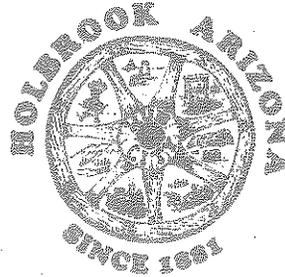


465 First Avenue
P.O. Box 970
Holbrook, AZ 86025

CITY OF HOLBROOK



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

Agenda

Holbrook Planning and Zoning Commission

July 18, 2013

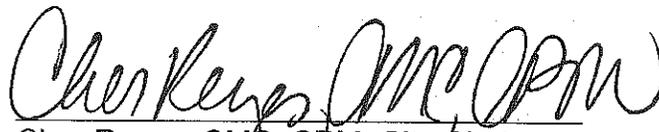
5:15 P.M.

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. Roll Call.
3. Conditional use permit-Ralph and Leida Hatch, 1306 Greer Avenue.
4. Discussion/possible action regarding Re-plat of 109-27-016J, 2020 Navajo Blvd- Holbrook Land Fund 1.
5. Commissioner's report of Code Compliance Issues.
6. Adjournment.

Dated this 8th of July 2013.


Cher Reyes, CMC, CPM, City Clerk

CONDITIONAL USE REQUEST-RALPH & LEIDA HATCH
STAFF REPORT
JULY 9, 2013

APPLICANT: Ralph & Leida Hatch

ADDRESS: 1306 Greer

LOCATION OF PROPERTY: 1306 Greer

STAFF REPORT:

The applicant has requested a conditional use permit be granted to allow to build a carport or enclosed garage in the front of their home. The property is zoned R-10 which does not allow for carports or accessory buildings in the front. There is no side yard to construct a carport or garage.

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

RECOMMENDATION:

Staff recommends approval of the conditional use with the conditions that the carport or garage must appear to be an integral part of existing structure and meet the setbacks.

CONDITIONS OF APPROVAL

All applicable City permits be purchased before building.

Property will be inspected annually to make sure it is meeting conditions provided for in permitted use.

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

City of Holbrook

Conditional Use Permit

Name: Ralph + Leida Hatch

Address: 1306 Greer Ave

Phone: 928-241-1735

Location of Property: 1306 Greer Ave

Existing Zoning: R-10 Proposed Zoning: N/A

Site Plan Submitted. Yes No

Description of Activity:

Be allowed to place carport/enclosed garage on front of house

Request: _____

I, Leida Hatch, 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.

Leida A. Hatch
Signature of Petitioner

June 11, 2013
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 _____

City of Holbrook Conditional Use Permit Application

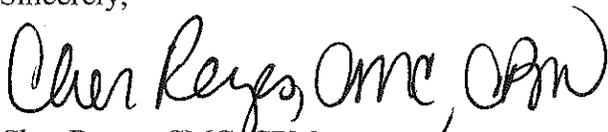
Ralph & Leida Hatch
1306 Greer
Holbrook, AZ 86025

Ralph and Leida Hatch are asking to be allowed to build a carport or garage on the front of their residence at 1306 Greer. This property is zoned R-10 which allows does not allow for carports or garages in the front but only in the rear and on the side. They are asking to be granted a conditional use permit, which will allow them to build the carport. 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 July 18, 2013 at 5:15 p.m. at the Holbrook City Council Chambers, 465 1st Avenue, Holbrook, AZ 86025.

RALPH AND LEIDA HATCH-1306 GREER

109-36-002B	Chas. & Teresa Pfleeger	1310 Smithson
109-36-027	Aaron Rudd	416 Greer
109-36-001A	Gary & Melody Moats	Box 332 Holbrook
109-36-001B	Gary & Melody Moats	Box 332 Holbrook
109-36-022	Steven Woolf	1309 Smithson
109-36-023	Bryan Jr. & Mari Smithson	1311 Smithson
109-36-002A	John & Deborah Wehrman	1308 Smithson
109-36-020	David & Eva Purvis	402 W. Greer
109-36-021	David & Eva Purvis	402 W. Greer
109-36-026	Ralph & Leida Hatch	1306 Greer
109-36-025	Cynthia Bakurza	1308 W. Greer
109-36-024	Earl & Lois Craig	1310 W. Greer
109-36-074	Maria O'Dell	1305 W. Greer
109-36-075	Victor & Gloria Castillo	1307 W. Greer
109-36-076	Wade Carlisle & Amber Hill	205 Anita
109-36-078	Rita C. Yazzie	1313 W. Greer
109-36-079	Timothy & Donna Hatch	1315 W. Greer
109-35-005	Eric & Amy Henderson	605 Greer
109-35-001A	Wesley & Delores DeSpain	1210 Greer
109-36-097	Mark & Sylvia Jackson	1302 Spurlock
109-36-096	Joel & Michala Ruechel	1310 Spurlock
109-36-095	Joel & Michala Ruechel	1310 Spurlock
109-36-094A	Michael & Collette Craig	1312 Spurlock

Sincerely,



Cher Reyes, CMC, CPM
City Clerk/Zoning Administrator

RE-PLAT REQUEST-HOLBROOK LAND FUND 1
STAFF REPORT JULY 9, 2013

APPLICANT: Holbrook Land Fund 1

ADDRESS: Scottsdale, Arizona

LOCATION OF PROPERTY: 2020 Navajo Blvd.

STAFF REPORT:

The applicant has requested to re-plat a parcel that was split in 2011 to allow for 2 additional lots. The property is zoned C-2 (General Commercial).

RECOMMENDATION:

Staff recommends approval of the re-plat.

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

Subdivision Application & Report

Date: 5/29/13
Name: HOLBROOK LAND FUND 1 % Larry Miller mgr
Address: 7650 E Redfield Road P-7 Scottsdale, AZ 85260
Telephone: 480-850-5252
Location of Property: 2020 Navajo Blvd

1. Describe the physical characteristics of the land. undeveloped
except for FedEx Truck Transfer
2. Is the area subject to any known flooding or drainage problems? NO
 - a. Who will complete the drainage facilities? Holbrook Land Fund 1
 - b. Who will be responsible for the maintenance of any drainage facilities?
SAME
3. Describe existing and proposed land uses. Commercial
4. Describe land uses adjacent to the property. Commercial
5. Are electric facilities available to the property? YES
6. Are telephone facilities available to the property? YES
7. Are natural gas facilities available to the property? YES
8. Is domestic water supply available to the property? YES
9. Is the City wastewater system available to the property? YES
10. Are there any exterior streets? YES
 - a. Who is responsible for the street, gutter and sidewalk improvements?
ADOT
 - b. Type of surfacing required? ASPHALT
11. Fire protection plan. City
12. Police protection plan. City
13. Who will service the garbage collection and construction material collection during construction?
City
14. List any deed restrictions or restrictive covenants. N/A

15. Will there be any home owner associations or improvement districts? NO
16. Who will be responsible for the completion of the facilities to the lot lines?
Future Users & Purchasers
17. Estimated start date. June 13
18. Estimated completion date. Aug 13