MEMO

TO: Planning and Zoning Commission

FROM: Ray Erlandsen
Acting Community Development Director

DATE: January 11, 2010

SUBJECT: **800 E. Highway 260**
Conditional Use Permit – Outside Display/Sales **CUP-175-09**

Background
The applicants, Janet L. & Thomas R. Curtiss, owners of Granny's Attic are requesting approval of a conditional use permit to allow an outside display and sales use in a C-2 zoning district at 800 E. Highway 260. They plan to operate a concession trailer offering a simple menu of food and soft drinks. A depiction of the concession trailer is attached.

Analysis
Janet and Thomas Curtiss currently own and operate Granny's Attic, an indoor retail antique mall. The requested use, a concession trailer, requires a conditional use permit (CUP) as it would be outside display and sales of merchandise in a C-2 zoning District.

The concession trailer would be located on the west side of the property approximately 90-100 feet from Highway 260. It is self-contained, however the use must meet all requirements of the Town of Payson Building, Fire, Water, and Zoning Departments, as well as the Northern Gila County Sanitary District (NGCSD), Arizona Public Service (APS) and the Gila County Health Department.

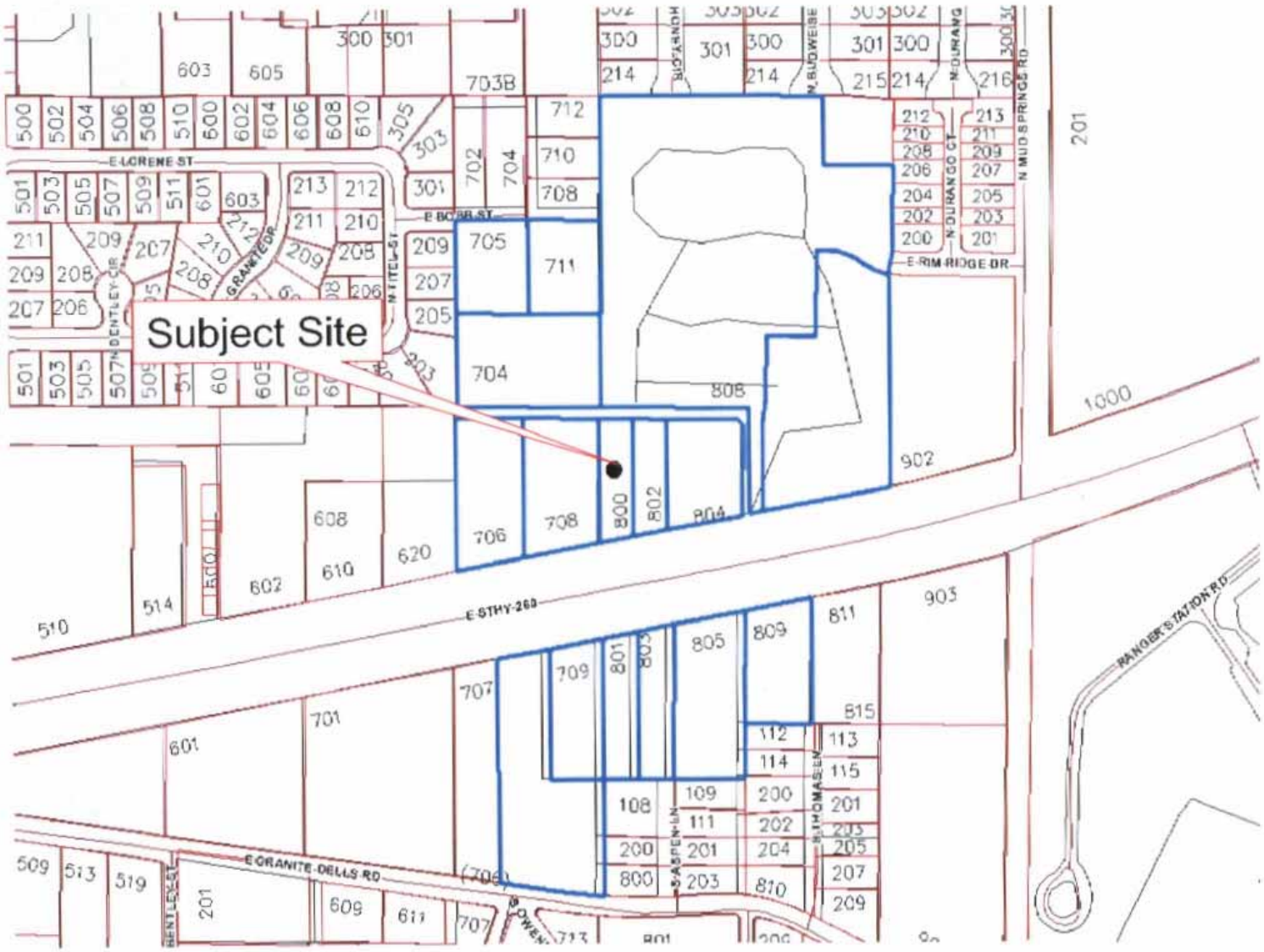
The proposed use would not utilize any designated required parking.

Staff Recommendation
Recommendation: Approval with conditions listed below.

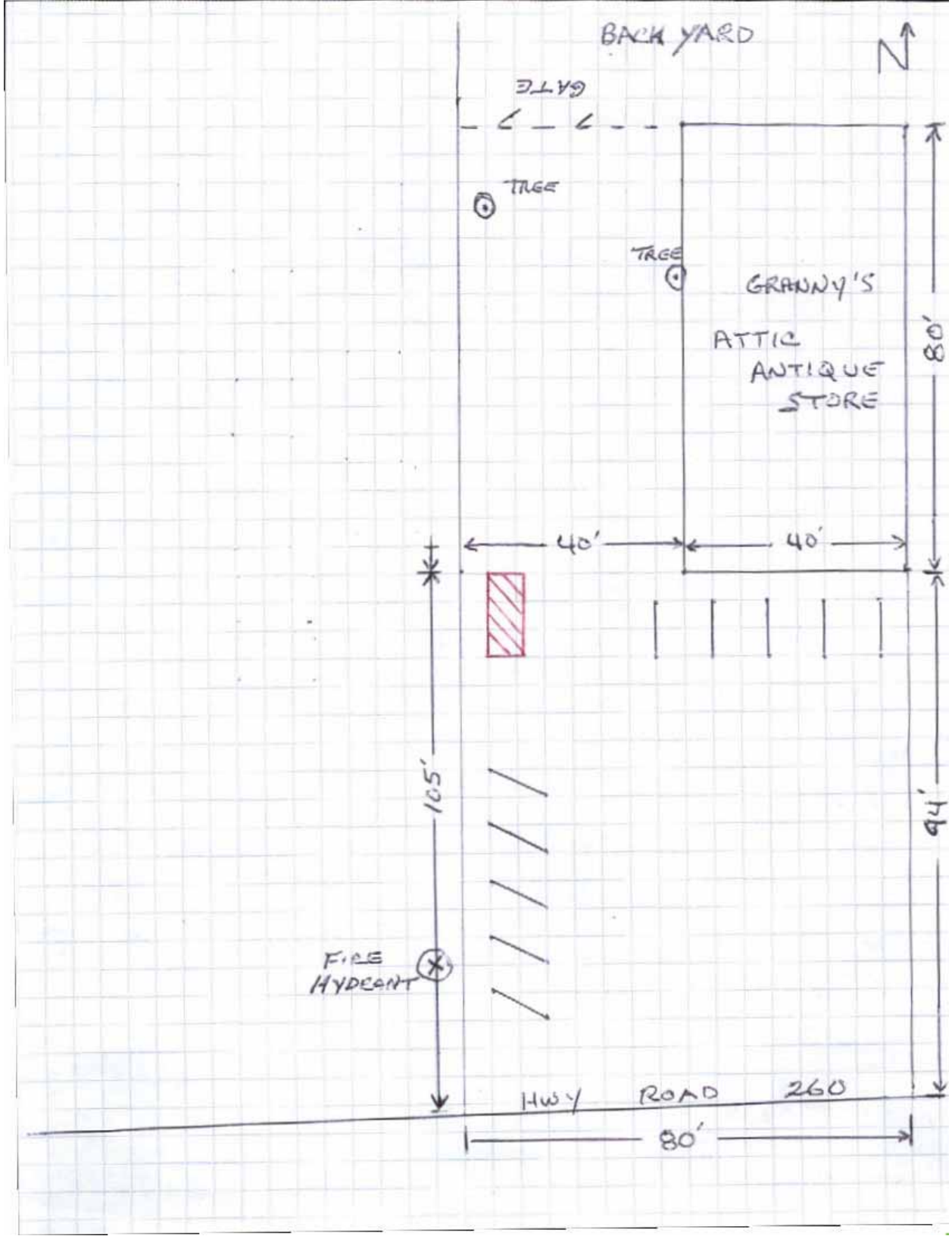
1. Site shall comply with all applicable Town of Payson Building, Fire, Water, and Zoning Departments, as well as the Northern Gila County Sanitary District (NGCSD), Arizona Public Service (APS) and the Gila County Health Department.
2. The proposed use shall not occupy any required parking spaces.
3. The outside display and sales shall comply with Town of Payson design review requirements.
4. That the length of this Conditional Use Permit shall run concurrent with the use of this property. That is, as long as this property is used for an outside display and sales use of a concession trailer as depicted in the staff report, then the use permit is applicable. Change in uses or additional uses shall require approval through the CUP process.

Suggested Motion to Approve:

"I move the Planning & Zoning Commission approve CUP-175-09, a request to allow an outside display and sales use in a C-2 zoning district at 800 E. Highway 260 with the conditions listed in the staff report."


Subject Site
E LORENE ST
E BOBB ST
N TITEL ST
N DENTLEY CIR
GRANITE DR
E RIM RIDGE DR
N DURANGO CT
N MUD SPRINGS RD
E STHY 260
E GRANITE DELLS RD
RANGER STATION RD
S ASPEN LN
B THOMAS LN
N BUDWEISE
HONEYLOCK
1000
201

N TITEL
CKLES ST
E STHY 260
706
708
804
805
811


BACK YARD
N
GATE
TREE
TREE
GRANNY'S
ATTIC
ANTIQUE
STORE
80'
40'
40'
105'
94'
FIRE
HYDRANT
HWY
ROAD
260
80'

Diner
German Food · Pretzels · Schnitzel · Bratwurst · Hot Dog

Click On Image To Enlarge

Click On Image To Enlarge

This Concession trailer is new:

Concession Trailer Features and Equipment.

8x16 Diner Concession Trailer
2 3500# Tandem Axles
Breaks
Exterior: Stainless Steel
Steel Roof
125 amp (110/220) Power Supply
50 amp plug
Vinyl Tile Floor
.040 Aluminum Walls
Stainless Steel Counters
Aluminum Vent A Hood with Lights and Exhaust
2 Florescent Lights

Air Conditioning 8000 BTU installed
Stainless Steel Triple Sink
Stainless Steel Hand Sink
Fresh Water Storage 30 gal
2 Waste Water Holding Tank 25 gal
Triton Hot Water Tank
Flojet Demand Pump
Surround Cabinets and shelves
ABC Fire Extinguisher
2 GE under counter Ref
4 Burner Propane Cooktop by HarborFreight

19,950.00

Sign and Neon extra

CASE NUMBER CUP-175-09

TOWN OF PAYSON
PLANNING AND ZONING COMMISSION OR BOARD OF ADJUSTMENTS APPLICATION

The undersigned Applicant(s) hereby applies for:

- ☐ Abandonment Request
- ☐ Administrative Appeal
- ☐ Code Amendment
- ☒ Conditional Use Permit
- ☐ Development Master Plan
- ☐ Devel. Agreement, PAD & SPD
- ☐ Final Subdivision Plat
- ☐ General Plan or Land Use Plan Amendment
- ☐ Minor Land Division
- ☐ P & Z Commission Appeals
- ☐ Preliminary Subdivision Plat
- ☐ Temporary Use Permit
- ☐ Variance
- ☐ Zone Change
- ☐ Guest Quarters
- ☐ ADU

Aug, 2009

Project Address: 800 E. Hwy 260, Payson Tax Parcel Number: 304-07-020D
Subdivision: Park Payson Lot Number: Pde Lot 20
Name of Applicant(s): Janet L & Thomas R. Curtiss Phone #: 928-978-7576
Mailing Address: PO Box 2821 Town: Payson St: AZ Zip: 85547
Name of Property Owner(s): Same
Mailing Address: Town: St: Zip:
Contact Person: Tom or Jan Curtiss Phone #: 928-978-7074 Fax #:
Payson Business License # Sales Tax #

Detailed Description of Request:

Operating a new 8'x16' concession trailer on the property of Granny's Attic Antique Store at 800 E. Hwy 260, Payson, AZ for the purpose of selling food and soft drinks. We will have a simple menu with a quality product in a clean environment.

(Note: Additional Description area can be included in an attachment)

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address, or that for the purpose of obtaining this approval I am an authorized agent in his behalf.

Janet L. Curtiss
Print Name

Janet L. Curtiss 12-1-09
Signature Date

STAFF USE ONLY - PERTINENT DATA

APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	12-2-09	SLd	Conditional Use Permit Application Fee $1000.00
COMPLETED APPLICATION			
NEWSPAPER PUBLICATION	12-25-09	SLd	
300' NOTIFICATION MAILOUT	12-23-09	SLd	
POSTING DATE	12-23-09	SLd	CHECK NUMBER: 05203 DATE: 12-2-09

RECOMMENDATION	DECISIONS
By: Date:	By: Date:

Gila County Parcel Information Search

Assessor Information
304-07-020D

Parcel/Tax ID	304-07-020D
Tax Year	2010
Site Address	800 E HWY 260 , PAYSON
Owner Name	CURTISS THOMAS R & JANET L,
Owner Address	PO BOX 2821 PAYSON, AZ 85547
Tax Area	1050
Land Value	$94,120.00
Improvement Value	$181,262.00
Full Cash Value	$275,382.00
Assessed Full Cash Value	$57,830.00
Limited Value	$275,382.00
Assessed Limited Value	$57,830.00
Value Method	Cost
Exempt Amount	$0.00
Exempt Type	
Use Code	1120
Property Use	1120-STORFRT COMM BLDG
Class Code	Commercial
Assessment Ratio	21.000000
Sale Price	$250,000.00
Sale Date	10/2/2000 12:00:00 AM
Instrument Type	WD
Book	
Page	13419
Parcel Size	0.49
Township, Range, Section	, ,
Legal Description	PARK PAYSON W/2 OF W/2 OF LOT 20 AS MEASURED ALG S LINE APPROX .49 AC M/L
Property Type	REAL

Bldg ID	Occupancy	Built As	Quality	Sq Ft	Year	Cash Value
1	Retail Store	Retail Store	Average	3204	1979	$178,745.00
2	Commercial Yard Improvements	Commercial Yard Improvements	Average	1	1979	$2,517.00

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CITIZENS PARTICIPATION MATERIAL

Janet L. Curtiss
800 E. Hwy 260
Payson, AZ 85541
928-474-3962

Dec. 21, 2009

Town of Payson
303 N. Beeline Hwy
Payson, AZ 85541

Attn: Sheila

Dear Sheila,

On December 17, 2009 we held a community meeting as described in the letter dated Dec. 1, 2009. (Copy enclosed)

The meeting was held from 8:00 am to 10:00 am and Lori Meyers from the Town Planning and Zoning was the only person who attended throughout the time period. No one called with questions.

Sincerely,

Janet L. Curtiss

Janet L. Curtiss

RECEIVED
DEC 21 2009
COMMUNITY DEVELOPMENT
DEPARTMENT

Notice of Citizens Participation Meeting

December 1, 2009

To Whom It May Concern:

Granny's Attic Antique Store will hold a public meeting at 800 E. Hwy 260, Payson, AZ 85541 between 8:00 and 10:00 am Thursday, December 17, 2009. The purpose of this meeting will be to discuss the addition of an 8' x 16' concession trailer to be parked on the west side of the property approximately 80ft from Hwy 260.

If you are unable to attend this meeting and have questions please call Granny's Attic between 10:00 am and 4:00 pm Monday, Thursday or Friday.

Respectfully,

Janet L. Curtiss

Janet L. Curtiss
Owner of Granny's Attic
928-474-3962

RECEIVED
DEC 08 2009
COMMUNITY DEVELOPMENT
DEPARTMENT