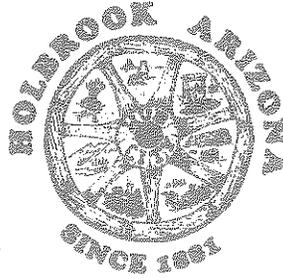


465 First Avenue
P.O. Box 970
Holbrook, AZ 86025

CITY OF HOLBROOK



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

Agenda

Holbrook Planning and Zoning Commission

May 9, 2013

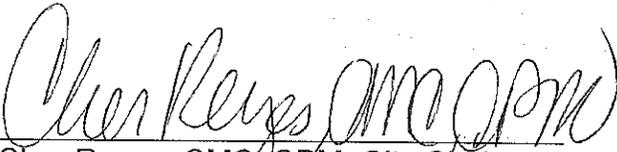
5:15 P.M.

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. Swearing in of Commissioner Trent Larson.
3. Roll Call.
4. Old Business-Conditional use permit-Daniel Luna-2214 Navajo Blvd.
5. Discussion/possible action regarding findings from other Cities on thrift shops, swap meets and farmer's markets.
6. Commissioner's report of Code Compliance Issues.
7. Adjournment.

Dated this 30th of April 2013:


Cher Reyes, CMC, CPM, City Clerk

City of Holbrook

Conditional Use Permit

Name: Daniel Luna

Address: 2214 Navajo Blvd. Holbrook, Az 86025

Phone: 928-241-1655

Location of Property: _____

Existing Zoning: C-2 Proposed Zoning: _____

Site Plan Submitted. Yes No _____

Description of Activity: Caretaker dwelling with attached barbershop

Request: To be allowed to live in 1/2 of bldg with business in other half

I, Daniel Luna, 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.

Daniel Luna
Signature of Petitioner

03-26-13
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 80 Date 3-27-13

Receipt # 1054581

Planning and Zoning Commission Action.

Date _____

CONDITIONAL USE REQUEST-DANIEL LUNA
STAFF REPORT
APRIL 1, 2013

APPLICANT: Daniel Luna

ADDRESS: 2214 Navajo Blvd.

LOCATION OF PROPERTY: 2214 Navajo Blvd.

STAFF REPORT:

The applicant is requesting to be allowed to live in ½ of his building and to have a business in the other half. Applicant intends to expand current building to double the size. Property is currently fenced completely by a 6 foot wooden fence.

The property is currently zoned C-2 which allows for a caretaker dwelling as a conditional use as long as it is not a manufactured house.

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

RECOMMENDATION:

Staff recommends approval with conditions listed below.

CONDITIONS OF APPROVAL:

Any development must adhere to Holbrook City Code.

Applicable permits must be purchased. All outdoor storage shall be kept in a neat, clean and orderly manner. All outdoor storage shall be kept in a neat, clean and orderly manner. Any outdoor storage or display that is not kept in safe, clean and orderly manner must be cleaned up, removed, or screened from view by a (6') six foot non-transparent fence.

At no time will cattle, horses, sheep, goats, poultry, domestic hooved livestock and other like animals be allowed to be kept at this property.

Must landscape a minimum of 15% along the front of the property per City Code 6-1-15 G (3). Landscaping materials need to be approved by Zoning Administrator prior to installation.

All buildings must be painted.



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

City of Holbrook Conditional Use Permit Application

Daniel Luna
2214 Navajo Blvd.
Holbrook, AZ 86025

Daniel Luna is asking to be allowed to live in one half of his building and have a business in the other half at 2214 Navajo Blvd. This property is zoned C-2 which allows for caretaker dwellings by 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 April 18, 2013 at 5:15 p.m. at the Holbrook City Council Chambers, 465 1st Avenue, Holbrook, AZ 86025.

Daniel Luna-2214 Navajo Blvd.

109-25-025	Matthew Wanner	221 E. Beale St.	Kingman, AZ 86401
109-25-026	Matthew Wanner	221 E. Beale St.	Kingman, AZ 86401
109-25-027	Matthew Wanner	221 E. Beale St.	Kingman, AZ 86401
109-25-028	Robert Smith	P.O. Box 130	Holbrook
109-25-029	Robert Smith	P.O. Box 130	Holbrook
109-25-030	Adam & Judy Luna	609 Mission Lane	Holbrook
109-25-031	Liu Yongke	2218 Navajo Blvd	Holbrook
109-25-032	Liu Yongke	2218 Navajo Blvd	Holbrook
109-25-033	Mario Quinones	2222 Navajo Blvd	Holbrook
109-25-034	Mario Quinones	2222 Navajo Blvd	Holbrook
109-25-035	Mario Quinones	2222 Navajo Blvd	Holbrook
109-25-038	Travis & Amanda Kissling	205 Encanto	
109-25-039	Fred Small	Box 445	Holbrook
109-25-040	Richard Peterson	209 Encanto	Holbrook
109-25-041	Lee Young	218 Encanto	Holbrook
109-25-042	Diana Thomas	213 Encanto	Holbrook
109-25-043	Paul & Linda Jaster	215 Encanto	Holbrook
109-25-044	James & Susan Mobley	217 Encanto	Holbrook
109-25-045	Ray & Kristie Patterson	219 Encanto	Holbrook
109-25-046	Maxine Dunn	221 Encanto	Holbrook
109-25-047	Melissa Prather	223 Encanto	Holbrook
109-25-095	Tammy Gray	210 Encanto	Holbrook
109-25-096	Sheila Chairez	212 Encanto	Holbrook
109-25-097	Greg & Michelle Duran	214 Encanto	Holbrook
109-25-098	Marlin & Joni Gillespie	216 Encanto	Holbrook
109-25-099	Blansett Family	766 Harrison St Unit 814	San Francisco, CA 94107-1290

109-25-100 Paula Garcia Trust

314 Encanto

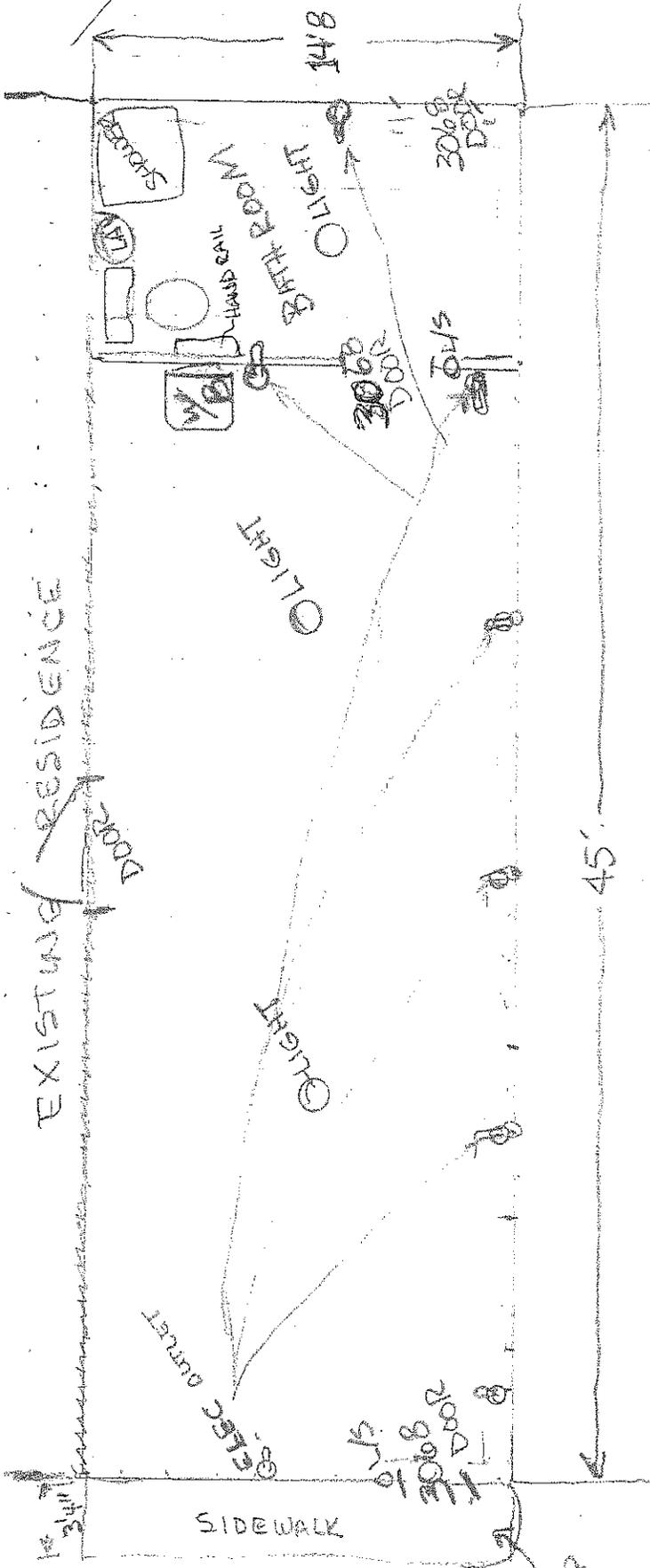
Holbrook

Sincerely,

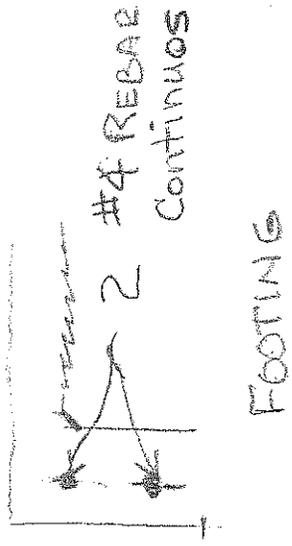
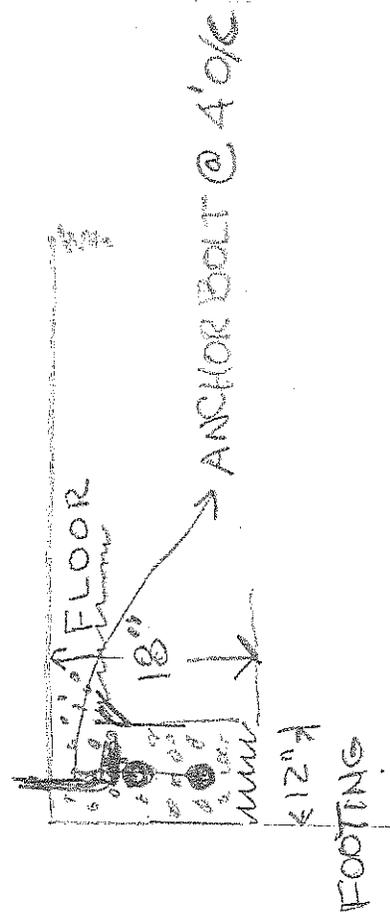
A handwritten signature in black ink that reads "Cher Reyes, CMC, CPM". The signature is written in a cursive style with a large initial "C".

Cher Reyes, CMC, CPM
City Clerk/Zoning Administrator

EXISTING RESIDENCE



HANDICAP RAMP



FOOTING

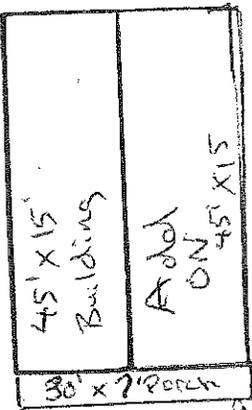


Chinese Restaurant fence

Ally

Gate 6'x5'

Blockwall 6'x75'



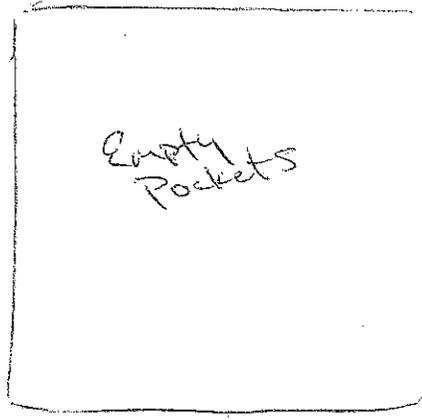
11700 7' x 6' 6" x 11' 10" Power Pole

2214 Kimwood Blvd

Gate 12' Fence 6' x 35' Entrance

Fence 6' x 30'

Parking



North Blvd

4-4-13

to whom it may concern

If Daniel Luna is not going to put up
the building before he opens his business
I am not for him opening anything. The
address is 2714 Navajo.

Thank you
Mafine Dunn
271 Encanto Dr
Hullbrook, Az 86025

RECEIVED
APR 04 2013

BY: RB