



DECISIONS
CITY OF PRESCOTT
BOARD OF ADJUSTMENT
Thursday, November 16, 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 10/19/06 public hearing.

Mr. Klein, **MOTION: to approve the minutes** of the October 19, 2006 hearing. Mr. Mabarak, 2nd. **Vote: 6-0-1** (abstention due to absence: Warren).

2. **CUP06-008, 1025 White Cloud Lane.** APN: 116-05-035 and totaling ± 5.22 acres. Zoning is Single-Family 18 (SF-18). LDC Section 2.3. Request conditional use permit for a detached guesthouse. Owner is Gary P. Sumner Revocable Trust. Applicant/Agent is Robert Sanford, Otwell Associates Architects. Community Planner is Ryan Smith.

Mr. Warren, **MOTION: to approve CUP06-008**, subject to the following conditions: 1) that the proposed guesthouse is built in substantial conformance to the site plan dated 11-06-06; 2) the addition to the main house as contemplated by the applicant must be started on or before construction of the guest house; and, 3) that the house and detached guest house must conform to all requirements of the *Land Development Code*. Ms. Forquer, 2nd. **Vote: 7-0**.

3. **CUP05-003, 697 Driftwood Court.** APN: 106-49-098. Request a conditional use permit for a detached guesthouse.
BOA Approved 04-21-05 with 1 condition of approval: 1) That the proposed detached guest quarters is built in substantial conformance to the revised Site Plan dated April 11, 2005.

Request a 12-month extension to the Board of Adjustment hearing on Thursday, October 18, 2007. Staff supports this extension.

Mr. Klein, **MOTION: to grant a 12-month extension** to CUP05-003, 697 Driftwood Court, to expire on October 18, 2007. Mr. Kayn, 2nd. **Vote: 7-0.**

IV. REVIEW ITEMS

4. **CUP05-005, 302 N. Alarcon Street.** APN: 113-03-006A. Request a conditional use permit for a contractor's office.

BOA Approved 05-19-05 with 5 conditions: 1) the use shall be offices only with no storage of construction materials and equipment on site; 2) the rear parking area must provide 5 parking spaces and must be with a surfacing material approved by the Community Development Department prior to commencement of the business use; 3) off-site improvements, as may be required by the Public Works Dept., must be completed prior to the commencement of the business use; 4) one identification sign is permitted near the entrance to the building and such signage shall be limited to a maximum of 9 square feet; and, 5) shall be subject to the City's approval of site configuration and parking use and subject to site inspection prior to the Certificate of Occupancy being issued.

Finalized 09-27-05.

5. **CUP05-004, 1459 Creek Trail.** APN: 106-25-062. Request a conditional use permit for a detached guest quarters.

BOA Approved 05-19-05 with 1 condition: that the proposed detached guest quarters is built in substantial conformance to the revised site plan dated January 14, 2004, on file in the City's Planning Office.

Finalized 12-16-05.

6. **V05-005, 219 S. Pleasant.** APN: 110-01-029A. Request variance to reduce side and rear yard setbacks for completion of cottage.

BOA Approved 05-19-05 with 6 conditions: 1) that the setbacks for the side yard to the north and the rear yard to the east be reduced to zero for the existing unfinished guest quarters; 2) that the existing structure be completed in substantial compliance with the site plan dated 08-30-2001 and all current building codes; 3) that the guest quarters comply with Section 2.5.6 of the *LDC*; 4) that the one required parking space for the guest quarters be shown on the building plans; 5) that the recorded easement be provided to the City of Prescott within the next thirty (30) days; and, 6) that the applicant secure a Certificate of Occupancy within the next 18 months; and, if he fails to do so, that the variance be null and void.

Finalized 05-05-06.

V. SUMMARY OF CURRENT OR RECENT EVENTS

VI. ADJOURNMENT