CITY OF PRESCOTT
Everybody's Hometown

BOARD OF ADJUSTMENT AGENDA

BOARD OF ADJUSTMENT
PUBLIC HEARING
THURSDAY, April 18, 2013
9:00 AM

COUNCIL CHAMBERS
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1207

The following agenda will be considered by the BOARD OF ADJUSTMENT at its PUBLIC HEARING to be held at 9:00 AM on April 18, 2013, in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

I. CALL TO ORDER

II. ATTENDANCE

Members

Mike Klein, Chairman	Duane Famas
Greg Lazzell, Vice Chairman	Richard Rosa
Johnnie Forquer	George Wiant
James DiRienzo	

III. REGULAR AGENDA / PUBLIC HEARING ITEMS

1. Approval of the February 21, 2013 meeting minutes.

2. V12-003, 580 Miller Valley Road. APN: 113-07-062B totaling ±0.19 acre. LDC Sections 2.7.3.D and 4.8. Zoning is Business Regional (BR). Request a 2 year extension of Variance to reduce front yard and rear yard setbacks. Owner/Applicant is Michael D. Scannel, 1425 Adams Drive, Prescott, AZ 86305. Community Planner is Ryan Smith (928) 777-1209.

3. V13-003, 323 Cochise Street. APN: 108-01-076 totaling 0.24 acres. LDC Section 9.13. Zoning is Multi-Family Medium. Request is to reduce front yard setback from 20' to 14'6" for a new covered front porch. Owners are Brent and Beckie Kellogg. Applicant is Headwaters Architecture. Planner is Ryan Smith (928) 777-1209.

4. V13-004, 3921 Twisted Trails. APN: 103-18-116 totaling 0.36 acres. LDC Section 9.13. Zoning is Multi-Family Medium. Request is to reduce rear yard setback from 25' to 13' for an existing sunroom and deck. Owners are Michael and Diane McDaniel. Applicant is Steven Weber. Planner is Ruth Hennings (928) 777-1319.

IV. REVIEW ITEMS

V. SUMMARY OF CURRENT OR RECENT EVENTS

VI. ADJOURNMENT

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on April 11, 2013 at 2:30 PM in accordance with the statement filed with the City Clerk's Office.

Suzanne Derryberry

Suzanne Derryberry, Administrative Specialist
Community Development Department

CITY OF PRESCOTT
Everybody's Hometown

BOARD OF ADJUSTMENT AGENDA

BOARD OF ADJUSTMENT
PUBLIC HEARING
THURSDAY, FEBRUARY 21, 2013
9:00 AM

COUNCIL CHAMBERS
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1207

MINUTES OF THE PUBLIC HEARING OF THE BOARD OF ADJUSTMENT held on February 21, 2013 in Council Chambers, City Hall, located at 201 S. Cortez Street, Prescott, Arizona 86303.

I. CALL TO ORDER

Chairman Klein called the meeting to order at 9:00 a.m.

II. ATTENDANCE

Members

MEMBERS	*STAFF PRESENT*
Michael Klein, Chairman	George Worley, Planning Manager
George Wiant	Tom Guice, Community Development Dir.
Duane Famas	Suzanne Derryberry, Administrative Specialist
James Di Rienzo	Matt Podracky, Assistant City Attorney
Dick Rosa	Ruth Hennings, Community Planner
Greg Lazzell, Vice Chairman	*COUNCIL PRESENT*
Johnnie Forquer	Marlin Kuykendall
	Jim Lamerson

I. REGULAR AGENDA / PUBLIC HEARING ITEMS

1. Approval of the January 17, 2013 meeting minutes.

   Mr. Rosa, MOTION to approve the minutes of the January 17, 2013 meeting.
   Mr. Di Rienzo, 2nd. VOTE 7-0; passed.

2. V13-001, 1006 Commerce Drive. APN: 106-08-088B totaling 5.34 acres. LDC Section 4.11 & 9.13. Zoning is Industrial Light. Request is for a variance to permit an 80 foot tall flag pole where the allowed height is 50 feet. Owner is Resource Holdings, Inc. 1006 Commerce Drive, Prescott 86305. Planning Manager is George Worley (928) 777-1287.

Mr. Worley reviewed the staff report and indicated that the request was for a variance to allow a flagpole of up to 80 feet in height where the allowable limit would be 50 feet in height. Mr. Worley continued by discussing the location of the proposed flagpole and noted that there were no setback issues associated with the request. He continued by discussing the criteria which should be reviewed when evaluating a variance request. Mr. Worley pointed out that from the perspective of staff, there were no hardships since flagpole heights of 50 feet are common. In fact, flagpole heights in the immediate vicinity were either at the 50 feet or substantially less than the permitted 50 feet. Mr. Worley concluded by stating that staff recommended denial of variance V13-001.

Mr. Rose wanted to know the height of the flag pole located at Lamb Chevrolet. Mr. Worley stated that he was not certain but estimated its height at approximately 80 feet.

Mr. Klein requested to see a zoning map which would display the different zoning areas in the nearby vicinity. Mr. Worley displayed a map on the overhead projector and pointed out the areas zoned as Light Industrial and Business Regional. He noted that the maximum height set in the City Code was 50 feet throughout the commercial districts. The Business Regional, as noted in the staff report, allowed for a special use process which would allow the granting of approval through City Council without determining there was a hardship associated with the property which was one of the criteria the applicant pointed out as the reasoning to allow the additional height.

Mr. Lazzell discussed Galpin Ford and wanted to know if they would be allowed the 50 foot maximum as well. Mr. Worley stated that they could be granted the allowable 50 feet but could go through the special use process and go before council to obtain a higher flagpole.

Michael Taylor, 544 Whetstine, discussed the different zoning districts related to flagpole heights and pointed out that since they were located in the Industrial Light zoning they were not granted the provisions of the Regional Business zoning to be allowed to obtain a special use for a higher flagpole like Lamb Chevrolet did and which Galpin Ford could do if they so chose. He stated that one of the main reasons for the request was due to the fact that the business was surrounded by very tall structures such as the power towers which were approximately 120 feet high.

Mr. Lazzell wanted to know if the variance was approved, if the lighting of the flag would affect any nearby neighbors or any lighting ordinances. Mr. Taylor stated that it would have to abide by the dark sky ordinance.

Mr. Di Rienzo wanted to know how they had arrived at a height of 80 feet. Mr. Taylor stated that it was based on what was allowed in the other zoning districts as well as what Lamb Chevrolet had done in the Business Regional zoning.

Mr. Wiant noted that zoning issues should not stand in the way of displaying what the American flag stands for.

Mr. Klein discussed the different dealerships located in different zoning regions and wanted to know if any of the other dealers had requested a higher pole over the allowable 50 feet; Mr. Worley stated that they had not.

Mr. Wiant discussed terrain variations.

Mr. Lazzell agreed with Mr. Wiant regarding the importance of the flag but pointed out that if the request was approved then they would possibly be setting precedence for the other dealerships.

Charlie Koon, 2785 Brook Range, stated that he lives near the area requesting the variance and felt that the proposal should be approved.

Mr. Klein called for a motion.

Mr. Rosa, MOTION to approve V13-001. Mr. Wiant, 2nd. VOTE 4-3; Forquer, Klein, Famas opposed; Motion passed.

3. V13-002, 410 E. Gurley Street. APN: 114-05-065 totaling .024 acres. LDC Section 3.9 & 9.13. Zoning is Multifamily Medium. Request is for a variance to permit a new stairway to encroach into the front yard building setback. Owner is First Church of Christ Scientist. 410 E. Gurley Street, Prescott 86301. Community Planner is Ruth Hennings (928) 777-1319

Ms. Hennings reviewed the staff report and indicated that the request was to grant a variance to allow a new entrance, stairway and ramp to the front façade of the building. She added that the church had been granted several variances in the past for reductions to the side yard setbacks and increases in allowable sign area and height.

Ms. Hennings stated that the existing site plan showed that the entrance and the building itself were already within the required 25 foot setback along Gurley. Continued discussions were related to specifics of the proposal and photographs were displayed on the overhead projector. In conclusion, staff was recommending approval of V13-002 as the project met the majority of the criteria required for the granting of a variance as set in the Land Development Code.

Mr. Wiant discussed guidelines for the ADA accessible ramp.

Mr. Klein called for any comments from the applicant.

Doug Stroh, 1323 S. Scenic Heights Drive, explained that the reason for the variance request was related to issues with the building settling and causing cracks to the stairs. In addition, Mr. Stroh discussed the façade of the building and how the changes would create a more welcoming feeling.

Mr. Klein called for any other comments; Mr. Wiant stated a conflict of interested and noted that he would be abstaining from voting.

Mr. Rosa, MOTION to approve V13-002, a Variance to allow a 0' front setback for a new staircase and handicapped ramp. Ms. Forquer, 2nd. VOTE 6-0-1; passed.

II. REVIEW ITEMS

None

III. SUMMARY OF CURRENT OR RECENT EVENTS

None

IV. ADJOURNMENT

Chairman Klein adjourned the meeting at 9:27 a.m.

Mike Klein, Chairman

Suzanne Derryberry, Administrative Specialist
Community Development

Request for 2 year extension - Variance V12-003
Reduction of the required front and rear yard setbacks to replace an exiting structure for a yogurt shop.

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION
BOARD OF ADJUSTMENT MEETING FOR April 18, 2013.

STAFF REPORT

TO: Board of Adjustment

FROM: Tom Guice, Community Development Director
George Worley, Planning Manager
Ryan Smith, Community Planner

Date: April 12, 2013 **Parcel Number:** 113-07-062B

Location: 580 Miller Valley Rd. **Zoning:** BR (Business Regional)

Owner/Applicant/Agent: Michael D. Scannell
1425 Adams Ave.
Prescott, AZ 86305

REQUEST:
The applicant is requesting a time extension of 2 years for Variance V12-003 due to business constraints this past year. This item was unanimously approved by the BOA on April 19, 2012. The Land Development Code provides that if a project is not completed within 12 months from the time of approval, the BOA may grant an extension of a specified period requested in writing by the applicant.

The applicant received variance approval to reduce the required front yard setbacks from 25' to 16' and to reduce the required rear yard setback from 10' to 6'. The approval included a Federally required handicap access that further encroached the setback.

BACKGROUND:
The applicant purchased 3 adjacent properties with the intent of replacing the existing dilapidated building to open a yogurt shop. The variance request resulted when it became apparent that the existing structure could not be salvaged. The BOA discussion of this item included the floodway where the flood code would allow the structure to be rebuilt using the same footprint as the existing building. However, the flood footprint requirement combined with the setback requirement precludes the applicant from rebuilding or relocating the structure anywhere on the 3 properties. Minimum Setbacks: the required setbacks for a non-residential structure at this location is 25' front, 7 side and 10 rear.

HISTORIC PRESERVATION:
The subject property is not within a historic district.

VARIANCE CRITERIA:
The proposed project is consistent with other properties in the area. Many examples exist of pre-existing encroachments into the modern setback requirement. Other structures on the street are close to the front property line. Granting the variance will not constitute a special privilege. The existing building is in a dilapidated condition. The area would benefit from it's removal.

Variances may be granted for extraordinary conditions affecting the land such as size and shape, and strict application of the code will deprive the applicant of the reasonable use of his land. A unique circumstance exists due to the floodway combined with the current required setbacks, which creates an extremely limited building envelope.

STAFF RECOMMENDATION: Staff recommends approval of the 2 year extension based on a review of the request's consistency with the provisions contained in the Land Development Code as expressed above.

Attachments:
Site Plan
Vicinity & Zoning Map
Flood Zone Map
Applicant Request for Extension

SUGGESTED MOTIONS:
Move to approve, granting a 2 extension for Variance V12-003.

Variance Request Site Plan

City of Prescott

Ryan Smith – Community Planner,

March 13, 2013

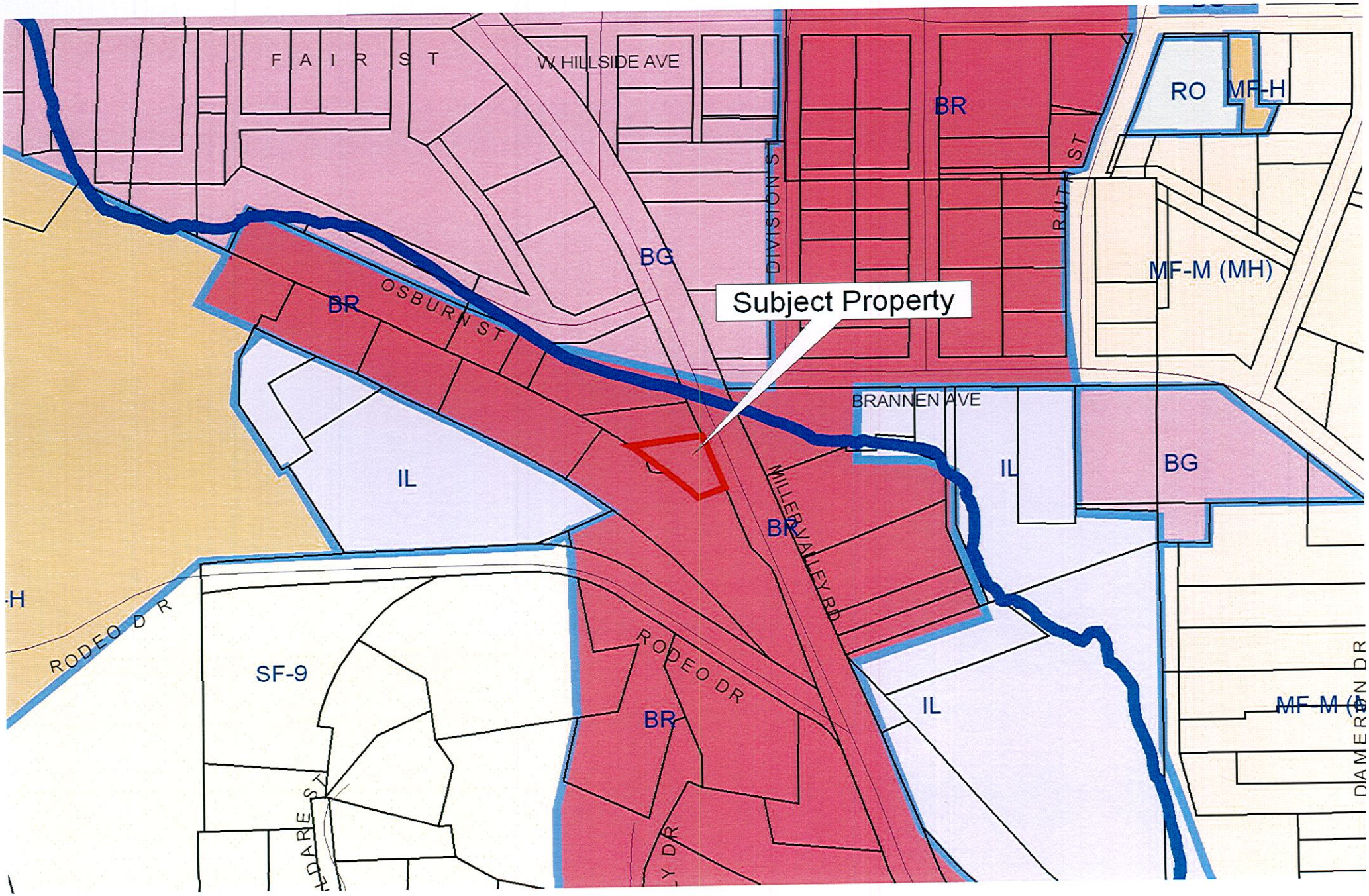
I am requesting an extension on: 580 Miller Valley Road, APN: 113-07-062BB, for the variance to put up new building. I am requesting a 2 year extension. Hope to have done sooner.

Thank you,

Michael D Scannell

Michael D Scannell

1425 Adams Ave
Prescott, AZ 86305
928-778-3406


F A I R S T
W HILLSIDE AVE
BR
RO
MF-H
DIVISION ST
BUTLER ST
BG
MF-M (MH)
OSBURN ST
BR
Subject Property
BRANNEN AVE
IL
BG
MILLER VALLEY RD
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SF-9
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DIAMERON DR
DARE ST
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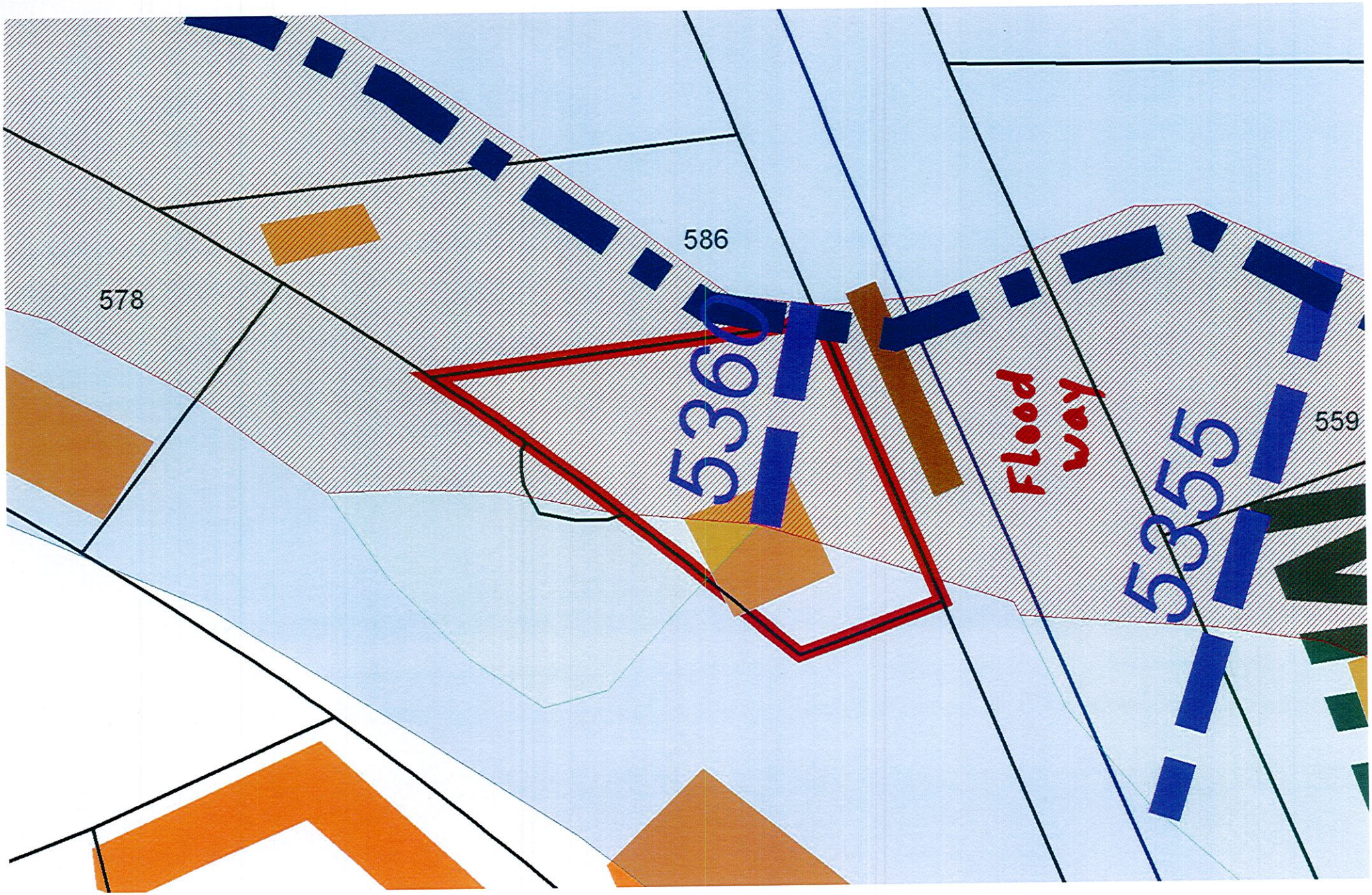
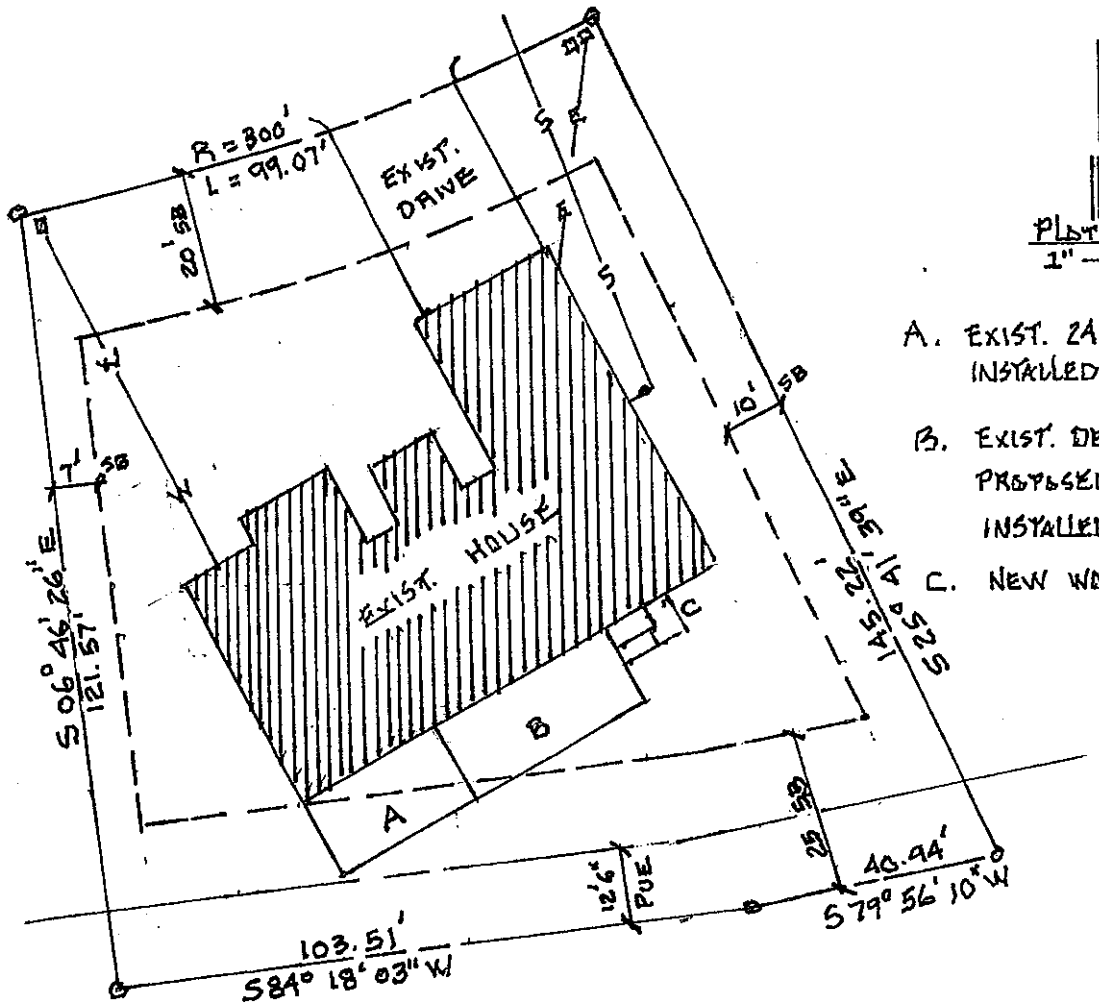

586
578
5360
Floodway
559
5355

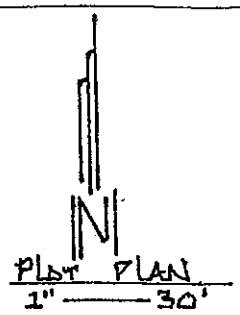
CITY OF PRESCOTT
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING SAFETY DIVISION

PLOT PLAN SKETCH

Building Permit #:	**Job Address:** 3921 TWISTED TRAILS.
Scale: 1 inch = 30 **ft.**	**Assessor's Parcel Number (s):** 103-18-116

1. It is the responsibility of the owner or contractor to field verify ALL UTILITY MAINS prior to construction.
2. Any improvement in City right-of-way requires permit issued by City Engineering Department per Ordinance #1338.
3. No structure shall encroach onto any easement or right-of-way. Driveway entrance may require dip section or minimum 12 inch corrugated metal pipe.
4. DO NOT ALTER SIDEWALK. SIDEWALK MUST MEET AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
5. All mailbox installations must be to City of Prescott standard detail 1-08. Any deviation must be specially permitted by the Engineering Department.
6. Approval of the Planning & Zoning Department is subject to all other easements, encumbrances, etc. or restriction which may apply to said property by virtue of any City Ordinances and/or state law and deed restrictions. The City takes no responsibility for said restrictions or requirements and the burden t comply with such restrictions lies solely with the property owner and/or applicant.





A. EXIST. 24'x13' SOLARIUM INSTALLED ON EXIST DECK

B. EXIST. DECK TO HAVE PROPOSED ROOF COVER INSTALLED.

C. NEW WOOD STAIRS.

I, _____, the owner's agent or the owner of record, for the structure to be located at:

3921 TWISTED TRAILS, parcel number 103-18-116, do certify that the structure will meet all required setbacks, the property corner pins are correct and the footings are excavated upon the property as shown on the City approved site plan. **If for any reason any deviation from the approved site plan becomes necessary, a revised site plan will be submitted for approval before any additional construction takes place.**

_____ _____
Owner/Contractor Signature **Date**

Variance Request

V13-003

Reduction of required front yard setback to construct a porch.

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION
BOARD OF ADJUSTMENT MEETING FOR April 18, 2013.

STAFF REPORT

TO: Board of Adjustment

FROM: Tom Guice, Community Development Director TG
George Worley, Planning Manager GW
Ryan Smith, Community Planner RS

Date: April 11, 2013 **Parcel Number:** 108-01-076

Location: 323 Cochise St. **Zoning:** MF-M (Multi-Family Medium Density)

Owner: Brent and Beckie Kellogg
323 Cochise St.
Prescott, AZ 86305

Applicant/Agent: Todd Marolf
Headwaters Architects
1951 Commercial Center Circle, #A
Prescott, AZ 86301

REQUEST:
The applicant is seeking a variance approval to reduce the required front yard setback from 20' to 14' 6" for the construction of a front covered porch. The applicant wishes to construct a 700 square foot addition on the south side of the building that runs perpendicular to the original home. This addition encroaches into the front setback as proposed in the site plan submittal.

BACKGROUND:
Lots 11 and 13 of the Pine Crest Subdivision have been combined to form one flat lot with a width of 100 feet and a depth of 105 feet, therefore, a useable building area exits. The property is in an historic district. The required setbacks for a home with a covered porch structure within the MF-M zoning district is 20' front, 7' side and 20' rear.

PAST BOARD OF ADJUSTMENT ACTIONS: No other variance or CUP applications exist for this property. A 1980 variance was approved at 305 Cochise requesting a 3' side and 2' setback for a shed. No other variances exist in the vicinity allowing for relief from code requirements.

VARIANCE CRITERIA:

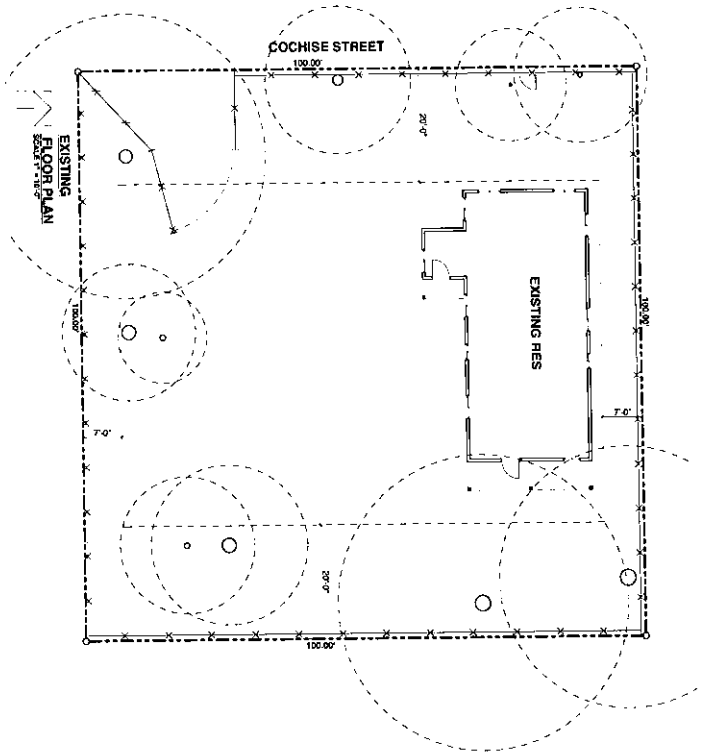
Extraordinary Conditions:
Variances may be granted for special and unique circumstances to the property.

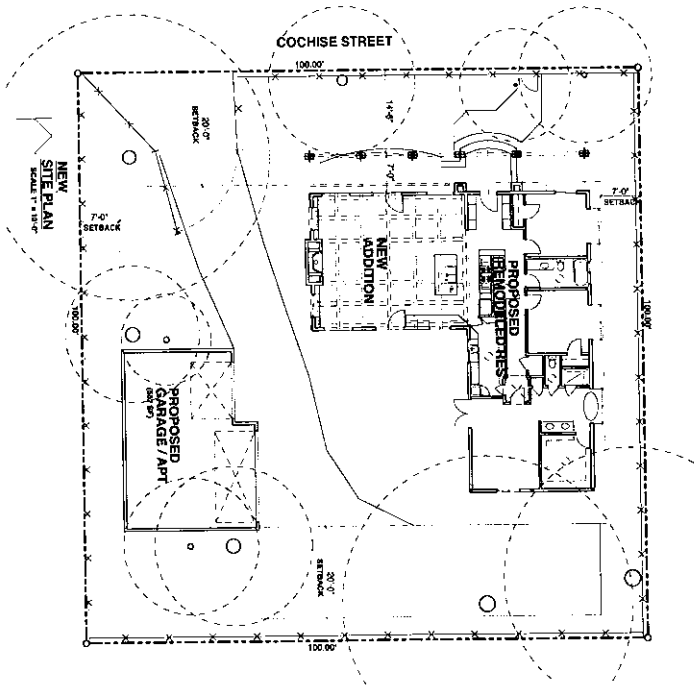
STAFF RECOMMENDATION: Staff has a neutral recommendation for Variance V13-003 due to concerns over a self-imposed hardship as described in the variance provisions contained in the Land Development Code as expressed above.

Attachments: Site Plan
Vicinity & Zoning Map
Email indicating support

SUGGESTED MOTIONS:

1. Move to approve variance V13-003:
2. Move to approve variance V13-003, subject to conditions:
3. Move to deny variance V13-003:





A-1

HEADWATERS

ARCHITECTURE P.C.

1951 COMMERCE CENTER CIRCLE, STE A
PRESCOTT, AZ 86301
928-776-7180

DATE: 2/18/13

PRELIMINARY

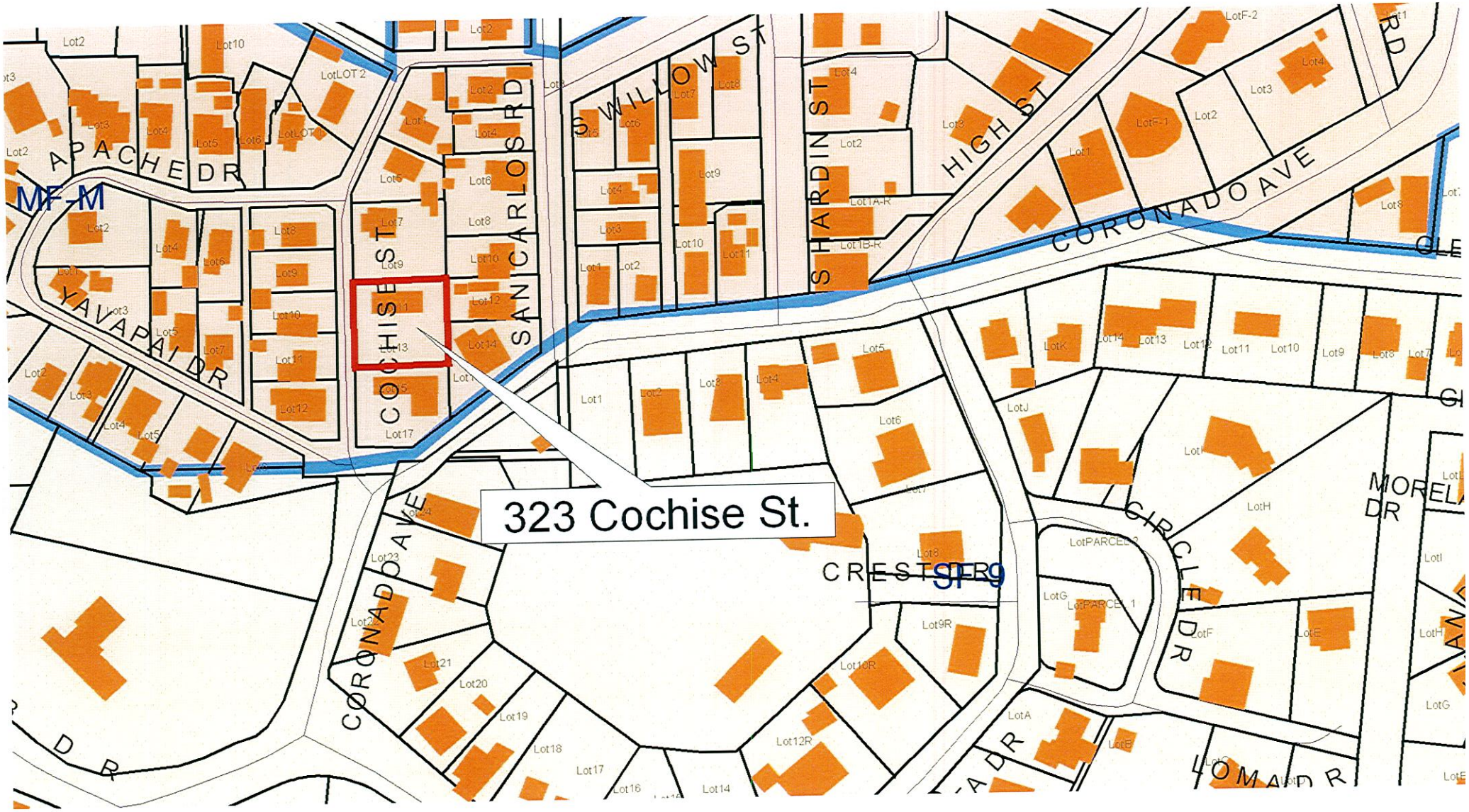
ADDITIONS AND ALTERATIONS FOR

BRENT & BECKIE KELLOGG

323 COCH SE STREET

PRESCOTT

ARIZONA


323 Cochise St.
MF-M
APACHE DR
YAVAPAI DR
COCHISE ST
SAN CARLOS RD
S WILLOW ST
SHARDIN ST
HIGH ST
CORONADO AVE
CORONADO AVE
CREST ST
CIRCLE DR
MORELA DR
LOMA DR

Project V13-003 Variance request

Sharon Seymour [skseymour@gmail.com]

Sent: Monday, March 04, 2013 4:10 PM

To: Smith,Ryan

Dear Mr. Smith:

I have received a notice of a requested variance by my neighbors at 323 Cochise Street, who wish to extend their front porch. I am completely in support of such a project, and hope their request is easily and speedily approved.

Yours,
Sharon Seymour
306 San Carlos Road

--
"We are confronted by insurmountable opportunities." -- Pogo

V13-004 VARIANCE
3921 Twisted Trails

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION

BOARD OF ADJUSTMENT MEETING for April 18, 2013

STAFF REPORT

TO: City of Prescott Board of Adjustment (BOA)

FROM: Tom Guice, Community Development Director TG
George Worley, Planning Manager GW
Ruth Hennings, Community Planner RH

DATE: April 18, 2013

ZONING: Multi-Family Medium (MF-M)

ADDRESS: 3921 Twisted Trails

APN: 103-18-116

OWNER: Michael and Diane McDaniel
3921 Twisted Trails
Prescott, AZ 86301

APPLICANT: Steven Weber
102 Grace Avenue
Prescott, AZ 86303

REQUEST: The applicant and property owners are requesting a Variance to reduce the 25' rear yard setback to 13' for an existing sunroom and uncovered deck (which is proposed to be covered). The sunroom and deck were constructed without a permit by a previous property owner, likely around 2000 – 2002. If the Variance is approved, the applicant will submit plans for the addition to ensure that it meets current building and engineering code requirements.

VARIANCE REVIEW CRITERIA: The Board of Adjustment shall consider the following criteria in its review:

1) **Extraordinary conditions:** *There are extraordinary conditions affecting the land involved such that strict application of the provisions of this Code will deprive the applicant of the reasonable use of his land.*

   There are no extraordinary conditions affecting the land.

2) **Substantial detriment:** *It will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area.*

There are no aspects of the project that would be detrimental to public health or safety. The sunroom and deck are outside of the Public Utility Easement located on the rear property boundary.

3) **Special privileges:** *The adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.*

Adjacent properties are subject to the same 25' rear yard setback requirements, which do not permit covered structures within the setback area. However, the property immediately adjacent and to the east was approved for covered patio that encroached the rear yard setback under the previous Code.

4) **Self-induced hardship:** *The hardship is not the result of the applicant's own actions.*

The hardship is a result of a previous property owner who did not permit the sunroom and deck structure. The current property owners were unaware of the violation at the time they purchased the property and are now trying to correct the situation through the Variance application.

5) **General Plan:** *It will be in substantial compliance with the General Plan or other relevant area plans or neighborhood plans.*

Not applicable.

6) **Utilization:** *Because of special circumstances applicable to the property, the strict application of the zoning ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district.*

There are no special circumstances applicable to the property.

PUBLIC COMMENT: The applicant has submitted a petition, signed by 10 of the adjacent and nearby property owners, in support of the Variance. The lots immediately to the south have not yet been developed. No other public comment has been received as of the writing of this report.

STAFF RECOMMENDATION: Staff recommends approval of V13-004. The project meets several criteria required for the granting of a Variance as set forth by the Land Development Code, Section 9.13, and they have support from the adjacent property owners who are most likely to be affected by the request.

Attachments:
1) Variance questionnaire
2) Site plan
3) Petition

SUGGESTED MOTION: Move To Approve V13-004, a Variance to reduce the 25' rear yard setback to 13' for a sunroom and covered deck.

VARIANCE QUESTIONAIRE

All questions must be answered prior to acceptance of the application.

1. Describe the special or unique conditions and circumstances which are peculiar to the land (e.g. large trees, rocks, outcrops, washes, steep topography, etc), structure or building, which are not applicable to other lands, structures or buildings in the same zoning district in other locations.

N/A.

2. Indicate how the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance. If citing other properties, their addresses must be given.

Adjacent properties also have covered Decks. and sunrooms.-

3. Describe how the alleged hardships caused by the literal interpretation of the provisions of the Zoning Ordinance include more than personal inconvenience and financial hardship, which do not result from the actions of the applicant(s).

Due to Realestate process. owners were unaware the Deck & sunroom were encroaching into setback and sunroom was not permitted.

4. Indicate why granting the requested variance will not confer upon the applicant any special privilege that is denied by the Land Development Code to other owning lands, structures or buildings in the same district.

N/A.

5. Indicate why granting the variance will not interfere with or injure the rights of other properties in the same district.

See Letters of support.

We are in the process of going through a variance to allow for the encroachment in the rear of our property located at 3921 Twisted Trails Prescott, AZ 86301of the existing deck and solarium.
In 2011 when we purchased the home we had no knowledge of this.
Do you have an objection to this?

Michael and Diane McDaniel
3/2/13

YES ___ PRINT NAME FRANK & KAREN LÓPEZ
NO X SIGNATURE Frank Lopez Karen Lopez
ADDRESS 3945 Purple Sage Prescott, Az. 86301

YES ___ PRINT NAME Donna And Paul Sadick
NO X SIGNATURE Donna P. Sadick Sadick
ADDRESS 3908 TWISTED TRAILS

YES ___ PRINT NAME Gilbert Waldo
NO X SIGNATURE Gilbert Waldo
ADDRESS 3915 Twisted Trails Prescott AZ 86301

YES ___ PRINT NAME CLAUDINE WALDO
NO X SIGNATURE Claudine Waldo
ADDRESS 3915 Twisted Trails Prescott AZ 86301

YES ___ PRINT NAME DIANE JOLLIFFE
NO X SIGNATURE diane jolliffe
ADDRESS 3932 TWISTED TRAILS. Prescott AZ 86301

We are in the process of going through a variance to allow for the encroachment in the rear of our property located at 3921 Twisted Trails Prescott, AZ 86301of the existing deck and solarium.
In 2011 when we purchased the home we had no knowledge of this.
Do you have an objection to this?

Michael and Diane McDaniel
3/2/13

YES ___ PRINT NAME DEAN Shockley

NO X SIGNATURE [signature]

ADDRESS 3957 Purple Sage 86301

YES ___ PRINT NAME [illegible]

NO X SIGNATURE CAROLYN PAPAHARIANTAKIS

ADDRESS 3945 TWISTED TRL.

YES ___ PRINT NAME IVAN KELLER HALS

NO X SIGNATURE Ivan R Kellerhals

ADDRESS 3933 Twisted Trails

YES ___ PRINT NAME RAY CARPENTER

NO X SIGNATURE Ray M Carpenter

ADDRESS 3944 TWISTED TRAILS, PRESCOTT

YES ___ PRINT NAME TED HARRIS

NO X SIGNATURE T Harris

ADDRESS 3909 TWISTED TRAILS