (LDC Section 4.8). Owner is Project Aware, Inc. Applicant is Alfred E. Falk. Community Planner is Ryan Smith. (*Continued from 03-16-06*).

Staff is requesting deferral until September 21, 2006.

#### IV. REVIEW ITEMS

6. **V04-011, 840 Bertrand Street.** APN: 109-07-057. Variance to reduce rear setback on Lot 6-R.

**BOA Approved 12-16-04** with 1 condition: That the proposed single-family Home is built in substantial conformance to the site plan dated November 17, 2004.

**Request** 45-day extension via e-mailed letter (attached).

7. **CUP04-013, 1280 E. Rosser St., Prescott Adult Center.** APN: 105-04-026B  
Conditional Use Permit for a building larger than 10,000 SF.

**BOA Approved 12-16-04** with 2 conditions: 1) Comply with all City and Agency Building Permit and Site Plan Permit requirements prior to the issuance of building permits; and, 2) The City Building Department approved site plan of the Prescott Adult Center shall be in substantial conformance with Exhibits A1, A2, A3, A4, A5, A6, A7 and A8 dated October 28, 2004.

**Request extension** to December 16, 2006. Linda Hartmann, Grants Administrator, City of Prescott.

#### V. SUMMARY OF CURRENT OR RECENT EVENTS

#### VI. ADJOURNMENT