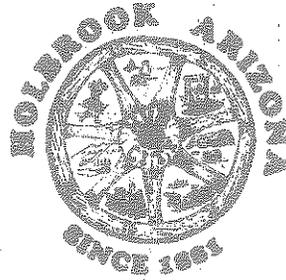

465 First Avenue
P.O. Box 970
Holbrook, AZ 86025

CITY OF HOLBROOK



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

Holbrook Planning and Zoning Commission

February 20, 2014

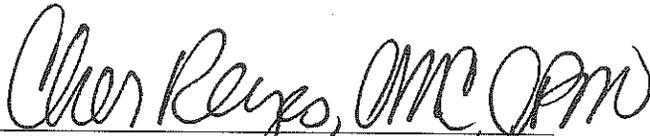
5:15 P.M.

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. Review/possible revocation of Conditional Use Permit-Maverick Recycling.
5. Commissioner's report of Code Compliance Issues.
6. Adjournment.

Dated this 13th day of February 2014.


Cher Reyes, CMC, CPM, City Clerk

CONDITIONAL USE REQUEST-CONRAD COFFEY
STAFF REPORT
FEBRUARY 13, 2014

APPLICANT: Conrad Coffey

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

LOCATION OF PROPERTY: 208 Alvarado

STAFF REPORT:

The applicant has requested a conditional use permit be granted to allow for an air market on the empty lot next to the Arizona Rancho Motel. The market will not be on the motel property and the motel itself will not be used for the market. 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 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 blighted (accumulation of debris or garbage and items not contained) the Conditional Use Permit shall be subject to rehearing by the Planning Commission.

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

City of Holbrook

Conditional Use Permit

Name: Conrad Coffey

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

Phone: 928-313-4425

Location of Property: 10 lots w. of AZ. Rancho motel on Alvarado

Existing Zoning: Com Proposed Zoning: _____

Site Plan Submitted. Yes _____ No _____

Description of Activity:

Open Air MHT, Thursday thru Monday.
Security on site during operating days.

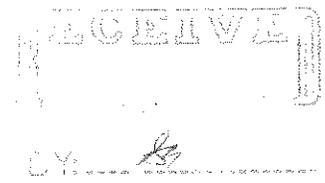
Request: For conditional use permit for open air
MHT on Alvarado.

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

1-28-2014
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 _____

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

Conrad Coffey is requesting to be allowed to operate an open air market at 206 Alvarado on empty lots next to old Arizona Rancho Motel. The market will not be conducted in the actual 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 February 20, 2014, 5:15 p.m. at the Holbrook City Council Chambers, 465 1st 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 nd 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

CONDITIONAL USE REVIEW-THOMAS WATSON
STAFF REPORT
February 13, 2014

APPLICANT: Thomas Watson/Maverick Recycling, Inc.

ADDRESS: P.O. Box 91065, White Mountain Lake, AZ 85912

LOCATION OF PROPERTY: 124 Alvarado

STAFF REPORT:

The applicant was granted a conditional use permit in January 2011. The City has been receiving complaints about the property being in non-compliance since September 2013 which have been addressed with applicant not less than 4 times. The Conditions on the permit were that the recycling activity all be indoors or behind a screened area. Recycling is occurring outside of building in unscreened area and on cul-de-sac area which is a City street.

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

RECOMMENDATION:

Allow the business 30 days to have a screen fenced installed, to clean up current area and get canisters off the street. Review the permit again after 30 days to verify it is in compliance.

CONDITIONS OF APPROVAL

No approval at this time only an extension to bring business into compliance with original permit conditions.



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

Maverick Recycling, Inc.
124 Alvarado st
Holbrook, AZ 86025
February 5, 2014

Ray Alley/ Cher Reyes
City Manager
City of Holbrook

Dear City of Holbrook:

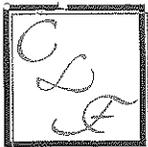
I am writing you today to ask that Maverick Recycling, Inc. permit be reviewed. I believe that our permit is a conditional use permit with a few limitations. Maverick Recycling, Inc. has doubled in our volume of material that we recycle. In doing this, we have also doubled in our volume of revenue that the citizens of Holbrook have benefitted from.

I would like have my permit reviewed and see if there is a possible way to improve the status of the permit to appease all parties. I am definitely willing to take any steps necessary to make this situation right!

If there are any questions please contact me.



Chris Watson
928-358-6999
Maverick Recycling, Inc.



Coronado Law Firm, P.L.L.C.
Eduardo H. Coronado

4700 W. White Mountain Blvd.
Lakeside, AZ 85929
Telephone: (928) 532-4LAW
(928) 532-4529
Fax: (928) 532-0753

January 31, 2014

City of Holbrook
City Clerk, Cher Millage Reyes
465 First Avenue
P.O. Box 970
Holbrook, Arizona 86025

Dear City Clerk:

Our law firm represents Mr. Ernest Bunky Maestas, who is a resident of Holbrook, Arizona. Mr. Maestas resides in close proximity of Maverick Recycling, Inc. On July 21, 2013, Mr. Maestas and other concerned residents forwarded a letter to Maverick Recycling, Inc. However, to Mr. Maestas disappointment, Maverick Recycling, Inc. failed to address his concerns.

Mr. Maestas' concerns are that Maverick Recycling, Inc. keeps its property in an unkempt manner with an overflow of items outside of its property. The unkempt manner of Maverick Recycling's property has continued for a prolonged period and it has become unbearable.

As you can appreciate, all of the property in the proximity of Maverick Recycling, including Mr. Maestas' property, is suffering due to the condition of Maverick Recycling's property. Due to the recycling company's unkempt premises Mr. Maestas' property is suffering a diminishment in value. Further, as you are aware, your property is located in a historical area of The City of Holbrook. Mr. Maestas is one of the citizens who has labored substantially to have the area included in the National Register of Historic Places.

As you are aware The City of Holbrook granted Maverick Recycling, Inc. a conditional use permit based on assurances it made to city and its citizens. Due to Maverick Recycling, Inc.'s refusal to comply with the promises it made to the city and its citizens and due to its refusal to comply with the conditional use permit, Mr. Maestas has sought the intervention of The City of Holbrook.

However, Mr. Maestas has not received any help from The City of Holbrook. As The City of Holbrook knows, all of the activity conducted by Maverick Recycling, Inc. is to be conducted indoors and its activity is to be inspected annually to verify that Maverick Recycling, Inc. is meeting the conditions in the conditional use permit.

Mr. Maestas is hereby formally requesting that The City of Holbrook require that Maverick Recycling, Inc. comply with the conditional use permit. Enclosed please find a copy of a letter to Maverick Recycling, Inc.

Please do not hesitate to contact our office should you have any questions.

Sincerely,

CORONADO LAW FIRM, P.L.L.C.

A handwritten signature in cursive script, appearing to read "Eduardo H. Coronado".

Eduardo H. Coronado
For the Firm



Coronado Law Firm, P.L.L.C.
Eduardo H. Coronado

4700 W. White Mountain Blvd.
Lakeside, AZ 85929
Telephone: (928) 532-4LAW
(928) 532-4529
Fax: (928) 532-0753

January 31, 2014

Mr. Thomas Watson
Maverick Recycling, Inc.
P.O. Box 91065
White Mountain Lake, Arizona 85912

Mr. Christopher Watson
Maverick Recycling, Inc.
P.O. Box 91065
White Mountain Lake, Arizona 85912

Rob Jones
Statutory Agent
Maverick Recycling, Inc.
1100 E. Deuce of Clubs
Show Low, Arizona 85901

Re: 124 Alvarado Drive, Holbrook, Arizona
Violation of Conditional Use Permit

Dear Mr. Watson:

Our law firm represents Mr. Ernest Bunky Maestas, who is a resident of Holbrook, Arizona. Mr. Maestas resides in close proximity of Maverick Recycling, Inc. On July 21, 2013, Mr. Maestas and other concerned residents forwarded a letter to you. However, to Mr. Maestas disappointment, you failed to address his concerns.

Again, Mr. Maestas' concerns are that your business keeps its property in an unkempt manner with an overflow of your items outside of your property. As Mr. Maestas informed you in his July 21, 2013 letter, the unkempt manner of your property has continued for a prolonged period and it has become unbearable.

As you can appreciate, all of the property in the proximity of Maverick Recycling, including Mr. Maestas' property, is suffering due to the condition of your company's property.

Due to your company's unkempt premises Mr. Maestas' property is suffering a diminishment in value. Further, as you are aware, your property is located in a historical area of The City of Holbrook. Mr. Maestas is one of the citizens who has labored substantially to have the area included in the National Register of Historic Places.

Moreover, on January 14, 2011 you filed for a City of Holbrook Conditional Use Permit. In your request you specifically stated that all activity would be conducted, "...indoors with containers of different sizes with fenced property..." Due to the nature of your business, the citizenry of The City of Holbrook had great concern and they voiced their concerns with The City of Holbrook. Your company addressed the concerns by writing a letter to the City of Holbrook and assuring that all the company's activities would be conducted inside. Further, during the February 24, 2011 Special Meeting of the Planning and Zoning Commission, Mr. Watson of Maverick Recycling, Inc. assured everyone that all of the activity would be conducted in an orderly manner and inside the premises. The City of Holbrook granted your company your requested conditional use permit base on your assurances to The City of Holbrook and its citizens. However, your company has failed to keep and comply with its assurances.

As you are aware, a great deal of activity is conducted outside of the company's premises. In Mr. Maestas' July 21, 2013 letter to your company, he provided you with many photographs of the activity your company is currently conducting outside of its premises. No change in your company's behavior has occurred despite Mr. Maestas' and other citizens' request.

Once more, Mr. Maestas requests that you adhere to the promises your company made to the citizens of The City of Holbrook when you sought the conditional use permit. Therefore, please provide to our office a proposal for cleaning up your property by February 7, 2014.

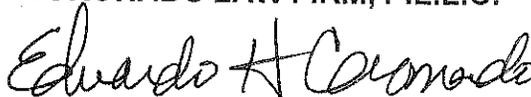
To that end, should our office not receive the above-requested proposal for cleaning up your property by February 7, 2014 Mr. Maestas has instructed our law firm to seek whatever legal recourse is available to him. However, Mr. Maestas would rather resolve this manner amicably and awaits your proposal.

Please refrain from contacting Mr. Maestas personally. Any questions or concerns should be directed to me.

Please do not hesitate to contact our office should you have any questions.

Sincerely,

CORONADO LAW FIRM, P.L.L.C.



Eduardo H. Coronado
For the Firm

cc: Clerk of City of Holbrook
Client

Conditional Use Permit Request
Thomas Watson/Maverick Recycling, Inc.
124 Alvarado
HOLBROOK, AZ 86025

There will be a review and possible recommendation for a revocation of a conditional use permit for Thomas Watson at 124 Alvarado (old Pepsi building). The property is currently zoned RRC-1 (Railroad District Commercial Zone) in which all uses are allowed only as a conditional use. Currently Thomas Watson (Maverick Recycling) is operating under a conditional use permit with all recycling activities to be indoors. Maverick Recycling has been cited for non-compliance. City Code requires that property owners within 300 square foot be notified 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 February 20, 2014, 5:15 p.m. at the Holbrook City Council Chambers, 465 1st Avenue, Holbrook, AZ 86025.

REVIEW-CUP, THOMAS WATSON

109-19-213	Jackie S. Walker	103 Bucket of Blood
109-19-214	Phillip & Nancy Cobb	408 W. Iowa
109-19-215	Jackie S. Walker	103 Bucket of Blood
109-19-216	Jackie S. Walker	103 Bucket of Blood
109-19-217	Jack L. Young	865 Navajo Blvd.
109-19-218	Jack L. Young	865 Navajo Blvd.
109-19-219	Jack L. Young	865 Navajo Blvd.
109-19-220	City of Holbrook	
109-19-221	Pamela & Fred Hansen	151 E. Delaware
109-19-230	Ernest Maestas	156 Alvarado
109-19-231A	Maverick Recycling	Box 91065 White Mountain Lakes, AZ
109-19-233	James & Catherine Gray	Box 239
109-19-234	James & Catherine Gray	Box 239
109-19-234A	James & Catherine Gray	Box 239
109-19-235	James & Catherine Gray	Box 239
109-19-236	City of Holbrook	
109-19-237A	James & Catherine Gray	Box 239
109-19-238A	James & Catherine Gray	Box 239
109-19-240	Robert Fisher	1302 W. Florida
109-19-228	Romero, Diana	352 N. 2 nd Street

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

Sincerely,

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

Cher Reyes, CMC, CPM
City Clerk/Zoning Administrator

MAVERICK Recycling

9/24/2013

Spoke with Chris Watson about a complaint of metal being scattered along and on city right a way (roadway) . At the time of my visit he was in the process of loading up parked cars that was part of the complaint on to a trailer that was used to transport metal to the valley, he also stated that pipe that was on the street was delivered during the weekend which he was also processing at the time of my visit. I stated to him that I understand he may have a few items out on the street during business hours but to make sure to keep out of the middle of the street during business hours. I also advised him to be sure to have the streets clear of debris at the end of business hours and during the weekend. Chris also advised me that 3 of the cars belonged to the fire dept for training purposes and they were supposed to come get them, if not he would transport them himself. Chris is complying at this time, I advised him I would be back Thursday for follow up.

Pictures attached

9-23-13

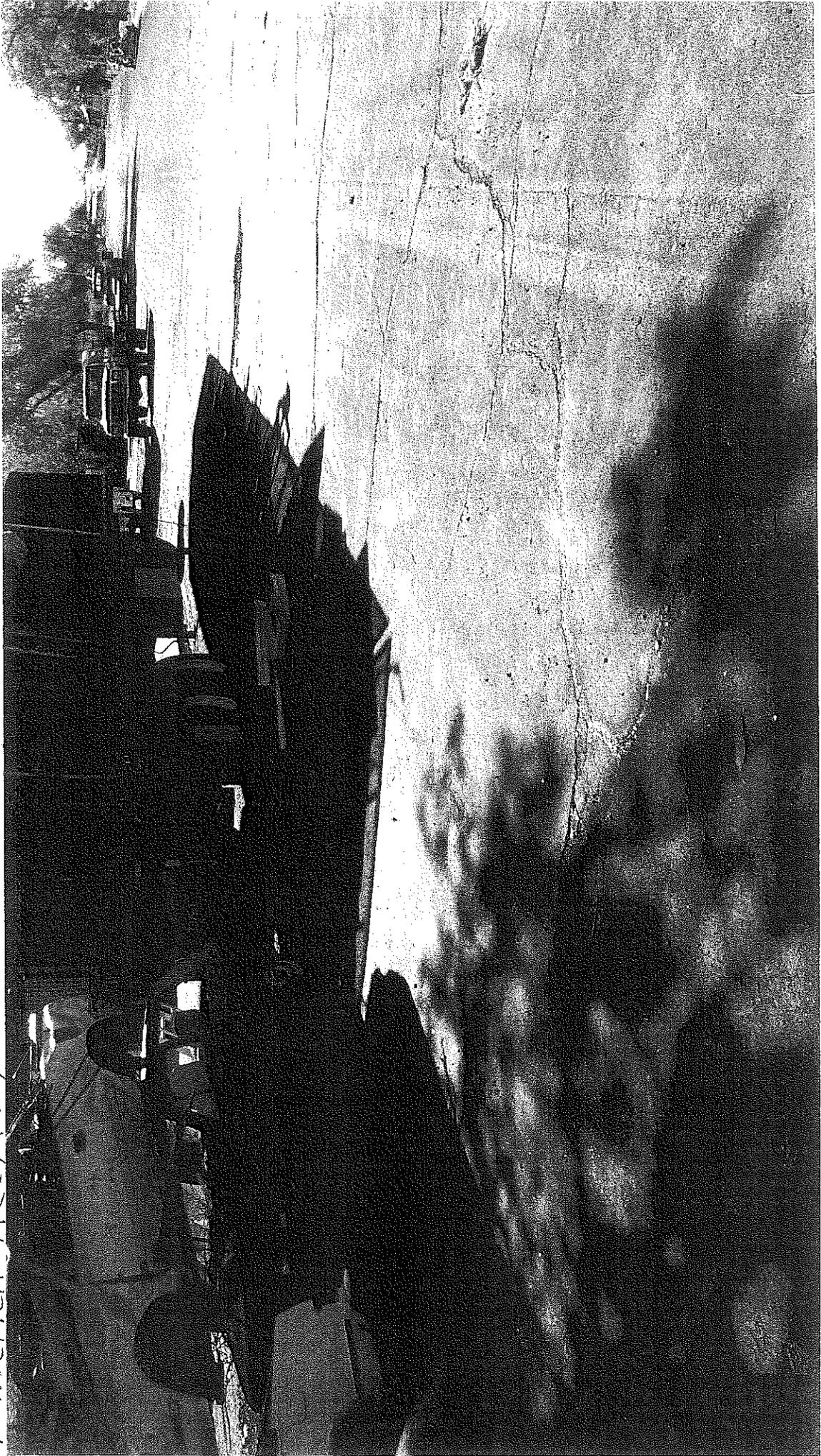
Maverick Recycling



~~Maverick Recycling~~

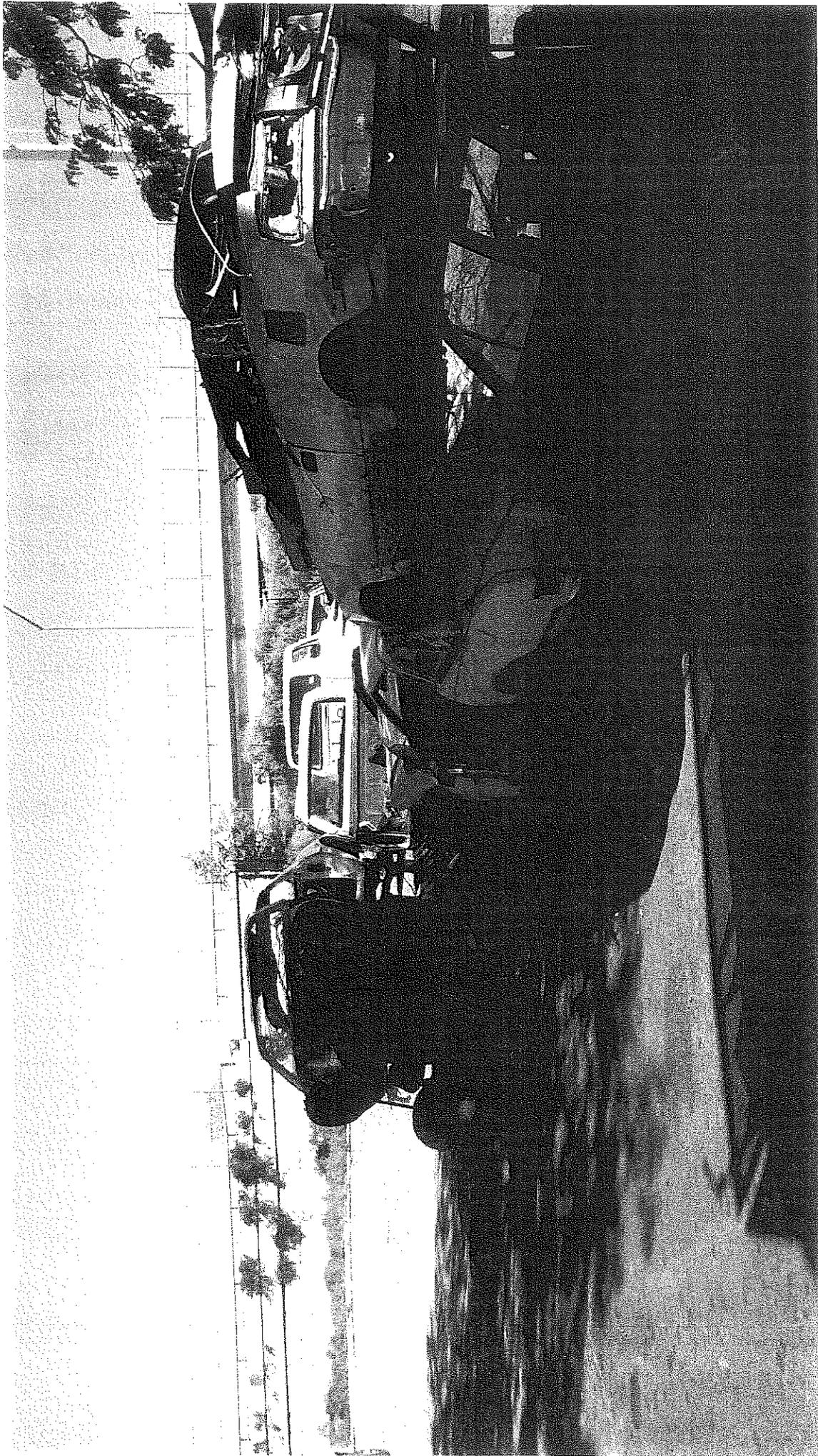
9-23-13

Maverick Recycling



9-23-13

Maverick Recycling



9-23-13
MAVERICK RECYCLING

