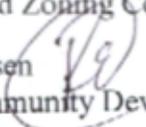




MEMO

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."





NITEL

OKLEST

E 91st St

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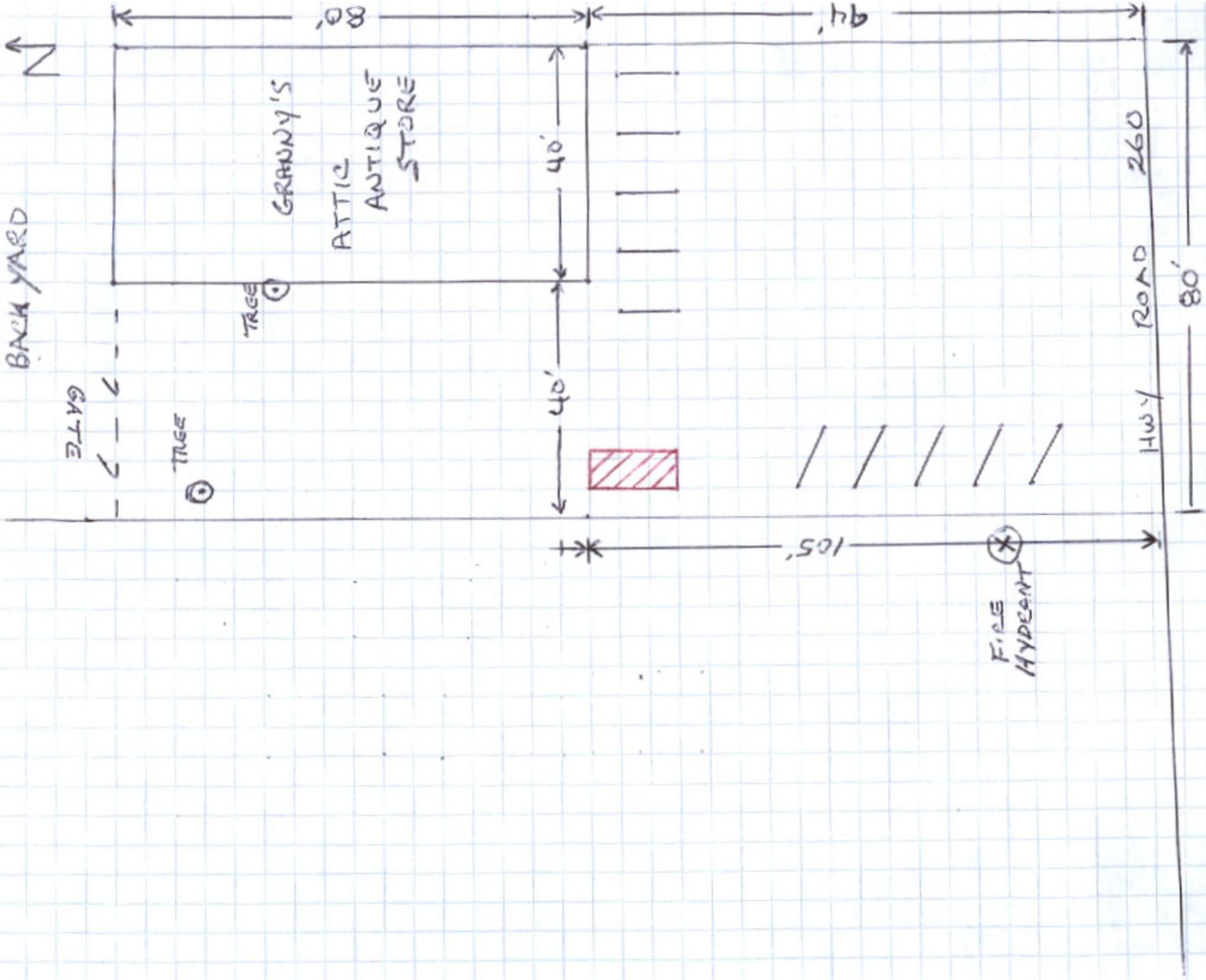
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Click On Image To Enlarge



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

<http://www.runwalkjog.com/concession/08DinerStyleConcessionTrailer.htm>

11/23/2009

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

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

The undersigned Applicant(s) hereby applies for:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Abandonment Request               | <input type="checkbox"/> General Plan or Land Use Plan Amendment | <input type="checkbox"/> Guest Quarters |
| <input type="checkbox"/> Administrative Appeal             | <input type="checkbox"/> Minor Land Division                     | <input type="checkbox"/> ADU            |
| <input type="checkbox"/> Code Amendment                    | <input type="checkbox"/> P & Z Commission Appeals                |   |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Subdivision Plat            |   |
| <input type="checkbox"/> Development Master Plan           | <input type="checkbox"/> Temporary Use Permit                    |   |
| <input type="checkbox"/> Devel. Agreement, PAD & SPD       | <input type="checkbox"/> Variance                                |   |
| <input type="checkbox"/> Final Subdivision Plat            | <input type="checkbox"/> Zone Change                             |   |

Aug, 2009

Project Address: 800 E. Hwy 260, Payson Tax Parcel Number: 30A-07-020D  
 Subdivision: TRK Payson Lot Number: TRK 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 Town: \_\_\_\_\_ St: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Town: \_\_\_\_\_ St: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Contact Person: Tom or Jan Curtiss Phone #: 928-978-7574 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 <sup>00</sup>
COMPLETED APPLICATION			
NEWSPAPER PUBLICATION	12-25-09	SLD	
300' NOTIFICATION MAILOUT	12-23-09	SLD	
POSTING DATE	12-23-09	SLD	
			CHECK NUMBER: <u>05203</u> DATE: <u>12-2-09</u>
RECOMMENDATION		DECISIONS	
By: _____ Date: _____	By: _____ Date: _____		

# Gila County Parcel Information Search

## Assessor Information 304-07-020D

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

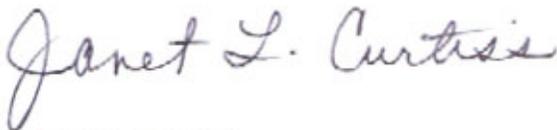
Attn: Sheila

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

**RECEIVED**

DEC 21 2009

COMMUNITY DEVELOPMENT  
DEPARTMENT

## Notice of Citizens Participation Meeting

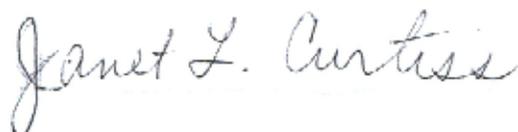
December 1, 2009

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  
Owner of Granny's Attic  
928-474-3962

**RECEIVED**

DEC 08 2009

COMMUNITY DEVELOPMENT  
DEPARTMENT