



ORDINANCE NO. 2014-01

AN ORDINANCE OF THE GILA COUNTY BOARD OF SUPERVISORS MODIFYING THE ZONING MAP TO CHANGE THE ZONING OF ASSESSOR'S PARCEL NUMBER 301-19-019B FROM TRANSITIONAL RESIDENTIAL DISTRICT (TR) TO COMMERCIAL TWO DISTRICT (C2) TO ALLOW THE DEVELOPMENT OF A RESTAURANT WITH THE SALE OF BEER AND WINE AND THE DEVELOPMENT OF FIVE CABINS FOR VISITOR USE.

WHEREAS, an application was filed by Michael Dahling (applicant/owner), Gila County Planning and Zoning Case No. Z-13-02, to modify the Gila County Zoning Map located at 3502 N. Highway 87, Pine, Arizona and identified as Assessor's Parcel Number 301-19-019B; and

WHEREAS, the Gila County Board of Supervisors adopted the Gila County Planning and Zoning Ordinance on September 8, 1959; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on February 20, 2014, and unanimously recommended approval of the modification listed ; and

WHEREAS, the Board of Supervisors has held a public hearing on March 18th, 2014; and

WHEREAS, the Board of Supervisors has determined that the findings for a zone change, as listed below, from the Gila County Planning and Zoning Ordinance Section 104.1-Zoning Map, have been met.

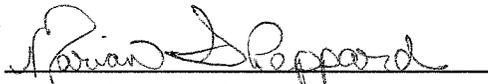
- 1) That the change is consistent with the goals, objectives and policies of the Gila County Planning and Zoning Ordinance and the Comprehensive Master Plan.
- 2) That the change is in the interest of or will further the public health, safety, comfort, convenience and welfare. The addition of a small retail business will be an expansion of an existing commercial district.
- 3) That the change will not adversely affect the established character of the surrounding neighborhood nor be detrimental to adjacent properties.

NOW THEREFORE, BE IT RESOLVED that the Gila County Board of Supervisors has approved the application submitted by Michael Dahling, modifying the zoning map known as Assessor's Parcel Number 301-19-019B from Transitional Residential (TR) Zoning to Commercial Two (C2) Zoning to allow the development of a restaurant with the sale of beer and wine and the construction of five cabins for visitor use with the following conditions:

1. If the proposed uses are not installed within 18 months the Board of Supervisors, at their discretion, may take action to revert the zoning back to Transitional Residential (TR), and
2. That the applicant will address all county requirements for development approval, to include County Health Division, Wastewater Department, Building Department, Public Works Division, etc., and
3. That all lighting shall be appropriately screened to avoid potential intrusions onto residential development.
4. That the applicant shall provide an opaque fence and landscaping to buffer this commercial use from adjoining residential uses on the Old County Road.

PASSED AND ADOPTED this 18th day of March 2014 at Globe, Gila County, Arizona.

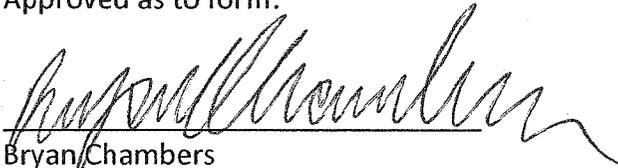
Attest:


Mariann Sheppard
Clerk of the Board

GILA COUNTY BOARD OF SUPERVISORS


Michael A. Pastor, Chairman

Approved as to form:


Bryan Chambers
Deputy Attorney Principal