

City of Prescott

Board of Adjustment



August 17, 2023 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

AGENDA

The following Agenda will be considered by the **Board of Adjustment** at their meeting to be held **August 17, 2023**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **DISCUSSION & ACTION ITEMS**
 - A. Approval of the July 20, 2023 Board of Adjustment Meeting Minutes.
Recommended Action: MOVE to approve the minutes as presented
 - B. **V23-004** - Variance to Article 3, Section 3.3.3.F (SF-35/Minimum Setbacks) of the Land Development Code (LDC) to Allow a Reduction of the Required 30' Front Setback by 20' Allowing for a 10' Front Setback for a New Single Family Residence on a 0.32 Acre Parcel. Zoning: SF-35 (Single Family). Property Owner: Knoll Norman Living Trust. Applicant: Distinctive Homes and Architecture. Location: APN 116-01-036, 2325 Cyclorama Dr.
Recommended Action: 1) MOVE to close the public hearing; and 2) MOVE to approve/deny V23-004 per the site plan provided
4. **STAFF UPDATES**
5. **ADJOURNMENT**

Upon a public majority vote of a quorum of the Board, the Board may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations

(A.R.S. §38-431.03(A)(5));

(6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));

(7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 8/10/23 at 9:00 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.



Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: August 17 Board of Adjustment
DATE: August 17, 2023
DEPT: Community Development
ITEM #: 3.A
SUBJECT: Approval of the July 20, 2023 Board of Adjustment Meeting Minutes.

ITEM SUMMARY

This item is for the approval of the July 20, 2023 Board of Adjustment Meeting. Staff recommends approval of the minutes as presented.

BACKGROUND

None.

FINANCIAL IMPACT

There is no fiscal impact at this time.

RECOMMENDED ACTION

MOVE to approve the minutes as presented

ATTACHMENTS

1. July 20, 2023 BOA Minutes



City of Prescott

Board of Adjustment

July 20, 2023 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chairman Jim Lamerson called the meeting to order at 9:01 A.M.

2. ROLL CALL

Members:

Jim Lamerson, Chairman
Tony Teeters, Vice Chairman
Thomas Davis, Member
Mary Frederickson, Member
Mark Hokeness, Member (arrived late)
Miriam Haubrich, Member
James Myers, Absent

3. DISCUSSION & ACTION ITEMS

- A. Approval of the February 16, 2023 Board of Adjustment Meeting Minutes.

MOTION BY BOARD MEMBER DAVIS TO APPROVE THE FEBRUARY 16, 2023 BOARD OF ADJUSTMENT MINUTES; SECONDED BY BOARD MEMBER TEETERS: PASSED (5-0). BOARD MEMBER HOKENESS WAS NOT PRESENT FOR THE VOTE.

- B. Public Hearing and Possible Action Regarding V23-003, Variance to Article 3, Section 3.4.3.F (SF-18/Minimum Setbacks) of the Land Development Code (LDC) to Allow a Reduction of the Required 25' Front Setback by 10' Allowing for a 15' Front Setback for a New Single-family Residence on a 0.98 Acre Parcel. Zoning: SF-18 (Single Family). Owner: Steven Letch & Andrea Hlosek RS. Applicant: B&L Custom Homes Inc. Location: APN 115-07-113A, 1359 Rockwood Dr.

Community Planner Tammy DeWitt stated that the subject property is considered a flag lot in which the flag does not count toward the setback. The setback would start where the property expands and meets the front width requirement. For the zoning district that the property is in (SF-18), that would be one hundred feet. The Northwest property line would be considered the front of the property.

Ms. DeWitt stated that the subject property is located in a subdivision that is being developed and that some of the lots have been re-platted due to the terrain.

Ms. DeWitt stated that the properties in the subdivision usually qualify lots for a Topographic Exception, where the front setback can be reduced by ten feet. This property didn't qualify because it didn't meet the slope requirements.

The request for variance was sent to all properties within 300 ft, no comments were received to date.

Ms. DeWitt displayed photos from the property that showed the building pad and where it is in relation to adjacent properties. She stated that it is set down and will not block any other properties views.

She then presented Variance criteria per the City's Land Development Code:

- Extraordinary Conditions
- Substantial Detriment
- Special Privileges
- Self-Induced Hardship
- General Plan
- Utilization

She stated that it is not a special privilege, there is no self-induced hardship, and that there are terrain issues on the lot that the developers have tried to accommodate. The property meets criteria for a Variance.

Board Member Mary Frederickson asked if the house to the northwest (the property closest to the subject property) is occupied.

Ms. Dewitt answered that it is still being built.

Board Member Frederickson asked if the owners of that property received notice.

Ms. DeWitt replied that they were noticed.

Board Member Mark Hokeness asked if the area that the subject property is in has an HOA and if they received notice.

Ms. DeWitt replied that they do have an HOA but the developer is working with the HOA and they were noticed.

Board Member Thomas Davis asked for clarification on the flag lot and how they determine the front of the property.

Ms. DeWitt answered that the end of the flag area is where the property line starts, which is the northwest side of the property. Where the property breaks out of the flag is where they can measure the front.

Board Member Frederickson asked if the lot to the northwest is higher than the subject property.

Ms. DeWitt replied that it is.

Board Member Frederickson asked if the subject property is one story.

Ms. DeWitt replied that it is.

MOTION BY BOARD MEMBER FREDERICKSON TO APPROVE V23-003 AS SUBMITTED; SECONDED BY BOARD MEMBER DAVIS: PASSED (6 - 0)

- C. Public Hearing and Possible Action Regarding CUP23-001, a Conditional Use Permit Request for Tattoo Business Bold As Love Tattoo Per Land Development Code (LDC) Sections 4.8 and 9.3. Location: APN 113-10-039, 625 Schemmer Dr. Zoning: Business Regional (BR). Owner: Beverly Family Revokable Trust. Applicant: Ricky Henderson (Bold as Love Tattoo).

Ms. DeWitt presented a map of the location of the subject property. She stated that there is one access point to the property. There are multiple businesses at this location. The subject business will be located in one of the suites. The property is zoned BR and requires a Conditional Use Permit (CUP).

Ms. DeWitt showed a photo of the parking area which also showed access and entrance to the building. She stated that there is adequate parking for all of the businesses at this location.

Ms. DeWitt presented a floor plan that showed the office area and tattoo station.

CUP Review Criteria per the City's Land Development Code:

Effect on Environment
Compatible with Surrounding Area
External Impacts Minimized
Infrastructure Impacts Minimized
Consistent with General Plan and Code
Parcel Size
Site Plan
Additional Conditions

Ms. DeWitt stated that they are looking for any impacts to adjacent neighbors in regards to noise, lighting, and hours of operation. She stated that they have not received any complaints for tattoo parlors in the area.

Ms. DeWitt stated that the property is not in a Historic District. They also noticed all property owners within three hundred feet and did not receive comments from any of the neighbors.

Board Member Hokeness expressed concern about parking. He asked if there is adequate parking.

Ms. DeWitt answered that there is adequate parking.

MOTION BY BOARD MEMBER FREDERICKSON TO APPROVE CUP23-001 AS SUBMITTED; SECONDED BY BOARD MEMBER HOKENESS: PASSED (6 - 0)

4. STAFF UPDATES

Ms. DeWitt announced the General Plan and Historic Preservation Master Plan Open House will take place on August 30th from 3:00 to 6:00 p.m. at the Rowle Simmons Adult Center.

5. ADJOURNMENT

There being no further business to discuss Chairman Lamerson adjourned the meeting at 9:16 a.m.

JIM LAMERSON, Chairman

ATTEST:

SARAH HILTON, Recording Secretary



TO: MAYOR AND CITY COUNCIL
AGENDA: August 17 Board of Adjustment
DATE: August 17, 2023
DEPT: Community Development
ITEM #: 3.B
SUBJECT: **V23-004** - Variance to Article 3, Section 3.3.3.F (SF-35/Minimum Setbacks) of the Land Development Code (LDC) to Allow a Reduction of the Required 30' Front Setback by 20' Allowing for a 10' Front Setback for a New Single Family Residence on a 0.32 Acre Parcel. Zoning: SF-35 (Single Family). Property Owner: Knoll Norman Living Trust. Applicant: Distinctive Homes and Architecture. Location: APN 116-01-036, 2325 Cyclorama Dr.

ITEM SUMMARY

The applicant is requesting a Variance to allow a reduction in the required 30' front yard setback by 20' to allow for a front setback of 10' accommodating the construction of a new single-family residence in a Single-Family 35 (SF-35) zoning district. Due to the slope of the property and rock outcroppings, there is limited area for the house to be placed.

BACKGROUND

STAFF ANALYSIS AND RECOMMENDATION:

The staff analysis and recommendation is based on a review of the request's consistency with the 2015 General Plan, and consistency with neighborhood characteristics, as well as the Variance requirements of LDC Section 9.13.4.

COMPATIBILITY WITH THE NEIGHBORHOOD:

There are other properties in the area that have had Variances approved to reduce setbacks due to the terrain in the area. In July of 2020, a Variance was approved for this property for the same setback request, but the project never moved forward and a Variance approval is only valid for a year. This is a new owner and applicant.

VARIANCE REQUIREMENTS:

Variances may be granted only if, because of special and unusual circumstances applicable to the property, including its size, shape, topography, location, or surroundings, the strict application of the zoning code will deprive such property of privileges enjoyed by other properties in the district. Such Variance shall not constitute a grant of special privileges inconsistent with other properties in the vicinity or be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

COMPLIANCE WITH REQUIRED VARIANCE CRITERIA:

1. **Extraordinary Conditions (LDC Section 9.13.4.A.1).** 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. For example, a Variance may be justified because of topography, or size, shape, intrusive off-site impacts, or other special conditions unique to the property and development involved.

Staff Comments: The applicant states that due to the slope/drainage and rock outcrops on the property, there is a limited area to build a single-family residence. Currently, the property is vacant.

1. **Substantial Detriment (LDC Section 9.13.4.A.2).** Granting the Variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this Code.

Staff Comments: The proposed residence will not affect any of the neighboring properties.

1. **Special Privileges (LDC Section 9.13.4.A.3).** Granting of a Variance shall be subject to such conditions as will assure that 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.

Staff Comments: The request does not grant the applicant special consideration as compared to other existing residences nearby. As such, no special privilege would be conferred on the applicant by the granting of this request.

1. **Self-induced Hardship (LDC Section 9.13.4.A.4).** The hardship is not the result of the applicant's own actions.

Staff Comments: The property currently is vacant. The location to build a house is very limited due to the topography and boulders.

1. **General Plan (LDC Section 9.13.4.A.5).** It will be in substantial compliance with the General Plan or other relevant area plans or neighborhood plans.

Staff Comments: The proposed Variance is on an existing residential lot and is, therefore, in compliance with the General Plan.

1. **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.

Staff Comments: The proposed residence could not be constructed without this variance. There is no other location on the property to construct a residence. The special circumstances (topography and boulders) of the site deprive the applicant of options available to other properties in the district.

NEIGHBORHOOD COMMENTS:

Staff has not received any comments from the public.

FINANCIAL IMPACT

There is no fiscal impact associated with this item.

RECOMMENDED ACTION

1) MOVE to close the public hearing; and 2) MOVE to approve/deny V23-004 per the site plan provided

ATTACHMENTS

1. VARIANCE QUESTIONARE
2. maps and pictures
3. VARIANCE PLANS

VARIANCE QUESTIONNAIRE

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.

THIS PROPERTY IN THE PAST WAS GRANTED A VARIANCE TO A 10' FRONT SETBACK, BUT IT EXPIRED. WE WOULD LIKE TO RE-APPLY FOR IT DUE TO THE STEEPNESS OF THE LOT AND THE PASSAGE OF THE 18% MAXIMUM SLOPE OF DRIVEWAYS BY THE FIRE DEPARTMENT. THIS NOW MAKES ACCESS TO THIS LOT A HARDSHIP.

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.

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).

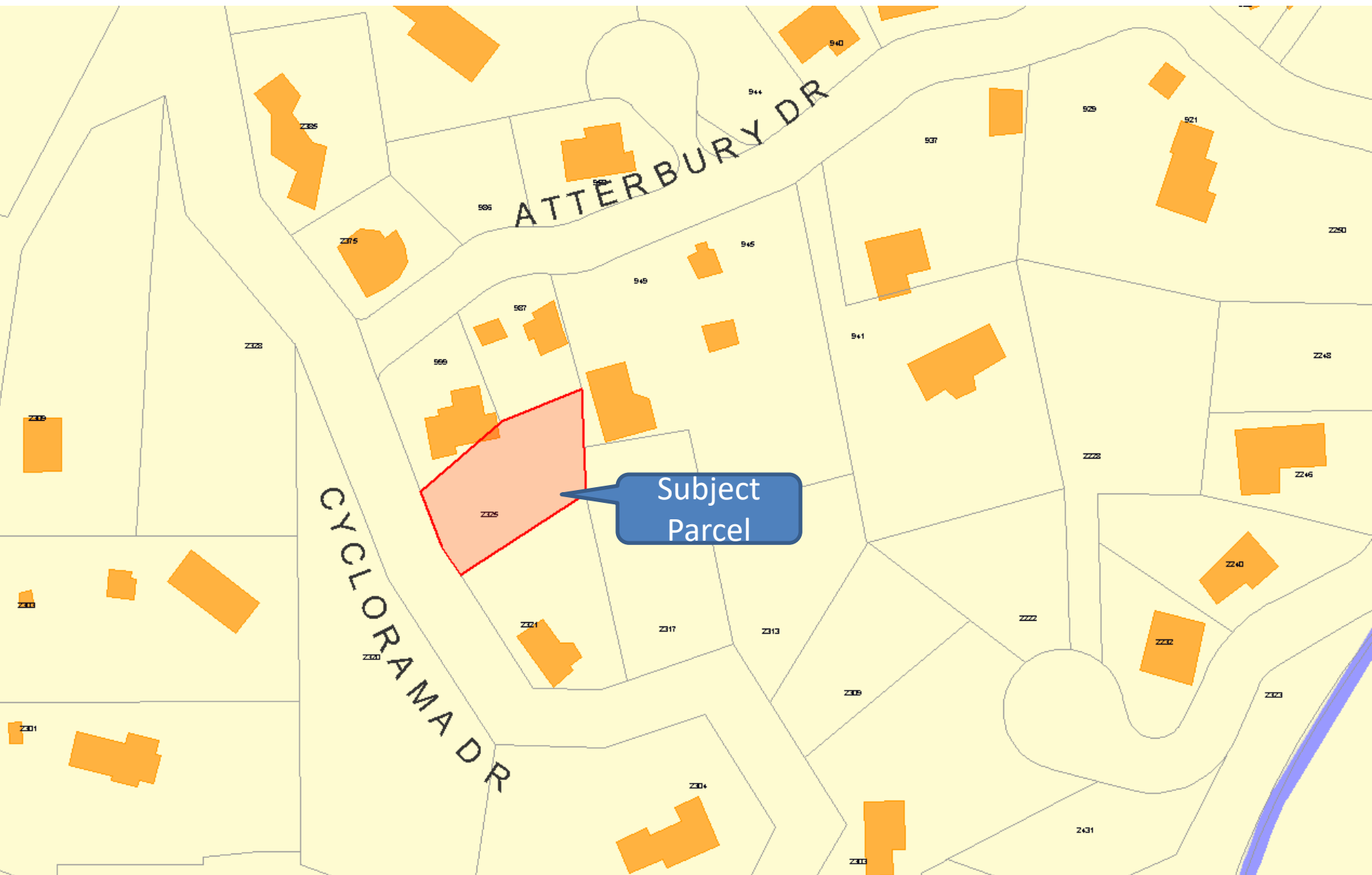
AGAIN, DUE TO HE STEEPNESS OF THE LOT AND THE PASSAGE BY THE FIRE DEPARTMENT OF THE MAXIMUM SLOPE OF DRIVEWAYS OF 18% MAKES THIS LOT MUCH MORE DIFFICULT TO ACCESS FOR A DRIVEWAY.

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.

GRANTING THIS VARIANCE FOR THESE SPECIAL CIRCUMSTANCES OF THE STEEPNESS OF THIS LOT IS NOT A SPECIAL PRIVILEGE BUT A SPECIAL CIRCUMSTANCE FOR THIS STEEP LOT SINGLE LANE ROAD.

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

GRANTING THIS SHOULD IMPROVE THE NEIGHBORS VIEW AROUND THIS HOUSE BEING CLOSER TO THE STREET.







Subject parcel



Subject parcel



Subject parcel

300 ft Buffer Map



OWNER APPROVAL

DATE: 3/14/2023

OWNER:

AS OF THE DATE ABOVE, THE PRELIMINARY PHASE IS COMPLETE. THE OWNER UNDERSTANDS ANY CHANGES REQUESTED AFTER THIS POINT TO THE SITE PLAN, FLOOR PLAN, ROOF PLAN, CEILING PLAN OR ELEVATIONS MAY CREATE ADDITIONAL HOURLY CHARGES. THIS DOES NOT INCLUDE BASIC MATERIAL OR COLOR CHANGES. THE OWNER ALSO UNDERSTANDS THERE MIGHT BE CHANGES REQUIRED FOR ENGINEERING PURPOSES, OR HOA REQUESTS.

ALL RENDERINGS ARE ARTISTIC INTERPRETATIONS OF THE DESIGN AND MAY NOT BE AN EXACT RENDITION.



ALL RENDERINGS ARE ARTISTIC INTERPRETATIONS OF THE DESIGN AND MAY NOT BE AN EXACT RENDITION.



SUBDIVISION & LOT#				
PARCEL#				
JOB ADDRESS				
	TOTAL	LOWER	MAIN	UPPER
LIVABLE	1716	572	572	572
GARAGE OPTION	494	0	494	0
COVERED ENTRY	48	0	48	0
COVERED DECK	144	0	72	72
COVERED PATIO	108	108	0	0
TOTAL UNDER ROOF	2016 (2510)	680	692 (1186)	644
UNCOVERED DECK	76.0	0	76	0
UNCOVERED PATIO	36	36	0	0
CRAWLSPACE	0	0	0	0

REVISIONS	BY
△ -/-/-	-
△	
△	
△	
△	
△	

NOTED CHANGES

Distinctive Homes

P.O. BOX 3900
PRESCOTT, AZ 86302
(928) 771-0948

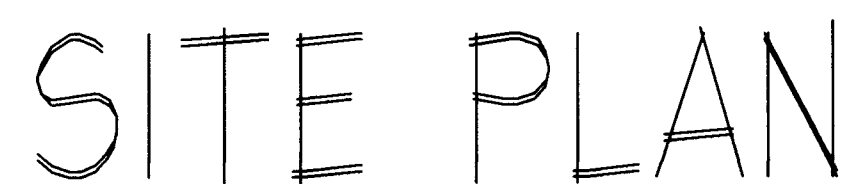
RENDERINGS

Reverse M-176

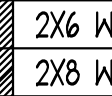
DISTINCTIVE HOMES & ARCHITECTURE © 2023

DATE 06/09/2023

SHEET R1



2325 Cydonia Drive

LEGEND		REVISIONS	BY
	2X4 WALL		-/-/-
	2X6 WALL		-
	2X8 WALL		
			
FLOOR PLAN NOTES			
1. PROVIDE THE FOLLOWING:			
* DOOR STOPS FOR ALL DOORS			
* LOCKSETS & DEAD BOLTS FOR ALL EXTERIOR DOORS			
* LOCKSETS FOR ALL GARAGE DOORS			
* PRIVACY LATCHES FOR ALL BATHS AND BEDROOMS AND LATCH SETS FOR ALL OTHERS.			
2. PROVIDE BLOCKING BETWEEN STUDS WHERE KNOBS WILL HIT WALL.			
3. UNDER CUT DOORS REQUIRED FOR ADEQUATE RETURN AIR; VERIFY WITH MECHANICAL CONTRACTOR.			
4. EXTERIOR SHEATHING SHALL BE NAILED W/ 8d Nails @ 6" O.C. EDGE, 12" O.C. FIELD.			
5. NOTIFY DESIGNER OF ANY CHANGES OR DISCREPANCY OF DIMENSIONS SHOWN.			
6. DURING CONSTRUCTION ADEQUATELY BRACE ALL WALLS & FRAMING MEMBERS.			
7. FOAM & CAULK AROUND ALL DOOR & WINDOW VOIDS WITH EXPANDABLE FOAM.			
8. SEAL AROUND ALL DOOR & WINDOW OPENINGS WITH MOISTURE BARRIER.			
9. ALL TILE FLOORS OVER WOOD TO HAVE WONDER BOARD UNDERLAYMENT.			
10. ALL CORNERS SHALL HAVE ROUNDED METAL DRYWALL CORNERS.			
11. CEMENT, FIBER-CEMENT AND GLASS MAT GYP. BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR.			
12. GARAGE WALLS ADJACENT TO LIVING SPACE MUST HAVE 5/8" TYPE "A" GYP. BD.			

NOVA CONSTRUCTION

Distinctive Homes

10 YEARS OF SERVICE

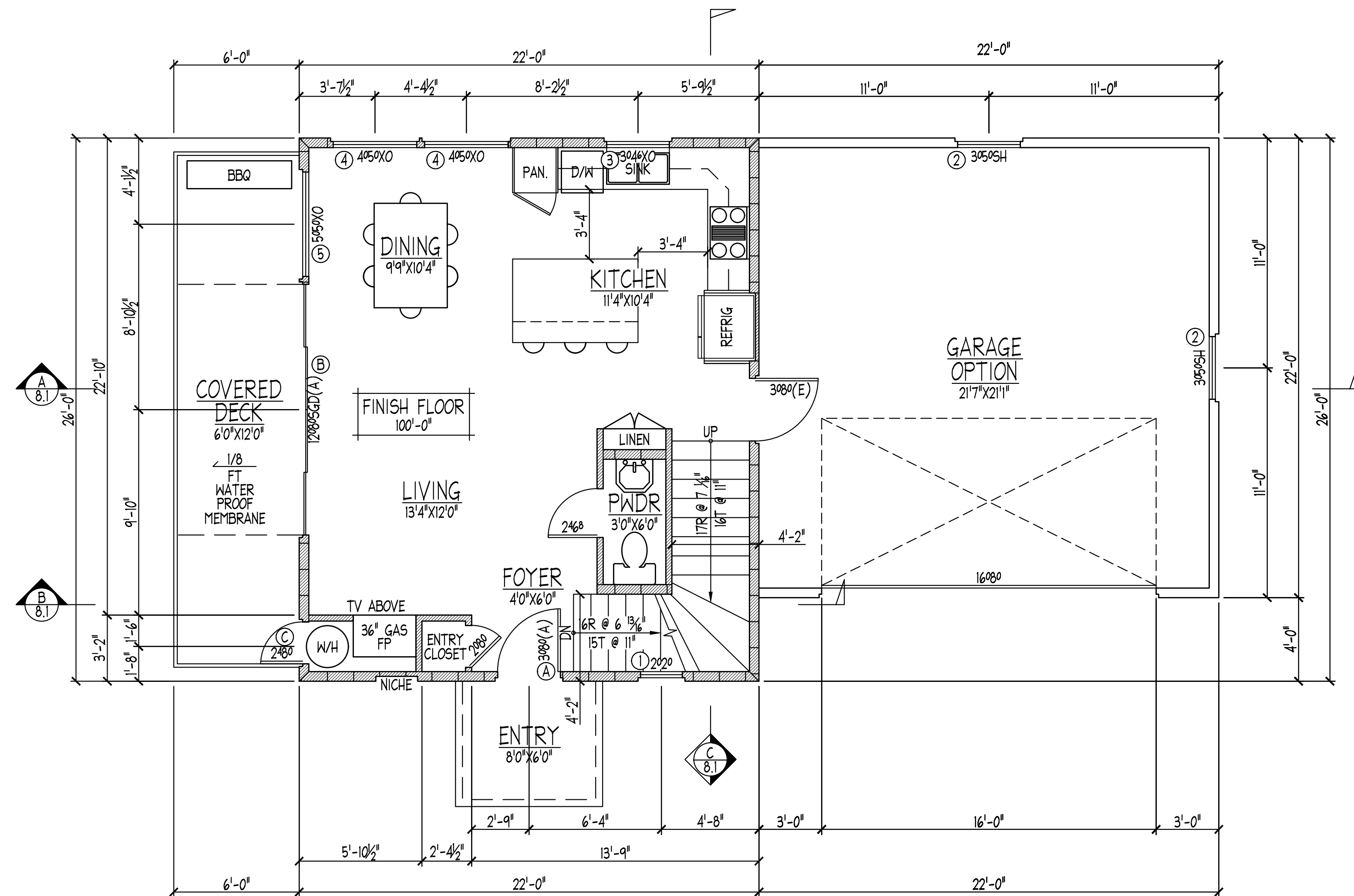
P.O. BOX 3988
 PRESCOTT, AZ 86302
 (928) 771-4948

REGISTERED ARCHITECT
 CERTIFICATE NO. 23538

THOMAS C HARGLES
 TERRY
 6.27.23

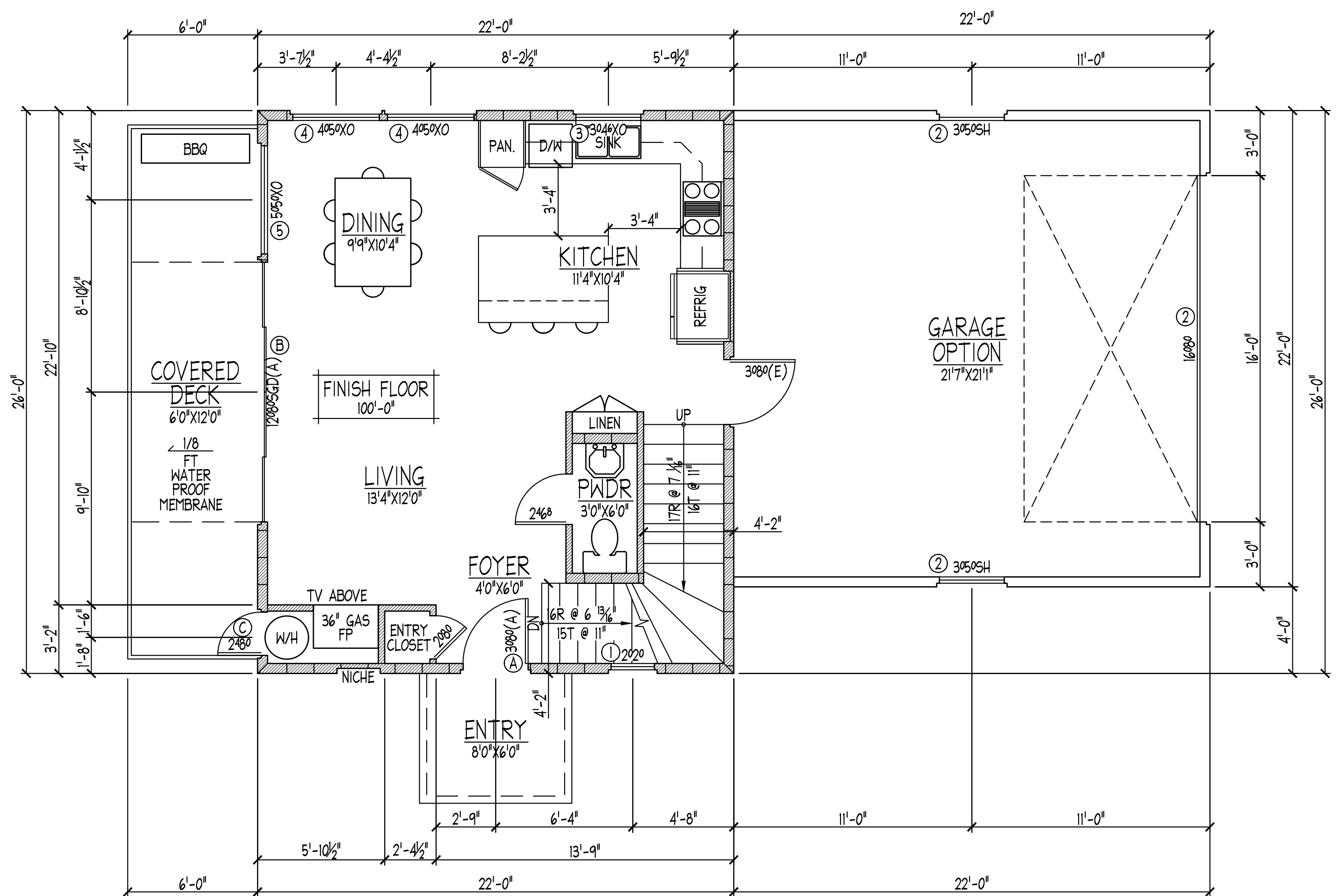
STATE OF ARIZONA U.S.A.

EX 9-30-2025



SUBDIVISION & LOT#				
PARCEL#				
JOB ADDRESS				
	TOTAL	LOWER	MAIN	UPPER
LIVABLE	1716	572	572	572
GARAGE OPTION	494	0	494	0
COVERED ENTRY	48	0	48	0
COVERED DECK	144	0	72	72
COVERED PATIO	108	108	0	0
TOTAL UNDER ROOF	2016 (2510)	680	692 (1186)	644
UNCOVERED DECK	76.0	0	76	0
UNCOVERED PATIO	36	36	0	0
CRAWLSPACE	0	0	0	0

FRONT LOAD GARAGE DOOR OPTION MAIN LEVEL FLOOR PLAN

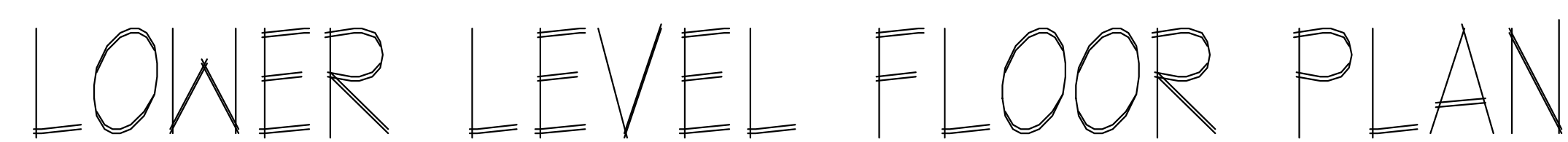


ALL WINDOWS TO BE DUAL PANE

KEY NOTES:

- (A) TEMP
- (B) OBSCURE
- (C) TEMP & OBSCURE
- (D) EGRESS WINDOW
- (E) ALL DOORS BETWEEN LIVABLE SPACE & GARAGE TO BE 20 MIN RATED WITH SELF CLOSING HINGES

SIDE LOAD GARAGE DOOR OPTION MAIN LEVEL FLOOR PLAN



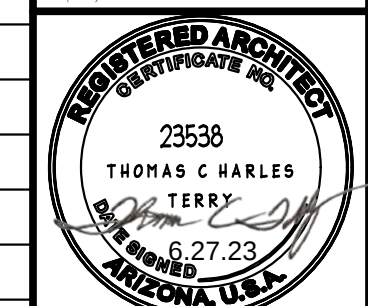
DOOR & WINDOW SCHEDULE (ZONE 4)

DOORS							
A	I	MAIN	3'0"x8'0"	SWING	VINYL	YES	.34
B	I	MAIN	12'0"x8'0"	SGD	VINYL	YES	.34
C	I	MAIN	2'4"x8'0"	SWING	VINYL	NO	.34
D	2	LOWER	6'0"x6'8"	SGD	VINYL	YES	.34
E	I	UPPER	6'0"x8'0"	SGD	VINYL	YES	.34

SUBDIVISION & LOT# _____
 PARCEL# _____
 JOB ADDRESS _____

REVISIONS		BY
△	-/-/-	-
△		
△		
△		
△		
△		

THOMAS & CHARLES TERRY
Distinctive Homes
FOR HOME SITES OF DISTINCTION
P.O. BOX 3988
PRESCOTT, AZ 86302
(928) 771-0948



EX. 9-30-2025

LOWER LEVEL
FLOOR PLAN

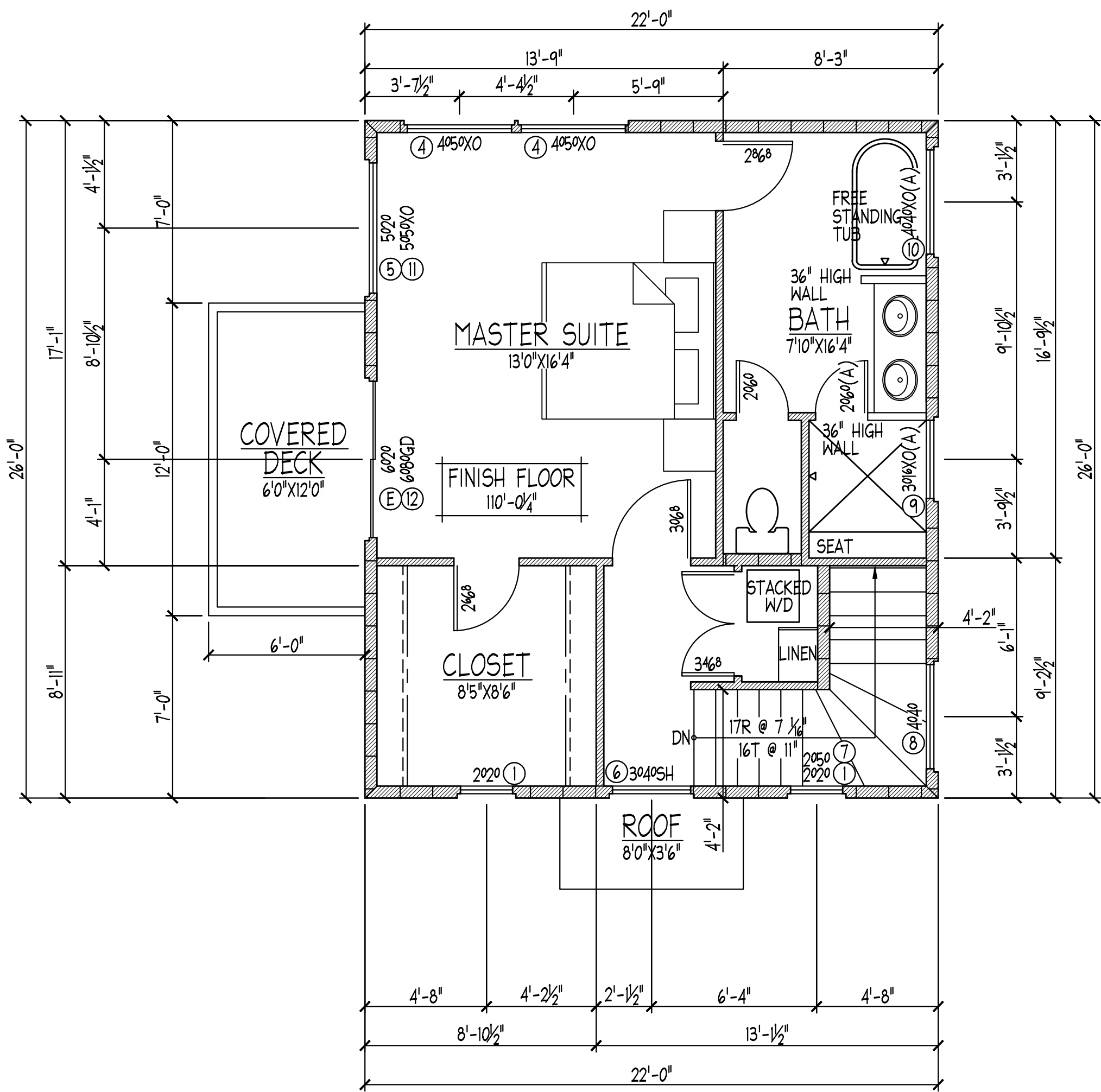
Reverse M-1716

DATE	06/09/2023
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SHEET 2.2

UPPER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



SUBDIVISION & LOT#				
PARCEL#				
JOB ADDRESS				
	TOTAL	LOWER	MAIN	UPPER
LIVABLE	1716	572	572	572
GARAGE OPTION	494	0	494	0
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CRAWLSPACE	0	0	0	0

DATE 06/09/2023
SHEET 2.3

Reverse M-176

DISTINCTIVE HOMES & ARCHITECTURE © 2023

REVISIONS

BY

△	-/-/-	-
△		
△		
△		
△		
△		

REGISTERED ARCHITECT

23538

THOMAS C HARLES

TERRY

6.27.23

ARIZONA, U.S.A.

EX. 9-30-2025

UPPER LEVEL
FLOOR PLAN

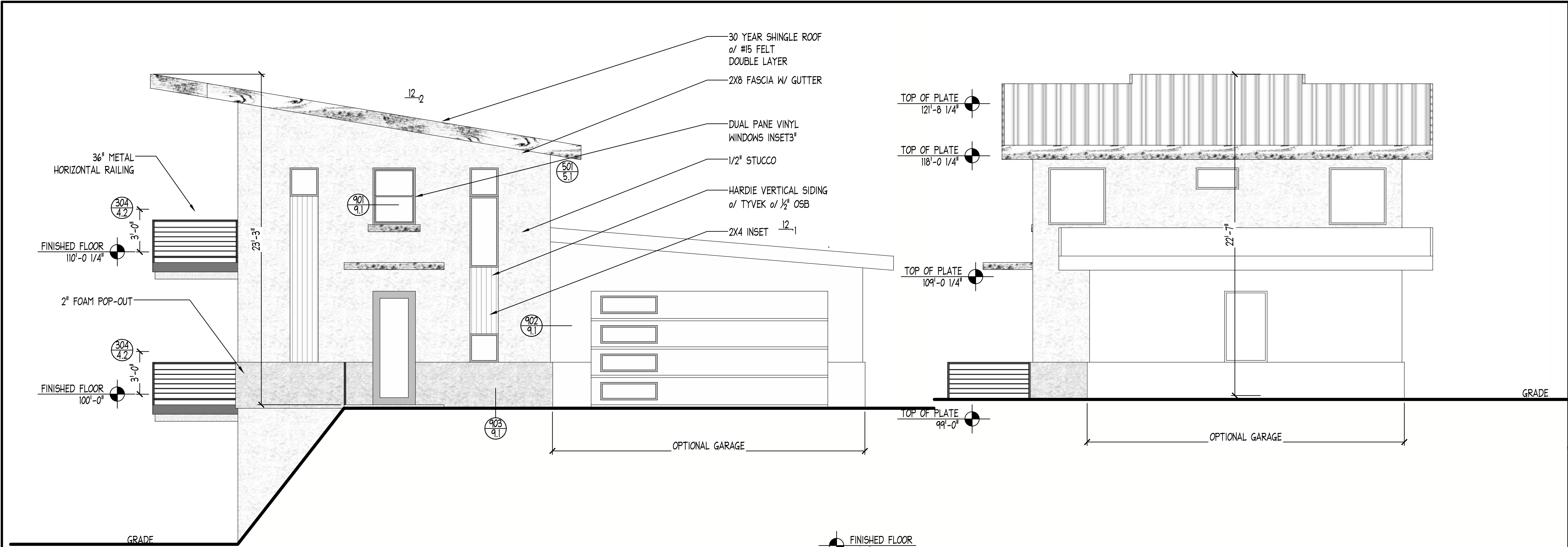
Distinctive Homes

OF ARIZONA

P.O. BOX 3902

PRESCOTT, AZ 86302

(928) 771-0948

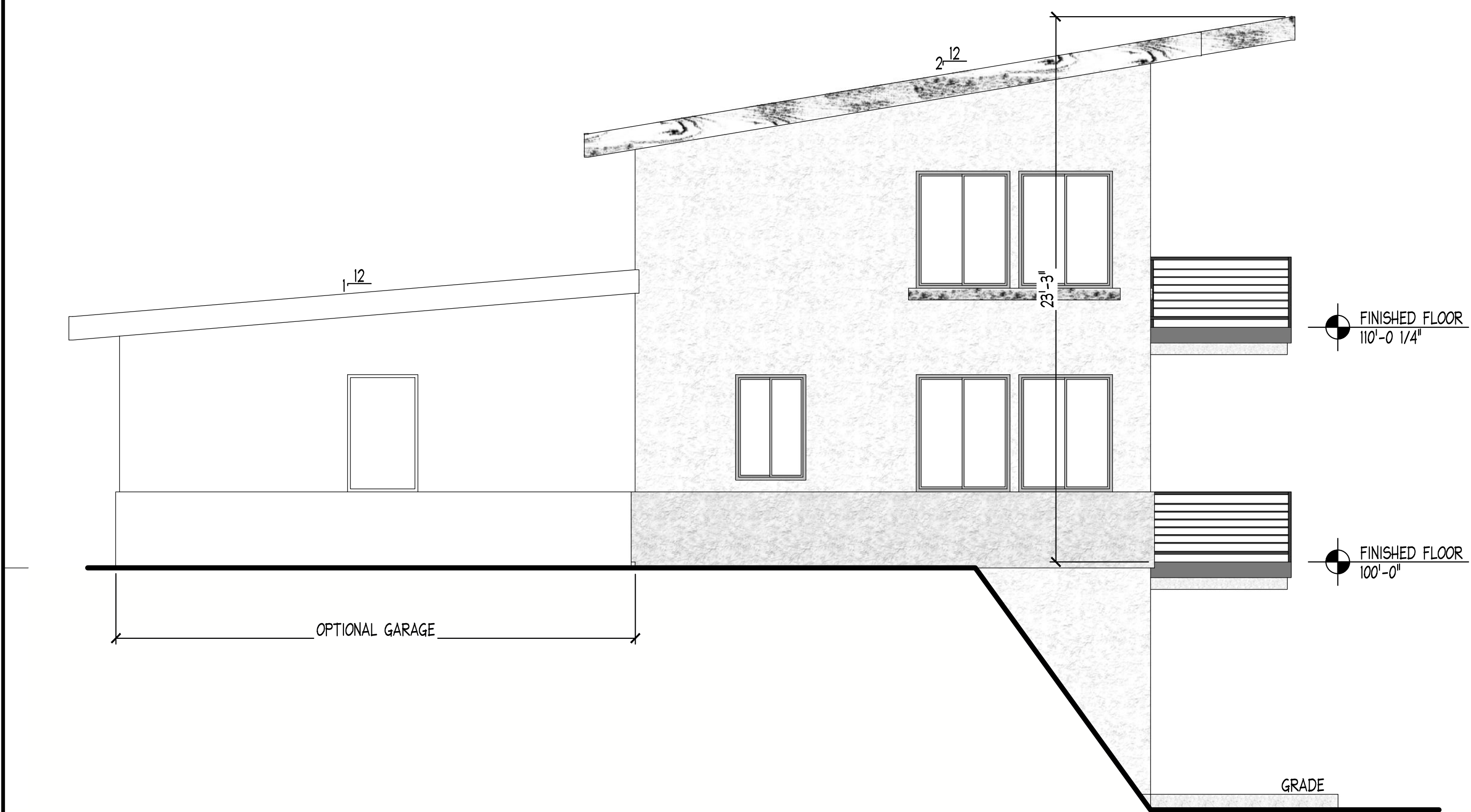


FRONT ELEVATION HIP

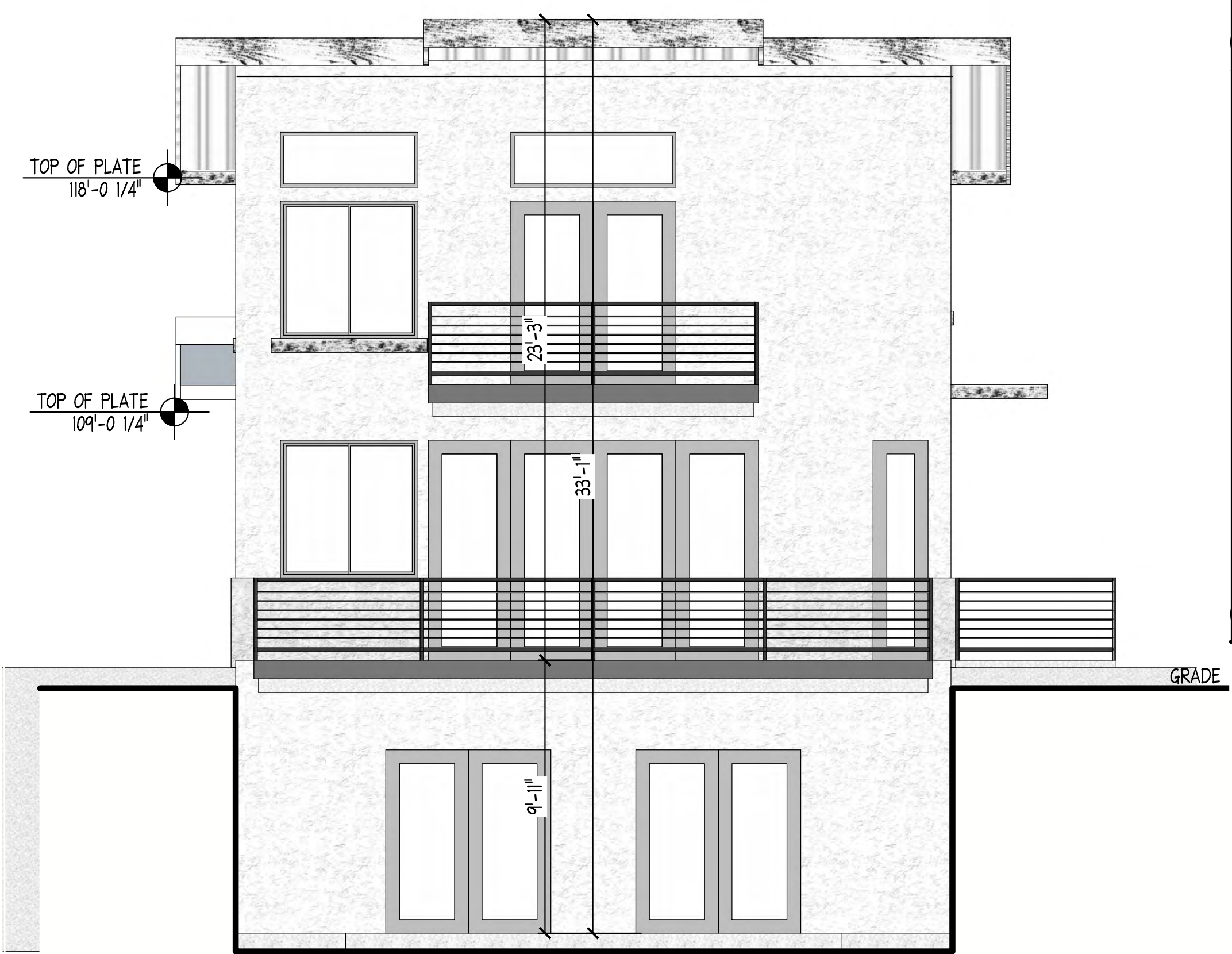
SIDE ELEVATION HIP

SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"



REAR ELEVATION HIP

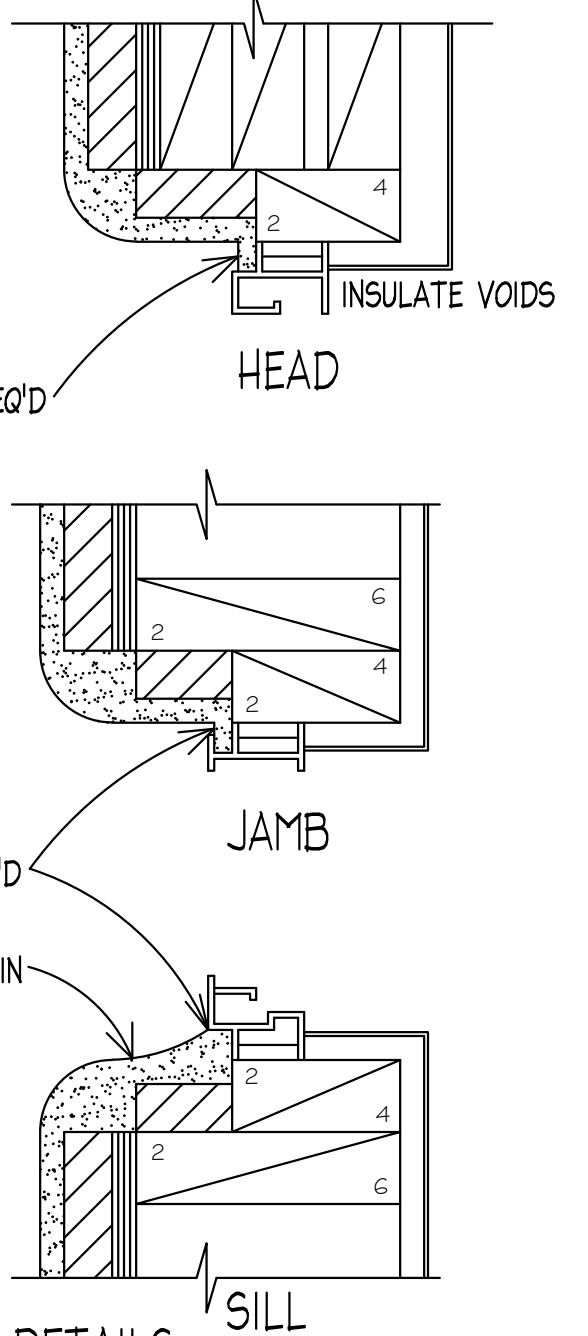


SIDE ELEVATION HIP

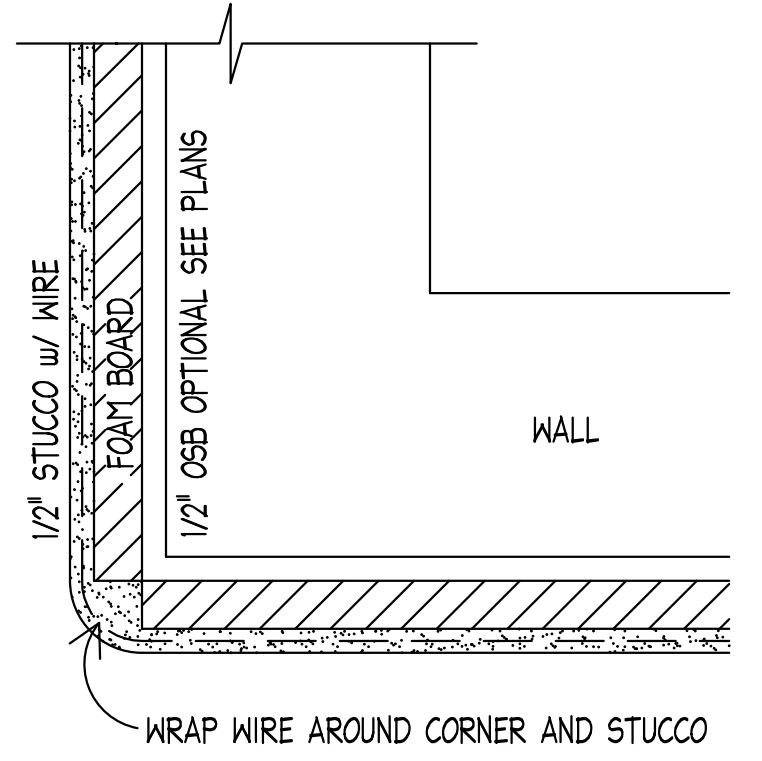
SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

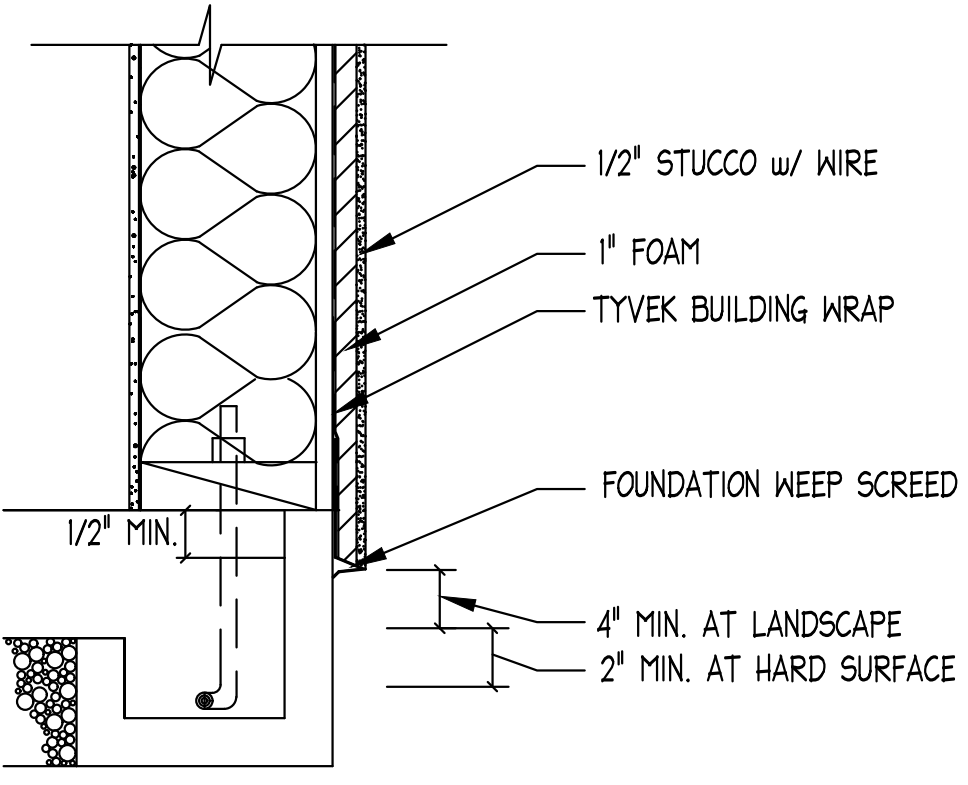
DETAILS



901 INSET WDO DETAILS
RECESSED FOAM ROUNDED CORNERS SCALE 1"=3"



902 ROUND STUCCO CORNERS SCALE: 1"=1'-0"



903 WEEP SCREED SCALE: 1"=3"

REVISIONS	BY
1	-/-/-
2	-/-/-
3	-/-/-
4	-/-/-
5	-/-/-
6	-/-/-

Distinctive Homes
P.O. BOX 3900
PRESCOTT, AZ 86302
(920) 771-0948

REGISTERED ARCHITECT
23538
THOMAS C. HARRIS
TERRY
6.27.23
ARIZONA, U.S.A.
EX. 9-30-2025

FRONT & REAR ELEVATIONS

Reverse M-176

DISTINCTIVE HOMES & ARCHITECTURE © 2023

DATE	06/09/2023
SHEET	9.1