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

CITY OF HOLBROOK

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holbrookcity@ci.holbrook.az.us

Holbrook Planning and Zoning Commission

December 4, 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. Discussion/possible action regarding Conditional Use Permit application from Mary Koury-601 Mission Lane-to allow boarding of horses.
4. Discussion/possible action regarding Conditional Use Permit application from Sam Bowman -1821 Hill Road-to allow a Home Occupation in residence.
5. Discussion/possible action regarding acceptance of Chairman Barger's resignation from the Board.
6. Adjournment.

Dated this 24th day of November 2014.

Cher Reyes, CMC, CPM, City Clerk

CONDITIONAL USE REQUEST-MARY KOURY
STAFF REPORT
NOVEMBER 4, 2014

APPLICANT: Mary Koury

ADDRESS: 2041 1st Avenue Holbrook, AZ 86025

LOCATION OF PROPERTY: 601 Mission Lane
STAFF REPORT:

The applicant has requested a conditional use permit be granted to allow for keeping of horses behind her apartments located at 601 Mission Lane. The property is zoned RMH-1(Single Family Residential and Mobile Home) which does not allow for livestock.

Horses were kept at this location in the past but the nonconforming use (grandfathered use) has expired as it has been more than 6 months since horse were on this property.

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 stables must be kept at least 40 foot from the property line and 20 foot from principle structures. There must also be at least 600 square feet of containment space per animal.

Property will be inspected quarterly to make sure it is meeting conditions provided for in permitted use. If (3) or more verifiable complaints are received by the City regarding property being a nuisance the Conditional Use Permit shall be subject to rehearing by the Planning Commission.

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

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

Mary Koury

City of Holbrook

Conditional Use Permit

Name: Mary Koury.

Address: 2041 First Ave.

Phone: 524-6750.

Location of Property: 601 Mission Lane.

Existing Zoning: Residential Proposed Zoning: Rural.

Site Plan Submitted. Yes_____. No X.

Description of Activity:
Stable was built at the back of the property and horses were kept there for several years. I would again like to have horses on that property.

Request: Rezone or allow conditional use of property for horses

I, Mary Koury, 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.

Mary Koury.
Signature of Petitioner

10/29/2014
Date

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

Recd 11/3/14

For City Use Only

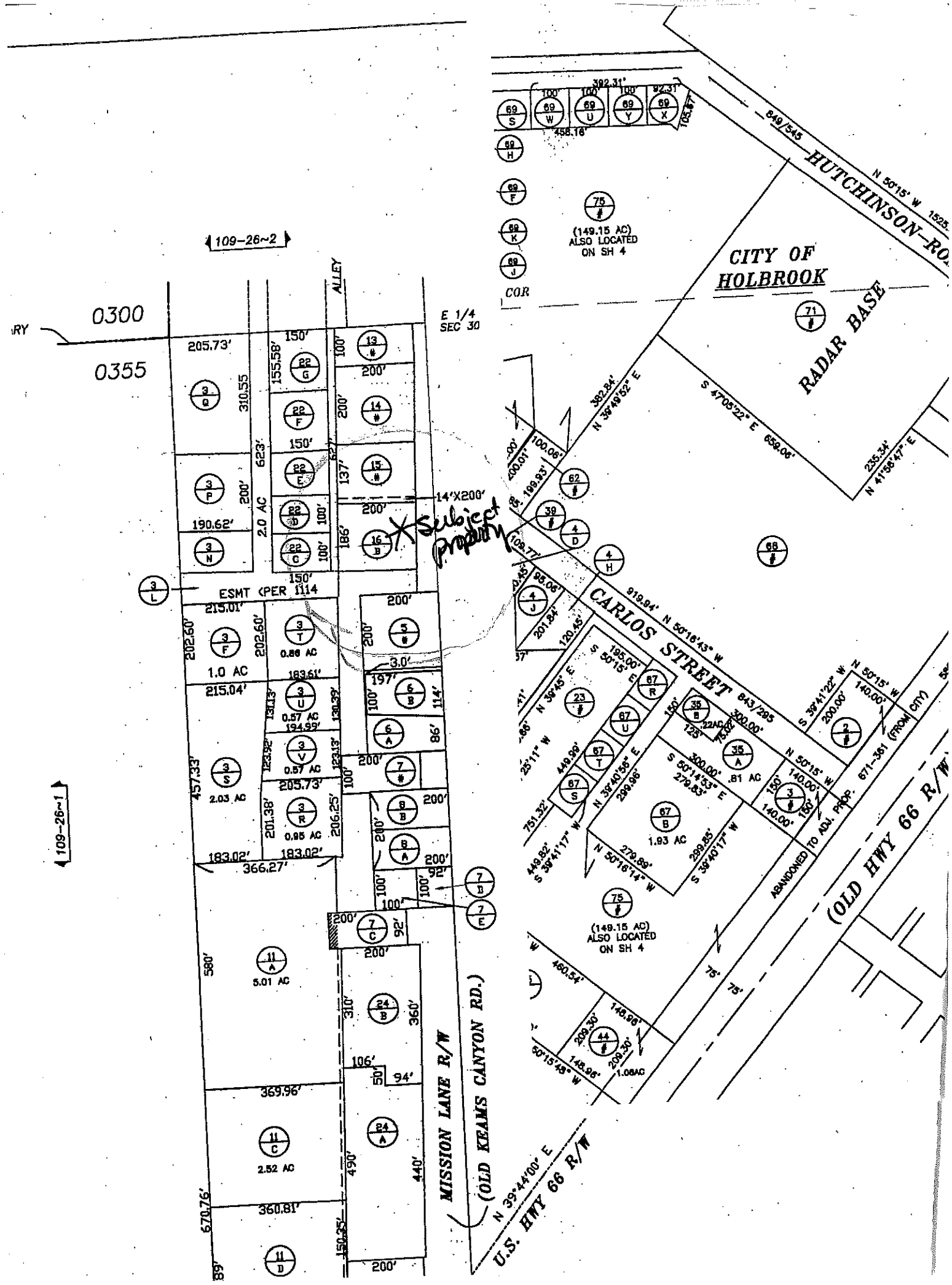
Conditions on the Permit:

Renewal Date:_____.

City of Holbrook
by_____.

Fee Paid 80.00. Date 11/3-14.

Planning and Zoning Commission Action. Date_____.


109-26~2
109-26~1
0300
0355
ALLEY
E 1/4 SEC 30
ESMT (PER 1114
14'X200'
Subject Property
CARLOS STREET
MISSION LANE R/W
(OLD KEAMS CANYON RD.)
U.S. HWY 66 R/W
(OLD HWY 66 R/W
HUTCHINSON-RO
CITY OF HOLBROOK
RADAR BASE
(149.15 AC) ALSO LOCATED ON SH 4
ABANDONED
TO ADJ. PROP.
COR

CONDITIONAL USE REQUEST-SAM BOWMAN
STAFF REPORT
November 24, 2014

APPLICANT: Sam Bowman

ADDRESS: 1821 Hill Road

LOCATION OF PROPERTY: 1821 Hill Road

STAFF REPORT:

The applicant has requested a conditional use permit be granted to allow for a home occupation (Chiropractic Clinic. 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 Clinic will be located in his father-in-laws home. The property is zoned R-R (Residential Ranch) which only allows for home occupation as a conditional use.

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

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: Samuel Kent Bowman / Bowman Chiropractic Health Centers

Address: 307 N. 1st Ave Holbrook - 24th Nov. moving to: 1821 Hill Rd Holbrook, AZ 86025

Phone: 928-524-6855.

Location of Property: 1821 Hill Rd., Holbrook AZ 86025

Existing Zoning:_____. Proposed Zoning:_____.

Site Plan Submitted. Yes_____. No_____.

Description of Activity:
Chiropractic office. patient care / No X-Ray

Request: Conditional use permit to use a portion of Residence for Chiropractic Office to see patients

I, Samuel Bowman, 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.

Samuel K Bowman
Signature of Petitioner

11-4-2014
Date

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

For City Use Only

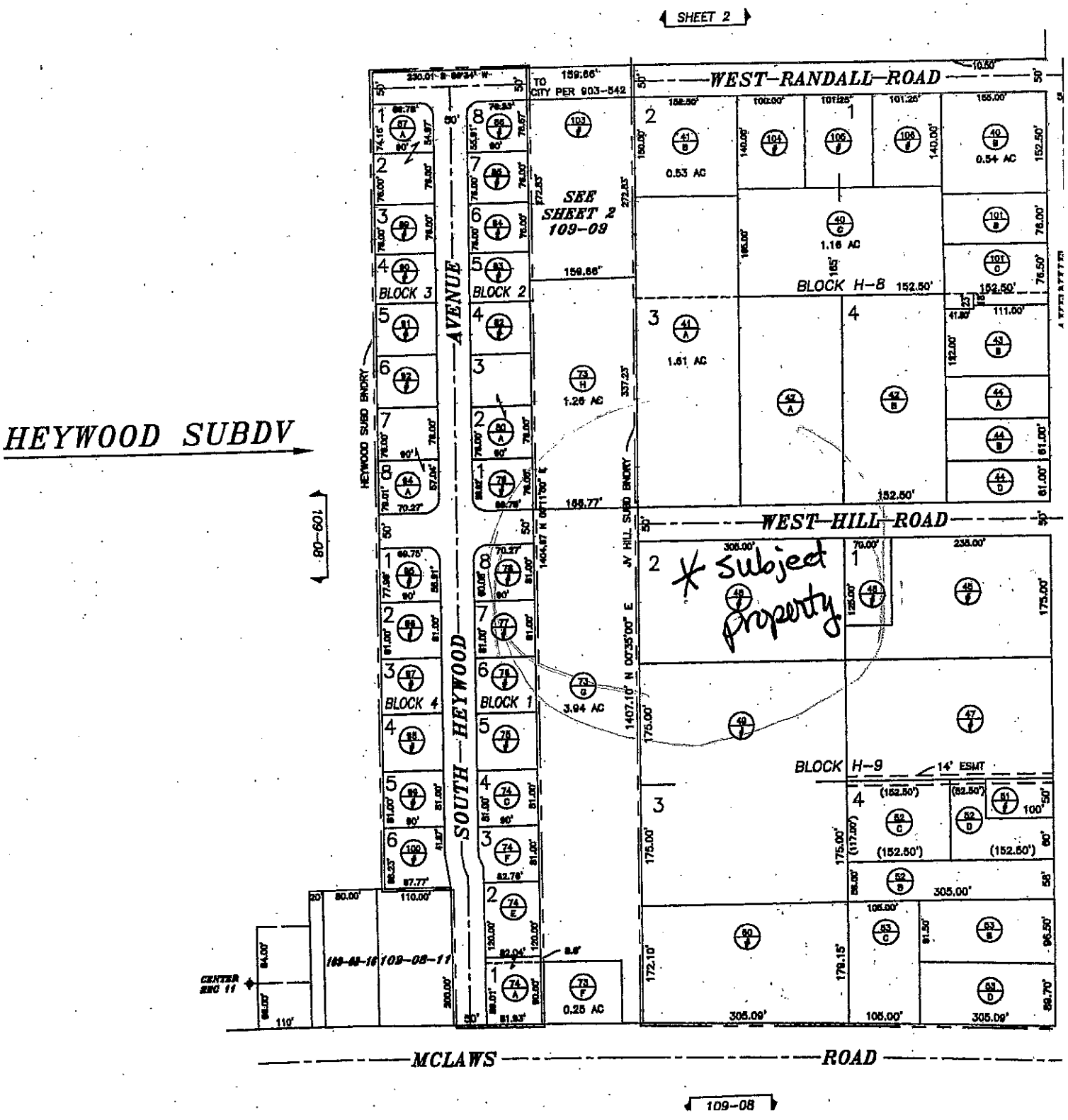
Conditions on the Permit:

Renewal Date:_____.

City of Holbrook
by_____.

Fee Paid_____. Date_____.

Planning and Zoning Commission Action. Date_____.


SHEET 2
WEST RANDALL ROAD
WEST HILL ROAD
MCLAWS ROAD
HEYWOOD SUBDV
SOUTH HEYWOOD AVENUE
HEYWOOD SUBD BNDRY
JV HILL SUBD BNDRY
SEE SHEET 2 109-09
TO CITY PER 903-542
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK H-8
BLOCK H-9
14' ESMT
0.53 AC
0.54 AC
1.16 AC
1.61 AC
1.26 AC
3.94 AC
0.25 AC
* Subject Property
109-08
109-08-11
CENTER SEC 11

Matthew Barger
791 North 9th Ave., Holbrook, AZ 86025

September 29, 2014

Mayor Jeff Hill
City of Holbrook

Dear Jeff,

I would like to inform you that I am resigning from the Planning and Zoning Commission effective December 31, 2014, or earlier if a new commissioner is appointed. Thank you for the opportunities to serve Holbrook over the past 18 years. I have enjoyed working with Cher and the commissioners. I look forward to great things happening for Holbrook.

Sincerely,

Matthew Barger

Cc: Cher Mileage, Planning and Zoning Administrator