



La Paz County
Department of Community Development
B. Scott Bernhart, Director

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ACTIVITY REPORT
November 12, 2009

**DEVELOPMENT REVIEW TEAM &
SUBDIVISION REVIEW COMMITTEE**
BOS Conference Room
(Fourth Thursday at 9AM)

DRT November 19, 2009
TBD

PLANNING AND ZONING COMMISSION
(First Thursday of the Month at 1:30PM)

P&Z December 3, 2009

- 1. Docket No. Z2009-027 – Christy May – APN(s): 311-41-230.** The applicant is requesting to rezone from C-2 (General Commercial) to R-1-8 (Residential Low Density Residential-8000 sq. ft.) to accommodate Remodeling Existing Structure to Single Family Home. The property is located at 8920 Riverside Drive, Parker Arizona, Township 10N, Range 19W, Section 22 of the Gila and Salt River Meridian, La Paz County, Arizona. (District 2)
P&Z Continued 7-0 to December 3, 2009
- 2. Docket No. Z2009-028 – Dyer Enterprizes—APN(s): 311-41-011X.** The applicant is requesting to rezone 5.13 acre parcel currently zoned RA-40 (Rural Area 40 acre) to C-2 (General Commercial) to bring up to county standards and the surrounding area. . The property is located at 9001 Riverside Drive in Township 10N North, Range 19 West, Section 22 of the Gila and Salt River Meridian, La Paz County, Arizona. (District 2)

3. **Docket No. Z2009-029(Previously 018) –Mountain View RV Investments– APN: 304-39-008A.** The applicant is requesting to rezone 2.81 acres from RVP (Recreational Vehicle Park) to C-2 (General Commercial) for future development of a waste water treatment facility. The property is located at 65001 Hall Street, Salome, AZ, in Township 5 North, Range 13 West, Sections 7&8 of the Gila and Slat River Meridian, La Paz County Arizona. (District 3)
4. **Docket No. SU2009-010(Previously 005) – Mountain View RV Investments– APN: 304-39-008A.** The applicants are requesting a Special Use permit to construct and operate a waste water treatment facility on 2.81 acres. The property is located at 65001 Hall Street, Salome, AZ, in Township 5 North, Range 13 West, Sections 7&8 of the Gila and Slat River Meridian, La Paz County Arizona. (District 3)

BOARD OF ADJUSTMENT
Second Thursday at 4PM- BOS Boardroom

BOA November 12, 2009

1. **Docket No. V2009-003 – Charles Bledsoe and Mary Francisco-Bledsoe - APN: 311-49-092**
The applicants are requesting a total of four variances from the County Zoning Regulations; Four variances from section V-1-3-C (Table V-3): **1)** requesting a five (5) foot East side yard setback variance from the required five (5) foot side yard setback, resulting in a zero (0) foot East side yard setback, **2)** requesting a five (5) foot West side yard setback variance from the required five (5) foot side yard setback, resulting in a zero (0) foot West side yard setback, **3)** requesting a five (5) foot front yard setback variance from the required 10 foot front yard setback variance resulting in a five (5) foot front yard setback, and one variance from section V-1-4 (B) (2) (Table V-6) **4)** requesting a twenty-one percent (21%) increase above the allowed lot coverage of sixty five percent (65%) allowing an eighty five percent (86%) lot coverage (Existing lot coverage is 60%) on the TR (Transitional Residential) zoned lot. The property is located at 10094 Harbor View Road West, Parker, Arizona.
2. **Docket No. AA2009-001 – Jolly Knight RV Park – Sandy Murray - APN: 311-38-006A**
The applicant is requesting an appeal of the administrative decision that a manufactured home/park model placement permit application was denied because the placement would exceed the amount of platted lots allowed at the existing Jolly Knight RV Park. The property is located at 7968 Riverside Dr., Parker, Arizona.

BOARD OF SUPERVISORS
First and Third Monday of the Month at 10AM

BOS December 7, 2009

1. **Docket No. Z2009-025 – Flip’s Mile Post 58, LLC– APN(s): 304-49-003.** The applicant is requesting to rezone 10.91 acres from RA-40 (Rural Area 40 acre); the North 6.16 acres to C-2 (General Commercial) and the South 4.75 acres to SR-1 (Suburban Ranch 1 Acre) for resale purposes. The property is located at 67968 Highway 60, Salome, Arizona in

Township 5 North, Range 13 West, Section 10 of the Gila and Salt River Meridian, La Paz County, Arizona. (District 3)

P&Z Approved 7-0

- 2. Docket No. Z2009-026 – Flip’s Mile Post 58, LLC– APN(s): 304-52-004B.** The applicant is requesting to rezone 20.85 from RA-40 (Rural Area 40 acre); the East 4.17 acres to SR-4 (Suburban Ranch 4 Acre) and the West 16.68 acres to RA-5 (Rural Area 5 acre) for resale purposes. The property is located at 68225 Highway 60, Salome, Arizona in Township 5 North, Range 13 West, Section 11 of the Gila and Salt River Meridian, La Paz County, Arizona. (District 3)

P&Z Approved 7-0

- 3. Docket No. SU2009-009 – Fornwalt Family Limited Partnership – APN(s): 304-70-018B.** The applicant is requesting a Special Use Permit to use the Westerly 20 acres of Desert Palms Property for a Golf Driving Range. Currently zone RVP (Recreational Vehicle Park). The property is located at 39258 Harquahala Road, Salome, Arizona in Township 5N, Range 13W, Section 21 of the Gila and Salt River Meridian, La Paz County, Arizona (District 3)

P&Z Approved 7-0

- 4. Ordinance No. 2009-12/Case/Docket No. ZA2009-002 –** La Paz County is proposing an amendment to the Appendix A- Residential Zone Use Tables and Appendix B- Agricultural, Industrial and Commercial Zone Use Tables of the La Paz County Zoning Regulations Ordinance No. 96-01 that will allow second homes within the SR (Suburban Ranch) and RA (Rural Area) zone districts as a permitted use. Additionally, a zoning text amendment is proposed to allow a recreation vehicle to be used by a visitor for up to 180 consecutive calendar days per year, providing all other regulations can be met and no more than two RV units are used on a property at a time.

P&Z Approved 4-2, 1 abstention

- 5. Docket No. CP 2009-001 Major Comprehensive Plan Amendment- La Paz County Energy Component Text Amendment.** La Paz County (applicant) will consider adding an energy component text and map amendment to the Comprehensive Plan. The proposed text amendment will add language to the Comprehensive Plan detailing goals, objectives and policy for future development of renewable and non renewable energy resources within the County. This application is for a major comprehensive plan amendment to provide better direction for commercial energy development, including solar, wind and other renewable and non-renewable energy producers seeking to operate facilities within La Paz County.

P&Z Approved 7-0

- 6. Docket No. CP 2009-002 Major and Minor Comprehensive Plan Amendments- La Paz County Arizona Raceway Park Mixed Use Designation. Arizona Raceway Park-** Kurt Peterson (applicant) seeks a mixed use commercial designation for a proposed raceway park to be located within La Paz County. The proposed amendment will clarify that a mixed use commercial raceway park is consistent with existing Comprehensive Plan area designations. This designation would allow for the Arizona Raceway Park to be considered by La Paz County as a Planned Development under the zoning regulations.

P&Z Approved 7-0

- 7. Docket No. CP 2009-003 Major and Minor Comprehensive Plan Amendments- La Paz County Emerald Springs Solar Farm.** Emerald Springs Solar Farm and Emerald Springs, LLC (applicant) seeks to develop a 244-acre solar and wind farm to be located in section 10, T3N, R22W, G&SRM La Paz County, Arizona. The proposed text amendment will clarify that a solar and wind energy generation facility is consistent with the existing Comprehensive Plan Rural Community planning area designation. This designation will allow for consideration of a solar and wind energy production facility by the Board of Supervisors.
P&Z Approved 7-0

BOS December 21, 2009

- 1. Considering the challenges associated with development at Castle Lakes Subdivision, Units I and II located in Salome, Arizona.** Road standards, access, permitting and other development concerns will be discussed for possible policy action. An update will be provided to the Board.
Yearly Review Schedule

BOS TABLED AND/OR INACTIVE CASES

- 1. Distribution of Ordinance No. FCD2009-01** – An Ordinance of the Board of Supervisors of La Paz County Arizona acting in the capacity of the Board of Directors of the La Paz County Flood Control District, Amending and updating the La Paz County Floodplain Management Ordinance #FCD96-01 and #FCD2006-01.
Pending County Attorney Review
- 2. Docket No. FP2009-001 –Arroyos Preserve – Landway Development Corp. & Michael Larson & Denise Larson – APN(s): 302-32-012.** The applicant is requesting a Final Plat for the development of up to 129 residential lots and additional tracts, zoned R-1-6 and C-2. Parcel 302-32-012 being forty (40) acres. The property is located at 51626 Ave 23 E, West of Hwy 95 in La Paz Valley, AZ in Township 3 North, Range 19 West, Section 19 of the Gila and Salt River Meridian, La Paz County, Arizona.
P&Z Approved w/stipulations
BOS Tabled
- 3. Docket No. SU2008-008 Highway 72, LLC APN(s) 305-30006A & B, 305-25-001A & B.** Applicants are requesting a Special Use Permit for recycling scrap metal, processing, shredding and bailing scrap metal; selling parts from dismantled vehicles; and transloading/transferring commodities between railroad cars and trucks. Previous Special Use Permit (SU2005-07) approved for this parcel in the name of Sonas Soil Resource Recovery of Arizona, Inc.
BOS Tabled
- 4. Docket No. Z2007-016 – Bayside Land LLC/Sam Wheeler - APNs: 302-50-001 & 302-50-022.** The applicants are requesting to rezone APNs: 302-50-001 (5.70 acres) & 302-50-022 (84.90 acres), from MPAO (Master Plan Area Overlay) Zoning District to PD (Planned Development) Zoning District and including C-2 (General Commercial) uses, for future development of an integrated river oriented, residential community. The properties are located at 49960 Ehrenberg Parker Hwy., and 14650 Comber Blvd, Ehrenberg Heights, AZ

85325.

P&Z Approved 7-0

BOS Tabled until Submission is Ready for Consideration

Applicant has proposed a new plan at DRT for RVP and needs new zoning

5. **Docket No. TR2006-003 – Bayside Land/River Bend Estates/Sam Wheeler – APN: 302-50-001.** (Continued from the February 1, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting a Tentative Map for the purpose of developing 336 lots (76.88 acres) for a subdivision, River Bend Estates. The property is located at 49960 Ehrenberg/Parker Hwy., Ehrenberg. **P&Z Approved 7-0 BOS Tabled Until Submission is Ready for Consideration**

6. **Ordinance No. 2007-01. Adopting the La Paz County Subdivision Regulations.** Providing for new regulations establishing the subdivision of property providing for review standards, Preliminary Plat, Final Plat, amended plat, lot consolidation and Land Division process; providing for hillside subdivision standards, condominium subdivision plats, subdivision design standards, administration and review; providing for security and acceptance of improvements; providing for subdivision abandonment and vacation; providing for appeals, modifications and waivers; providing for enforcement, violations and remedies; providing for severability; providing for conflicts; providing for codification; providing for an effective date.
P&Z Approved 6-2 with amendments
BOS Tabled August 6, 2007

7. **Ordinance N. 2007-03** To Amend the La Paz County Zoning Regulations, Article V, “Development Standards,” creating a new Section V-13, “Design Standards,” providing for TR zoned residential design standards, providing for review standards providing for severability, providing for conflicts, providing for codification, providing for an effective date.
P&Z Approved w/modifications 6-2
BOS Continued to September 4, 2007
BOS Tabled until further notice

8. **Docket No. SU2007-013 – Stephen S. and Cherie L. Murphy – APN(s): 305-02-002A.** The applicant is requesting a Special Use Permit for storage and sale of commercial explosives to mining, quarry, and construction companies. The property is located at and near Hovatter Road – Rio Del Monte Mine, Salome.
P&Z Approved 7-0
BOS Tabled

9. **Docket No. Z2007-049 – Jerry and Patricia Palmer – APN(s): 304-56-006A.** The applicants are requesting to rezone 27.85 acres from RVP (Recreational Vehicle Park) Zoning District to C-2 (General Commercial) Zoning District to construct a Waste Water Treatment Plant. The property is located at 38916 Cox Ave., Salome.
P&Z Approved 6-0 with stipulations
BOS Tabled pending DMA determination of Salome Waste Water Facility

10. **Docket No. SU2007-018– Sunset LV, LLC/Gabe Sena – APN(s): 304-56-006A.**
(Continued from the November 1, 2007 meeting of the Planning and Zoning Commission.) The applicants are requesting a Special Use Permit to utilize 10 acres of the easterly portion of 27.85

acres zoned RVP (Recreational Vehicle Park) for a Waste Water Treatment Plant. The property is located at 67799 Dusty Trail, Salome.

P&Z Approved 7-0 with stipulations

BOS Tabled pending DMA determination of Salome Waste Water Facility

- 11. Considering the challenges associated with development at Castle Lakes Subdivision, Units I and II located in Salome, Arizona.** Road standards, access, permitting and other development concerns will be discussed for possible policy action.

BOS to Review in December 2009

<p style="text-align: center;">CASE DISPOSITIONS BOARD OF SUPERVISORS</p>

BOS November 2, 2009

- 1. Docket No. SU2009-008 – Charles Richard Oldham – APN(s): 306-77-007B.** The applicant is requesting a Special Use Permit to use the property as a Storage/Repairing Operation with the current zoning being RA-40 (Rural Area 40 acre) The property is located at 58625 North Highway 95, Quartzsite, Arizona 85346 in Township 5 North, Range 19 West, Section 2 of the Gila and Salt River Meridian, La Paz County, Arizona. (District 2)
P&Z Approved w/stipulations
BOS Approved w/stipulations
- 2. Docket No. Z2009-020 – Mercantile Financial System, Ltd. -- C. R. Goodman, Agent -- APN(s): 304-74-014P.** The applicant is requesting to rezone 20 acre parcel of the 313.67 acre parcel currently zoned RA-40 (Rural Area 40 acre) to RA-5 (Rural Area 5 acre) for future land division and the remainder 293.67 acre will stay at RA-40 (Rural Area 40 acre). The property is located Salome, AZ in Township 5 North, Range 13 West, Section 24 and 25 of the Gila and Salt River Meridian, La Paz County, Arizona. (District 3)
Withdrawn by applicant
- 3. Docket No. Z2009-021 – Hung Investments, LLC – APN(s): 304-71-001A.** The applicant is requesting a rezone from RA-40 (Rural Area 40 acre) to RVS (Recreational Vehicle Subdivision). The property is located Salome, Arizona in Township 5 North, Range 13 West, Section 22 of the Gila and Salt River Meridian, La Paz County, Arizona. (District 3)
P&Z Approved w/stipulations
BOS Approved w/stipulations
- 4. Docket No. Z2009-022 – George A. and Ruth Crabtree — APN(s): 307-17-001U.** The applicant is requesting a rezone from RA-40 (Rural Area 40 acre) to SR-1 (Suburban Ranch 1 acre), RA-5 (Rural Area 5 acre) and RA-20 (Rural Area 20 acre) for future land development. The property is located at 28515 Desert Heights Drive, Bouse, Arizona 85325, in Township 7 North, Range 17 West, Section 26 of the Gila and Salt River Meridian, La Paz County, Arizona. (District 2)
P&Z Approved w/stipulations
BOS Approved w/stipulations
- 5. Docket No. Z2009-023 – Ronald Otto Schwartz – APN(s): 306-10-002H.** The applicant is requesting to rezone 3.96 acre parcel currently zoned RA-40 (Rural Area 40 acre) to SR-1 (Suburban Ranch 1 acre) for future land division The property is located at 46098 Highway 60, Salome, Arizona, 85348 in

Township 4 North, Range 16 West, Section 19 of the Gila and Salt River Meridian, La Paz County, Arizona. (District 3)

P&Z Approved w/stipulations

BOS Approved w/stipulations

6. **Docket No. Z2009-024 – Fieldbrook Properties, LLC. – APN(s): 304-70-018A.** The applicant is requesting to rezone 13 acre parcel of the 91.05 acre parcel that is currently zoned RVS (Recreational Vehicle Subdivision) and C-2 (General Commercial) to RVP (Recreational Vehicle Park) for purpose of constructing a RV Park. The remainder 78.05 acre parcel will stay RVS (Recreational Vehicle Subdivision) and C-2 (General Commercial). The property is located in Salome, Arizona, 85348 in Township 5 North, Range 13 West, Section 21 of the Gila and Salt River Meridian, La Paz County, Arizona. (District 3)

P&Z Approved w/stipulations

BOS Approved w/stipulations

7. **Docket No. Z2009-020 – Mercantile Financial System, Ltd.—C. R. Goodman, Agent—** APN(s): 304-74-014R. The applicant is requesting to rezone 20 acre parcel of the 60 acre parcel currently zoned RA-40 (Rural Area 40 acre) to RA-5 (Rural Area 5 acre) for future land division and the remainder 40 acre will stay at RA-40 (Rural Area 40 acre). The property is located Salome, AZ in Township 5 North, Range 13 West, Section 24 and 25 of the Gila and Salt River Meridian, La Paz County, Arizona. (District 3)

Withdrawn by Applicant

BOS October 5, 2009

1. **Docket No. SU 2009-006 –Ehrenberg Swap Meet –Calvin Robertson– APN(s): 302-51-045A.** The applicant is requesting a Special Use Permit to allow a Recreation Vehicle Park on less than five acres, a mobile home and commercial swap meet. The property is located at 49362 Ehrenberg-Parker Hwy, Ehrenberg, AZ in Township 3 North, Range 22 West, Section 11 of the Gila and Salt River Meridian, La Paz County, Arizona.

P&Z Denied 7-0

BOS Denied 3-0

2. **Docket No. SU 2009-007 – Bouse Volunteer Fire Department – APN: 307-16-042.** The applicant is requesting a Special Use Permit to allow an emergency services fire station as an unlisted use on 0.55 acres zoned MHS. The property is located at 27779 Norris Avenue, Bouse, AZ in Township 7 North, Range 17 West, Section 23 of the Gila and Salt River Meridian, La Paz County, Arizona.

P&Z Denied 6-0

Withdrawn by Applicant

3. **Ordinances 2009- 02 through 11-** Adopting Building Codes as identified in each ordinance, effective January 1, 2010.

BOS September 8, 2009

1. **Docket No. SU2009-005 – Mountain View RV Investments– APN: 304-39-008A.** The applicants are requesting a Special Use permit to construct and operate a waste water treatment facility on 2.81 acres. The property is located at 65001 Hall Street, Salome, AZ in Township 5 North, Range 13 West, Sections 7&8 of the Gila and Slat River Meridian, La Paz County Arizona.

P&Z Continued pending consideration of zoning by BOS

P&Z Denied (unanimously)

BOS Denied 3-0

2. **Case/Docket No. ZA 2009-001** — La Paz County seeks to amend:

Appendix A, Residential Zone Use Tables of the Zoning Regulations

Existing:

<u>ZONE</u>	SR
<u>USE</u>	
Keeping of up to two (2) large animals for use of the family	p

Proposed:

<u>ZONE</u>	SR
<u>USE</u>	
No limits on the number of horses allowed and building set-back requirements to be consistent with current set-backs as per the building code. See Section V-1-3 (1)(c)	p

BOS Approved 3-0 (No limits on Large Animals in SR-1; Must still meet setbacks)

BOS August 17, 2009

1. **Ordinance No. FCD2009-01** – An Ordinance of the Board of Supervisors of La Paz County Arizona acting in the capacity of the Board of Directors of the La Paz County Flood Control District, Amending and updating the La Paz County Floodplain Management Ordinance #FCD96-01 and #FCD2006-01.

BOS December 15, 2008 Tabled for Pre-FIRM language.

BOS Tabled August 17, 2009 for Attorney Comments

BOS August 3, 2009

1. **Docket No. SU2009-004 – Dawna and Joseph Santos – APN: 307-16-012.** The applicants are requesting a special use permit to install an internet Wi-Fi (a wireless networking technology) tower and antenna and to be operated and monitored by Plugngo Computers. Property is zoned C-2 (General Commercial). The property is located at 27566 Hwy 72 Bouse, AZ and in Township 7 North, Range 17 West, Section 23 of the Gila and Salt River Meridian, La Paz County, Arizona (District 2).

Continued and Re-Advertised with new APN (Wrong property given to staff)

P&Z Approved w/stipulations
BOS Approved w/stipulations

- Docket No. Z2009-019 – Diana Whiteside & Glenn A. & Lillian R. Cox – APN: 311-47-003G.** The applicants are requesting to rezone from TR (Transitional Residential) to SR-1(Suburban Ranch, one acre). The property is located at 31700 Rio Vista Road Parker, AZ and in Township 10 North, Range 19 West, Section 27 of the Gila and Salt River Meridian, La Paz County, Arizona.

P&Z Approved w/stipulations
BOS Approved w/stipulations

- Docket No. Z2009-018 –Mountain View RV Investments– APN: 304-39-008A.** The applicant is requesting to rezone 2.81 acres from RVP (Recreational Vehicle Park) Zoning District to C-2 (General Commercial) for future development of a waste water treatment facility. The property is located at 65001 Hall Street, Salome, AZ in Township 5 North, Range 13 West, Sections 7&8 of the Gila and Slat River Meridian, La Paz County Arizona.

P&Z Denied
BOS Denied 3-0

- Docket No. Z2009-013 – Intaglio/Daterra Properties LLC- APN: 305-34-002C.** The applicants are requesting to rezone 40 acres from MHS (Mobile Home Subdivision) and TR (Transitional Residential) to RVS (Recreational Vehicle Subdivision) and C-2 (General Commercial). The property is located at 36202 Highway 72, Bouse, Arizona in Township 5 North, Range15 West, Section 5 of the Gila and Salt River Meridian, La Paz County Arizona.

P&Z Approved w/stipulations
BOS Approved 3-0

- Docket No. Z2009-014 – Intaglio/Leland, Scott, Scofield- APN: 305-34-002D.** The applicants are requesting to rezone 51 acres from MHS (Mobile Home Subdivision) and TR (Transitional Residential) to RVS (Recreational Vehicle Subdivision) maintaining an existing area of C-2 General Commercial with an existing Special Use Permit for future construction and operation of a waste water treatment facility. The property is located at 36256 Highway 72, Bouse, Arizona in Township 5 North, Range15 West, Section 5 of the Gila and Salt River Meridian, La Paz County Arizona.

P&Z Approved w/stipulations
BOS Approved 3-0

- Docket No. Z2009-015 – Intaglio/Portanova Properties #1 LLC- APN: 305-34-002E.** The applicants are requesting to rezone 6 acres from SR-4(Suburban Ranch, 4 acre) and RA-40 to C-2 (General Commercial). The property is located at 53062 Highway 72, Bouse, Arizona in Township 5 North, Range15 West, Section 5 of the Gila and Salt River Meridian, La Paz County Arizona.

P&Z Approved w/stipulations
BOS Approved 3-0

- Docket No. Z2009-016 – Intaglio/Enerdyne Holdings LLC- APN: 305-34-002F.** The applicants are requesting to rezone 31 acres from MHS (Mobile Home Subdivision) and TR (Transitional Residential) to RVS (Recreational Vehicle Subdivision) and C-2 (General Commercial). The property is located at 53184 Highway 72, Bouse, Arizona in Township 5 North, Range15 West, Section 5 of the Gila and Salt River Meridian, La Paz County Arizona.

P&Z Approved w/stipulations
BOS Approved 3-0

- 8. Docket No. Z2009-017 – Intaglio/Patricia E. Bradbury- APN: 305-34-001F.** The applicants are requesting to rezone 8 acres from SR-4 (Suburban Ranch, 4 acre) to RVS (Recreational Vehicle Subdivision). The property is located at 36346 Highway 72, Bouse, Arizona in Township 5 North, Range 15 West, Section 5 of the Gila and Salt River Meridian, La Paz County Arizona.
P&Z Approved w/stipulations
BOS Approved 3-0

**CASE DISPOSITIONS
BOARD OF ADJUSTMENT**

BOA September 10, 2009

- 1. Docket No. V2009-002 – Jon and Cora Schuler – APN: 311-37-039.**

The applicants are requesting a total of five variances from the County Zoning Regulations; Four variances from section V-1-3-C (Table V-3): **1)** requesting a two (2) foot East side yard setback variance from the required five (5) foot side yard setback, resulting in a three (3) foot East side yard setback, **2)** requesting a two (2) foot West side yard setback variance from the required five (5) foot side yard setback, resulting in a three (3) foot West side yard setback, **3)** requesting a five (5) foot front yard setback variance from the required 10 foot front yard setback variance resulting in a five (5) foot front yard setback, **4)** requesting a five (5) foot rear yard setback variance from the required ten (10) foot rear yard setback resulting in a five (5) foot rear yard setback, and one variance from section V-1-4 (B) (2) (Table V-6) **5)** requesting an eight percent (8%) increase above the allowed lot coverage of sixty five percent (65%) allowing a seventy three percent (73%) lot coverage (Existing lot coverage is 54%) on the TR (Transitional Residential) zoned lot. The property is located at 6840 Bonnie Drive, Parker, Arizona.

BOA Approved

BOA June 11, 2009

- 1. Docket No. V2009-001-Steve and Robyn Berklite - APN: 310-30-012.** The applicants are requesting three variances from the County Zoning Regulations, Section V-1-3-C(1) (Table V-3): 1) requesting a five (5) foot East and West side yard setback variance from the required five (5) foot side yard setback, resulting in a zero (0) foot East and West side yard setback, 2) requesting a nine (9) foot rear yard setback variance from the required 10 foot rear yard setback variance resulting in a one (1) foot rear yard setback. The property is located at 36840 Trout Lane, Parker, Arizona. Township 11 North, Range 18 West, Section 2.

No Quorum Moved to June 11, 2009

Approved 2-1, Zero (0') West Setback, One foot (1') south Setback and three foot (3') East Setback

BOA January 8, 2009

- 1. Docket No. V2008-008 – John & Julie Goneau – APN(s): 311-37-092.** The applicants are requesting three variances from the County Zoning Regulations, Section V-1-3-C(1) (Table V-3): A two (2) foot variance from the required five (5) foot East Side Yard setback, resulting in a three (3) foot East Side Yard setback. A two (2) foot variance for the required five (5) foot West side yard setback, resulting in a three (3) foot West side yard setback. A five (5) foot

variance from the required ten (10) foot Rear Yard setback, resulting in a five (5) foot Rear Yard setback.

Approved 4-0.

**RECENT RED FLAG ITEMS (TRACKING)
(WITH EXPIRATION DATES)**

- **Docket No. SU2007-003 – American Legion, Post #46/Patrick Pirtle – APN(s): 307-11-013B** The applicant is requesting a Special Use Permit to utilize an existing mobile home as a storage building for equipment and supplies and to come into compliance with the La Paz County Zoning Ordinance. The property is located at 43531 Hwy. 72, Bouse.
P&Z Approved 8-0 w/stipulations
BOS Approved 3-0, Two Years expires 6-2009 (Staff is following up with the owner to determine if SUP needs to be extended)
- **Docket No. SU2007-006 – Norman Simpson/Joe Barrese – APN(s): 307-17-006D**
The applicant is requesting a Special Use Permit to conduct a Fiber Optics Sand Test Facility on 18.14 acres in a HI (High Industrial) Zoning District. The property located at 44815 Joshua Rd., Bouse.
P&Z Approved 7-0, 1abs w/stipulations
BOS Approved 3-0, with stipulations, expires 6-2012
- **Docket No. Z2006-029, Jerry and Patricia Palmer, APN: 304-56-006B, for an extension of one year to October 2, 2008 to complete the required tentative map; property located at 67668 Salome Road, Salome. BOS Approved extension on July 16, 2007 2-1 (Expired)**
- **Docket No. Z2006-007, Hilltop Partners, Seaman Holdings, and Zionsville Holdings (previous owner Donna Haselbusch), APN: 307-03-019A, requesting an additional continuance to October 2009, to produce a Tentative Map; property located at 33376 Avenue 42E, Bouse.**
BOS Approved 3-0 (1 year)

**BUILDING CODE- RECENT RED TAG STRUCTURES
Within the last 30 days**

1. **Ronald Wessman – 31753 Rio Vista Rd – 311-47-003N – Stockpiling dirt w/o permit**
2. **Richard Stevens – 37219 River Bend – 310-35-177 – Excavating hillside w/o permit**
3. **BMF Family LLC – 37229 River Bend – 310-35-178 – Excavating hillside w/o permit**
4. **David Reed (Fred Barker) – 43476 Willamette – 307-07-004T – Grading in wash w/o permit**

ADMINISTRATIVE STAFF REVIEW/PENDING ITEMS

1. Pyramid RV Park- 224 units Vicksburg Junction Area ADEQ
2. Milagro Acres- 64 units Vicksburg Junction Area ADEQ
3. Winterhaven Estates- 112 units Vicksburg Junction Area ADEQ
4. La Mesa RV Park Expansion- Moving to Construction Phase
5. Emerald Springs- Solar Proposal
6. River Bend Estates- Renewed Interest From Other Developers
7. Rio Laguna- On hold, need status
8. Ehrenberg Travel Center- ADEQ/Traffic/ADOT- Owner Moving Forward
9. Bucksaw Subdivision- No Sales Yet
10. Rio Colorado Vista (The Rock)- Preliminary At Risk Grading (1 year extension)
11. River Ridge (Guardalebene)- Final Plat Submittal (Waiting for Bond)
12. Royal Palms Estates- Final Plat Legal Issues- Zoning Violation/Building Violations
13. Kofa Hills Estates- Pending
14. Castle Lakes Policy- Beginning December 17, 2007 – present (annual reviews)

OTHER ITEMS & LONG RANGE PLANNING PROJECTS

- **Revised Zoning Maps- Staff is preparing a new draft for distribution and review:**

Informational Meeting Scheduled at the Parker Senior Center December 8, 2009 at 6PM

- Revised Zoning Regulations- Staff is preparing a new draft for distribution
- Implement ArcInfo GIS 9.3- Obtaining APS Centerline Data
- Impacts of Initiative 207 passage- Need to review labor intensive Waiver Policy
- New Subdivision Regulations- Final Version Completed
- Impact Fee's- Study required per consultant recommendation
- 2006 Building Codes- Publishing for BOS consideration
- Hearing Officer Once Monthly
- Hearing Officer Cleanup Budget and Policy
- Status of CFD's- Still not officially sanctioned by the BOS
- Waste Tire Program- Meeting with Allied Waste Representatives

LA PAZ COUNTY FLOOD CONTROL DISTRICT

November 18, 2009- Staff Meeting with FEMA/Homeland Security