



RESOLUTION NO. 12-01-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GILA COUNTY, ARIZONA, APPROVING GILA COUNTY PLANNING AND ZONING DEPARTMENT CASE NO. CUP-11-02, A REQUEST BY WILLIAM H. JACOBS FOR A CONDITIONAL USE PERMIT ON GILA COUNTY ASSESSOR'S TAX PARCEL NUMBERS 302-32-031A AND 302-32-032A AND ARE LOCATED AT 469 W. ELEANOR DRIVE IN EAST VERDE PARK, PAYSON, ARIZONA.

WHEREAS, the Gila County Planning and Zoning Commission, at a duly noticed public hearing held on December 15, 2011, has recommended to the Board of Supervisors of Gila County, Arizona, that a Conditional Use Permit 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 pass and adopt Gila County Planning and Zoning Department Case No. CUP-11-02, as set forth in the attached Exhibit "A" and that said zoning request become effective immediately.

PASSED AND ADOPTED this 10th day of January 2012, at Globe, Gila County, Arizona.

Attest:

GILA COUNTY BOARD OF SUPERVISORS

Marian Sheppard
Chief Deputy Clerk of the Board

Tommie Cline Martin, Chairman

Approved as to form:

Bryan Chambers
Chief Deputy County Attorney

EXHIBIT "A"
CONDITIONAL USE PERMIT
PLANNING AND ZONING CASE NO. CUP-11-02 FOR
William H. Jacobs
469 and 527 W. Eleanor in East Verde Park, AZ
Gila County Assessor's Tax Parcel Numbers 302-32-031A and 302-32-032A

Conditional Use Permit to allow two existing homes on adjoining properties to be used as a church retreat. Property is currently zoned R1L and is designed to promote the development of areas primarily of site-built single family detached dwellings, intending that all other uses be installed, operated and maintained in a manner so as to complement and cause a minimum disruption to such single family uses. Any use not in accordance with the intent and purpose, district stipulations and provisions and permitted uses as set forth in this section shall be deemed a nuisance.

The following conditions shall apply; violation of any of these conditions may constitute the conditional use permit to be revoked:

1. The maximum duration of stay for any one guest shall be three (3) days. Guests under the age of 18 shall be supervised.
2. The maximum occupancy for each house at any time shall be as established by the Building and Fire Codes based on the proposed use. Owner shall submit floor plans for review. The maximum number of people allowed at retreats is 20 total or 10 people per unit.
3. All parking must be accommodated on the site.
4. Owner to make provisions for the prompt cleanup and disposal of trash.
5. ADA requirements shall apply. An inspection will be conducted to determine the extent of the requirements.
6. Owner to comply with wastewater requirements for the church retreat use.
7. A local contact person shall be available if any issues arise concerning the properties.
8. Noise shall not be disruptive to neighboring properties. Group activities held outside the buildings shall not be held prior to 8:00 am or after 10:00 pm.
9. Any applicable State and County Health Department regulations shall be complied with, and all required permits must be obtained and remain valid so long as the use is in operation. It is the owners' responsibility to check these regulations to see if they apply.
10. This Conditional Use Permit will not be in effect until all of the above requirements have been met.
11. Violations of any of the previous conditions shall be grounds for suspension or revocation of this Conditional Use Permit.