



CONDITIONAL USE PERMIT APPLICATION

APPLICANT

Name Roy Thomas Elam
 Mailing Address PO Box 232
St. Johns AZ 85936
 Contact Person Roy Thomas Elam
 Phone 928-245-7344 Fax _____
 Email _____

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 -emailed 12/1/23
- Map to property.
- All required items need to be submitted to Planning & Zoning at least 30 days prior to the next scheduled meeting.

PROPERTY INFORMATION

Assessor's Parcel # 201-30-006A
 Township 12N Range 26E Section 18
 Subdivision Concho Valley
 Unit # 4 / Block 6 Lot # 1
 Address/Location 83CR 5050
Concho AZ 85924

Existing Zoning _____
 Existing Land Use _____
 Lot Size .34 acres

CONDITIONAL USE PERMIT REQUEST

Please provide a brief description of the request.
Public Laundry & Showers

Temporary Use: Yes No

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 2-20-24

Signature of Property Owner (if not the applicant)

Date _____

OFFICE USE ONLY

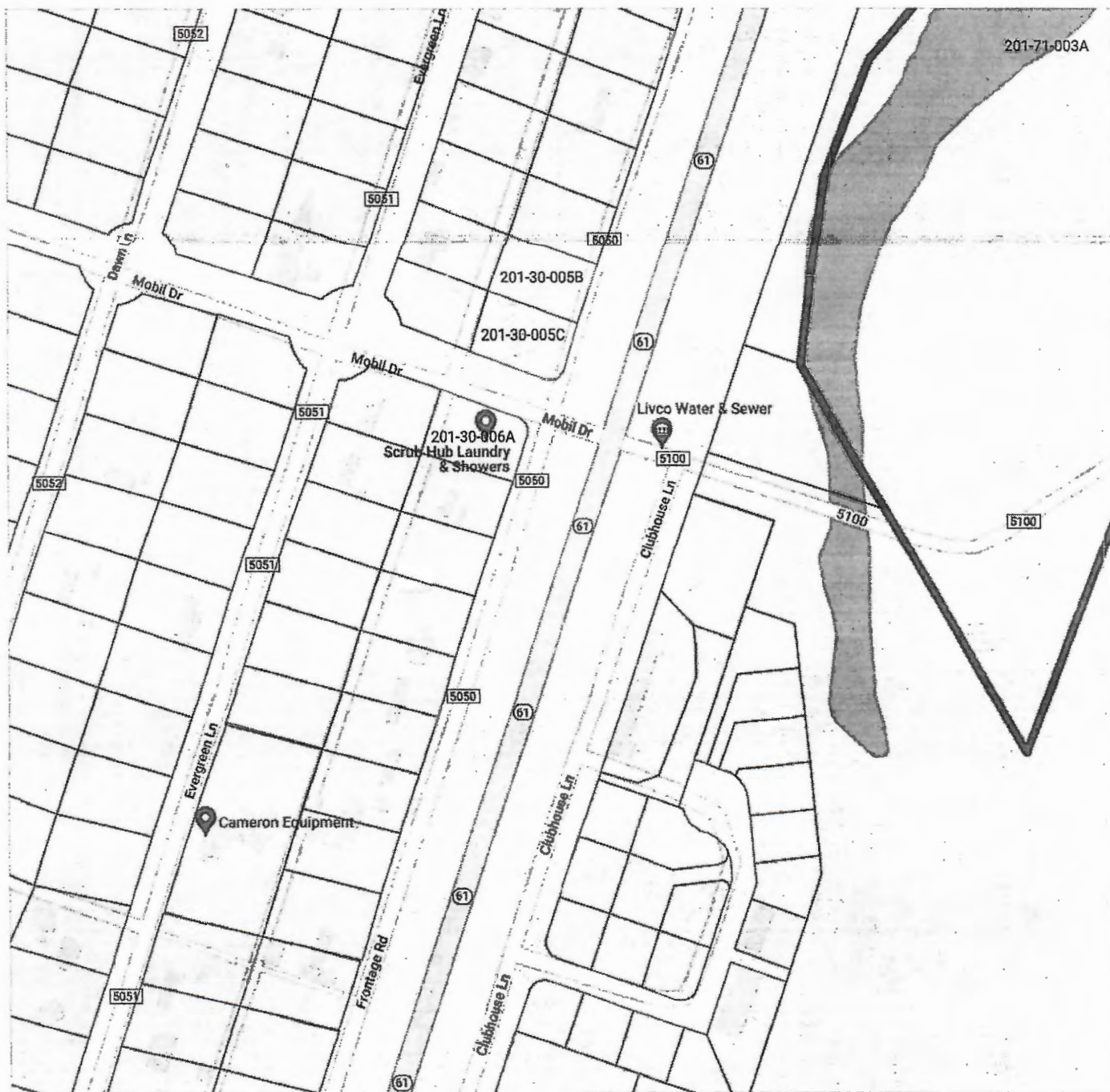
Received By [Signature] Date 2/20/24
 Receipt # 9471 Fee 500
 Permit # 2024-07
 Related Cases _____
 Appeal Filed By _____ Date _____
 Receipt # _____ Fee _____

COMMISSION ACTION

Approved with Conditions Denied
 Resolution # _____ Date _____
 Chairman _____ Date _____

BOARD ACTION

Approved with Conditions Denied
 Ordinance # _____ Date _____
 Supervisor _____ Date _____



Measure Tool

Google

Map data ©2023 Google 100 ft




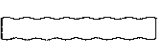

Report a map error



SC = BDR17x20 

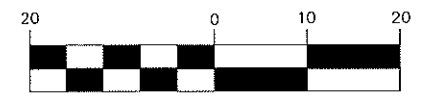
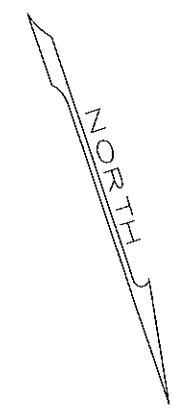
LOT 6-1 CONCHO VALLEY U4

LEGEND

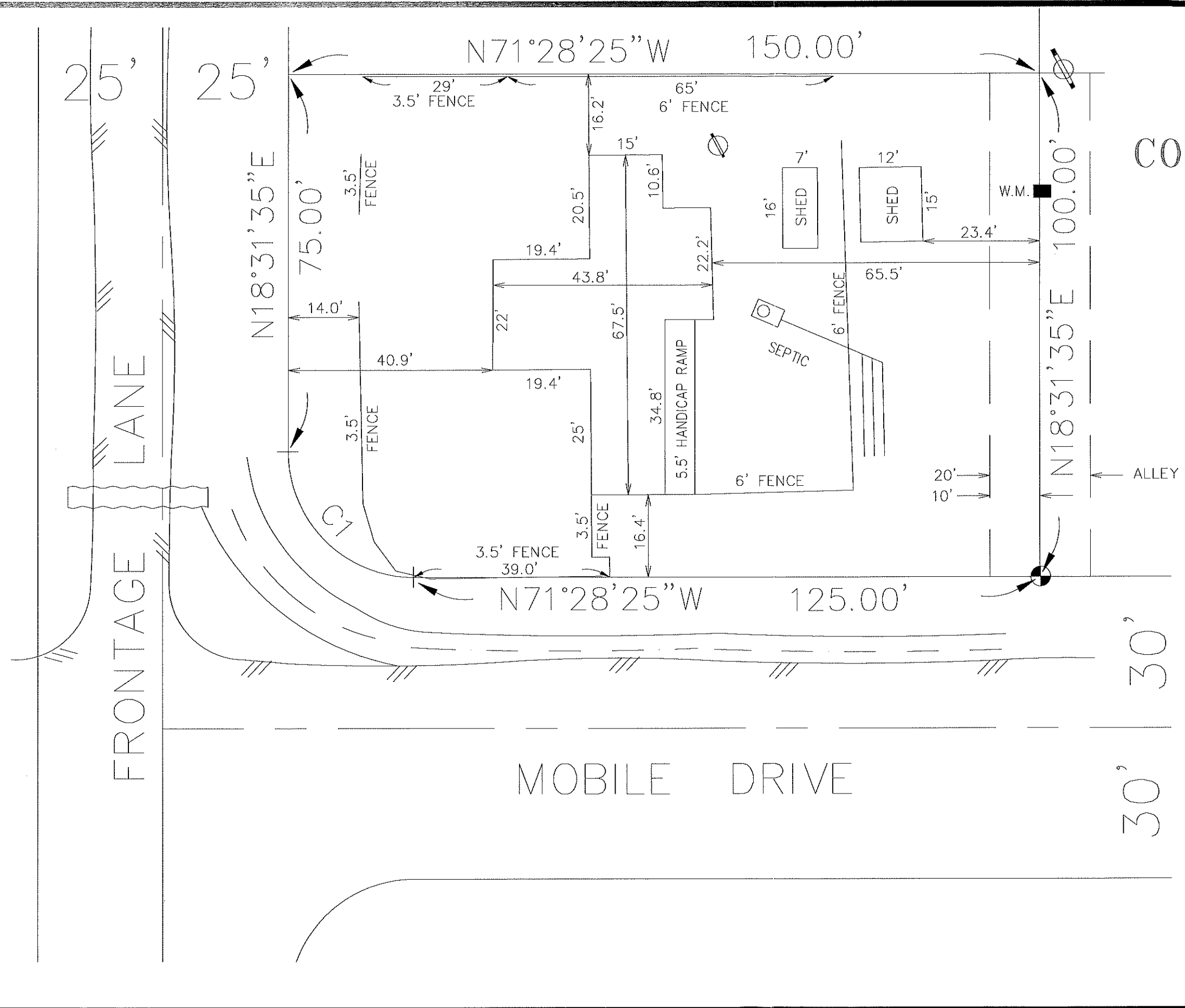
-  FIRE HYDRANT
-  POWER POLE
-  EDGE OF PAVEMENT
-  24" CMP
-  6' SWALE

C1

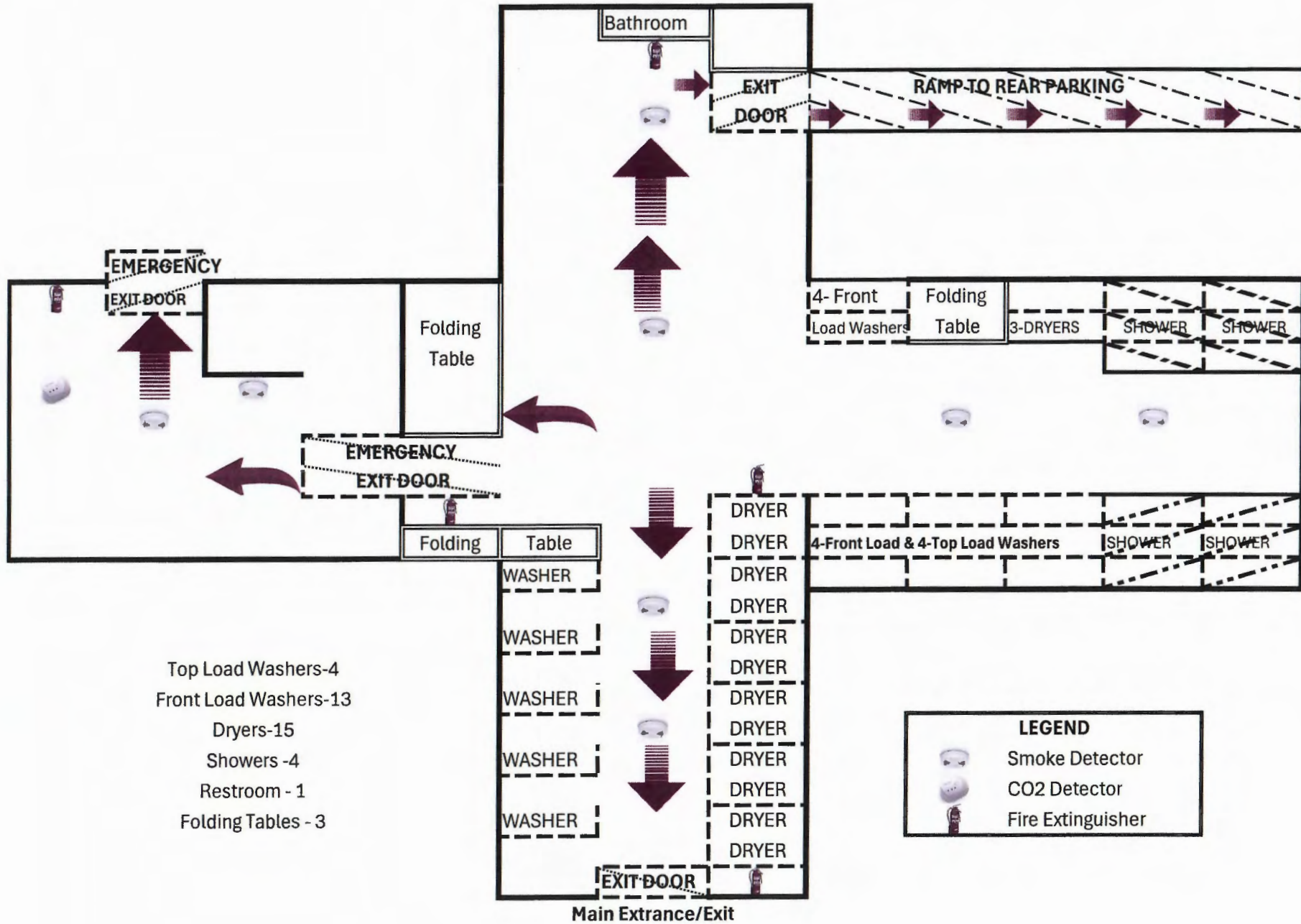
Δ	=	90°00'00"
R	=	25.00'
L	=	39.27'
T	=	25.00'



1 inch = 20 ft.



SCRUB HUB



Roy Thomas Elam
PO BOX 232
St. Johns, Arizona 85936
928-245-7344

Number of Employees: 1

Estimated Amount of Traffic: Varies but average of 12-17 vehicle per day

Parking, storage, loading and service areas needed: existing parking for 10 vehicles

Amount of water use and source: Average usage last 8 months 26,875 gals/month Livco Water

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: paper trash -removed by waste agency and gray and black water emptied to onsite septic system

Any pollutants and method of handling: N/A

Site changes necessary and any tree removal: N/A

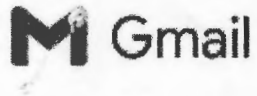
Landscaping and recreation provided: N/A

Use of natural resources: N/A

Fire prevention and protection systems: smoke and carbon monoxide detectors installed in locations as suggested by Concho Fire Chief, Darrell Craig. Fire extinguishers - appropriate number and locations as recommended by Concho Fire and provided 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: parking spots are maintained with stone installed



Jennifer Wood <jwood.office@gmail.com>

facility's impact on traffic

Northeast District Permits - ADOT <northeastpermit@azdot.gov>

Thu, Feb 29, 2024 at 10:43 AM

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

Hi Jennifer,

I looked at the property on Google Earth and the county website, as both the ingress and egress are not directly abutting ADOT right of way or SR-61 but using County Roads there is nothing that Mr. Elam will need to do to satisfy ADOT. Thank you and have a wonderful day!

Candace

ADOT Northeast Permits Staff

Candace J. Murray-Supervisor (928) 524-5455

Adam Craig (928) 524-5456

Chris Rawlings (928) 532-2332



Infrastructure Delivery and Operations

[Quoted text hidden]



Jennifer Wood <jwood.office@gmail.com>

facility's impact on traffic

1 message

Jennifer Wood <jwood.office@gmail.com>
To: northeastpermit@azdot.gov
Cc: Jennifer Wood <jwood.office@gmail.com>

Wed, Feb 28, 2024 at 3:44 PM

Hello,

Tom Elam, owner of the Scrub Hub in Concho, AZ has been instructed by Apache County Building and Zoning to reach out to obtain any permits or guidance from AZDOT to bring his facility into compliance. The facility has been a commercial location for many years and this is just a change of type from restaurant to laundry facility.

The facility is located at 83 CR 5050 in Concho Valley, Arizona 85924. It does not directly impact AZ State Hwy 61 because the entrances and exits are located on Apache County Road 5050 & CR 5059 not Hwy 61.

The parcel number in question is 201-30-006A.

Mr. Elam's number is 928-245-7344

My. Number for further clarification or documents is (443) 375-7382 or email to jwood.office@gmail.com-Jennifer Wood

Thanking you in advance,

Roy Thomas Elam

PO BOX 232
St. Johns, AZ 85936
928-245-7344

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.

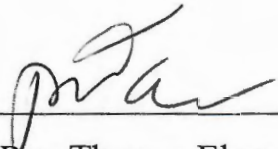
Additionally, though not a requirement, a "Signatures of Support" sheet were located at the various Concho businesses starting on November 8, 2023 and as of the time of the public meeting a total of 484 signature of support for the two businesses had been obtained. There were additional signature pages 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.

 3-4-24

Roy Thomas Elam Date