

**THE PLANNING & ZONING ADVISORY COMMISSION
FOR THE TOWN OF DEWEY-HUMBOLDT
REGULAR MEETING NOTICE
Thursday, July 11, 2013 6:00 P.M.**

**P&Z MEETING
2735 S. HWY 69**

**COUNCIL CHAMBERS, TOWN HALL
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.**
- 3. Roll Call.** Commissioners Tammy DeWitt, Dee Parker, Jeff Siereveld, Barry Smylie and Chair Claire Clark.
- 4. Disclosure of Ex Parte Contacts.**
- 5. Informational Reports.** Individual members of the Commission and public may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the Commission and public of such events, actions or activities. The Commission will take no discussion, consideration, or action on any such item except that an individual member of the Commission may request an item be placed on a future agenda.
- 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 June 6, 2013 Planning & Zoning Regular 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.
 - 7.1. Accessory Dwelling Units.** Discussion and Possible Action on accessory dwelling units, secondary medical dwelling units and guest homes.
- 8. Discussion Agenda – New Business.** Discussion and Possible Action.

9. **Public Hearing Agenda.** Discussion and Possible Action on matters not previously presented to the Commission.

9.1. Use Permit for Off-Premise Sign.

THIS CONCLUDES THE LEGAL ACTION PORTION OF THE AGENDA.

10. **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. Individuals may address the Commission on any issue within its jurisdiction. 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. A 3-minute time limit may be imposed on individuals within this total. The audience is asked to please be courteous and silent while others are speaking.

11. Adjourn.

For Your Information:

Next Town Council Work Session: Tuesday, August 13, 2013 at 2:00 p.m.

Next Town Council Meeting: Tuesday, July 16, 2013 at 6:30 p.m.

Next Planning & Zoning Commission Meeting: Thursday, August 8, 2013.

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 _____, 2013, 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.

Persons with a disability may request reasonable accommodations by contacting the Town Hall at 632-7362 at least 24 hours in advance of the meeting.

**TOWN OF DEWEY-HUMBOLDT
PLANNING & ZONING ADVISORY COMMISSION
REGULAR MEETING MINUTES
JUNE 6, 2013, 6:00PM**

A REGULAR MEETING OF THE DEWEY-HUMBOLDT PLANNING AND ZONING COMMISSION WAS HELD ON THURSDAY, JUNE 6, 2013, AT TOWN HALL AT 2735 S. HIGHWAY 69, DEWEY-HUMBOLDT, ARIZONA. CHAIR CLAIRE CLARK PRESIDED.

1. **Call To Order.** The meeting was called to order at 6:00 p.m. Chair Claire Clark presided.
2. **Opening Ceremonies.**
 - 2.1. **Pledge of Allegiance.** Done.
3. **Roll Call.** Commissioners Tammy DeWitt, Dee Parker, Jeff Siereveld, Barry Smylie and Chair Claire Clark were present.
4. **Disclosure of Ex Parte Contacts.** None.
5. **Informational Reports.** None.
6. **Consent Agenda.**
 - 6.1. **Minutes.** Minutes from the May 9, 2013 Planning & Zoning Regular Meeting.

Commissioner DeWitt made a motion to accept the Minutes from the May 9, 2013 P&Z Regular Meeting as presented, seconded by Commissioner Parker. 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.
 - 7.1. **Accessory Dwelling Units.** Discussion and Possible Action on accessory dwelling units, secondary medical dwelling units and guest homes.

Community Development Coordinator, Warren Colvin reviewed the information provided on this item in the packet. He explained he has not heard back from the attorney to date on the commissions question concerning Prop 207 concerns. He explained a definition was provided for Accessory Dwelling Units (ADU's) and asked if this is the way the Commission would like to proceed. He included the square footage requirements from "guest house" for ADU's, removing guest home references and not including guest stay time restrictions.

There was discussion on attached "in-law" quarters were allowed. They are not unless they don't include separate kitchen facilities. Buildings would need to be detached if a kitchen unit is desire. Manufactured Homes as ADU's would be allowed only if the existing zoning districts allow for these (not allowed in R1L). All zoning requirements would still need to be met (lot size, lot coverage, etc.)

There was discussion on non-conforming, pre-existing uses being allowed until use discontinues for a period of 12 months or longer, and any existing structures could not be expanded to maintain their allowance.

The commission agreed informally that the wording was acceptable. They will wait to approve until they hear back from the attorney on their question.
 - 7.2. **Illegal Lot Divisions.** Discussion and Possible Action for handling illegal lot divisions.

Planning and Zoning Commission, Regular Meeting Minutes, June 6, 2013
CDC, Warren Colvin spoke on feedback on how the signage at the County Recorder's office is working to inform people and prohibit them from recording splits that have not received prior approval from the town. Mr. Colvin explained that the current code already has the "teeth" with penalties outline in the code. He has added two informational items to the checklist explaining penalty fines and no building permits will be issued unless it is processed through the town. There are provisions within the code already allowing the "Zoning Administrator" to waive penalties if necessary.

Commissioner Dee Parker made a motion to have the Community Development Coordinator (CDC) write a report and deliver to the Town Council stating Councilmember DeWitt should be commended as she was instrumental in having a sign posted in the County Recorder's office; the land split application form has been updated to include penalties; a newsletter article will be submitted with the information on this; and a statement that the CDC feels that with the support of the Town Manager and the Town Codes as they are written he has what he needs to successfully help people with lot splits, seconded by Commissioner Tammy DeWitt. It was approved unanimously.

8. Discussion Agenda – New Business. Discussion and Possible Action.

8.1. Top 10 P&Z Commission Priority List.

CDC Colvin reviewed the priority list with the commission. He spoke on the historical preservation item being one that is up to the private property owners rather than the town. The Commission was asked if they had any additions to the priority list. There were none. Mr. Colvin explained this priority list will go back to the "new" Council for their consideration and modifications, then it will come back to the Committee for their next item(s) to work on.

8.2. Discussion on scheduling July Planning & Zoning Regular Meeting.

The commission discussed scheduling a meeting in July for the following Thursday, July 11th. All were in agreement. This meeting will be scheduled for Thursday, July 11, 2013 at 6:00 p.m.

9. Public Hearing Agenda. None.

10. Comments from the Public.

Skeeter Hughes spoke to the Commission about a lot split/boundary line adjustment he wishes to do and asked how to proceed. Mr. Colvin gave brief instructions and explained he would go into more detail after the meeting.

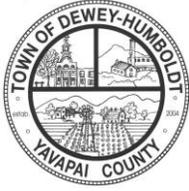
11. Adjourn.

The meeting was adjourned at 6:36 p.m.

Claire Clark, Chairperson

ATTEST:

Mandi Garfield, Administrative Assistant



TOWN OF DEWEY-HUMBOLDT
P.O. BOX 69
HUMBOLDT, AZ 86329
Phone 928-632-8562 ▪ Fax 928-632-7365

MEETING OF THE TOWN PLANNING & ZONING ADVISORY COMMISSION

July 11, 2013 6:00 p.m. Town Council Meeting Chambers

To: Planning & Zoning Advisory Commission
From: Warren Colvin, Community Development Coordinator
Date Submitted: July 3, 2013

Agenda Item: ADU/Guest Homes

Recommendation: Proceed with code change procedures for proposed accessory structure code changes, i.e. public hearings at a P&Z meeting and a Council meeting and Council adoption of an Ordinance to adopt the changes.

Summary:

At the June 6th P&Z meeting, the Commission and staff discussed the code language regarding accessory dwelling units, guest homes and secondary medical dwelling units. We identified the issue and agreed on a solution to amend the code in order to consolidate the regulations for the above three subjects to create the definition and regulation for "Accessory Dwelling Unit". Staff also consulted with the Town Attorney. She advised that she saw no major legal issue with the revision. Even though ARS 12-1134 (Prop. 207) can be a consideration when dealing with code changes, the Attorney felt that it would not be a concern for the proposed changes.

The following is a recap of P&Z and staff discussion regarding the ADU codes at the June 6th meeting.

Accessory Dwelling Unit Topic

Background:

Planning & Zoning Commission had been assigned the task of cleaning up the Town Code in regards to guest homes, secondary medical dwelling units and accessory dwelling units.

In 2005, the Town Code only had provisions for Guest Homes and Secondary Medical Dwelling units. It is staff's understanding that during the Town Code change done in 2008 the code stayed the same. During the 2009 Town Code re-write, Guest Homes stayed the same; Secondary Medical Dwelling went to a definition only and Accessory Dwelling Units' definition was added without regulation provisions. As of the current Town Code ADU's are allowed in R1L, RMM, R1 and RCU with no minimum lot size requirement as long as the zoning district setbacks and lot density are met.

Guest homes are allowed in R1L-70 and R1-35 zoned districts as stipulated in Town Code section 153.072.

Secondary Medical Dwellings are not mentioned in any specific zoned district. The only place in the Town Code that references SMD is section 153.05 (Definitions). It is my understanding that this was an oversight and the definition should be removed from the code and these should fall under the Accessory Dwelling Unit requirements.

Current Town Code provisions:

§ 153.005 Definitions:

DWELLING UNIT, ACCESSORY (ADU). A second separate unit that is attached or detached to the primary dwelling that may be used for a separate additional living unit, and may include separate kitchen, sleeping, and bathroom facilities, on a single family lot. **ADUs** are subordinate in size, location, and appearance to the primary unit.

GUEST HOME. A secondary structure meeting the applicable zoning district requirements as to construction type not exceeding 750 square feet or 25% of the total square footage of building area under roof whichever is larger of the primary residential structure and meeting primary structure setbacks of the pertinent zoning district. Used to house a nonpaying or non-reimbursing relative or guest on an intermittent basis, with stay not to exceed a total of 120 days over a continuous 12-month period by the same guest or person(s).

SECONDARY MEDICAL DWELLING. A mobile home (HUD compliant), park trailer or manufactured home with kitchen facilities, used exclusively by an ill, handicapped or elderly person in need of special care or supervision, or a care provider for such a person, if the ill, handicapped or elderly person is the owner or resident of the main dwelling or a relative of the owner or resident of the main dwelling.

§ 153.072 GUEST HOME.

Guest homes, as defined under § 153.005, are subject to the following requirements:

(A) A guest home is only allowed on a minimum parcel size of 70,000 square feet in size in the R1L Zoning District and a minimum parcel size of 35,000 square feet in the R1 Zoning District.

(B) The parcel or lot must meet or exceed the noted required area in size and the primary structure set backs set out under the Density District are met.

(C) The guest home must be serviced and metered by the primary structure electric utility hookups. Individual guest home septic systems may be approved where necessary in order to reduce sewer line extensions as authorized by the County Environmental Unit.

(D) A common driveway or entrance must be shared by the primary and guest home structures.

(E) The guest home must not exceed 750 square feet or 25% of the total square footage of the primary structure living area under roof, whichever is greater.

(F) The guest home must be placed in order to meet separation requirements of the current adopted Building and Fire Code as well as the Planning and Zoning Ordinance.

(G) A kitchen facility is permitted in the guest home structure.

(H) Guest home shall conform to construction requirements of the applicable Zoning District.

(Ord. 08-44 § 525, passed 10-21-2008)

P&Z Proposed Changes:

§ 153.005 Definitions:

DWELLING UNIT, ACCESSORY (ADU). A second separate unit that is detached to the primary dwelling that may be used for a separate additional living unit, and shall include separate kitchen, sleeping, and bathroom facilities, on a single family lot. ~~ADUs are subordinate in size, location, and appearance to the primary unit.~~

~~**GUEST HOME.** A secondary structure meeting the applicable zoning district requirements as to construction type not exceeding 750 square feet or 25% of the total square footage of building area under roof whichever is larger of the primary residential structure and meeting primary structure setbacks of the pertinent zoning district. Used to house a nonpaying or nonreimbursing relative or guest on an intermittent basis, with stay not to exceed a total of 120 days over a continuous 12-month period by the same guest or person(s).~~

~~**SECONDARY MEDICAL DWELLING.** A mobile home (HUD compliant), park trailer or manufactured home with kitchen facilities, used exclusively by an ill, handicapped or elderly person in need of special care or supervision, or a care provider for such a person, if the ill, handicapped or elderly person is the owner or resident of the main dwelling or a relative of the owner or resident of the main dwelling.~~

§153. 072 GUEST HOME. Dwelling Unit, Accessory (ADU).

Dwelling Unit, Accessory, ~~Guest homes~~, as defined under § 153.005, are subject to the following requirements:

(A) An accessory dwelling unit is only allowed on a minimum parcel size of 70,000 square feet in size in the R1L Zoning District and a minimum parcel size of 35,000 square feet in the R1 Zoning District.

(B) The parcel or lot must meet or exceed the noted required area in size and the primary structure set backs set out under the Density District are met.

(C) The ADU must be serviced and metered by the primary structure electric utility hookups. Individual ADU septic systems may be approved where necessary in order to reduce sewer line extensions as authorized by the County Environmental Unit.

(D) A common driveway or entrance must be shared by the primary and ADU structures.

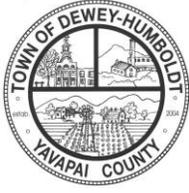
(E) ADUs are limited to 750 square feet or 25% of the total square footage of the primary structure living area under roof, whichever is greater.

(F) The ADU must be placed in order to meet separation requirements of the current adopted Building and Fire Code as well as the Planning and Zoning Ordinance.

(G) A kitchen facility is ~~permitted~~ **required** in the ADU structure.

(H) ADU shall conform to construction requirements and density, primary structure setbacks of the applicable Zoning District.

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TOWN OF DEWEY-HUMBOLDT
P.O. BOX 69
HUMBOLDT, AZ 86329
Phone 928-632-8562 ▪ Fax 928-632-7365

MEETING OF THE TOWN PLANNING & ZONING ADVISORY COMMISSION

July 11, 2013 6:00 p.m. Town Council Meeting Chambers

To: Planning & Zoning Advisory Commission

From: Warren Colvin, Community Development Coordinator

Date Submitted: July 1, 2013

Agenda Item: Use Permit for an Off-Premise Sign

Recommendation: Discussion and possible action on approving Use Permit for one year with conditions listed below.

Summary:

June 18, 2013 a Citizen's Participation meeting was held after notifying neighbors within 300' of the property. During this meeting it was noted that no citizens showed up to the meeting to speak in favor or opposition of this project.

June 19, 2013 an application for a Use Permit was filed with the Town of Dewey-Humboldt to install an off-premise sign located on parcel# 402-10-073 (located just south of the intersection of Main Street and Huron Street).

June 24, 2013 staff posted the site in three locations for Notice of Public Hearing and sent out letters to six adjacent owners within 300' of the project site.

June 25, 2013 a Public Notice was published in the local newspaper announcing the dates for the Planning and Zoning Commission meeting along with the Town Council meeting.

The Use Permit application is for an off-premise sign to be installed on parcel# 402-10-073. The property is currently zoned C1-1 and would be allowed to have off premise signage per Town Code section 153.130 of the new revised sign code. The applicant has requested a waiver from two (2) requirements of the Town Code section 153.130. (1) Request that the 200' setback to residentially zoned property be reduced to 85'. (2) That the sign be allowed to have more than three supports. The request to waive or reduce these requirements is based on the sign will not be lit, the property terrain, and the historic nature of this site.

The proposed sign is made from an 8' diameter old water tank that is supported by a trestle structure. The total height of the sign will not be over 20' and the width will be 8'. Total sign square footage as proposed is 44.75 square feet which is well under the 160 square feet allowed by section 153.130 of the Town Code. The sign location as shown on the site plan is in compliance with the setback requirements of a 1' to 1' ratio.

The intent by the applicant is to recreate a historic looking railroad water tank that will be placed near where the original railroad tank was located at the turn of the century in Humboldt. The sign will be used to advertise for back country mining tours, which would coordinate with and raise money for the Humboldt museum.

Attachments: Town Code Section 153-130 Off-Premise Signs; Use Permit Application Package; Use Permit Site Photos

Staff Recommendations:

Staff feels that the two requests for waivers of section 153.130 as stated above should be approved based on 1). The sign will have no exterior illumination and mainly vacant property adjacent to this parcel. 2). As of July 3, 2013 the Town has received no letters in opposition to this project. 3). Applicant performed a Citizen Participation meeting as required and no opposition was stated at this meeting.

As for the request to allow for more than three supports. Staff fully supports this waiver as the reason for allowing only three supports was to minimize the impact on traffic sight issues. Due to the location of this sign staff feels that allowing additional supports will help maintain the historic reproduction of the sign and will not create any traffic sight issues.

Stipulations:

- 1). Sign and its structural components along with any accessory items shall be constructed as shown on submitted rendering to P&Z Commission and Town Council.
- 2). Next step, assuming P&Z Commission and Council both approve the application, is to apply for a sign permit as required by Town Code section 153.138. See below requirements.

§153.138 SIGN PERMITS

(A) *Permit required.* A sign permit shall be secured from the Town Community Development Department prior to the erection, relocation, construction, installation or substantial reconstruction (including painting or enlarging a painted sign on the surface of a permitted structure) or any non-exempt sign exceeding eight (8) square feet in area, or higher than eight feet above grade at the sign, regardless of value.

(B) *Fees.*

(1) The fees shall be as set forth in and amended from time to time, Appendix A, Fees, Town Code Chapter 153 Zoning Regulations.

(2) The sign permit fees established in division (B)(1) above shall be double in the event that the erection, relocation, construction, installation or substantial reconstruction of any sign is begun prior to the issuance of a sign permit.

(C) *Sign permit application.* Each application for a sign permit shall be made at the Town Hall on the appropriate form(s) and shall contain at a minimum the following information:

- (1) Assessor's parcel number identifying the property;
- (2) Street address, if any, legal description of the property, and dimensions thereof. In the case of a metes and bounds parcel (a parcel that is not part of a recorded subdivision), a copy of the recorded legal description must be submitted with the application;
- (3) Nature of the proposed use of the sign and premises;
- (4) Type of sign and materials used, methods of support, freestanding or other;
- (5) Estimated true value of sign and associated structural supports;
- (6) Dimensions of sign panel as well as bottom and top heights above grade;
- (7) Type, placement and strength of illumination, if any;
- (8) Number and orientations of faces of sign (aerial-view sketch, if necessary, to depict faces and orientation);

Attachments: Town Code Section 153-130 Off-Premise Signs; Use Permit Application Package; Use Permit Site Photos

(9) A (signed) plot plan showing the following:

- (a) Shape and dimensions of lot boundaries, adjacent street right-of-way, driveway, buildings (existing and proposed);
- (b) North designation; and
- (c) Location of sign (s) on property (indicate type).

(10) A (signed) elevation view, with dimensions and approximate copy ad design, of the sign(s) faces;

(11) Such other information as the Zoning Administrator may require for the purpose of determining whether the application complies with the subchapter requirements;

(12) Name, address and phone number of property owner and agent, if any; and

(13) Signature of applicant or agent.

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Shall be removed w/in 30 days of sale.					
Construction Signs Permitted in all zoning districts. Unlighted	Unspecified	1 each for each construction site.	Max. 24 sq. ft. Max. 8 ft. high	No	Y
Subdivision Signs 2-year duration. Requires a Use Permit thereafter.	Freestanding	Up to 5 signs	100 sq. ft. aggregate total. 12 ft. in height maximum	Yes – Refer to Dewey-Humboldt Light Pollution for restrictions	Y

§153.130 OFF-PREMISE SIGNS

Descriptions & Districts	Type	Number Permitted	Area, Height & Location	Lighting Allowed?	Permit Required
Off-Premise Signs*	Wall Signs	Max. 1 Off-Premise Wall Sign per parcel	Maximum of 200 sq. ft. in area and maximum 20 ft. in height	May be illuminated internally or by external source in compliance with Town Code Section 153.150 (Light Pollution Control).	Yes

	Billboards	<p>Shall be located at least 1500 feet from another billboard located on the same side of the highway.</p>	<p>Shall be located:</p> <ol style="list-style-type: none"> 1. Only in commercial or industrial zoning districts (C) and (M); and 2. Only on parcels contiguous to state highway right-of-way; and 3. At least 500 feet from the beginning or ending of pavement widening at the exit from or entrance to any portion of the highway. <p>Billboards located within 660 feet of the edge of a state highway or interstate right-of-way shall obtain ADOT approval prior to applying for a Town sign permit.</p> <p>Max. 300 square feet on each face with a maximum vertical face of 25 feet and a maximum horizontal face of 60 feet.</p> <p>Max. 30 feet high measured from grade (including all supporting structure)</p>	<p>Shall be illuminated only in compliance with Town Code Section 153.150 (Light Pollution Control);</p> <p>Shall not be intermittent, flashing, scintillating, animated or of varying intensity.</p> <p>If located in the same line of vision as a traffic control signal, no red, green or yellow illumination shall be used.</p> <p>Lighting source for billboard signs shall be so oriented or shielded so that it is not visible from the highway right-of-way</p>	
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				or from any residential use district.	
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Temporary Off-Premise Signs for Community Events, Festivals & Similar Public gatherings of a not-for-profit nature. Permitted only in C2, C3, M1 & M2	Banners or other temporary means of advertising	May be placed within or across a public right-of-way with the Town's authorization	Max. 48 sq. ft. Max. 8 ft. high	No	Yes
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* Off-Premise Signs shall not be closer than 200 ft from a residential zoning district boundary.

§153.131 SIGN REGULATIONS FOR USE DISTRICTS (a)(b)

Descriptions & Districts	Type	Number Permitted	Area & Height	Lighting Allowed?	Permit Required
Residential	Name Plate ^(c) Historical Marker	1	Max. 15 sq. ft. Max. 16 ft. in clear height	Yes - Refer to Dewey-Humboldt Light Pollution Code for restrictions	N
Multi-family (for more than four units – for less than four units see residential above)	Wall or Freestanding	1 per street frontage	Max. 16 sq. ft. Max. 10 ft. in height	Yes - Refer to Dewey-Humboldt Light Pollution Code for restrictions	Y
Subdivision	Monument	2	Max. 120 sq. ft. Max. 6 ft. in height	Yes - Refer to Dewey-Humboldt Light	Y

19 2013

TOWN OF DEWEY-HUMBOLDT DEVELOPMENT APPLICATION

Received

PROJECT DESCRIPTION:

Historic reproduction of 19 century railroad water tank
To be used as off premise signage

- | | | |
|--|---|--|
| <input type="checkbox"/> General Plan Amendment - Major | <input type="checkbox"/> General Plan Amendment - Minor | <input type="checkbox"/> Pre-Application |
| <input type="checkbox"/> Community Master Plan | <input type="checkbox"/> Major Use / Site Plan | <input type="checkbox"/> Preliminary plat |
| <input type="checkbox"/> Commercial Design Review | <input type="checkbox"/> Annexation | <input type="checkbox"/> Zoning Clearance |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Abandonment | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Land split (3 parcels max) | <input type="checkbox"/> Lot Combine | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Area Plan / Amendment | <input type="checkbox"/> Final Plat / Amendment | <input type="checkbox"/> Land Use District |
| <input type="checkbox"/> Other _____ | | |

LEGAL DESCRIPTION:

Property Address: None Assigned at this time

Number of Lots / Units Proposed: _____

Assessor's Parcel Number: 402-10-073 Parcel Size (Acres): _____

Existing Land Use District: _____ Proposed Land Use District: _____

Plat Name: Humboldt Block: _____ Lot: _____ Tract: _____

DESCRIBE UTILITIES AVAILABLE TO PROPERTY:

- | | | |
|--------------------------------------|---|--------------------------------------|
| <input type="checkbox"/> Water _____ | <input type="checkbox"/> Gas _____ | <input type="checkbox"/> Sewer _____ |
| <input type="checkbox"/> Phone _____ | <input type="checkbox"/> Electric _____ | <input type="checkbox"/> Cable _____ |

Describe Public Access to Property: _____

FEEES

Base Fees: _____ Other Fees: _____ Other Fees: _____ Subtotal: _____ Total: _____

*APPLICANT / CONTACT INFORMATION:	OWNER INFORMATION:
Name: <u>Mark McBrady</u>	Name: <u>Same as Applicant</u>
Address: <u>P.O. Box 815, Humboldt, AZ. 86329</u>	Address: _____
Phone: <u>928-713-5161</u>	Phone: _____
Email: <u>mark.mcbrady@cableone.net</u>	Email: _____

Mark McBrady
Signature of owner or representative

*If application is being submitted by someone other than the owner of the property under consideration, a letter of authorization or other corresponding information must be provided.

LETTER OF INTENT

I'm intending to recreate a historic looking Railroad water tank to be placed on or near where an original Railroad water tank was at the turn of the century in Humboldt Arizona. The propose of this water tank will be to draw attention to the Historic Humboldt Downtown area and to promote a Historic back country MINING and site seeing business that has been giving old mining and ghost town tours for the past 4-5 years. These tours have been coordinating with and raising money for the Humboldt Museum.

The water tank will look like the attached drawings and will stand on the right side of Main Street just before one enters old town Humboldt.

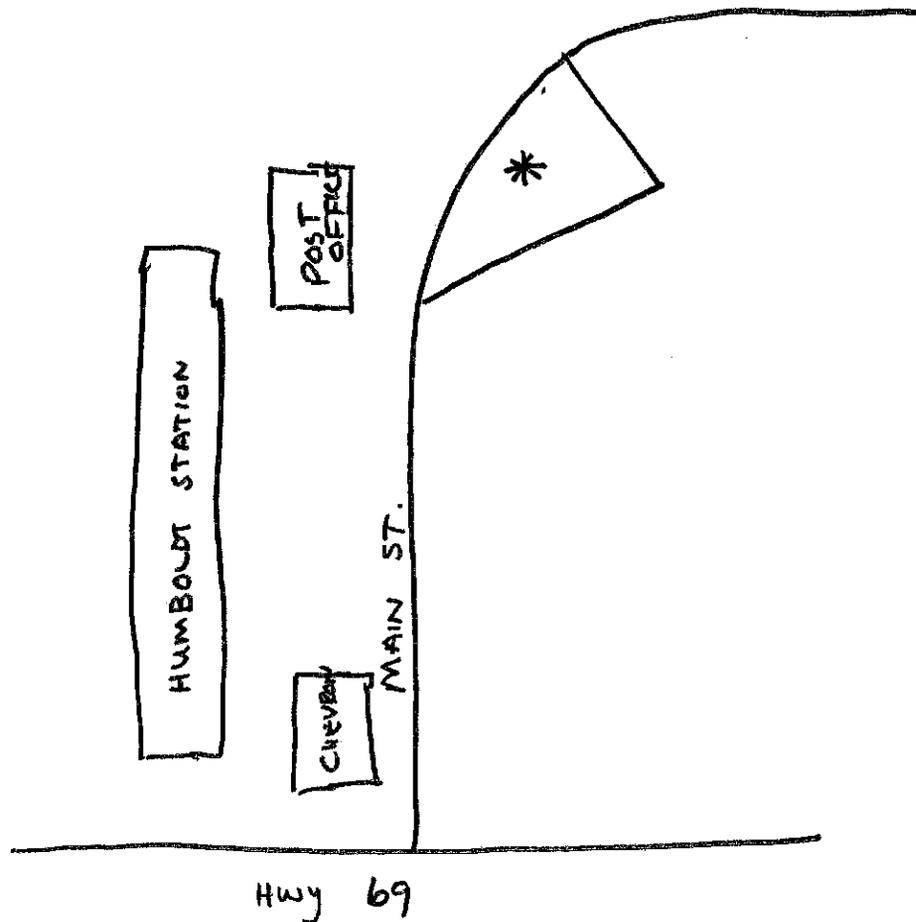
I am also requesting a waiver from Town code section 153.130 off premise signs, to reduce the requirement of off premise signs to not be closer than 200' feet of a residential zoning district. The set back that I am requesting is 85 feet from the nearest residential property. Do to property slope and the sign not being lit and the historic nature of this location is my reasoning for requesting this waiver.

Town of Dewey-Humboldt

Directions to Site

Instructions: An actual detailed line map is needed, not written instructions, adding any significant buildings, land marks, main highway, street names, and north arrows. If the map is not adequate it could cause a delay in issuing your permit.

Assessor's Parcel Number 402-10-013 Address NONE





**TOWN OF DEWEY-HUMBOLDT
Plot Plan Sketch and Affidavit**

I certify that I am authorized by the property owner to make this application, that all information provided for this application is correct and that this plot plan, as part of the permit, indicates all structures (including fences, walls, and pads), correct property and building dimensions; setback distances; legal access and easements; road cuts; walls and/or any water course (including washes, drainage ditches etc.) on or within 50'; 100' and 200' respectively of the property. We agree to conform to all applicable laws of this jurisdiction.

Mark McBrady
Signature

6-17-2013
Date

Orientation of Plot Plan

Dimension & Lettering				
Dimension & Lettering				

Document #

Sec

Twn

Rng

A P N

Zoning:

Stories:

Height:

Slope: %

FY:

RY:

EY:

IY:

LC:

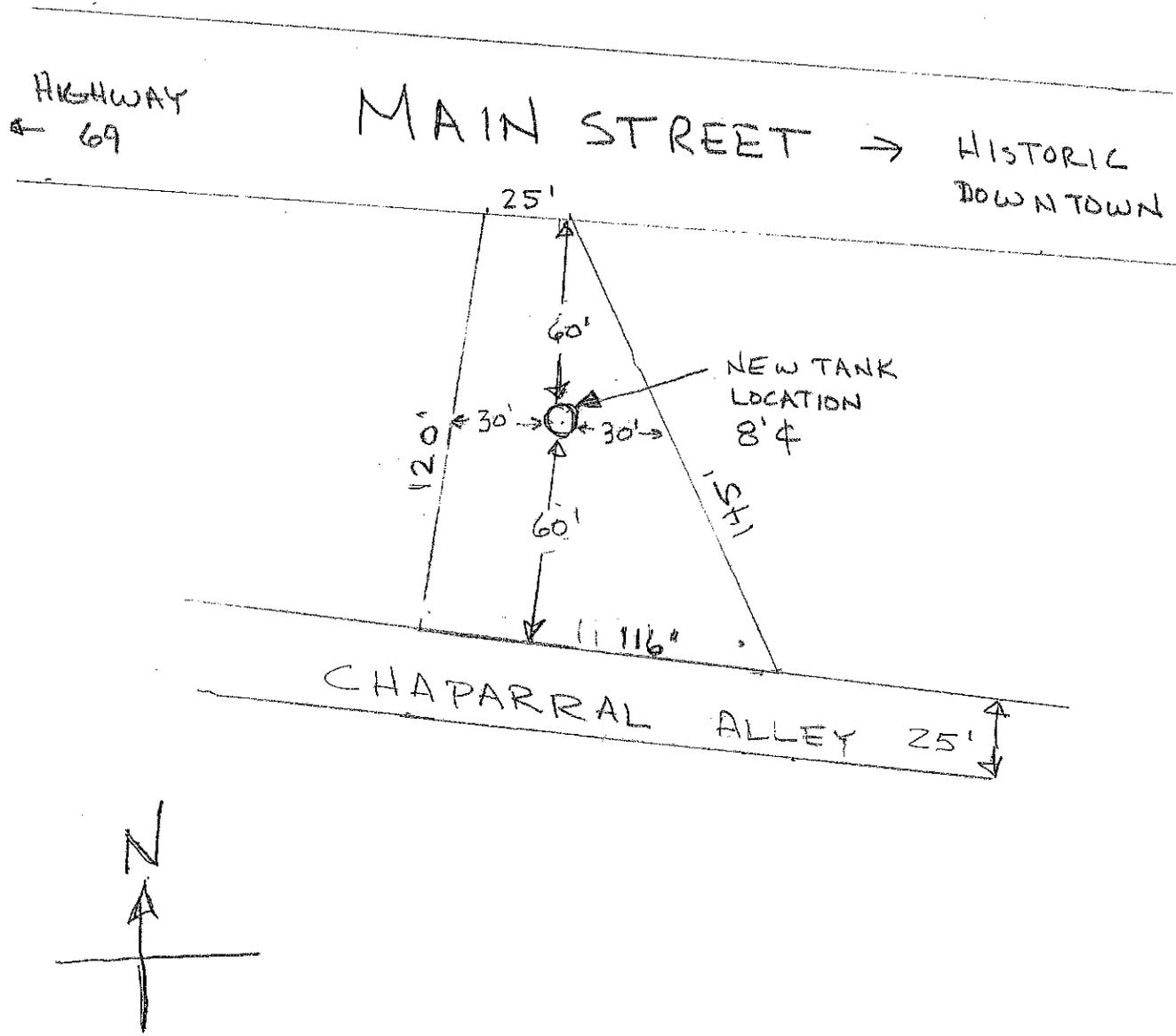
Lot Area

Lot %

Density Used:

Scale:

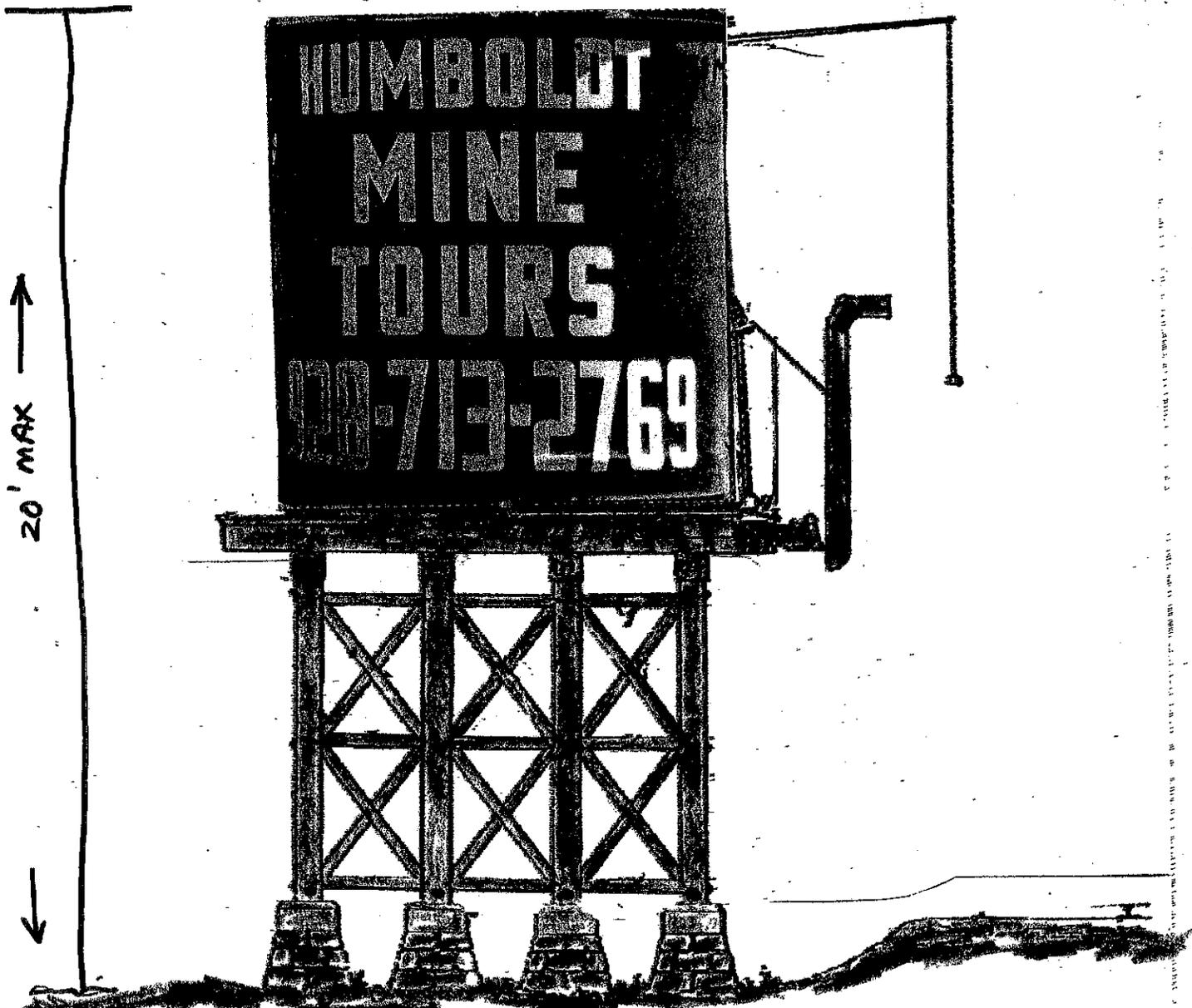
North Arrow



MUST BE DRAWN TO SCALE PER CHECKLIST. An additional 8 1/2" x 11" sheet may be used to provide an area map for a parcel which exceeds 2 acres or dimensions of 300 feet.

Use Permit Application

← 8' →





03.07.2013



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