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Gila County, Az, Sadie Tomerlin Dalton, Recorder

RESOLUTION NO. 09-03-06

CASE NO. CPA-08-02
Owner/Applicant: Jolene Winkle

A RESOLUTION OF THE GILA COUNTY BOARD OF SUPERVISORS TO AMEND THE GILA COUNTY COMPREHENSIVE PLAN

WHEREAS, the Gila County Planning and Zoning Commission, at a duly noticed public hearing held on February 19, 2009, has recommended to the Board of Supervisors of Gila County, Arizona, that a zoning request, set forth in the attached Exhibit "A", be adopted as provided in Section 11-829, Arizona Revised Statutes; and

WHEREAS, after holding a public hearing as provided by law, the Board of Supervisors of Gila County, Arizona, is of the opinion that the adoption of such recommendation would be in the best interest of Gila County;

NOW, THEREFORE, BE IT RESOLVED that the Gila County Board of Supervisors, at a regularly scheduled and duly noticed public hearing did approve the zoning request set forth in the attached Exhibit "A."

Passed and Adopted this 17th day of March, 2009.

Gila County Board of Supervisors

By: Shirley L. Dawson
Shirley L. Dawson, Chairman

Approved as to form:

Bryan Chambers, County Attorney

ATTEST:

Steven L. Besich, Clerk of the Board

EXHIBIT "A"
CASE NO. CPA-08-02
Property Owner: Jolene K. Winkle
Gila County Tax Assessor's Parcel 301-46-001B

COMPREHENSIVE MASTER PLAN:
A REQUEST TO RECLASSIFY THE FOLLOWING
DESCRIBED REAL PROPERTY:

LOCATION: The subject site is a portion of HES 613 that is located in Sections 8 & 17 of Township 10 North and Range 9 East of the Gila & Salt River Meridian. The subject site is 7 miles west of Payson and is commonly known as "Simonton Flat", a half mile before Doll Baby Ranch.

Legal Description for 301-46-001B, Property Owner Jolene K. Winkle: Gila County Records Plat 796 B, being a private property bordered by Lots 95, 96, 112, 114, 115 and 116 of the Canyon River Ranch Subdivision.

REQUEST: A request to amend the Comprehensive Master Plan to allow greater density and to change the zoning from R1-D175 to R1-D40 to allow the division of this 4 acre property.

MINOR COMPREHENSIVE PLAN AMENDMENT

A. Resolution No. 03-11-02, the Comprehensive Master Plan for the unincorporated areas of Gila County, page 2–31, depicts the subject site as being in the Land Use Classification of 'Residential – 0.1 to 0.4 du/ac". In essence, this classification allows a maximum of one dwelling unit per five acres of property. The request is for the classification of 'Residential – 0.4 to 1.0 du/ac', that allows one dwelling unit per acre. That classification would be the same as the surrounding 126 acres.

APPROVED:

As the subject site would be compatible with the surrounding land use category, zoning designation and topography, staff suggests:

That the Planning and Zoning Commission recommend to the Board of Supervisors approval of applications CPA-08-02 and Z-08-01. That the Comprehensive Master Plan shall be amended to recognize tax parcel 301-46-001B, as being within the classification of 'Residential – 0.4 to 1.0 du/ac' and that the tax parcel shall be rezoned from R1-D175 to R1-D40.

Note: No reversionary clause is unnecessary.