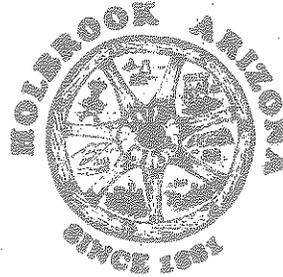


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465 First Avenue  
P.O. Box 970  
Holbrook, AZ 86025

# CITY OF HOLBROOK



Telephone: (928) 524-6225  
Fax: (928) 524-2159  
holbrookcity@ci.holbrook.az.us

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## Agenda

Holbrook Planning and Zoning Commission

January 23, 2014

5:15 P.M.

Pursuant to ARS 38-431.02, notice is hereby given to the Holbrook Planning and Zoning Commission and to the general public, that a meeting, which is open to the public, will be held on above-mentioned date, in the City Council Chambers, at 465 First Avenue, Holbrook, Arizona.

The items on the following agenda are for discussion and possible consideration:

1. Call to order.
2. Roll Call.
3. Conditional use permit-Conrad Coffey, 206 Alvarado, open air market.
4. Commissioner's report of Code Compliance Issues.
5. Adjournment.

Dated this 14th day of January 2014.

  
Cher Reyes, CMC, CPM, City Clerk

~~XXXXXXXXXXXX~~

City of Holbrook

Conditional Use Permit

Name: Conrad Coffey

Address: P.O. Box 754 Joseph City, AZ 86032

Phone: 928-313-4925

Location of Property: 206 Alvarado + 10 adjacent lots west

Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

Site Plan Submitted. Yes \_\_\_\_\_ No

Description of Activity:

Open Air Mkt. on grounds of Arizona Rancho  
market only + 10 lots west. Building not to  
be used in the market. ALL proceeds from  
market vendor rentals to cover utilities and (see att.)

Request: Permit to operate open air market  
on 206 Alvarado and adjacent 10 lots west.

I, Conrad Coffey, petitioner for a Conditional Use Permit request as allowed by the City of Holbrook Zoning Ordinance, certify that the information is true and correct to the best of my knowledge.

[Signature]  
Signature of Petitioner

12-6-2014  
Date

There is a \$80.00 fee for each permit filed with the City.

For City Use Only

Conditions on the Permit:

\_\_\_\_\_  
\_\_\_\_\_

Renewal Date: \_\_\_\_\_ City of Holbrook  
by \_\_\_\_\_

Fee Paid \_\_\_\_\_ Date \_\_\_\_\_

Planning and Zoning Commission Action. Date \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Purchase materials to renovate Arizona Race Model  
only, Not Hotel.

A recent fire has done damage to the roof and ceiling. The walls are undamaged by the fire and the timbers of the open beam support were rotted away before the fire and needed to be replaced, the fire has made assessment easier to ascertain, and some reconstruction easier.

CONDITIONAL USE REQUEST-CONRAD COFFEY  
STAFF REPORT  
JANUARY 14, 2014

APPLICANT: Conrad Coffey

ADDRESS: P.O. Box 756, Joseph City, AZ 86032

LOCATION OF PROPERTY: 206 Alvarado

STAFF REPORT:

The applicant has requested a conditional use permit be granted to allow for an air market on the grounds of the Arizona Rancho Motel. The motel itself will not be used for the market only the 10 lots to the west of motel. The property is zoned RRC-1(Railroad District Commercial Zone) which all uses must have a conditional use permit. The use being requested is not listed in the zoning code. Maverick Recycling is to the east of this located which is a similar business.

Property owners within a 300-foot area of the property have been notified.

RECOMMENDATION:

Staff recommends Planning and Zoning conducts a public hearing and make determination based on information provided at that time.

CONDITIONS OF APPROVAL:

All outdoor storage shall be kept in a neat, clean and orderly manner. All materials must be contained.

Property will be inspected annually to make sure it is meeting conditions provided for in permitted use. If (3) or more written complaints are received by the City regarding property being blighted (accumulation of debris or garbage and items not contained) the Conditional Use Permit will become null and void and the use shall be discontinued immediately.

Must have a City of Holbrook Transient Vendor's permit or a State of Arizona Retail Tax License. Must provide restroom facilities. Must have trash receptacles.

If the property transfers to another persons name the conditional use permit becomes null and void.



Cher Reyes, CMC, CPM, City Clerk/Zoning Administrator

Conditional Use Permit Request  
Conrad Coffey  
206 Alvarado  
HOLBROOK, AZ 86025

Conrad Coffey is requesting to be allowed to operate an open air market 206 Alvarado (old Arizona Rancho Motel). The property is currently zoned RRC-1 (Railroad District Commercial Zone) in which all uses are allowed only as a conditional use. City Code requires that property owners within 300 square foot be notified that a conditional use permit has been applied for and allowed the opportunity to attend a public hearing to voice their concerns or submit in writing concerns prior to the meeting. You are hereby notified that the Holbrook Planning and Zoning Commission will hold a public hearing on this item January 23, 2014, 5:15 p.m. at the Holbrook City Council Chambers, 465 1<sup>st</sup> Avenue, Holbrook, AZ 86025.

109-19-213	Walker, Jackie S.	103 Bucket of Blood
109-19-214	Cobb, Phillip&Nancy	408 W. Iowa
109-19-217	Young, Jack	865 Navajo Blvd.
109-19-219	Shaffery, Timothy	Box 463
109-19-220	City of Holbrook	Box 970
109-19-223	City of Holbrook	
109-19-224	Murphy, K & Patricia	2541 S. Desoto Rd. Apache Junction AZ 85119
109-19-225	Garcia, Steven	7250 W. Shaw Butte, Peoria AZ 85345
109-19-226	Maestas, Bunky	156 Alavarado Holbrook AZ 86025
109-19-227	Heward, Robert Trustees	2130 N. Middlecoff Dr Mesa AZ 85215
109-19-228	Romero, Diana	352 N. 2 <sup>nd</sup> Street
109-19-229	Ferguson, Walter D.	545 Casuda Canyon Dr. Monterey Park, CA 91754-2153
109-19-234A	Gray, James & Catherine	Box 239
109-19-245	Gray, James & Catherine	Box 239
109-19-246	BSA Grand Canyon Council	2200 E. Cedar Ave. Ste 12 Flagstaff, AZ 86004-1958
109-19-247	Holbrook, Paul &Deborah	2343 Elk Run Flagstaff AZ 86004
109-19-248	Holbrook, Paul & Deborah	
109-19-249	Taylor, Karl H.	3465 Pasadena Ave Kingman AZ 86401-5171
109-19-250	City of Holbrook	
109-19-253	Candidate Trung	C/O Ora Sampson 1707 W. Clarendon Ave Phoenix, AZ 85015
109-19-254	Holly, Mary	319 Anita
109-19-255	Bradco Inc.	Box 997
109-19-256	Taylor, Christopher	2121 W. Royal Palm Rd. Apt 2048 Phx AZ 85021
109-19-257A	Taylor, Henry D	23 N. Leroux St Flagstaff AZ 86001
109-19-257B	Taylor, Lloyd W	4836 E. Halfmoon Dr Flagstaff AZ 86004-2820
109-19-259	Acunia, Carol	238 W. Alvarado
109-19-264	Ward, Oliser & Fay	1202 Westover Ave
109-19-266	Acunia, Carol	238 W. Alvarado
109-19-267	Acunia, Carol	238 W. Alvarado
109-19-268	Acunia, Carol	238 W. Alvarado

Sincerely,



Cher Reyes, CMC, CPM  
City Clerk/Zoning Administrator