



MEMO

TO: Planning and Zoning Commission
FROM: Ray Erlandsen
Community Development Director
DATE: June 13, 2011
SUBJECT: **Conditional Use Permit Request**
512 S. Beeline Highway
600-604 S. Beeline Highway

CUP11-004

Background

This is a request by McMahon's RV for a conditional use permit (CUP) to allow outside Recreational Vehicle and trailer display and sales on the site of 600-604 South Beeline Highway, APN 304-03-027.

Analysis

The property is a vacant lot located in a C-2 zoning district. The Unified Development Code (UDC) requires a CUP in Commercial Districts for "Recreational vehicle, trailer, boat sales, rental and repair."

The vacant lot is proposed for display of RV units only. The sales office and customer parking will be located in the Twin Pines Shopping Centre adjacent to the display area at 512 South Beeline Highway.

Staff finds that the applicant's request could be compatible with the surrounding area.

Staff Recommendation:

Approval with conditions listed below:

1. Display area shall substantially conform to the site plan submitted stamped May 2, 2011.
2. Fencing along the street frontage or other proposed improvements for this property shall comply with Design Review provisions of the Town of Payson.
3. Signage associated with the display and sales of RV vehicles shall be restricted to the approved use area, unless a temporary sign permit has been issued.

4. Any vehicle washing/water usage shall be approved by Town of Payson Water Department.
5. The length of this Conditional Use Permit shall be for 6 months as a Recreational Vehicle and trailer sales use at 600-604 S. Beeline Highway, with an option to extend with the approval of the Planning and Zoning Commission. An office and associated facilities, i.e. restrooms, parking, etc. are to be located on an adjacent parcel. Expansion of the approved use, change in uses, or additional uses shall be subject to review and approval by the Planning and Zoning Commission if not expressly permitted in the C-2 zoning district.
6. Failure to comply with the above conditions shall be grounds for zoning citations and possible revocation of the Conditional Use Permit. If alleged violations of the conditions of this CUP are brought to the attention of the Community Development Department. A request for review may be brought before the P & Z Commission at the discretion of the Zoning Administrator.

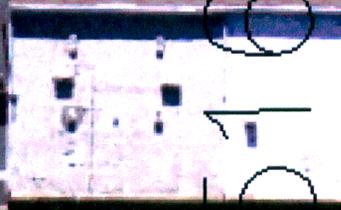
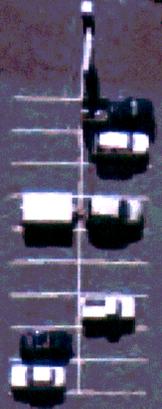
Suggested Motion to Approve:

“I move the Planning & Zoning Commission approve CUP11-004, a request to allow Recreational vehicle and trailer sales in a C-2 zoning district at 600-604 S. Beeline Highway subject to the conditions recommended by staff.”



E MCKAY MEY ST

S. BEELINE HWY





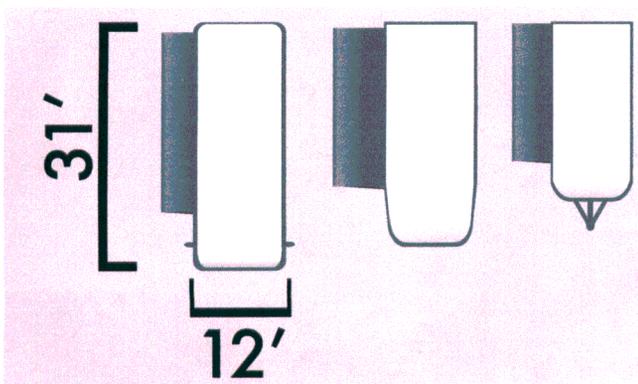
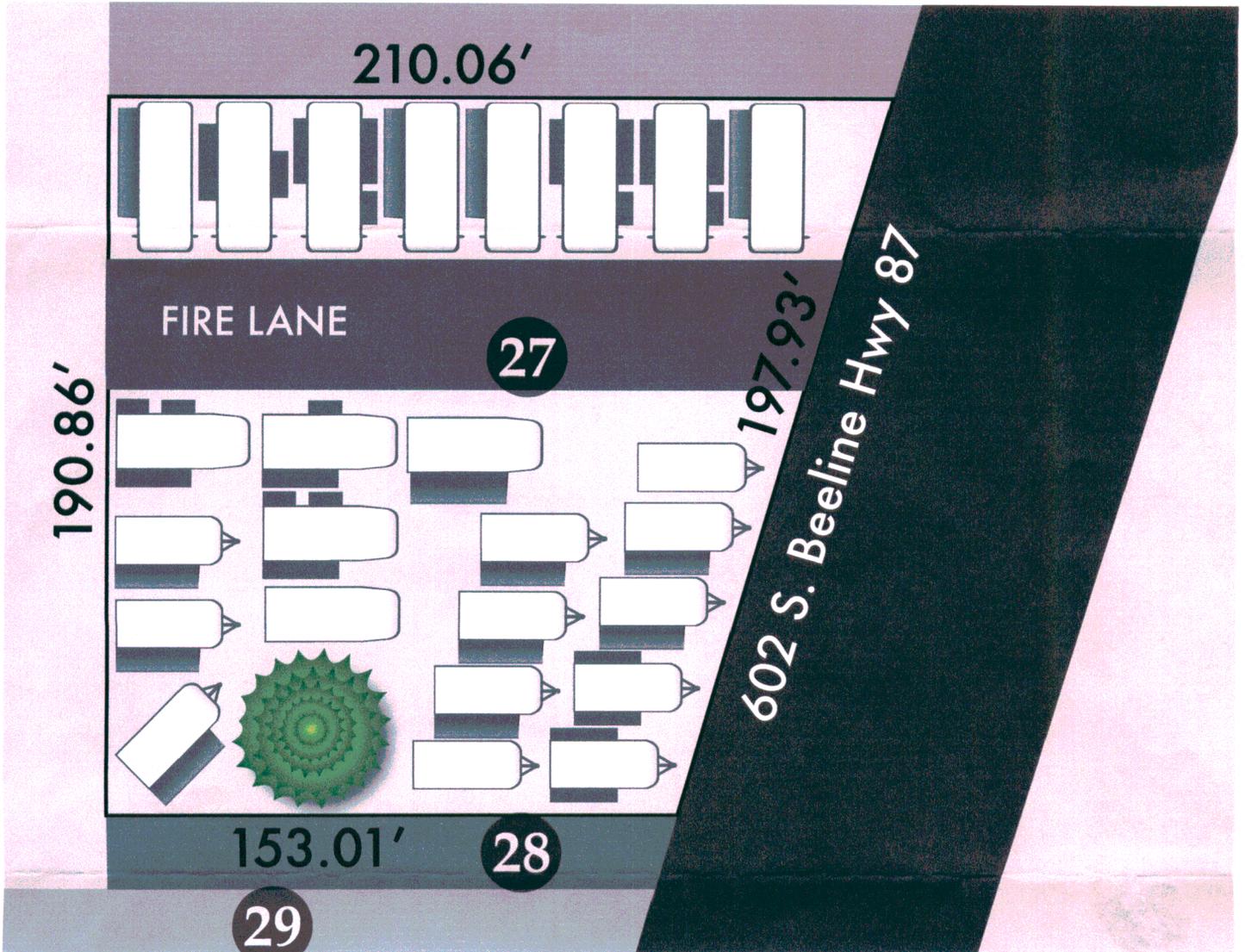
McMahon's RV

2425 E. Main St. Mesa, Arizona 85213
(480) 835-2095 Fax (480) 835-2078
www.mcmahonrv.com

RECEIVED

MAY 02 2011

COMMUNITY DEVELOPMENT
DEPARTMENT



Estimated average RV Sizes

- 31x12'
- 28x12'
- 25x12'

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

The undersigned Applicant(s) hereby applies for:

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

Aug. 2009

Project Address: 600-604 S Beeline Hwy Tax Parcel Number: 304-03-027
 Subdivision: Mogollon Rim ADD. Lot Number: 31 Armesa
 Name of Applicant(s): McMAHONS RV Phone #: 480 855 2095
 Mailing Address: 2485 E. MAIN ST Town: MESA St: AZ Zip: 85213
 Name of Property Owner(s): MICHAEL LANGE
 Mailing Address: 1315 NO DOBSON RD Town: CHANDLER St: AZ Zip: 85224
 Contact Person: BILL FURANO Phone #: 602-291-9917 Fax #: 480-855-2078
 Payson Business License # IN REVIEW Sales Tax # 20485211-C

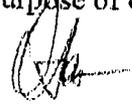
Detailed Description of Request:

RV MOTORHOME & TRAILER SALE NEW & RESALE

(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.

DICK TORRES



9/3/10 11

Print Name

Signature

Date

STAFF USE ONLY - PERTINENT DATA

APPLICATION	DATE	INITIALS	APPLICATION FEE:
DATE FILED	5/24/11	DW	CUP - \$1000 ⁰⁰ VISA Pd (PE) 6-3-11
COMPLETED APPLICATION	6-3-11	(PE)	
NEWSPAPER PUBLICATION	5/27/11	DW	
300' NOTIFICATION MAILOUT	5/24/11	DW	
POSTING DATE	5/30/11	DW	

RECOMMENDATION

By: _____ Date: _____

DECISIONS

By: _____ Date: _____

Gila County Parcel and Tax Information Search

Assessor Information 304-03-027

Parcel/Tax ID	304-03-027
Tax Year	2011
Site Address	602 S BEELINE HWY, PAYSON
Owner Name	DOBSON TOOL & DIE INC AND, MCLANGE INC
Owner Address	ATTN: HILMAR B LANGE PRESIDENT PO BOX 7502 CHANDLER, AZ 85246
Tax Area	1053
Land Value	\$181,001.00
Improvement Value	\$0.00
Full Cash Value	\$181,001.00
Assessed Full Cash Value	\$28,960.00
Limited Value	\$181,001.00
Assessed Limited Value	\$28,960.00
Value Method	Market
Exempt Amount	\$0.00
Exempt Type	
Use Code	0021
Property Use	0021-VL-CM-URBAN SUBDIVIDED
Class Code	Commercial
Assessment Ratio	16.000000
Sale Price	\$700,000.00
Sale Date	6/22/2007 12:00:00 AM
Instrument Type	SW
Book	
Page	10690
Parcel Size	0.86
Township, Range, Section	10N, 10E, 03
Legal Description	MOGOLLON RIM ADD LOT 31 AMENDED EXC S 16;112/290 126/414 137/298 342/757
Property Type	REAL

Page generated in 2.422557 seconds

**TOWN OF PAYSON
PRINCIPAL / AGENT FOR ZONING SUBMITTALS**

A **Principal** (owner) / **Agent** (acts for the owner) **relationship** has been created between

Dobson Tool & Die Co., Inc. & Mc Lange, Inc. [Principal(s)] and
McMahon's RV - Bill Furano (Agent),

for the purpose of:

RV Sales and Display on
602 South Beeline Hwy
PAYSON, AZ 85541

[Signature]
Principal
(Need both signatures, if husband and wife)

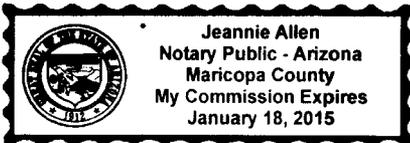
Principal

The foregoing Principal / Agent Relationship Statement was signed before me this 3rd day of
May 2011, ~~200~~, by Mike Lange [Principal(s)],
known to me to be the person(s) who signed said statement.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature]
Notary Public

My commission expires:





Motor Vehicle Division

Mail Drop 552M
Dealer Licensing
Motor Vehicle Division
PO Box 2100
Phoenix AZ 85001-2100

OFF-PREMISES PERMIT APPLICATION

38-1303 R09/06 www.azdot.gov

- Fee: \$25.00 each permit
- Application must be submitted **30 calendar days prior to event**
- Not to exceed 7 consecutive days for Off-Premises Display and Sale
- Not to exceed 10 consecutive days for other events

Permit Type (see permit definitions on next page)

Off-Premises Display and Sale
 Off-Premises Exhibition
 Display and Sale of Motor Vehicles
 Sedona, Queen Creek, Apache Junction

Motor Vehicle Show
 Special Event (Motor Home)
 Exhibition and Sale of Recreational Vehicle

Business Name: Mega RV Corp DBA McMahon's RV Dealer License Number: 200011011

Contact Person: _____ Phone Number: (480) 835-2095 Fax Number: (480) 835-2098

Street Address: 2425 E. main st City: Mesa State: AZ Zip: 85213

County: Maverick

Event Name: RV SALES Event Location: SAME

Event Address: SAME City: Payson State: AZ Zip: 85541

County: Gila

Event Dates
From: 6-6-11 To: TBD

Franchise Products to be Displayed or Exhibited
New Forest River

Zoning Clearance Request

Your Proposed Site Must Be In Compliance With Local Zoning Ordinances.
This section must be completed by the city or county where your event will be held.

Issuance of the type of permit, at the location requested:

- Will be in compliance with existing zoning ordinances.
 Will not be in compliance with existing zoning ordinances.

Additional Stipulations Required for Compliance
CONDITIONAL USE PERMIT

City/County Agent Signature: R. Layton Title: Comm. Development Director

Agency Name: TOWN OF PAYSON Phone Number: (928) 474-5242

MVD Use Only

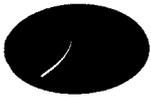
Amount	Method <input type="checkbox"/> Business Check <input type="checkbox"/> Cashiers Check <input type="checkbox"/> Money Order	Check Number	Accepted By
--------	--------------------------------------------------------------------------------------------------------------------------------	--------------	-------------

CITIZENS
PARTICIPATION
MATERIAL

We held our meeting on May 13th 2011
between 1100AM-1200 Noon No Residents Were
Present.

Tom Furano 602-291-9917
Bill Furano
Mc Mahon RV
2425 E. Main St
Mesa Az 85213

6-3-11



McMahon's RV

2425 E. Main St. Mesa, Arizona 85213
(480) 835-2095 Fax (480) 835-2078
www.mcmahonrv.com

April 28, 2011

Regarding: Notification of Application
McMahon's RV
600 S. Beeline Highway
Payson, Arizona

Dear Property Owner, Resident, or Interested Citizen,

The purpose of this letter is to inform you that McMahon's RV will be filing a Use Permit Application for temporary display and sale of recreational vehicles at the site located at 600 S. Beeline Hwy, Payson, Arizona. We will be requesting a use permit to allow for temporary display and sale of recreational vehicles within a C-2 zoning district.

A pre-application neighborhood introductory meeting will be held at the site on Friday, May 13th from 11:00 a.m. to 12:00 p.m. McMahon's RV personnel and myself will be on hand to discuss the project and to hear any concerns regarding the permit.

You are invited to attend the meeting to learn about the case and make your opinions known. You may also express your feelings on this case by writing to the town of Payson, Planning Department at 303 N. Beeline Highway, Payson, Arizona 85541, attention: Sheila DeSchaaf. Please reference McMahon's RV's Temporary Display and Sale Permit. Your letter will added as part of the case file.

If you would prefer contacting me directly to discuss any questions or concerns regarding this proposal, you are invited to reach me at (480) 835-2095 or you may fax to (480) 835-2078.

Thank you for your time.

Sincerely,
McMahon's RV

Bill Furano

RECEIVED

MAY 02 2011

COMMUNITY DEVELOPMENT
DEPARTMENT