THE PLANNING & ZONING ADVISORY COMMISSION
FOR THE TOWN OF DEWEY-HUMBOLDT
REGULAR PUBLIC MEETING NOTICE
Thursday, January 5, 2012 6:00 P.M.

P&Z MEETING **COUNCIL CHAMBERS, TOWN HALL**
2735 S. HWY 69 **DEWEY-HUMBOLDT, ARIZONA**

AGENDA

The issues that come before the Planning & Zoning Advisory Commission are often challenging and potentially divisive. In order to make sure we benefit from the diverse views to be presented, the Commission believes that the meeting be a safe place for people to speak. With this in mind, the Commission asks that everyone refrain from clapping, heckling and any other expressions of approval or disapproval. Agenda items may be taken out of order .Please turn off all cell phones. The Commission meeting may be broadcast via live streaming video on the internet in both audio and visual formats. A quorum of Council may be present. One or more members of the Commission may attend either in person or by telephone, video or internet conferencing. **NOTICE TO PARENTS:** Parents and legal guardians have the right to consent before the Town of Dewey-Humboldt makes a video or voice recording of a minor child. A.R.S. § 1-602.A.9. Dewey-Humboldt Council Meetings are recorded and may be viewed on the Dewey-Humboldt website. If you permit your child to participate in the Council Meeting, a recording will be made. You may exercise your right not to consent by not permitting your child to participate or by submitting your request to the Town Clerk that your child not be recorded.

1. **Call To Order.**
2. **Opening Ceremonies.**
   - **2.1. Pledge of Allegiance.**
   - **2.2. Oath of Office.** Swearing in of new and re-appointed Commissioners. (Claire Clark, Bob Bowman, Andy Peters and Mel Scarbrough)
3. **Roll Call.** Commissioners Arlene Alen, Glenn Allen, Chris Berry, Claire Clark, Andy Peters, Mel Scarbrough, and Vice Chair Bob Bowman.
4. **Disclosure of Ex Parte Contacts.**
5. **Announcements Regarding Current Events.** Announcements of items brought to the attention of the Chair not requiring legal actions by the Commission.
6. **Consent Agenda.** All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. Any item may be removed from the Consent Agenda for separate consideration at a Commissioner's request. If a citizen desires separate consideration of an item, he or she should approach a Commissioner prior to the meeting and ask that the Commissioner request that the item be removed.
   - **6.1. Minutes.** Minutes from the December 8, 2011 Meeting.
7. **Discussion Agenda – Unfinished Business.** Discussion and Possible Action on any issue which was not concluded, was postponed, or was tabled during a prior meeting. None Scheduled.
   - **7.1. Text amendment - Rewriting the Sign Code.** - Town Code Sections 153.125 through 153.138. The Commission will continue to review the Sign Code.
     - **7.1.1. Temporary Signage-**Highway Frontage
     - **7.1.2. Window Signs-**Study of surrounding community's requirements.
     - **7.1.3. Historical/Mural Signs-**Study of surrounding community's requirements.

8. **Discussion Agenda – New Business.** Discussion and Possible Action on matters not previously presented to the Commission. None Scheduled.

   8.1. Discussion and possible action for selection of Planning and Zoning Commission Chair and Vice Chair for 2012.

9. **Public Hearing Agenda.** Discussion and Possible Action on matters not previously presented to the Commission. None Scheduled.

   9.1. Use Permit for Mortimer Farms. Public Hearing, Discussion and Possible Action on a request for a Conditional Use Permit by Mortimer Family Farms.

THIS CONCLUDES THE LEGAL ACTION PORTION OF THE AGENDA.

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10. **Commissioners' Forum.** Current Events and Future Agenda Requests. Members of the Commission may discuss **Planning and Zoning related items** in terms of past, present and future.

11. **Comments from the Public**. The Commission wishes to hear from Citizens at each meeting. Those wishing to address the Commission need not request permission or give notice in advance. For the official record, individuals are asked to state their name. Public comments may appear on any video or audio record of this meeting. Please direct your comments to the Commission. Comments are accepted regarding any services or individuals in Town government or about others doing business or who might do business with or for the Town. Topics can include all services the Town provides or could provide under State Law. At the conclusion of Comments from the Public, Commissioners may respond to criticism made by those who have addressed the public body, may ask Town staff to review a matter, or may ask that a matter be put on a future agenda; however, Commissioners are forbidden by law from discussing or taking legal action on matters raised during the Comments from the Public unless the matters are properly noticed for discussion and legal action. The total time for Comments from the Public is ***20*** minutes. No time limit is imposed on individuals within this total. The audience is asked to please be courteous and silent while others are speaking.

12. **Town Planner's Report**. Update on Current Events.

13. **Adjourn.**

For Your Information:

Next Town Council Work Session: Tuesday, January 10, 2012 at 2:00 p.m.
Next Town Council Meeting: Tuesday, January 17, 2012 at 6:30 p.m.
Next Planning & Zoning Commission Meeting: Thursday, February 9, 2012 at 6:00 p.m.

If you would like to receive Town Council agendas via email, please sign up at AgendaList@dhaz.gov and type Subscribe in the subject line, or call 928-632-7362 and speak with Judy Morgan, Town Clerk.

Certification of Posting

The undersigned hereby certifies that a copy of the attached notice was duly posted at the following locations: Dewey-Humboldt Town Hall, 2735 South Highway 69, Humboldt, Arizona, Chevron Station, 2735 South Highway 69, Humboldt, Arizona, Blue Ridge Market, Highway 69 and Kachina Drive, Dewey, Arizona, on the _____ day of _____, 2012, at _____ p.m. in accordance with the statement filed by the Town of Dewey-Humboldt with the Town Clerk, Town of Dewey-Humboldt.

By: _____, Town Clerk's Office.

TOWN OF DEWEY-HUMBOLDT
PLANNING & ZONING
REGULAR MEETING MINUTES
DECEMBER 8, 2011, 6:00 P.M.

A REGULAR MEETING OF THE DEWEY-HUMBOLDT PLANNING AND ZONING COMMISSION WAS HELD ON THURSDAY, DECEMBER 8, 2011, AT TOWN HALL AT 2735 S. HIGHWAY 69, DEWEY-HUMBOLDT, ARIZONA. VICE CHAIR BOB BOWMAN PRESIDED.

1. **Call To Order.** The meeting was called to order at 6:30 p.m. Vice Chairman Bob Bowman presided.

2. **Opening Ceremonies.**

   2.1. Pledge of Allegiance. Made.

3. **Roll Call.** Commissioners Arlene Alen, Glenn Allen, Chris Berry, and Vice Chair Bob Bowman were present. Commissioners Andy Peters and Mel Scarbrough were absent.

4. **Disclosure of Ex Parte Contacts**. None.

5. **Announcements Regarding Current Events.** Announcements of items brought to the attention of the Chair not requiring legal actions by the Commission.

   Town Clerk, Judy Morgan explained the schedule of appointing new and re-appointing expiring term Commissioners on the December 20th Council meeting with swearing in and selection of Chair and Vice Chair to occur at the January 5, 2012 P&Z Meeting.

6. **Consent Agenda.** All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. Any item may be removed from the Consent Agenda for separate consideration at a Commissioner's request. If a citizen desires separate consideration of an item, he or she should approach a Commissioner prior to the meeting and ask that the Commissioner request that the item be removed.

   6.1. Minutes. Minutes from the October 6, 2011 Meeting.

   Commissioner Arlene Alen made a motion to approve the minutes as presented, seconded by Commissioner Glenn Allen. It was approved unanimously.

7. **Discussion Agenda – Unfinished Business.** Discussion and Possible Action on any issue which was not concluded, was postponed, or was tabled during a prior meeting. None Scheduled.

   7.1. Text amendment - Rewriting the Sign Code. - Town Code Sections 153.125 through 153.138. The Commission will continue to review the Sign Code. This time the focus will be to make sure that certain legal and Constitutional matters are addressed and included in the text.

The commission reviewed the changes to date. Community Outreach/Code Enforcement, Gregory Arrington gave an overview on the changes and the "unpermitted sign section" wording. The commission discussed different options for sign size in different locations, specifically adding an exemption for state highways. "150 feet from the centerline, 32 feet maximum, 8 foot high maximum". Mr. Arrington will add that wording as an exemption under #8 and it will be reviewed at the January meeting. No changes were recommended for the charts. One minor typo correction to "Applicable foot notes" Section (b): tub to tube. Staff was instructed to investigate whether the prohibition of blacked-out windows for commercial is warranted.

Vice Chair Bowman made a motion to table "Applicable Foot Notes" (i) until research on what other municipalities are doing and bring back a recommendation, seconded by Commissioner Berry. The motion carried by a unanimous 4-0 vote in favor.

There was discussion on theaters and marque style signage. This type of signage would be handled as a variance, therefore the commission decided to not change it at this time. There was discussion on lowering the maximum size on non-permitted signage.

Commissioner Arlene Alen made a motion to approve the language in exempt signage as presented but lowering the maximum size from 32 square feet to 24 square feet, with the exception of the highway signage as noted, seconded by Commissioner Glenn Allen. The motion was approved unanimously by a 4-0 vote.

There was discussion on historical and/or mural-sized signage painted on buildings on upper Main Street.

Public comment was taken on this item.

Lydia Chapman spoke on murals and permitting.

There was more discussion on how to define "historical murals" and how to decide what is exempt from permitting. Mr. Arrington will check on what other communities do regarding this and bring it back at the January meeting, and recommended they set parameters on this.

Vice Chair Bowman recommended tabling this section of the code until staff brings back their research.

Public comment was taken on this.

Lydia Chapman commended the commission for their work on the sign code, and spoke on the need to address outside storage and home based businesses; needing a chairman; audible signs; and Open Meeting Law pertaining to emails.

8. **Discussion Agenda – New Business.** Discussion and Possible Action on matters not previously presented to the Commission. None.
9. **Public Hearing Agenda.** Discussion and Possible Action on matters not previously presented to the Commission. None.
10. **Commissioners' Forum.** Current Events and Future Agenda Requests. Members of the Commission may discuss Planning and Zoning related items in terms of past, present and future. None**.**
11. **Comments from the Public**. None.
12. **Town Planner's Report**. Update on Current Events.

    Mr. Arrington announced the Mortimer Farms Use Permit Public Hearing will be on the January 5th P&Z meeting.
13. **Adjourn.** The meeting was adjourned at 7:22 p.m.

_____
Robert Bowman, Vice Chairman

ATTEST:

_____
Judy Morgan, Town Clerk

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C. EXEMPT SIGNS: The following signs shall be exempt from obtaining permits and other provisions of this Ordinance provided they satisfy the following requirements or specifications:

1. Official notices authorized by a court, public body, or public safety official.

2. Directional, warning or information signs authorized by or consistent with Federal, State, County, or Municipal Authority.

3. Memorial plaques and building cornerstones when cut or carved into masonry surface or when made of incombustible material and made an integral part of the building or structure.

4. Commemorative symbols, plaques and historical tablets.

5. Political signs:

   a. Shall be permitted on private property only and shall not be affixed to any utility pole, traffic control device, or safety barrier; and

   b. Shall be erected no sooner than sixty (60) calendar days prior to the last day for casting ballots, and

   c. Shall be removed within ten ~~(10)~~ ***(15)*** calendar days following the last day for casting ballots of the election to which they refer; and

   d. Total sign area permitted within a Residential Zone for any individual sign shall not exceed ten (10) square feet in area; and

   e. Total sign area permitted within a commercial or industrial zone for any individual sign shall not exceed ~~thirty-two~~ ~~(32~~) twenty-four 24 square feet in area.

   f. Shall not require a sign permit.

   g. Such signs which are deemed to be unsafe, defective, or which create an immediate hazard to person or property or are not in compliance with the provisions of this section shall be declared to be a public nuisance and shall be subject to immediate removal by the city.

6. Flags, emblems, insignias and posters of any nation, state, international organization, political subdivision or other governmental agency; unlighted non-verbal religious symbols attached to a place of religious worship; and temporary displays for a maximum of twenty (20) days of a patriotic, religious, charitable, or civic character shall be exempt from the provisions of this section. However, if the height exceeds thirty feet (30'), such signs shall be subject to the approval of the Zoning Administrator. The preceding shall not be construed as to permit the use of such flags, insignias, etc. for the purpose of advertising or identifying a product or business.

7. Signs located within structures, including inside window signs intended to be seen from outside of the building.

8. **Unlighted Signs (wall-mounted or freestanding) installed on a commercially-zoned property (except within a shopping center) provided that the outside surface area of the sign does not exceed 16 square feet and the height does not exceed 6 feet and meets the setback / height requirements set forth in Section 153.076. A wall sign may exceed 6 feet if painted directly on the exterior vertical surface of the structure.** ***Exemption: Unlighted signs installed on state highway frontage provided that the outside surface area of the sign does not exceed 32 square feet and the height does not exceed 8 feet and is setback 150' from the center of the highway,***

9. Religious Symbols.

Town of Dewey-Humboldt
Planning & Zoning Commission

Window Coverage Study

Dewey-Humboldt	30%
Prescott Valley	Not Regulated
Prescott	Not Regulated
Sedona	No Response
Cottonwood	Not Regulated
Jerome	No Response

Town of Dewey-Humboldt
Planning & Zoning Commission

Murals/Historical Signage Study

Dewey-Humboldt No Specific Ordinance

Prescott Valley Provisions within Sign Code

Prescott No Specific Ordinance

Sedona No Response

Cottonwood Provision within Sign Code

Jerome No response

C. No person shall make any material change in the exterior appearance of any landmark, its color, materials, light fixtures, signs, sidewalks, fences, steps, paving or other elements which affect the appearance of the property without first obtaining a Certificate of Appropriateness.

D. Each property designated as a landmark shall be maintained in good condition and faithful to its historic character.

E. Nothing in this article shall be construed to prevent normal maintenance and repair, which does not involve change in the exterior design, material, color or appearance.

(Am. Ord. 2009-15, passed 10-13-2009)

1508 HISTORIC DISTRICT DESIGNATION.

A. A rezoning approval is required in order to receive a Historic District designation. The rezoning process to receive a Historic District designation is set forth in Article 4, Review Procedures, of the Land Development Code.

B. The Historic District is an overlay zone which designated properties retain the uses of and are subject to the regulations of the underlying zoning. The underlying zoning which relates primarily to land use and density, continues to be administered by the Planning and Zoning Commission. The Historic Preservation Commission administers the regulations as they relate to the historic district designation. In the case where historic preservation and zoning regulations conflict, the Historic Preservation Ordinance takes precedence.

C. The Commission, the Planning and Zoning Commission, City Council, a property owner or agent of property owner of the area subject to the request, may initiate a request to rezone to a Historic District.

1508.01 Application Submittal and Review.

A. Pre-application consultation. A pre-application consultation with the Director is required in order for the Director to explain the rezoning review process and application submittal requirements.

B. Application submittal requirements. In addition to the submittal requirements set forth in § 400, all Historic District rezoning applications shall include the following:

1. Written description of the proposed Historic District. Description should include approximate construction dates, special aesthetic features, cultural, architectural, archaeological or engineering interest or value of a historic nature, including information about the architecture, notable construction features, and other information indicating the historical significance.

2. Identification of prospective contributing properties and how they each meet one or more of the Historic District criteria.

4. Proposed design guidelines for applying the criteria for review of Certificate of Appropriateness to the nominated historic district.

5. The recommendations of the Historic Preservation Commission may include reasonable additional conditions and/or modifications to the proposed district property boundaries as deemed necessary to promote the purpose of the District.

B. Action by the Planning and Zoning Commission. The Planning and Zoning Commission shall hold a public hearing to consider the Historic Preservation Commission's recommendations. Following conclusion of its public hearing, the Planning and Zoning Commission shall transmit its recommendation to City Council.

C. Action by the City Council. Following conclusion of its public hearing, the Council may approve the Historic District as recommended or in a modified form, stipulating those conditions it deems necessary to carry out the purpose of this district and this code.

D. Approval and adoption. The supporting statements, design guidelines and documents submitted with the application for a Historic District shall be approved and adopted by the Council and included in the ordinance establishing the Historic District.

1508.05 Effect of Historic District Designation.

A. Upon approval of a Historic District designation by the City Council, the affected property(ies) shall be included in the Historic Property Register and on any other applicable documents as appropriate for its preservation. The city's zoning map shall be updated to reflect the new zoning district boundaries. The city's parcel information database shall be updated to include those properties identified within the Historic District as contributing and non-contributing.

B. No person shall carry out any exterior alteration, restoration, renovation, reconstruction, new construction, demolition or removal, in whole or in part, without first obtaining a Certificate of Appropriateness from the Commission.

C. No person shall make any material change in the exterior appearance of a designated property, its color, materials, light fixtures, signs, sidewalks, fences, steps, paving or other elements which affect the appearance of the property without first obtaining a Certificate of Appropriateness.

D. Each property designated as a contributing property shall be maintained in good condition and faithful to its historic character.

E. Nothing in this article shall be construed to prevent normal maintenance and repair which does not involve change in exterior design, material, color or appearance.

e. Requirements applicable to going out of business signs.

(1) Temporary signs announcing the closing of a business shall not require a sign permit and shall be allowed for a period not to exceed thirty (30) days.

(2) Non-illuminated signs, including banner signs, may be installed on the building or site walls and shall be limited in size to no more than thirty-two (32) square feet in area. Only one (1) sign per building frontage shall be allowed with no more than two (2) such signs per business or development property located on a corner property.

9. Special Directional Signs may be permitted as conditional uses in Commercial and Industrial Zones or on public rights of way for the purpose of directing the public to any public facility or subdivision within the city limits of Cottonwood that provides significant recreational facilities to the general public. Such sign can be placed on either the property to which the public is directed or an off-site property along the route to the public facility or subdivision. Special directional signs must comply with all applicable sections of the ordinance and the following requirements:

a. Conditional use permits shall be required for all special directional signs.

b. Only one special directional sign may be allowed per subdivision. All conditional use permits for a subdivision special directional sign shall be granted for a specific period of time.

c. A special directional sign shall be constructed of materials intended to be of a substantial nature.

d. The total allowable size of the sign area shall be forty (40) square feet, and no sign shall exceed ten (10) feet in height.

e. All A. D. O. T. and City permits, including right of way permits shall be obtained for a special directional sign.

H. REGULATIONS APPLICABLE TO SIGNS IN "OLD TOWN COMMERCIAL AREA WHERE THE STRUCTURES ABUT THE FRONT PROPERTY LINES LOCATED ON NORTH MAIN STREET.

1. "Old Town" businesses shall be allowed two signs per building. One of these signs may be cantilevered on the building over the public right of way provided the applicant agrees to relinquish any future claim of permanent encroachment. This cantilevered sign shall not be mounted on top of an awning, it shall be affixed to the building or shall hang below on the awning or mounted on the building. All such cantilevered signs shall be mounted so as to consider freedom from interference with pedestrian and vehicle traffic and the freedom from obstruction of other signs.

2. Size: Each building shall be allowed one and one half (1 1/2) square feet of signage per lineal foot frontage of shop, twenty four (24) feet of which may be used for a cantilevered sign. (When a building has multiple frontage the maximum sign area for any one (1) frontage will be computed only on the lineal footage for that frontage.) (Building frontage shall be deemed to exist when the entire length of a building side faces and can be seen from a street.) A cantilevered sign if erected below a canopy may be no larger than six (6) square feet, if mounted above a canopy such sign shall be no larger than twenty four (24) square feet. In addition the size of cantilevered signs shall be determined by their setback on the structure, i.e., a sign two (2) feet from the corner of the building can project two (2) feet, but in no case shall project more than six (6) feet. Additional square footage may be allowed by Conditional Use Permit.

3. Number: No more than two (2) signs for any allowed use shall be displayed on any one (1) street except that additional signs may be allowed by Conditional Use Permit.

4. Height:

   a. Signs may not project above, beyond or in any way interrupt the roof surface. On a mansard roof surface a sign may be placed flat on the pitched surface between the eaves and the roof line.

   b. On parapet walls or on vertical building walls signs shall be placed flat on the wall and may not extend above the top of parapet wall or roof line.

   c. The lowest edge of any cantilevered sign shall not be lower than six foot six-inches from the sidewalk.

ALL OTHER SIGNS INCLUDING BUT NOT LIMITED TO FREE STANDING, POLITICAL, TEMPORARY, CONSTRUCTION, AND ADDRESS SIGNS SHALL BE UNDER THE SAME REGULATIONS AS IN OTHER COMMERCIAL AREAS.

Sec. 6.12 / Signs

6.12.1 / Purpose

The sign standards are intended to encourage development that is in harmony with the desired character of the City while providing due regard for the public and private interests involved; promote effective use of signage by preventing over concentration, improper placement, and incompatible size; provide an improved visual environment; control light pollution; and prevent the depreciation of property values within the City of Prescott.

6.12.2 / Applicability

Signs may be erected, placed, established, painted, created or maintained only in conformance with the provisions of this section.

Commentary:
Signs in the right-of-way are regulated by Prescott City Code, Title VIII, Chapter 2 and Chapter 6.

6.12.3 / Exempt Signs

The following signs shall be exempt from these standards:

A. Traffic signs on public right-of-way, such as Stop, Yield and similar signs, which meet Department of Transportation standards, and other commercial signage as permitted by the City Code;

B. Any sign inside a building;

C. Directional signs assisting in the flow of traffic, street addresses, or signs necessary for safety (e.g. stop engine, no smoking) that do not exceed 2 square feet in area;

D. Signs located inside windows; however, this shall not be construed to permit otherwise prohibited signs;

E. A sign located on the top or side of an operable, fuel dispensing pump where such sign is not illuminated and not visible from any public rights-of-way; and

F. Governmental flags, where flagpoles are permitted.

6.12.4 / Administrative Adjustments

Notwithstanding other provisions to the contrary, adjustments to these sign standards may not be approved in accordance with the provisions of Sec. 9.16, Administrative Adjustments.

6.12.5 / Permitted Signs

Signs shall be permitted subject to the procedures of Sec. 9.7, Sign Permits and Comprehensive Sign Plans, and in accordance with the following standards:

A. Freestanding Sign Standards

Freestanding signs, pole-mounted banners, balloons, pennants, bunting are acceptable subject to the provisions of Table 6.12.5C. Temporary Signs, and Table 6.12.5D, Sign Calculations.

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PLANNING & COMMISSSION STAFF REPORT

AGENDA # 9.1

To: PLANNING COMMISSSION

From: YVONNE KIMBALL, TOWN MANAGER

Through: GREGORY ARRINGTON, CODE ENFORCEMENT/COMMUNITY OUTREACH COORDINATOR

Meeting Date: JANUARY 5, 2012

Subject: UP2011-1 MORTIMER FAMILY FARMS; REQUEST TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW FOR APPROXIMATELY 14.07 ACRES OF REAL PROPERTY, LOCATED AT 12970 E. STATE ROUTE 169 AND HIGHWAY 169, IN COMMERCIAL (C2-4) ZONING DISTRICT.

REQUEST

UP2011-1-A request for a Conditional Use Permit to allow Nursery, open air, business promotions, outdoor storage, paved parking lot, four hundred square foot building, tents and other temporary accommodations for seasonal events, use of generators and portable restroom facilities, waiver of special event permit requirements for weddings, tours, 4H etc. and mini park, play area and hiking trails.

RECOMMENDED ACTION

Move to make the findings of fact and approve UP2011-1, a Conditional Use Permit to allow a modification to the existing C2-4 Zoning on 14 acres of property area at 12970 E. State Route 169.

APPLICANT/OWNER

Mortimer Family Farms
Gary & Sharla Mortimer
12907 E. State Route 169
Dewey, AZ 86327
Phone: 928-830-1116
Email: sharla@mortimer-nursery.com

HISTORY

July, 17, 2007 Town Council approved Z-0107A (ord. 07-32 providing for change of the current Zoning of C2-4, R1-70 to C2-4

August 15, 2011 Pre Application Meeting

September 7, 2011 Use Permit package received

PROJECT FACTS

Surrounding Land Uses and Zoning Districts

	Land Use Designation	Zoning Classification
North	**Agriculture, single-family residence**	**R1-70 (Prescott Valley)**
East	**Agua Fria Wash**	**R1L-70, R1-70**
South	**Agriculture, single-family residence**	**R1-70, R1-35**
West	**Agriculture, single-family residence, undeveloped, historic ruins, warehouse, auto parts and repair**	**R1-10, PAD, R1L-25**

Project Data:
This case is being reviewed under the

Proposed Project

Existing Zoning	Commercial (C2-4)
Net Site Acreage	14.07 acres
Proposed Development	Mortimer Family Farms
Height Existing/permitted	30’
Setback from residential lots Required/provided	Front-25’ / Rear-25’ / Interior-7’ ‘ Exterior-10’

BACKGROUND

The request is for a Use Permit for Mortimer Family Farms located at the intersection of State Route 69 and State Route 169, southeast corner. The existing site (previously Young’s Farm) was approved by the Planning and Zoning Commission as Z-01-07A and Z-01-07B on July 17, 2007. The request is to allow a Nursery and other open land activities within the C2-4 zoning district

PUBLIC PARTICIPATION

Public notice for the Use Permit has been mailed to property owners within 300 feet of the request, a mailing to all residents of Dewey-Humboldt. As well, a sign has been posted on the site's State Route 69 frontage and State Route 169 frontage. The applicant has provided affidavits of mailing and sign posted December 13, 2011. No objections to the proposal have been received on this case.

STAFF RECOMMENDATION

Move to make the findings of fact and approve UP2011-1, a Conditional Use Permit to allow Nursery and open air, business promotions, outdoor storage, paved parking lot, four hundred square foot building, tents and other temporary accommodations for seasonal events, use of generators and portable restroom facilities, waiver of special event permit requirements.

1. The project shall be substantial in conformance with exhibit #1 and any other conditions as requested by the Planning and Zoning Commission.

Attachments:

1. Use Permit Application
2. Pre-Application Meeting Minutes
3. Exhibit #1
4. Public Notice
5. Site Aerial
6. Site Photographs

Mortimer Family Farms

12907 E. State Route 169
Dewey, AZ 86327
928-830-1116

Dennis Price
Town of Dewey Humboldt
PO Box 69
Humboldt, AZ 86329
928-632-7362

Dear Dennis,

Enclosed is a check for the Use Permit Application. After last nights meeting we are requesting an extension till September 23, 2011 to be able to provide you a completed application.

Enclosed you will see the letter and mailing list sent out for the Citizen Participation Plan. This letter was sent out in July by Mike Nathe. We have also enclosed the letter sent to the counsel in May of our plans for the farm.

Thank you for you assistance in working thru this process. We appreciate working with you on this application.

Sincerely,

Gary & Sharla Mortimer
Mortimer Family Farms
928-925-8721

CONDITIONAL USE PERMIT APPLICATION

Dewey-Humboldt
SEP 07 2011
Received

Pre-Application Number:_____ Conditional Use Permit Number UP2011-#1

Please Type or Print Clearly		
Project Location/Address: 12970 E. Route 169 Dewey, Az 86327		
Major Cross Streets: Hwy 69 + 169		
Assessor's Parcel Number: 402 02-013		
Existing Zoning: C2	Existing General Plan Designation:	
Project Description: Mortimer Family farms		
Property Owner:		
Property Owner's Signature:		
Applicant: Gary + Sharla Mortimer	Phone No. 928-925-8721	
Company: Mortimer Family farms	Fax No: 928-776-7618	
Address: 3166 willow Creek	E-mail: Sharla@mortimer-nursery.com	
City: Prescott	State: Az	Zip: 86301

Will a waiver from Design Standards be requested? Yes ✓ No ____

Describe the nature of and reason supporting the request:

See Attached.

Submit this form with a completed Use Permit Checklist and required materials

Town of Dewey-Humboldt, P.O. Box 69, Humboldt, AZ 86329 Phone: 928-632-7362

Mortimer Family Farms

From: Gary & Sharla Mortimer

Subject: Mortimer Family Farms

Dear Neighbors,

Recently we obtained a lease from the current owners to revitalize what use to be known as "Young's Farm". In 1987 Gary relocated to Prescott and started Mortimer Custom Landscape. As a landscape contractor, Gary earned a reputation for honesty and quality work. In 1995 he expanded his business to become a full service nursery and landscape center - Mortimer Nursery & Landscape Center. Gary and his wife, Sharla, continue to be involved in the day to day operation of the nursery and landscape business while also pursuing their agricultural interests with Ash Creek Ranch where they raise Black Angus Cattle. Mortimer Family Farms is a gathering place for the public with vendors and outdoor activities. These activities would be located in the front parking lot vicinity Hwy 69 & Hwy 169).

One of our immediate plans for Mortimer Family Farms is to get the farm fields back into production. We have made enormous progress in a short period of time and will continue to clean up the entire property of all of its trash and debris which has been scattered everywhere across the approx 300 acres. We also have planted vegetables, sweet corn, and pumpkins; when harvested will be sold on site.

We have opened Mortimer Nursery. This location includes trees, shrubs, flowers, vegetables and yard goods. We also have select landscape materials of mulch, soil and rock available. As vegetables are harvested they will be sold at this location. During the peak harvest season we will be setting up tents and tables to sell.

We are currently working with the Town of Dewey-Humboldt and Yavapai County to obtain, complete and file the appropriate use permits to allow in addition to the above activities like weddings, family reunions, dog agility and livestock herding trials. We will offer seasonal festivals for the community to come out and enjoy. The frequency of events will be evaluated upon attendance, volume of community requests and wants. We plan to host a Sweet Corn Festival in August and the Pumpkin Festival starting the weekend of October 8th & 9th. We will keep you informed of our progress.

We would like to ask you, our neighbors for your support as we make Mortimer Family Farms a place for everyone in the family to enjoy.

We invite you to come see us; browse our website: www.mortimerfamilyfarms.com or call Mike @ 830-1116

Sincerely,

Gary & Sharla Mortimer

www.mortimerfamilyfarms.com

#830-1116

12907 Hwy 169

Dewey, Az. 86327

Mr & Mrs. Richard Hilstrom	PO Box 985	Dewey, Az 86327
Mr & Mrs. Billie Ward	1115 River Dr	Dewey, Az 86327
Mr & Mrs. Barry Smylie	1165 River Dr	Dewey, Az 86327
Gabriella Torres	PO Box 211	Dewey, Az 86327
Mr & Mrs. Richard Berentis	PO Box 1434	Dewey, Az 86327
Mr & Mrs. Leonard Wood	PO Box 1822	Dewey, Az 86327
Mr & Mrs. David Syme	PO Box 1180	Dewey, Az 86327
Mr & Mrs. Jack Hamilton	PO Box 873	Dewey, Az 86327
Mr & Mrs. John Bresnahan	PO Box 1002	Dewey, Az 86327
Mr & Mrs Larry Snow	PO Box 53	Dewey, Az 86327
Mr & Mrs William Hughes	1422 River Dr	Dewey, Az 86327
Mr & Mrs Garry Rogers	PO Box 711	Dewey, Az 86327
Maxine Johnson	2342 S Sierra Dr	Dewey, Az 86327
Nora Hendrix	7190 E Dodge Circle	Prescott Valley, Az 86314
Mr Robert Burnham	PO Box 25186	Prescott Valley, Az 86312
Mr & Mrs Shawn Denny	1264 River Dr	Dewey, Az 86327
Deborah Harper	13480 Paint Pony Dr	Dewey, Az 86327
Mr & Mrs Paul Kleppan	PO Box 157	Dewey, Az 86327
Mr Bruce Brockway	2110 S Sierra Dr	Dewey, Az 86327
Mr & Mrs William Berringer	PO Box 517	Dewey, Az 86327
Carolyn Cox	2190 S Sierra Dr	Dewey, Az 86327
Mr & Mrs Eddie Morgan	PO Box 1242	Dewey, Az 86327
Mr & Mrs Michael Keltner	2270 S Sierra Dr	Dewey, Az 86327
Mr & Mrs Kenneth Sterling	2300 S Sierra Dr	Dewey, Az 86327
Mr & Mrs Kerry Showman	1014 S River Dr	Dewey, Az 86327
Barbara Ward	1026 River Dr	Dewey, Az 86327
Mr & Mrs Steve Dibble	1038 River Dr	Dewey, Az 86327
Mr & Mrs Elijah Johnson	1050 River Dr	Dewey, Az 86327
Donna Moreland	1062 River Dr	Dewey, Az 86327
Mr & Mrs Michael Terry	1074 River Dr	Dewey, Az 86327
Mr & Mrs Gary Marcott	1033 River Dr	Dewey, Az 86327
Mr & Mrs Lawrence Hofferber	975 River Dr	Dewey, Az 86327
Mr & Mrs James Cowan	PO Box 1733	Dewey, Az 86327
Mr & Mrs Pierre Poppek	PO Box 1527	Dewey, Az 86327
Mr & Mrs Brian Jensen	976 S River Dr	Dewey, Az 86327
Mr & Mrs Richard Thomas	1240 River Dr	Dewey, Az 86327
Mr & Mrs Hector Rebredo	PO Box 908	Dewey, Az 86327
Mr & Mrs Irvin Jantz	1160 River Dr	Dewey, Az 86327
Mr & Mrs Michael Sims	13625 E Quail Ct	Dewey, Az 86327
Richard Stoughton	1994 S Sierra Dr	Dewey, Az 86327
Mr & Mrs Steven Reddell	1336 River Dr	Dewey, Az 86327
Mary Jo Schroeder	13471 Nono Ln.	Dewey, Az 86327
Mr & Mrs Victor Kuhns	1550 River Dr	Dewey, Az 86327

Mortimer Family Farms 300' + Buffer Letter

Paul Clark Sr.	1600 River Dr	Dewey, Az 86327
Mr & Mrs Allen Humphreys	1650 River Dr	Dewey, Az 86327
Mr & Mrs Rodolfo Garcia	1722 River Dr	Dewey, Az 86327
Mr & Mrs Mark Blanchfield	PO Box 95	Humboldt, Az 86329
Mr & Mrs Isaias Martinez	PO Box 493	Humboldt, Az 86329
Mr & Mrs Bert Gorczyca	PO Box 398	Humboldt, Az 86329
Mr & Mrs Grant Lerette	PO Box 233	Humboldt, Az 86329
Mr Roys Mansur	PO Box 429	Humboldt, Az 86329
Mr & Mrs Michael Goldman	12590 E Gold Dust Ave	Scottsdale, Az 85259
Cavan Opportunity	15333 N Pima Rd # 305	Scottsdale, Az 85260
Brooke Investments LLC	1099 W Iron Springs Rd	Prescott, Az 86305
Roy Logan Jr & Helen Ellis	13808 N 34th St	Phoenix, Az 85032
Mr Charles Bagby	1443 Rancho Encinitas	Encinitas, Ca 92024
Mr Shane Roberts	3919 W Grandview	Phoenix, Az 85053
Suda Family	5833 W Bloomfield	Glendale, Az 85304
Bowman Family	8850 E Wrightstown Blvd.	Tucson, Az 85715

WAIVER OF RIGHTS AND CLAIMS FOR DIMINUNITION IN VALUE PURSUANT TO A.R.S. §12-1134 (PROPOSITION 207 WAIVER)

This agreement regarding Waiver of Rights and Claims under A.R.S. § 12-1134 ("Agreement") is made by Yavapai Land Holding, LLC. (Owner) for the benefit of the Town of Dewey-Humboldt, Arizona, regarding the following property: 402-02-013 Commercial land at 12907 S. State Route 169. Dewey, Az 86327

(Use legal description and street address or you can list property in a separate attachment but incorporate by reference into the space above).

The Owner agrees and consents to all the conditions imposed by the Town Council regarding the actions/approvals necessary to complete the land use request for the above-referenced property.

By signing this Waiver, the Owner acknowledges that Owner waives any right to claim diminution in value or claim for just compensation for diminution in value under A.R.S. §12-1134 as a result of the Town's actions but not limited to approvals, denials, or conditions of approvals with regard to the above-referenced property.

This Agreement, any exhibits attached hereto, and any addendum, constitute the entire understanding and agreement of the Owner and the Town and shall supersede all prior agreements or understandings between the Town regarding the above-referenced property. This Agreement may not be modified or amended except by written agreement by the Owner and the Town.

This Agreement is entered into in Arizona and will be construed and interpreted under the laws of the State of Arizona.

Within ten days after the execution of this Agreement, the Town Clerk shall file the Agreement in the Official Records of the County Recorder's Office, Yavapai County, Arizona.

This Agreement runs with the land and is binding upon all present and future owners of the above-referenced property.

The Owner warrants and represents that Owner is the owner of fee title to the above-referenced property, and that no other person has an ownership interest in the property [if more than one owner this will need to be modified]. The person who signs on behalf of the Owner personally warrant and guarantees to the Town [he/she/they] have the legal power to bind Owner to this Agreement.

Dated this 12th day of September, 2011.

[PROPERTY OWNER]

By: _____

State of Arizona)
) ss
County of Maricopa)

SUBSCRIBED AND SWORN to before me this 12th day of 9, 2011, by

_____
Notary Public

OFFICIAL SEAL
MELISSA WRIGHT
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires April 1, 2013

My commission expires: April 1, 2013

Mortimer Family Farms

12907 E. State Route 169
Dewey, AZ 86327
928-830-1116

Citizen Participation Plan

A letter was sent out to all neighboring property owners regarding our use application. This letter included a formal notification of our intention to file a municipal application for a use permit. We invited all addressees to come by with any questions or concerns. We have had many neighbors come by offering their support and excitement of our farm and store reopening. I am including a copy of the letter we sent out. The public response has been overwhelmingly positive.

Pre-Application Meeting

The responses received at the pre-application meeting were positive. The only concerns were in regards to parking, restroom facilities, and the store building. We have designated a handicapped parking area. We have added handicapped portable restrooms. The existing building upgrades and will be addressed in the future through the building planning and permitting process. Yavapai County Flood Control District was not concerned with flooding and felt there were no additional requirements at this time.

We are working with the property owners to design and install a restroom facility. We are also working assessing the electrical and plumbing needs required to rehabilitate the "Country Store". We will be working with the City of Dewey-Humboldt and Yavapai County to determine what steps need to be taken in order to restore this unique building where we plan to have a gift shop with specialty food items and fresh produce.

Background & Historical Information

Young's Farm operated on this property for 60 years ending in 2005. This family farm operation opened its doors to the public and became a loved family tradition for all of Arizona. They provided farm activities/festivals, country restaurant, country store, gift shop, locally produced furniture, and more. The Young family sold the property for development and moved out of state. Plans were made to covert the farm into residential housing, condominiums, and a shopping mall. When the economy fell – so did these plans. The property has remained mostly uninhabited since then. We believe this farm is a central part of Yavapai Counties' identity and its closing was a huge loss to our entire state.

The Mortimer family has been in the Prescott area since 1987 when we opened Mortimer Nursery and Landscape Co. In 2003 we purchased Ash Creek Ranch on highway 169 where we live with our four children. We love the area and are pleased to be a part of this rural community. We have successfully built Mortimer Nursery and Landscape Company in Prescott with a lot of perseverance and hard work. We fully intend to bring this same work ethic and quality to Mortimer Family Farms.

We made a long term lease agreement with Yavapai Land Holdings in March of 2011. Our intention is to return this historic farm back into production and open to the public. In 2011 we grew sweet corn, summer vegetables, pumpkins, Indian corn, field corn,

gourds and forage on the agriculture property. The clean-up of this property has taken an enormous effort and will continue to be a huge priority of our business.

Project description/narrative

We have opened Mortimer Family Farms on the north east end of the commercial property as an outdoor garden center offering gift items, trees, shrubs, flowers, vegetables and garden supplies. We also have landscape materials of mulch, soil and rock available. As vegetables are harvested they will be sold at this location. During the peak harvest season we will set up tents and tables for sufficient sales space. Mortimer Family Farms is open daily from 8:30-5:00.

As a regular part of our business operation we will be hosting special events and seasonal festivals for the community to come out and enjoy. Large events requiring a special use permit will be submitted to the Town of Dewey-Humboldt. Small events not requiring a special use permit will be scheduled and a flier of notification forwarded to the Town of Dewey-Humboldt. The frequency of these events will be based upon attendance, volume of community requests and wants, organizational time, safety and availability of resources. Our goal would be to host family events monthly – creating an environment where all can come to enjoy the beauty of the farm in a safe and secure setting. These events will be held at Mortimer Family Farms in the front parking lot vicinity (Hwy 69 & Hwy 169) and the agriculture property. Events could include: Sweet Corn Harvest Celebration, Pumpkin Festival, Christmas Music Celebration, Spring Planting Extravaganza, etc. We will also host community organization events such as: Agua Fria Festival, Patriot Country Fair, Yavapai Jazz Festival, Car Shows, Tractor Pulls, etc.

We have created opportunities for the public to enjoy our rural farm including:

- Farm Animal Kingdom: A display of many animals being raised on farms in America. Including Horses, Cattle, Goats, Pigs, Chickens, Sheep, etc. This area will have animals in it seasonally.
- Hay Rides & Barrel Train: These farm activities are offered during weekend promotions and events to families.

We are currently assessing the electrical and water needs required to rehabilitate the "Country Store". We will be working with the City of Dewey-Humboldt and Yavapai County to determine what steps need to be taken in order to restore this unique building where we plan to have a gift shop with specialty food items and fresh produce. Further future commercial projects will be coordinated with Yavapai Land Holdings LLC and be presented to the Town of Dewey-Humboldt for usage, approval and permits according to their development plans.

We plan to make improvements to the property. These improvements include: gravel parking area, sales shade structure, restroom area attached to the sales building, restoration of the country store.

Mortimer Family Farms

12907 E. State Route 169
Dewey, AZ 86327
928-830-1116

Agriculture Property
The "Hidden Oasis" park on the east side of the property is available for weddings, family reunions and other business or social gatherings. This secluded area overlooks the Agua Fria River under a beautiful canopy of shade trees.

We allow livestock dog training on the agriculture property. This includes livestock, herding trials, and dog agility training.

The farm will be open during festivals, events, and other times allowing the public to participate in farm operations. IE: U-Pick pumpkins, corn maze, vegetable gardening, field trips, etc.

Waiver of Rights and Claims for Diminunition in Value
Attached form signed by Yavapai Land Holdings, LLC

Signage
Mortimer Family Farms is requesting the following signs:

- 2 sided Barn Sign 8x24' located on Highway 69 – This sign says "Mortimer Family Farms" and is located on the Agriculture frontage property.
- 2 sided Store Sign 4x8' located on Highway 169 – This sign says "Mortimer Family Farms" and is located in front of the Country Store.
- 2 sided Reinke Sign 5x7' located on Highway 169 – Reinke is a farm irrigation system we sell.
- 2 sided Event Sign 7x11' located on corner of Highway 169 & 69 – This sign will be to advertise upcoming events and promotions.
- Miscellaneous banners to promote upcoming events and store specials

Waiver from Design Standards
We ask the support of the town in recognizing we will be developing this property as we go and as business revenue dictates necessary.

- Open air sales & business promotions to be held onsite. These sales include gift/craft items, nursery/farm products, farm implements/tools, livestock feed, and concession food items. These sales would vary seasonally and with weekend events.
- Outdoor storage of materials including gift/craft items, nursery/farm products, farm implements/tools, livestock feed, and concession food items. These sales would vary seasonally and with weekend events.
- Paved Parking Lot: We intend to install two finished handicapped parking spaces. We request a waiver of any additional paved parking spaces because of the need to vary setup and location of parking areas based on different activities and events.

TOWN OF DEWEY-HUMBOLDT
P.O. BOX 69
HUMBOLDT, AZ 86329
Phone 928-632-7362 ▪ Fax 928-632-7365

August 17, 2011

Meeting Minutes:
Town Hall Council Chambers – August 15, 2011, 10:00 A.M.
Pre Application Meeting: Mortimer Farms

Attendees:

Jack Judd	Yavapai County Development Services
Ace Patel	Yavapai County Flood Control
Donald Mauk	Yavapai County Environmental
Steve Francis	Yavapai County Sheriff's Office
Gary Mortimer	Applicant
Sharla Mortimer	Applicant
Dennis Price	Town of Dewey-Humboldt
Gregory Arrington	Town of Dewey-Humboldt
Charlie Cook	Central Yavapai Fire District (not present)
Bruce Cooper	ADOT (not present)

Building Safety
Jack Judd presented the applicant with an outline of the effective codes under which the project will be reviewed. The building's Occupancy Classification and Construction Type were listed. The general condition of the building was described as were remedies for the deficiencies. The building review was the result of an inspection completed on June 7, 2010. Some general inspection procedures as well as requirements for construction documents were also given to the applicant. Jack explained to the applicant the general state thresholds that will trigger the requirement wherein the drawings must be sealed by an Arizona Registrant.

Flood Control
Ace Patel gave the Applicants a Memorandum of general requirements and a graphic depicting the limits of the Flood Zones that affect the property. The Applicants were advised that a large portion of the site is within FEMA 500-year Floodplain and that storage of volatile, flammable, explosive, explosive and/or water-reactive materials will have to be elevated above the flood level. In addition, a portion of the site is within FEMA Flood Zone A and the District may require a drainage report etc. for future projects such as new buildings and grading for new parking.

Environmental
Donald Mauk indicated that per County Records several septic systems had been installed on the property. One drawing indicated that a system was located approximately 360 feet west of the well which is situated on the north side of the remaining store building. The system will

have to be located and a determination made as to its functionality. Donald said that it may be more feasible to install a new system in the vicinity of the store building.

Sheriff's Office
Steve Francis said that it may be a bit premature for him to state any requirements. He did mention that it would help him determine appropriate staffing levels if he were notified in advance regarding any events at the Farm that have the potential to exceed "business as usual."

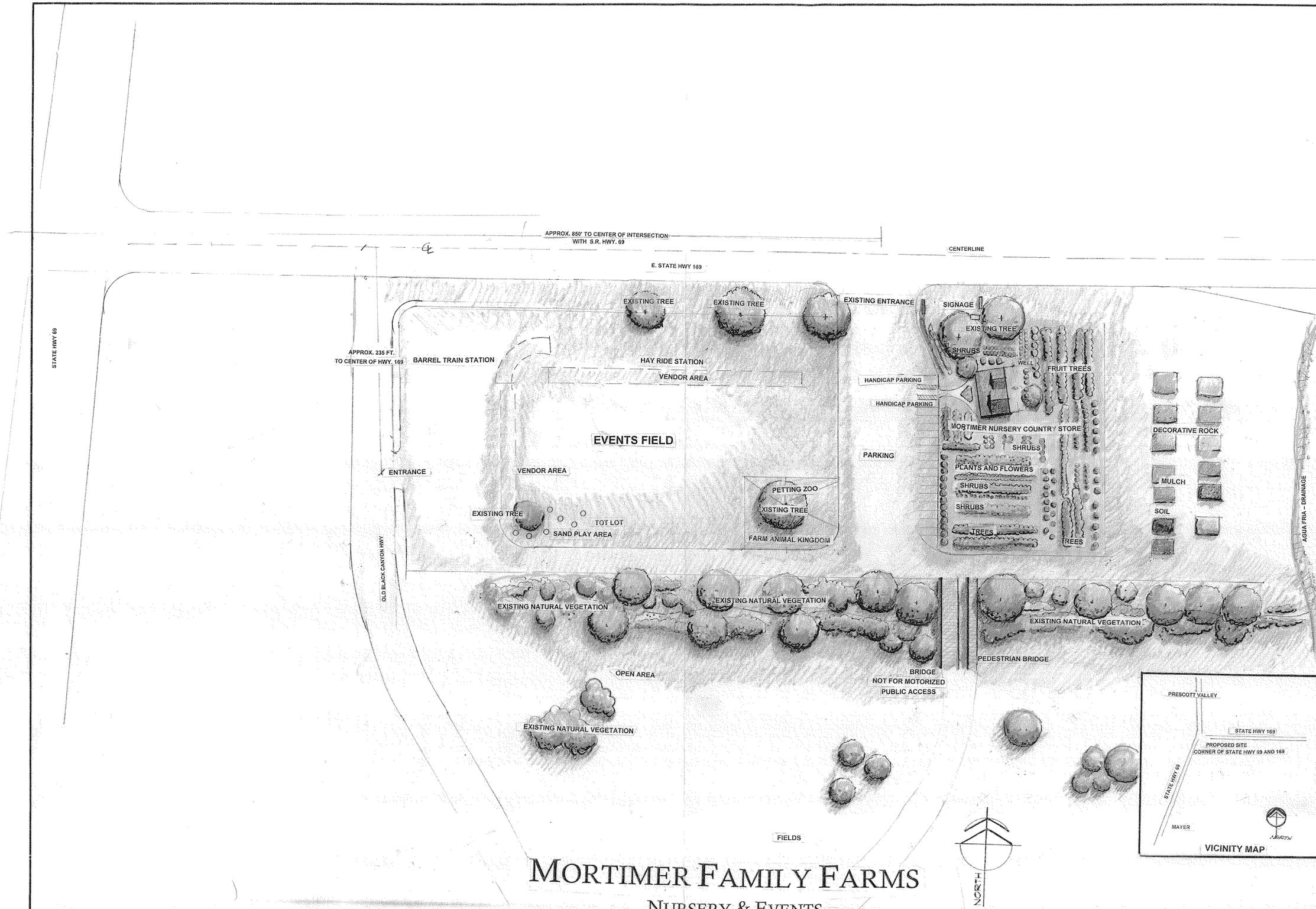
Land Use
Dennis Price gave the Applicants a letter advising them that they are required to complete approvals for a Use Permit to (in short) permit out-door uses and activities and for Commercial Design Review. Dennis indicated that that staff would assist them through the processes. Dennis advised them that the only building permit that they would be extended prior to the approval of the land use applications would be for electrical power to the well pump. No other building permits for any other work will be issued until the Design Review process is complete.

Dennis also presented the applicants with the comments and applications forwarded to the Town by ADOT.

Central Yavapai Fire District
Charlie Cook sent an email indicating that as long as the use of the building remains as a store, then normal life-safety requirements would be applicable such as exiting, emergency lights, exit signs, fire extinguishers etc. Change of use to a restaurant for instance would invoke a lot more requirements like fire sprinklers, fire alarms etc.

Applicants
The applicants asked about the Agricultural Exemption and Dennis said that they should take the matter up with the County Assessor's Office. They also wanted to check the status of being exempt from building permits. Dennis did mention that the prior tenants were required to secure demolition etc. permits (due to environmental regulations?). The property has in the past been subject to the purview of Central Yavapai

Agricultural Exemptions (not discussed at the meeting)
There are separate classifications for Agricultural Exemptions as the term exists for different purposes, one being for land tax status and one for the use of the land as it pertains to the application of enforcement of flood zoning, environmental (e.g. sanitation, dust and hazardous materials) and life-safety issues.



REVISIONS	BY

MORTIMER FAMILY FARMS
NURSERY & EVENTS

Date 7/1/11
Scale 1"=40'
Drawn L. M.
Job
Sheet 1/1
Of Sheets

Town of Dewey-Humboldt

P.O. Box 69 / 2735 South Highway 69, Suite 10, Humboldt Station, Humboldt, AZ 86329

PUBLIC HEARINGS NOTICE

The following hearing application shall appear in addition to previously set matters by the

TOWN OF DEWEY-HUMBOLDT PLANNING & ZONING ADVISORY COMMISSION
ON JANUARY 5, 2012 AT 6:00 PM
and
DEWEY-HUMBOLDT TOWN COUNCIL
ON JANUARY 17, 2012 AT 6:30 PM

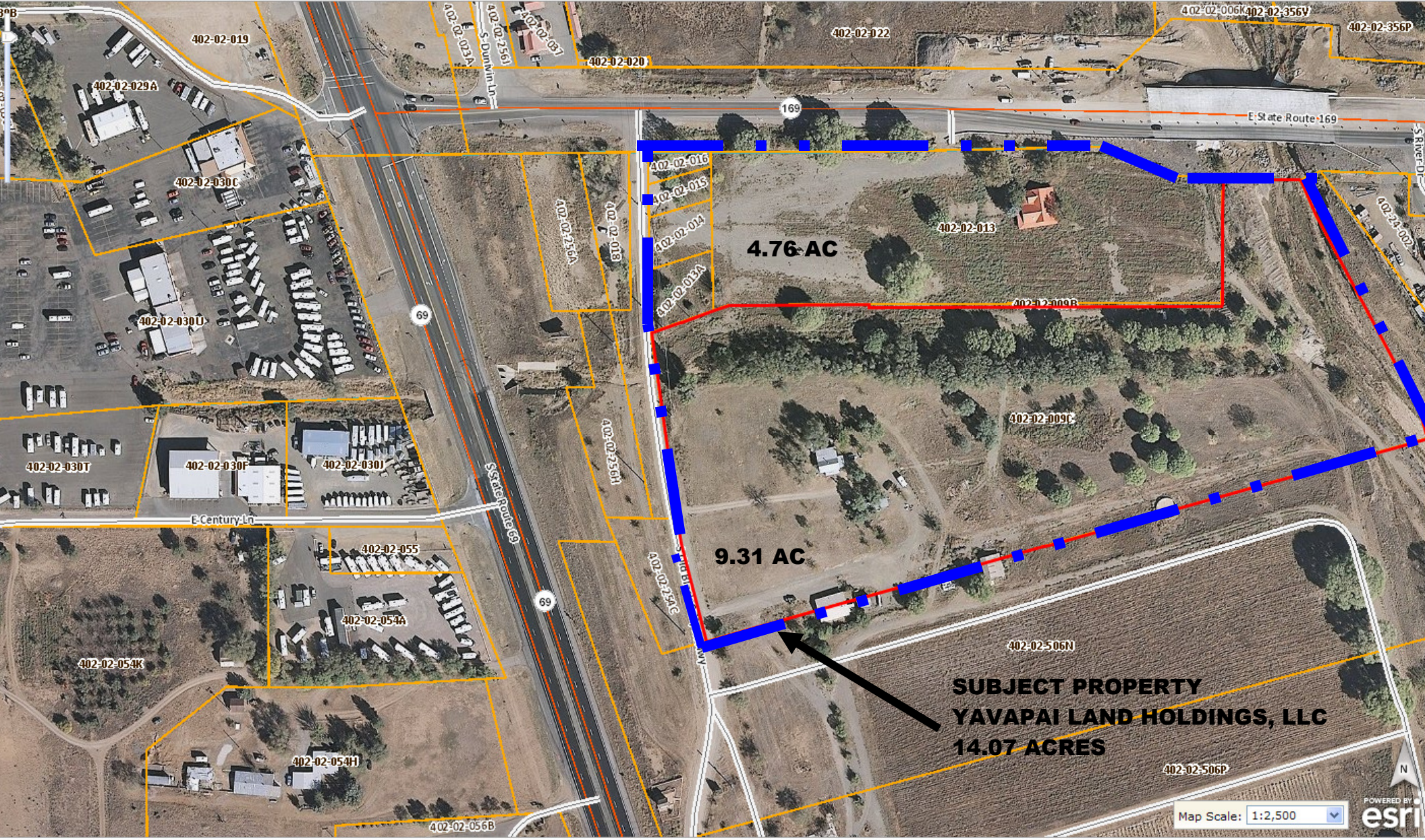
Hearings will be conducted at Town Hall, 2735 South Highway 69, Suite 10, Humboldt Station
Humboldt, and Arizona 86329

PUBLIC HEARING ITEMS:

ITEM: APPLICATION FOR A USE PERMIT

Planning & Zoning Case Number:	UP2011-1
APN:	402-02-009C, 402-02-013, 402-01-013A, 402-02-014, 402-02-015 & 402-02-016
Applicant:	Mortimer Family Farms Gary & Sharla 12907 E. State Route 169 Dewey, AZ 86327
Request:	Outdoor Garden Center and Seasonal Festivals

NOTICE TO THE PUBLIC: Property owners may submit letters in support or opposition of a Public Hearing Item by directing written correspondence to the Town of Dewey-Humboldt, PO Box 69, Humboldt, Arizona 86329. For more information, contact Dewey-Humboldt Town Clerk, Judy Morgan, at (928) 632-8562/Fax 928-632-7365.



The parcel information is from the New Assessor Data as the County has successfully transferred into a new system. Any parcel information on this website that is not entered into the New Assessor system yet will not have parcel information. Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of th
bject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data. The data and use of this web-site may not be used for commercial purposes.

AERIAL SITE PLAN-MORTIMER FAMILY FARMS

NTS

NORTH

TOWN OF DEWEY-HUMBOLDT

Mortimer Family Farms

12970 E. State Route 169
Dewey, AZ 86327
402-02-013

Use Permit Application
UP2011-1

SIGNAGE

Mortimer Family Farms
12970 E. State Route 169
Dewey, AZ 86327
402-02-013
Use Permit Application-UP2011-1

Town of Dewey-Humboldt
"Arizona's Country Town"
Community Development Department
2735 S. Highway 69
Humboldt, AZ 86329

SIGNAGE

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BRIDGES

Mortimer Family Farms
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RETAIL STRUCTURES

Mortimer Family Farms
12970 E. State Route 169
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RETAIL SALES

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