



RESOLUTION NO. 14-05-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GILA COUNTY, ARIZONA, APPROVING PLANNING AND ZONING DEPARTMENT CASE NO. CUP-14-03, A REQUEST BY JAMES THIBAUT (APPLICANT/OWNER) FOR A CONDITIONAL USE PERMIT UPON GILA COUNTY ASSESSOR'S TAX PARCEL NUMBER 301-28-008T LOCATED AT 5752 W. BRYBEGIL LANE, PINE, ARIZONA.

WHEREAS, the Gila County Planning and Zoning Commission, at a duly noticed public hearing held on April 17, 2014, approved Planning and Zoning Department Case No. CUP-14-03 to recommend Board of Supervisors' approval to allow a Conditional Use Permit upon Assessor's tax parcel number 301-28-008T to allow construction of a shed prior to the construction of the residence upon this parcel of land; and

WHEREAS, after holding a public hearing as provided by law, the Board of Supervisors is of the opinion that the approval of this Conditional Use Permit would be harmonious or compatible with neighboring uses through the application and maintenance of qualifying conditions.

NOW, THEREFORE, BE IT RESOLVED that the Gila County Board of Supervisors does hereby approve Planning and Zoning Department Case No. CUP-14-03 as set forth in the attached Exhibit A, to allow for a Conditional Use Permit on Assessor's tax parcel number 301-28-008T.

PASSED AND ADOPTED this 6th day of May 2014, at Globe, Gila County, Arizona.

Attest:

GILA COUNTY BOARD OF SUPERVISORS

Marian Sheppard
Clerk of the Board of Supervisors

Michael A. Pastor, Chairman

Approved as to form:

Bryan Chambers
Deputy Attorney Principal

EXHIBIT A

**GILA COUNTY PLANNING AND ZONING DEPARTMENT
CASE NO. CUP-14-03**

AN APPLICATION BY JAMES THIBAUT (APPLICANT/OWNER)
FOR A CONDITIONAL USE PERMIT UPON ASSESSOR'S TAX PARCEL NUMBER
301-28-008T LOCATED AT 5752 W. BRYBEGIL LANE, PINE, ARIZONA

THIS PARCEL IS CURRENTLY ZONED AS "R1-D35"

The Gila County Board of Supervisors has approved a Conditional Use Permit upon the subject parcel of land in order to allow construction of a shed prior to the construction of the residence as per Gila County Zoning Ordinance Section 103.11 which reads:

Conditional Uses and Conditional Use Permits:

A. GENERAL:

As defined in Section 102, Conditional Uses are those uses which, although not specifically permitted in a given zoning district, would become harmonious or compatible with neighboring uses through the application and maintenance of qualifying conditions. Conditional Use Permits shall be issued setting forth all qualifying conditions subject to the procedures for rezoning found in Section 105 amendment Procedures.

The Gila County Board of Supervisors approved the Conditional Use Permit with the following conditions:

1. The shed is only used for storage
2. All outdoor lighting shall be shielded from adjoining residential uses.
3. The RV will be removed or added to this permit request
4. No business activities will be carried out with this shed.
5. This conditional use permit will become effective when the RV is removed from the property or as an alternative considered as part of this application under which circumstances staff would not recommend to approve.