

Greenlee County Planning and Zoning

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Board of Supervisors
David Gomez, Chair, District 1
Ron Campbell, District 2
Robert Corbell, District 3

Clerk
Yvonne Pearson

Administrator
Deborah K. Gale

Date: February 2, 2016

From: Planning Director

To: Chairmen and Members of the Planning and Zoning Commission
Board of Supervisors
Administrator
Clerk
Public Works Director
Assessor
Attorney
Sanitarian
Health Department Director

To: Petitioner(s) (Return receipt)

Subj: Planning and Zoning Meeting and Public Hearing

File: 041816.wpd

A Planning and Zoning Commission meeting and public hearing will be held **Monday, February 8, 2016 6:00 p.m.** in the 2nd Floor Conference Room, County Courthouse Annex Building, 5th Street and Leonard, 253 Fifth Street, Clifton, Arizona.

Preliminary Agenda

This Agenda is subject to changes, to additions, deletions, and corrections.

1. Call to Order.
2. Pledge to the Flag.
3. Call to Public

4. Approval of minutes of the *Monday, February 8, 2016* meeting.
5. Consider election of Chair and Vice Chair for 2016. Commissioners with a tenure of 1 year may be elected as stated in the Bylaws.
6. Consider a request by Richard Ruedas, et.al. , P.O. 1149, Morenci, Arizona to the change the zoning map district of Assessor Parcel 300 90 017B in Verde Lee from TR 36 to TR 02. The parcel size requires a district change. The new address for the northerly parcel is 214 Bobcat Drive.
7. Consider road names.
8. Adjourn (7:00 p.m.)

Note: State Statutes require that the Planning and Zoning Commission give a recommendation to the Board on any action. Meetings are subject to the open meeting law. Please call me if you cannot make the meeting and we may be able to arrange teleconferencing.

Item 4. Minutes from Previous Minute

A. Approval of meeting minutes from Monday, February 8, 2016.

The text follows:

A Planning and Zoning Commission meeting and public hearing was held Monday, February 8, 2016 6:00 p.m. in the 2nd Floor Conference Room, County Courthouse Annex Building, 5th Street and Leonard, 253 Fifth Street, Clifton, Arizona. The quorum present consisted of Jesse Stillman, Dennis Durr, David Herrera, Paul Mikelonis, and Patrick Holt.

The Commission made Jesse Stillman acting chair. He called the meeting at 6:00 p.m. and led those present in the Pledge. No public comments were received. Brian Montoya, Lex Harrington, and one other person were present.

The Mondays, November 23, 2015 meeting minutes were approved as presented. Election of Chair and Vice Chair was tabled. Meeting dates and time for 2016 were established as the third Monday monthly at 6:00 p.m. and for the first meeting of 2017.

Third Monday monthly:

Monday, March 21, 2016
Monday, April 18, 2016
Monday, May 16, 2016
Monday, June 20, 2016
Monday, July 18, 2016
Monday, August 15, 2016
Monday, September 19, 2016
Monday, October 17, 2016
Monday, November 21 (Thanksgiving Week), 2016
Monday, December 19, 2016
Tuesday, January 17, 2017

The Commission recommended approval of the request by Lex Harrington, Duncan, Arizona 85534 to the change the zoning map district of Assessor Parcel 600 34 010 Southeast of Franklin from SR/MR to NB. The parcel use to a transportation facility/Commercial requires a district change. A survey will be recorded and property corners tagged by a professional Registrant. Submit an approved permit from the Arizona Department of Transportation.

The Commission approved the request by Brian Montoya for a zoning variance to the RU36 area requirement regarding Assessor Parcel 400 38 002D too greater than 2 acres. A survey shall be recorded and property corners tagged by a professional Registrant.

The Commission recommended Callejón for the name of the cul-de-sac in Loma Linda.

Mr. Stillman adjoined the meeting at 6:45 p.m.

Item 5. Consider election of Chair and Vice Chair for 2016. Commissioners with a minimum tenure of 1 year may be elected as stated in the Bylaws.

Item 6. Ruedas - April 18, 2016

Consider a request by Richard Ruedas, P.O. 1149, Morenci, Arizona and by Victor Ruedas to the change the zoning map district of Assessor Parcel 300 90 017B in Verde Lee from TR 36 to TR 02 with minimum parcel size of 1.6 acres. The parcel size resulting from a split requires a district change. The new address for the Richard Ruedas northerly parcel is 214 Bobcat Drive.

The Recorder's Office at 2016-00097 Greenlee County Records shows that part of the land is held by Richard Ruedas and at 1994-00699 Greenlee County Records shows that the parent parcel of land is held by Victor Ruedas.

Reason for Zoning District Change: Lot split below minimum size of RU 36 Map District.

Comprehensive Plan: The Comprehensive Plan encourages growth that is planned in the appropriate locations. The property is in Verde Lee an area of 0.5 acre and larger parcels.

Staff recommendations: 1) The Highest and Best Use of the property is residential and 2) Record a property survey. The property survey has been done.

Property: The property is undeveloped although clearing has been completed.

Transportation and Site Plan: The site has access to Bobcat. A parcel site plan has not been completed.

Utilities: The site has power from DVEC, water and sewer will be private.

Flood Control: The property is located in an X Zone according to Panel 0925 Greenlee County 040110 0620, map panel number 04011C0925D.

Cultural Resources: The owner shall be responsible for determining cultural resources and to take appropriate actions as required by Statue.

Endangered Species: The owner shall be responsible for determining endangered species and to take appropriate actions as required by Statue. The Endangered Species Act applies to all lands in the United States.

Water Quality: An Arizona Stormwater Pollution Prevention Plan with a permit may be needed for construction. <http://www.azdeq.gov/envirom/water/permits/download/cswpppp.pdf> A Section 404 permits should not be needed. A Section 401 permit should not be needed. The owner is responsible for acquiring CWA permits from ADEQ.

Amenities: No amenities are required.

Permits: A Septic System Permit, Manufactured Home Permit, Zoning Use Permit, Building Permit, and Development Permit are needed before construction begins. Additional permits may be required.

~ *PUBLIC NOTICE* ~

Planning and Zoning Commission

Public Hearing

Monday, April 18, 2016 at 6:00 p.m.

in the 2nd Floor Conference
of the Greenlee County

Courthouse Annex,
5th Street and Webster,

253 Fifth Street,
Clifton, Arizona

~ *PUBLIC NOTICE* ~

A Public Hearing will be held by the
Greenlee County Planning and Zoning Commission

Monday, April 18, 2016 at 6:00 p.m.

and held by the

Greenlee County Board of Supervisors

Tuesday, May 3, 2016 at 8:30 a.m.

(please verify the date, time and place)

in the *Second Floor Conference Room* of the
Greenlee County Courthouse Annex, 5th Street and Leonard,
253 Fifth Street, Clifton, Arizona, on a proposed

ZONING ORDINANCE AMENDMENT.

Consider a request by Richard Ruedas, P.O. 1149, Morenci, Arizona, et. al. to the change
the zoning map district of Assessor Parcel 300 90 017B in Verde Lee
from TR 36 to TR 02 with minimum parcel size of 1.6 acres.

The parcel size resulting from a split requires a district change.

The new address for the Richard Ruedas northerly parcel is 214 Bobcat Drive.

**ALL PERSONS INTERESTED MAY APPEAR IN PERSON,
BY AGENT OR BY ATTORNEY.**

**Rezoning information is available or a written zoning protest may be made at the County Engineer's Office,
P.O. Box 908, 5th Street and Leonard, 253 Fifth Street, Clifton, Arizona from 8:00 A.M. until 5:00 P.M.
Monday through Friday or call (928) 865 4762. Verify the time and date of meetings by calling (928) 865 4762.
Accommodations for persons with disabilities need to be requested 72 hours in advance.**

**Done by order of the
Greenlee County Planning Director,
April 4, 2016**