



APACHE COUNTY — Community Development Department

P.O. Box 238 • St. Johns, AZ 85936 • Phone: (928) 337-7527 • Fax: (928) 337-7633

CONDITIONAL USE PERMIT APPLICATION

APPLICANT

Name Roy Thomas Elam

Mailing Address PO Box 232

St. Johns AZ 85936

Contact Person Roy Thomas Elam

Phone 928-245-7341 Fax _____

Email _____

PROPERTY INFORMATION

Assessor's Parcel # 201-300051D

Township 12N Range 26E Section 18

Subdivision Concho Valley

Unit # 4/Block 5 Lot # _____

Address/Location CR 5050

Concho AZ 85924

Existing Zoning _____

Existing Land Use Residential

Lot Size .68 acres

CONDITIONAL USE PERMIT REQUEST

Please provide a brief description of the request.

Public Storage Facility

Temporary Use: Yes No

SUBMITTAL CHECKLIST

- Pre-application meeting with a staff planner.
- A non-refundable filing fee.
- Proof of Ownership.
- Application, photographs, diagrams, site plans with the setbacks noted, drainage report and any other required information. Please be precise and detailed.
- Citizen Review Process as listed in ordinance Section 1106. A list of names and addresses of all the property owners within 300 feet of subject property.
- ADOT permit granting ingress / egress assess
- Map to property.
- All required items need to be submitted to Planning & Zoning at least 30 days prior to the next scheduled meeting.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Community Development Department access to the subject property during the course of project review. No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant

[Signature] Date 3-4-24

Signature of Property Owner (if not the applicant)

[Signature] Date 3-4-24

OFFICE USE ONLY

Received By M. Fish Date Mar/4/24

Receipt # 979473 Fee 500⁰⁰

Permit # 2024-10

Related Cases _____

Appeal Filed By _____ Date _____

Receipt # _____ Fee _____

COMMISSION ACTION

Approved with Conditions Denied

Resolution # _____ Date _____

Chairman _____ Date _____

BOARD ACTION

Approved with Conditions Denied

Ordinance # _____ Date _____

Supervisor _____ Date _____

December 1, 2021



Slop Looking S.W.



S. Side of Lot



W. Property Line



Culvert S.E. Corner



Low Spot for Water



N. Property Line

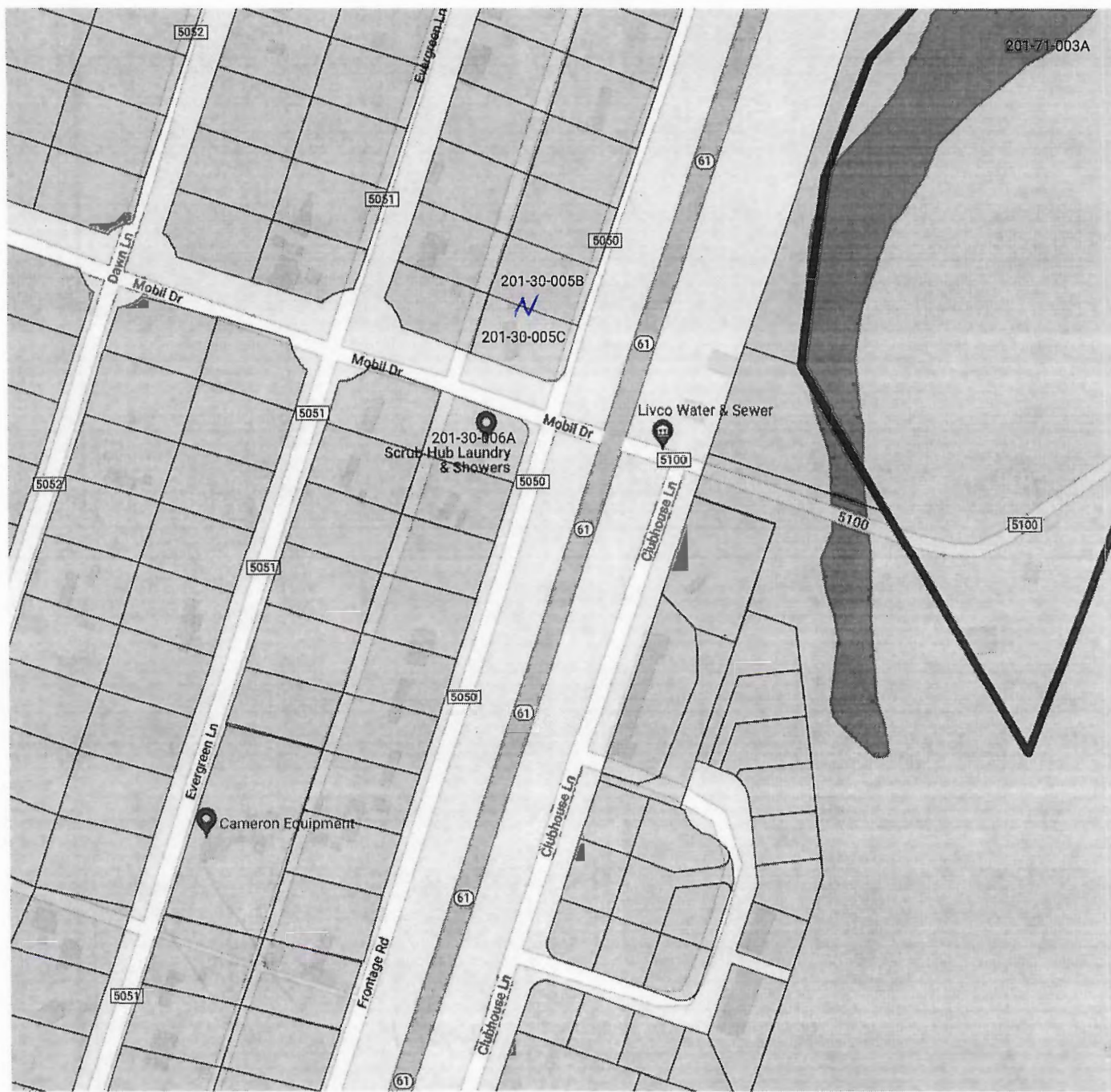


Potential Water Puddle



Slop Looking S.W. (2)






Measure Tool

Google





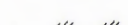


Map data ©2023 Google 100 ft

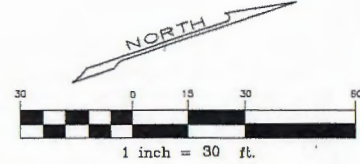
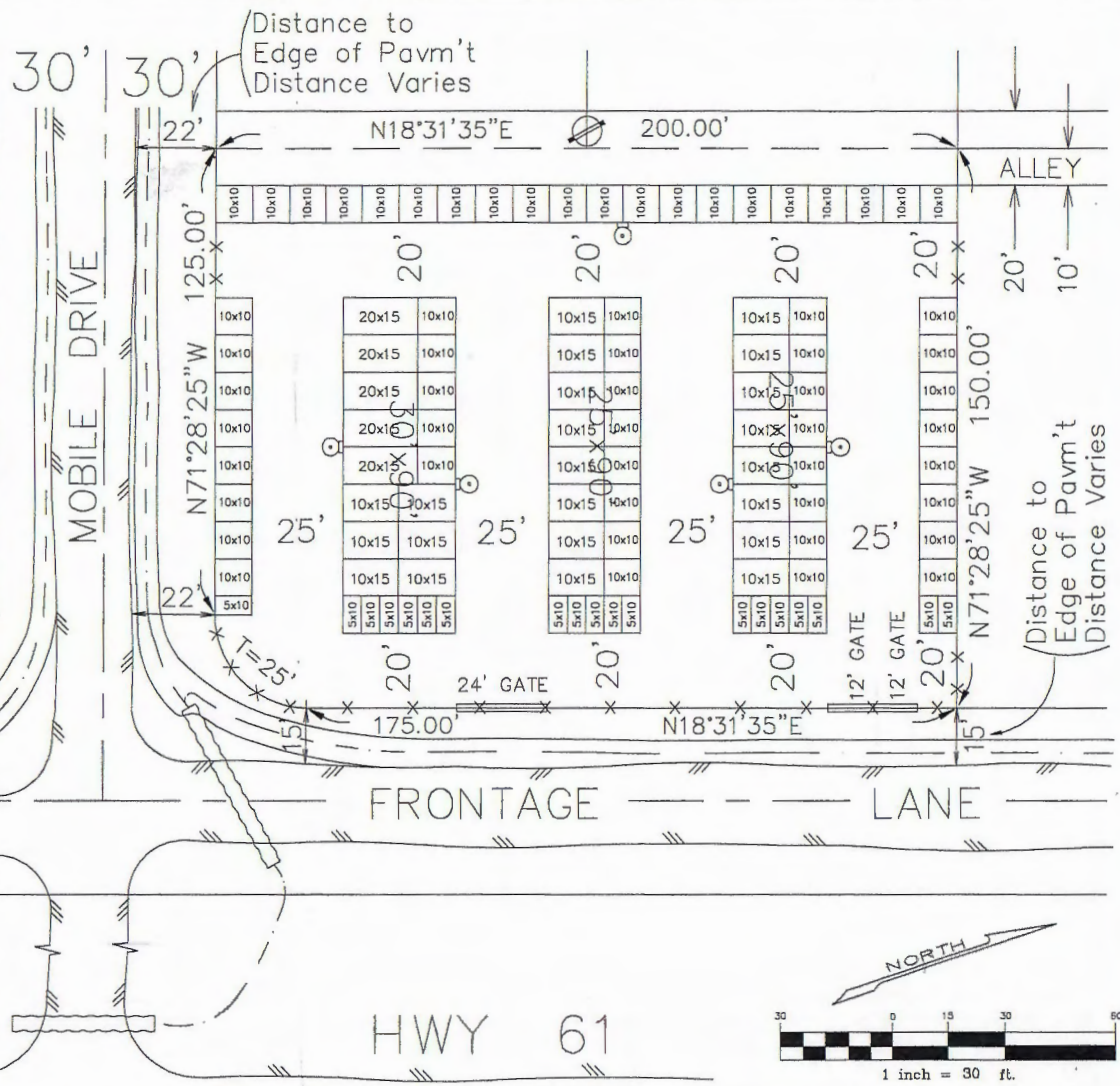
Report a map error

SC = BDR17x30 

PROPOSED 103 STORAGE UNITS LOTS 5-2 & 5-3 CONCHO VALLEY U4

LEGEND

-  FIRE EXTINGUISHER
-  FIRE HYDRANT
-  POWER POLE
-  8' SECURITY FENCE
-  EDGE OF PAVEMENT
-  24" CMP
-  6' SWALE



Re: Proposed new storage facility Concho AZ

NO northeastpermit@azdot.gov
Mon, 04 Dec 2023 9:18:38 AM -0700 •

To "Jennifer Wood" <jwood.office@gmail.com>

Cc "jwood" <jwood@conchofire.com>

Reading 1 / 2

Hi Jennifer,

Below you stated that the ingress and egress are off of county roads and will not directly impact SR-61. We would recommend the attached form (page 14) to be filled out by an engineer to show what the impact would be to SR-61 so we can see if anything would need to be done. Please let me know if you have any question, comments or concerns. Have a wonderful day!

Candace

ADOT Northeast Permits Staff

Candace J. Murray-Supervisor (928) 524-5455 Holbrook
(928) 532-2319 Show Low

Adam Craig (928) 524-5456 Holbrook Office
Chris Rawlings (928) 532-2332 Show Low Office



On Fri, Dec 1, 2023 at 2:19 PM Jennifer Wood <jwood.office@gmail.com> wrote:



📎 **1 Attachment(s)** • Download as Zip



TGP 240-A.pdf
762.5 KB • 📎

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STASH AND DASH

Number of Employees: 1

Estimated Amount of Traffic: Varies but average of 1-5 vehicle per day

Parking, storage, loading and service areas needed: unloading area by front of units

Amount of water use and source: Zero

Method of handling increased surface drainage: N/A

Nearest residences: surrounding residences have been contacted, given the opportunity to have input on the facility and polling has found no objections to the facility

Amount and types of refuse and sewage: none

Any pollutants and method of handling: N/A

Site changes necessary and any tree removal: None

Landscaping and recreation provided: AB gravel throughout

Use of natural resources: N/A

Fire prevention and protection systems: smoke and carbon monoxide detectors installed in locations as suggested by Sentry Extinguishers. Exit signs installed and emergency evacuation plan posted throughout the facility.

Services required of the county: N/A

Method of controlling dust from traffic areas and other sources: AB gravel throughout


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Statement of removal of waste and subsequent intentional collapse of Septic Tank System
on 85 CR 5050

2/7/2024- All Prop Plumbing and Svc pumped tank completely

2/10/2024 – Tank collapsed by backhoe and area regraded to provide proper drainage

2/29/2024 – Notified Apache County Health Services of above



Roy Thomas Elam

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SUMMARY OF ITEMS COMPLETED:

Public notices were hung in the Concho/Concho Valley area on November 8, 2023 with notice of a public meeting to be held on Tuesday, November 21, 2023 at 6 pm at the Mellon Center in Concho.

The public meeting was held with 16 citizens attending (see attached sign in list from the meeting). The proposed re-zoning for the Scrub Hub and the re-zoning for the proposed Self Storage units were discussed and questions taken and answered by Mr. Elam.

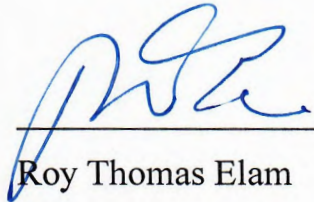
Additionally, though not a requirement, a "Signatures of Support" sheet were located at the various Concho businesses starting on November 8, 2023 and as of the time of the public meeting a total of 484 signature of support for the two businesses had been obtained. There were additional signature pages located at one of the businesses that was inadvertently misplaced which we estimate contained an addition approximately 200 signature which we have not included in the 484. The overall consensus of those citizens participating at the meeting was in support of continuing the Scrub Hub Landry and in support of the proposed Stash and Dash Storage facility. Please see attached copies of the meeting sign in sheet and the Signatures of Support.

The seven (7) properties adjacent to or adjoining those owned by Mr. Elam and which the Scrub Hub resides and the Stash and Dash is proposed to occupy were sent a letter outlining the proposed projects and given a "ballot" to return if they were in support of or needed further clarification. The list of the landholders is also attached and copies of the certified mailings as well.

Mr. Elam spoke to Farron Crosby, Apache County Engineering on 11/29/2023 and was told that the fencing could be from "pin to pin". Additionally, he was told that no culverts were necessary at either entrance for drainage. The appropriate depth of stone will be installed to allow for the necessary drainage from any accumulated snow or rainfall (see proposed plan). Please note there will be no water usage at the proposed Self Storage units.

An email was sent to the AZDOT with the details of the project and a request to obtain the appropriate permits or guidance as they see necessary. A reply email was received on Dec. 4, 2023 and stated that the ingress and egress will not

directly impact SR-61. They did make a recommendation for having a Traffic Impact and Analysis Statement completed by an engineer. This reply was interpreted as a non-mandatory compliance and as such will require Apache County to clarify if they feel it is a mandatory item before proceeding with the rezoning and permitting process.

 12-27-23

Roy Thomas Elam Date