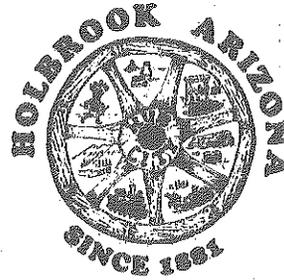


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465 First Avenue  
P.O. Box 970  
Holbrook, AZ 86025

# CITY OF HOLBROOK



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

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## Holbrook Planning and Zoning Commission

September 3, 2015

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. Swearing in of new Commissioner Raymond (Buddy) Dupee.
4. Minutes of the Planning and Zoning Meeting held on March 17, 2015.
5. Discussion/possible action regarding Conditional Use Permit Request by Jamie Justman.
6. Adjournment.

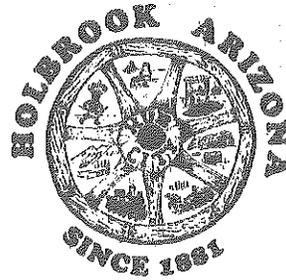
Dated this 20<sup>th</sup> day of August 2015.

  
Cher Reyes, CMC, CPM, City Clerk

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## Holbrook Planning and Zoning Commission

March 17, 2015

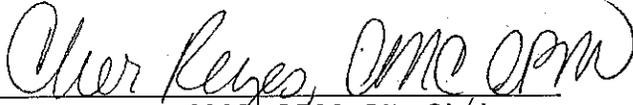
5:15 P.M.

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. Election of 2015 Officers.
4. Discussion/possible action regarding Conditional Use Permit revocation for Maverick Recycling.
5. Discussion/possible action regarding changing the Planning and Zoning Meeting day/time.
6. Adjournment.

Dated this 3rd day of March 2015.

  
Cher Reyes, CMC, CPM, City Clerk



1 to become compliant. Ms. Reyes stated that Mr. Watson was informed that if he did not  
2 bring the property into compliance that the CUP could be revoked. On May 6, 2014  
3 convened to review again. Mr. Watson was informed that property was still non-  
4 compliant. At this time the Commission asked for legal advice. Ms. Reyes stated that  
5 the City Manager has personally discussed the property with Mr. Watson three times.  
6 Ms. Reyes stated that the Council has met in executive session regarding this property.  
7 Manager Alley stated that the business was supposed to conduct all recycling indoors.  
8 Ms. Reyes stated that Mr. Gray was issued a violation notice as well due to the fact  
9 that Mr. Watson has broken down vehicles on his property. Ms. Reyes stated that  
10 there is still no screening except for some type of black plastic on the rear fence which  
11 has blown loose and off. Ms. Reyes stated that Staff recommendation is to revoke the  
12 Conditional Use Permit and forward to the Council for further determination. Trent  
13 Larson made a motion to revoke the permit and forward to the Council. Jerrie Paschal  
14 seconded and the motion carried unanimously.

15 DISCUSSION/POSSIBLE ACTION REGARDING CHANGING THE PLANNING AND  
16 ZONING MEETING DAY/TIME:

17 Vice-Chairman Larson asked that the meetings be changed to a different day rather  
18 than the fourth Thursday of the month as that is when the County Planning and Zoning  
19 meets and he has to attend those meetings. Chairman Sample stated that Thursdays  
20 are good for him so he'd prefer to stay with a Thursday night meeting but it did not have  
21 to be the fourth Thursday. Trent Larson made a motion to change the Planning and  
22 Zoning meetings to the first Thursday of the month. Jerrie Paschal seconded and the  
23 motion carried unanimously.

1 ADJOURNMENT:

2 There being no further business to come before the Commission at this time the  
3 meeting adjourned at 5:30 p.m.

4  
5 Mike Sample, Chairman

6 CERTIFICATION:

7 I hereby certify that the foregoing minutes are a true and correct copy of the minutes of  
8 the Planning and Zoning Commission held on the 17th Day of March 2015. I further  
9 certify that the meeting was duly called and held and that a quorum was present.

10  
11 Cher Reyes, CMC, CPM  
12 City Clerk  
13

CONDITIONAL USE REQUEST-JAMIE JUSTMAN  
STAFF REPORT  
AUGUST 20, 2015

APPLICANT: Jamie Justman

ADDRESS: 1517 Greer

LOCATION OF PROPERTY: 1517 Greer

STAFF REPORT:

The applicant has requested a conditional use permit be granted to allow for a home occupation (Part-time Hair Salon). Home Occupation is allowed provided that only members of the family residing on the premises are employed, no more than 25% of the gross floor area of each dwelling is devoted to the home occupation and the activity is secondary to the use of the structure. The hair salon will be located in Ms. Justman's home. The property is zoned R-10 (Single Family Residential) which only allows for home occupation as a conditional use.

Property owners within a 300-foot area of the property have been notified. Staff has not received any protests as of this date.

RECOMMENDATION:

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

CONDITIONS OF APPROVAL

Staff recommends that all applicable codes be followed. Parking should not be an issue.

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

City of Holbrook

Conditional Use Permit

Name: Jamie Justman

Address: 1517 W. Greer Ave

Phone: (928) 241-0080

Location of Property: 1517 W. Greer Ave

Existing Zoning: Residential Proposed Zoning: residential/commercial

Site Plan Submitted. Yes  No

Description of Activity:

part time Hair Salon

Request: Use rear section of House for part time Hair Salon

I, Jamie Justman 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.

Jamie Justman  
Signature of Petitioner

7/23/15  
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 \_\_\_\_\_

RECEIVED  
JUL 22 2015

BY: JB

City of Holbrook Conditional Use Permit Application

Jamie Justman  
1517 Greer Avenue  
Holbrook, AZ 86025

Jamie Justman is asking to be allowed to have a home occupation (part-time Hair Salon) in a home located at 1517 Greer Avenue. The salon will be located at the rear of the house and only open part-time. This property is zoned R-10 which allows for home occupations by conditional use only. Conditions for home occupations are as follows: activity is secondary to the use of the structure as a dwelling, only members of the family residing on the premises are employed in the home occupation, no more than 25% of each dwelling is devoted to the home occupation. 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 September 3, 2015 at 5:15 p.m. at the Holbrook City Council Chambers, 465 1<sup>st</sup> Avenue, Holbrook, AZ 86025.

**JAMIE JUSTMAN-1517 GREER**

Alex Baldonado	109-36-085A	1517 Greer
Glenn & Linda Blansett	109-36-086A	1525 Greer
Ellis&Lezlie Laird	109-34-003C	1501 Smith Drive
Dean Thompson	109-34-027	Box 688
Kenneth&Debra Karges	109-34-029	Box 178
James&Catherine Gray	109-36-103	1339 Spurlock
James&Catherine Gray	109-36-102	1339 Spurlock
James&Catherine Gray	109-36-101A	1339 Spurlock
Michael&Margaret McClellan	109-36-100A	1501 Spurlock
Mary Lou Romo	109-36-091	1502 Spurlock
Jose&Cristina Aguilera	109-36-090	1508 Spurlock
Larson & Rose John	109-36-089	Box 694
Francisco&Erlinda Casanova	109-36-088	Box 729
Grace Julien	109-36-087	Apache Junction
Jeffrey&Mary Johnson	109-36-059	1526 Greer
Carlton&Anna Ericksen	109-36-060A	1522 Greer
Cobe Properties	109-36-062B	1510 Greer
Thomas&Deanne Romo	109-36-082	1501 Greer
Ronald&Nanette McGee	109-36-083	1505 Greer
Lishua Gishie	109-36-084	1405 Grama

Sincerely,



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

SIERRA PLAZA  
UNIT TWO  
PLAT 8-4

