When recorded please send to
Marian Sheppard, BOS
10/27/2015

ORDINANCE NO. 2015-05

AN ORDINANCE OF THE GILA COUNTY BOARD OF SUPERVISORS MODIFYING THE ZONING MAP FOR THE UNINCORPORATED AREAS OF GILA COUNTY TO CHANGE THE ZONING OF ASSESSOR'S PARCEL NUMBER 205-08-005 FROM COMMERCIAL THREE DISTRICT (C3) AND RESIDENCE ONE DISTRICT WITH A MINIMUM 8,000 SQUARE FOOT LOT SIZE (R1-D8) TO R1-D8 TO ALLOW FOR THE SALE OF A SINGLE FAMILY RESIDENTIAL UNIT.

WHEREAS, an application was filed by Mark Shellenberger (applicant/owner), Gila County Planning and Zoning Case No. Z-15-05, to modify the Zoning Map for Unincorporated Areas of Gila County located at 1451 East Highway 188, Globe and identified as Assessor's parcel number 205-08-005; 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 October 27, 2015, and unanimously recommended approval of the modification listed; and

WHEREAS, the Board of Supervisors has held a public hearing on October 27, 2015; 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. The change is consistent with the goals, objectives and policies of the Gila County Planning and Zoning Ordinance and the Comprehensive Master Plan.

2. The change is in the interest of or will further the public health, safety, comfort, convenience and welfare of Gila County residents.

3. 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 Mark Shellenberger to modify the Zoning Map for Unincorporated Areas of Gila County with regard to Assessor's parcel number 205-08-005 whereby the zoning will be changed from Commercial Three District (C3) and Residence One District with a minimum 8,000 square foot lot size (R1-D8) to R1-D8 with the following conditions:

1. If this proposed project is not permitted within 6 months, the Board of Supervisors has the discretion to revert this zoning to C3 and R1-D8.

PASSED AND ADOPTED this 27th day of October 2015.

Attest:

Marian Sheppard, Clerk

GILA COUNTY BOARD OF SUPERVISORS

Michael A. Pastor, Chairman

Approved as to form:

Bradley D. Beauchamp,
Gila County Attorney