When recorded please send to
Marian Sheppard, BOS
09/07/2016

ORDINANCE NO. 2016-01

AN ORDINANCE OF THE GILA COUNTY BOARD OF SUPERVISORS MODIFYING THE ZONING MAP FOR UNINCORPORATED AREAS OF GILA COUNTY TO CHANGE THE ZONING OF ASSESSOR'S PARCEL NUMBERS 205-01-019N AND 205-01-019P FROM COMMERCIAL THREE (C3) DISTRICT TO RESIDENTIAL ONE (R1) DISTRICT WITH A D12 DENSITY DISTRICT TO ALLOW FOR THE DEVELOPMENT OF A SINGLE FAMILY RESIDENTIAL HOUSING UNIT

WHEREAS, an application was filed by Gonzolo and Roberta Reynoso (applicant/owner), Gila County Planning and Zoning Case No. Z-16-01, to modify the Zoning Map for Unincorporated Areas of Gila County located at 105 and 107 Mineral Lane, Globe and identified as Assessor's parcel numbers 205-01-019N and 205-01-019P; 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 August 4, 2016, and unanimously recommended approval of the modification listed; and

WHEREAS, the Board of Supervisors held a public hearing on September 6, 2016; 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.

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 Gonzolo and Roberta Reynoso to modify the Zoning Map for Unincorporated Areas of Gila County with regard to Assessor's parcel numbers 205-01-019N and 205-01-019P, whereby the zoning will be changed from C3 District to R1-D12 District to allow for the development of a single family residential housing unit.

1. If this proposed project is not permitted within 24 months, the Board of Supervisors has the discretion to revert this zoning to C3.

2. The applicant must meet all requirements for the placement of a septic system to protect groundwater supplies.

3. The applicant must obtain all necessary building and public works permits.

PASSED AND ADOPTED this 6th day of September 2016, at Globe, Gila County, Arizona.

ATTEST:

Marian Sheppard
Clerk of the Board

GILA COUNTY BOARD OF SUPERVISORS

Michael A. Pastor
Chairman

APPROVED AS TO FORM:

Jefferson R. Dalton
Deputy Gila County Attorney
Civil Bureau Chief