



**La Paz County Department of Community Development**  
1112 Joshua • Suite 202 • Parker, Arizona 85344  
(928) 669-6138 • Fax (928) 669-5503 • TDD (928) 669-8400

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**LA PAZ COUNTY PLANNING AND ZONING COMMISSION**  
**Regular Meeting / Public Hearing**  
**April 7, 2016 1:30 p.m.**  
**Board of Supervisor's Meeting Room**  
**1108 Joshua Avenue, Parker, AZ 85344**

*NOTICE/AGENDA*

Pursuant to Arizona Revised State §38-431.2, notice is hereby given to the members of the La Paz Planning and Zoning Commission, and to the general public, that the La Paz County Planning and Zoning Commission will hold a **Regular Meeting**, open to the public, on **Thursday, April 7, 2016, 1:30 p.m.**, at the La Paz County Board of Supervisors Meeting Room, located at 1108 Joshua Avenue, Parker, Arizona

- 1. Call to Order**
- 2. Approval of August 6, 2015 Planning and Zoning minutes**
- 3. Docket No. Z2016-001 - APN: 306-05-016B** Applicant is requesting to Re-zone from Suburban Ranch Zoning District Minimum 4 Acre(s) (SR-4) to Suburban Ranch Zoning District Minimum 1 Acre(s) (SR-1). The property is located at 44511 Avenue 45 E, Salome, AZ 85348: Township 4N, Range 16W, Section 13 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)
- 4. Docket No. Z2016-002 - APN: 310-35-167A** Applicant is requesting to Re-zone from Transitional Residential Zoning District (TR) to Intermediate Density Residential Zoning District (R-2). The property is located at 4740 Highway 95, Parker, AZ 85344: Township 11N, Range 18W, Section 27 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)
- 5. Community Development Update**
- 6. Call to Public**
- 7. Adjournment**

**Next Planning and Zoning meeting Thursday May 5, 2016**

This notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Monday, March 15, 2016, on or before the hour of 5:00 p.m.

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Nora Yackley, CD Administrator

**MINUTES of the  
La Paz County Planning & Zoning Commission  
April 7, 2016 Regular Public Hearing  
Board of Supervisor's Meeting Room  
1108 Joshua Avenue, Parker, Arizona**

**Present were:** Vice Chairperson Pat Jones, Commissioners: Morris Sevada, Bobby Page, Doyle Thompson Jr., Doug Wolfe, Chonna Marshall, Community Development Administrator Yackley and Administrative Assistant Renee Nelson

**Call the Meeting to Order:**

**Vice Chairperson Jones** called the April 7, 2016, Planning and Zoning Commission Public Hearing to order at 1:30 pm.

**Approval of Minutes**

Approval of minutes for Thursday, July 2, 2015 Planning and Zoning Public Hearing.

**Commissioner Marshall made the motion** to approve the July 2, 2015 Planning and Zoning Public Hearing minutes.

**Commissioner Wolfe seconded** the motion and the motion passed; with one abstention by Vice Chairperson Jones as he was not present

**Vice Chairperson Jones Docket No. Z2016-001 APN: 306-05-016B** Applicant is requesting to Re-zone from Suburban Ranch Zoning District Minimum 4 Acre(s) (SR-4) to Suburban Ranch Zoning District Minimum 1 Acre(s) (SR-1). The property is located at 44511 Avenue 45 E, Salome, AZ 85348: Township 4N, Range 16W, Section 13 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3.) **What does the staff recommend?**

**Community Development Administrator Yackley:** Read staff report for **Docket No. Z2016-001 APN: 306-05-016B**; Staff recommends approval with the stipulation that applicant is to sign an ARS 12-1134 (207) waiver

**Commissioner Page** asked if the land adjacent to this parcel zoned for one acre

**Community Development Administrator Yackley** explained that to the east is SR1, South SR3, north piece that is SR4, west open BLM land

**Vice Chairperson Jones** asked if there were any more questions or comments

**Open to the public:**

Larry Wyman introduced himself as the owner of the property east and north of this. He explained that he had talked to all the neighbors and they were fine with this. He did want to know what the 207 waiver is.

Community Development Administrator Yackley explains that it is a standard waiver on all rezones and it protects the county

**Vice Chairperson Jones:** Called for a motion

**Commissioner Wolfe made the motion to approve Docket No. Z2016-001** Request to re-zone from Suburban Ranch Zoning District Minimum 4 Acre(s) (SR-4) to Suburban Ranch Zoning District Minimum 1 Acre(s) (SR-1 with the stipulation that applicant is to sign an ARS 12-1134 (207) waiver). The property is located at 44511 Avenue 45 E, Salome, AZ 85348: Township 4N, Range 16W, Section 13 of the Gila and Salt River Meridian, La Paz County, Arizona

**Commissioner Page:** Seconded the motion

**Vice Chairperson Jones:** Called for vote, item passed unanimously

**Vice Chairperson Jones Docket No. Z2016-002 - APN: 310-35-167A** Applicant is requesting to Re-zone from Transitional Residential Zoning District (TR) to Intermediate Density Residential Zoning District (R-2). The property is located at 4740 Highway 95, Parker, AZ 85344: Township 11N, Range 18W, Section 27 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2) **What does the staff recommend?**

**Community Development Administrator Yackley:** Read staff report for **Docket No. Z2016-002 - APN: 310-35-167A**; At this time our recommendation is to not approve this rezone as at this time going over application itself, there was no reason provided as to what applicant wanted to do. Rezone of this parcel also creates the potential of lack of lot coverage, as well as septic and water concerns.

**Vice Chairperson Jones** explained that it is a skinny narrow lot. It actually does not look like it is big enough to put a septic there. The sewer district, what did they say? Can you read their letter into the record

**Community Development Administrator Yackley** explained that we did not have anything from the sewer board, what we do have is a letter from Mr. Posey who runs the district, as he is a concerned citizen who is a property owner within 300 feet

**Vice Chairperson Jones** explained that he did notice the parking issue as well

**Commissioner Page** asked if there is any property currently zoned in that area as R-2

**Community Development Administrator Yackley** explained no

**Open to public:**

Property Owner introduced himself and asked if property owner Elmo Holt was more than 300', as what he is doing is similar to what I am proposing

**Commissioner Page** asked Mr. Daniels if there was any specific reason as to why he did not explain what his intentions were

**Mr. Daniels** explained that he feels that there are currently so many rentals; he just felt that having two rentals would be a more appropriate use of the property

**Commissioner Page** asked if he plans to build a house as well as another unit to rent out

**Mr. Daniels** explained that there would be a large toy barn and two detached units

**Vice Chairperson Jones** stated that the parcels surrounding this one are all zoned TR correct

**Mr. Daniels** explained that there are two properties that have garage and garage apartments, the property to the south has a compound and then there is Elmo Holt with his 8 units

**Vice Chairperson Jones** commented that Elmo's parcel is huge

**Community Development Administrator Yackley** explained that we are currently looking into Elmo's property; he will not be getting a Certificate of Occupancy as there is a huge sewer/septic issue The last director had made some notes in regards to this.

**Commissioner Page** asked Mr. Daniel's if he has checked with ADEQ in regards to the size of the septic tank that would be needed, as there are regulations on what would be needed with this type of structure

**Mr. Daniels** explained that he does have an old schematic from 2003

**Vice Chairperson Jones** explained that there have been many changes with ADEQ since then

**Property Owner Wayne Posey** introduced himself and explained that he wanted to clear a couple things up. Elmo's property is zoned R2, but it is legal/non-conforming; the two condominiums do not meet the status of lot. He is currently non-compliant R-2, so there is not any existing R-2 zoning in this area as this does not comply with R-2 zoning regulations. My wife and I bought our property and moved in January, and one of the main reasons was because the surrounding properties are all zoned TR. Many property owners in the area have several safety concerns regarding parking and travel on this road. Rezoning should not be spot rezoning, just because someone wants it. This does not fit in the zoning regulations nor does it fit into the comprehensive plan.

**Property Owner Bryan Turpin** introduced himself and stated the he opposes this rezone as well. All the lots are currently developed under TR standards. This is the only lot that is not developed. Safety is a huge issue. By rezoning to multiple dwelling, it will be adding more traffic to the road and will cause more safety issues.

**Vice Chairperson Jones:** Called for a motion

**Commissioner Page made the motion to deny Jones Docket No. Z2016-002**

**APN: 310-35-167A** Applicant is requesting to Re-zone from Transitional Residential Zoning District (TR) to Intermediate Density Residential Zoning District (R-2). The property is located at 4740 Highway 95, Parker, AZ 85344: Township 11N, Range 18W, Section 27 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

**Commissioner Thompson:** Seconded the motion

**Roll call vote**

**Commissioner Page-deny**

**Commissioner Sevada-deny**

**Commissioner Wolfe-deny**

**Vice Chairperson Jones-deny**

**Commissioner Thompson-deny**

**Commissioner Marshall-deny**

**Agenda Item #4 - Community Development Update**

Community Development Administrator Yackley explained that we have Spankys going up and the hotel has broke ground. We are hoping China Garden will be up and running by the end of the month. The egg farm is moving along at a very nice pace. Last, we heard they were about 8-10 months and they will have birds on property. They have set some houses, not on the actually property due to state regulations, so they have gotten property away from there that is very close. I believe they have pulled ten placement permits

The subdivision out in La Paz Valley, The Arroyos Preserve is back on track. It is a 40-acre subdivision and they will be building new homes. They have gotten their temporary plat and they are working on final.

We did get our CDBG grant funding for doing all of the engineering for the Wenden trib B wash. We are hoping to reroute that wash with this grant so that we can get Wenden

out of the flood way. We were able to prove that we needed the funds so that we could get the people of Wenden taken care of.

We did not get the grant to reroute centennial wash, so there will still be those few houses that might retain some damage.

**Call to Public**

None

**Adjournment**

**Vice Chairperson Jones** called for a motion to adjourn the April 7, 2016 meeting at 2:23 pm.

**Commissioner Wolf** made a motion to adjourn the April 7, 2016, Planning and Zoning Commission meeting.

**Commissioner Thompson** seconded, the motion passed unanimously.

The meeting adjourned at 2:23 pm.

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Pat Jones, Vice Chairperson

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Nora Yackley, C.D. Administrator

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Renee Nelson, Administrative Assistant



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**LA PAZ COUNTY PLANNING AND ZONING COMMISSION**  
**Regular Meeting / Public Hearing**  
**May 5, 2016 1:30 p.m.**  
**Board of Supervisor's Meeting Room**  
**1108 Joshua Avenue, Parker, AZ 85344**

*NOTICE/AGENDA*

Pursuant to Arizona Revised State §38-431.2, notice is hereby given to the members of the La Paz Planning and Zoning Commission, and to the general public, that the La Paz County Planning and Zoning Commission will hold a **Regular Meeting**, open to the public, on **Thursday, April 7, 2016, 1:30 p.m.**, at the La Paz County Board of Supervisors Meeting Room, located at 1108 Joshua Avenue, Parker, Arizona

- 1. Call to Order**
- 2. Approval of April 7, 2016 Planning and Zoning minutes**
- 3. Docket No. Z2016-003 - APN: 304-39-027F** Applicant is requesting to Re-zone from Rural Agricultural Zoning District Minimum 20 Acre(s) (RA-20) to Rural Agricultural Zoning District Minimum 5 Acre(s) (RA-5). The property is located at Hess Ln, Salome, AZ 85348: Township 5N, Range 13W, Section 35 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)
- 4. Docket No. Z2016-004 - APN: 311-36-077A** Applicant is requesting to Re-zone from Recreational Vehicle Park Zoning District (RVP) to Regional Commercial Zoning District (C2). The property is located at 6990 Riverside Dr., Parker, AZ 85344: Township 10N, Range 19W, Section 1 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)
- 5. Community Development Update**
- 6. Call to Public**
- 7. Adjournment**

**Next Planning and Zoning meeting Thursday June 2, 2016**

This notice/agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Tuesday, April 12, 2016, on or before the hour of 5:00 p.m.

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Nora Yackley, CD Administrator

**MINUTES of the  
La Paz County Planning & Zoning Commission  
June 2, 2016 Regular Public Hearing  
Board of Supervisor's Meeting Room  
1108 Joshua Avenue, Parker, Arizona**

**Present were:** Chairperson Robert Gory, Vice Chairperson Pat Jones, Commissioners: Morris Sevada, Doyle Thompson Jr., Chonna Marshall, Doug Wolfe Community Development Administrator Yackley and Administrative Assistant Renee Nelson

**Call the Meeting to Order:**

**Chairperson Gory** called the June 2, 2016, Planning and Zoning Commission Public Hearing to order at 1:34 pm.

**Approval of Minutes**

Approval of minutes for Thursday, May 5, 2016 Planning and Zoning Public Hearing.

**Commissioner Jones made the motion** to approve the May 5, 2016 Planning and Zoning Public Hearing minutes.

**Commissioner Marshall seconded** the motion and the motion passed, with both Chairperson Gory and Commissioner Wolfe abstained

**Chairperson Gory read Docket No. Z2016-003 - APN: 304-39-027F** Applicant is requesting to Re-zone from Rural Agricultural Zoning District Minimum 20 Acre(s) (RA-20) to Rural Agricultural Zoning District Minimum 5 Acre(s) (RA-5). The property is located at Hess Ln, Salome, AZ 85348: Township 5N, Range 13W, Section 35 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

**What does the staff recommend?**

**Community Development Administrator Yackley:** Read staff report for **Docket No. Z2016-003 - APN: 304-39-027F** Applicant is requesting to Re-zone from Rural Agricultural Zoning District Minimum 20 Acre(s) (RA-20) to Rural Agricultural Zoning District Minimum 5 Acre(s) (RA-5). The property is located at Hess Ln, Salome, AZ 85348: Township 5N, Range 13W, Section 35 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 3)

Staff recommends approval with the stipulation that applicant is to sign an ARS 12-1134 (207) waiver

Any questions or comments at this time

Cgory no objections

Cgory something about the right of way



NY it is a recorded easement that is not maintained by county

Being that there are no comments or questions I will revert to the board to entertain

Commissioner Wolfe made motion

Commissioner Sevada second

Chairperson Gory called for vote, passed unanimously

**Chairperson Gory read Docket No. Z2016-005 - APN: 310-26-062, 063 & 064**

Applicant is requesting to Re-zone from Low Density Residential Zoning District One/Eight Acres (R-1-8) to Manufactured Home Park Zoning District (MHP); APN: 310-26-052R Applicant is requesting to Re-zone from Recreation Vehicle Park Zoning District (RVP) to Manufactured Home Park Zoning District (MHP); APN: 310-26-052S Applicant is requesting to Re-zone from Master Planned Area Overlay Zoning District (MPAO) to Manufactured Home Park Zoning District (MHP). The property is located at 3654 Highway 95, Parker, AZ 85344: Township 11N, Range 18W, Section 21 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

**What does the staff recommend?**

**Community Development Administrator Yackley explained that at this time the applicant has requested for a continuance due to the fact that applicant has not heard from ADEQ at this time and then they will decide from that point what they will do**

**Cgory, can we perform these on one item**

**NY yes they can be on as one item, or we can put them on as individual. If you don't see fit on one, then none will work. Part of the big reason that they pulled this off is bc of the sewer. We do not know if they can even do what they are proposing.**

**Cgory charge for each**

**NY no we charged, bc we only do it as a group**

**Cgory-Wish that it would have spelled that out**

**NY-we agree with bringing the other two parcels into compliance, that is why we left the other three parcels open to discussion, because there is a lot of stuff going on up there. At this point if they choose not to go through with this we will continue having the other parcels legal non-conforming**

**Cgory-is this going to be a subdivision?**

**NY no what they are wanting is to increase the size of the raintree park**

**NY the other issue that we are looking at is the ADOT issue, by adding more spaces is that going to issue on the highway**

**Cgory, that is what happened to holiday harbour, 95 is a very busy road**

**NY yes and the corner where you go into raintree is already very bad**

**CG will they all be merged?**

**NY yes, they will all be combined...all easements will have to continue to remain the same**

**PJ are they going to have to a traffic report study**

**NY that is up to Adot**

**Cg what about taxes, how does this affect the taxing as far as a house versus a park**

**NY with a park, they are leasing just the space, the preoperty tax will be on the land owner, the unit itself will be taxable, just dependable on who owns the unit\**

**Cgory, what is that piece of paper that we have everybody sign, how they feel that it is going to affect the price of their property...is this something that can affect**

**NY the way that property sits, the mobile home park was already there, raintree has been there forever**

**NY if you look at the zoning it is zoned as MPAO, not even a MHP**

**CG that property was originally homes**

**NY that is why we use our comprehensive plan, so that people can not come back and say that we are doing spot zoning**

**PJ and even before we had the CP it still fit in with that plan**

**CG there are two or three other parks right along the river up there**

**DT yes, river Hogan**

**MS the 207 waiver protects the county against the applicant**

**NY yes it is to protect the county so the homeowner can not come back to us and say this was our fault for the business failing**

**NY at this time though this is all a moot point as until the applicant hears from ADEQ we are not going through**

**DT they can do a vault and haul, if ADEQ allows it**

**PJ I know that they typically put a time limit as to how long the vault and hall can stay**

**Then talk about sewer and got completely off the subject**

**PJ so, we will have to see what adeq has to say**

**CH I don't know that it is required to read all of these documents into record**

**NY at this time staff is recommending that we take this off the docket at this time, until we hear more from the applicant and ADEQ. I believe that within the next couple months we should have some answers\**

**Chairperson Gory**

**Chairperson Gory** asked the Commissioners if there were any questions

**Open to public:**

**Chairperson Gory:** Called for a motion

**Commissioner Jones made the motion to continue Docket No. Z2016-005 to the for a period of six months**

**Commissioner Thompson:** Seconded the motion

**Chairperson Gory:** Called for vote, item passed unanimously

**Agenda Item #5 - Community Development Update**

We have a few things happening around the county. The growth facility is about to expand, about 80,000 square feet. The one on Vicksburg, the one providing Maricopa county

The chicken ranch has almost three or four houses up. We are having issues with them on ADEQ though as well. They are trying to put septic and stay under the 3000 gallons, but we are having issues as them not being able to meet it. They are also having to put

in a sub station to provide power. Instead of putting the six hen houses, they will only have four and they will put three more on Vicksburg rd. they are trying to keep them separated so that in case one house get diseased, they can hopefully save the others.

PJ what is that zoned?

NY AG

NY from what I understand they will be putting distribution center on the 60, I believe that will be next to kofa inn, and I do believe that is zoned commercial...so they will have to pull permits for that

DT so they are actually putting a distribuion center

RG, yes it is something that has been needed

PJ are they aware how fast the Saudis are draining the water out there?

NY yes, they are

PJ the last report what they are pumping out thakes 190 days to replenish

NY the egg farm is on a different aquifier

PJ I hate that someone could be traumatized for running out water

NY you will see something come through in regards to Public Utility

NY Toscana...we actually have people working up there, with hope that at least some will be done within the next 6 months

RG-there is a lot of stuff to still do there

NY the 4 that we permitted, they were the most complete. But the curbs, gutters and so forth have to be completed before they can be occupied

NY We still have some large houses going u[p

NY our code enforcement officer is taking off like fire, we have something that was implemented while spencer was here...the refuse station will charge trash and only charge us a delivery fee

PJ one question...diamond brook , pretty much the reason that he left up there was because and where is that water going

NY I do not, as you saw yesterday, I was up there and he was red tagged

PJ my recommendation to county...be aware

NY I do not have any idea where he is getting his potable water from, as of now that is why we have him red tagged

**Call to Public**

Property owner Pat Bongers and I was just checking out this meeting but I really don't know what this is about, she asked what Nora was staff of

NY explained

And we are the planning and zoning commission, what we do is make recommendations to the board of supervisors

PJ each district appoints 3 members so that all three districts are represented

**Adjournment**

**Chairperson Gory** called for a motion to adjourn the June 2, 2016 meeting at 2:15 pm.

**Commissioner Thompson** made a motion to adjourn the June 2, 2016, Planning and Zoning Commission meeting.

**Commissioner Marshall** seconded, the motion passed unanimously.

The meeting adjourned at 2:15 pm.

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Pat Jones, Vice Chairperson

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Nora Yackley, C.D. Administrator

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Renee Nelson, Administrative Assistant



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**LA PAZ COUNTY PLANNING AND ZONING COMMISSION**

**Regular Meeting / Public Hearing**

**July 7, 2016 1:30 p.m.**

**Board of Supervisor's Meeting Room**  
**1108 Joshua Avenue, Parker, AZ 85344**

***REVISED NOTICE/AGENDA***

Pursuant to Arizona Revised State §38-431.2, notice is hereby given to the members of the La Paz Planning and Zoning Commission, and to the general public, that the La Paz County Planning and Zoning Commission will hold a **Regular Meeting**, open to the public, on **Thursday, July 7, 2016, 1:30 p.m.**, at the La Paz County Board of Supervisors Meeting Room, located at 1108 Joshua Avenue, Parker, Arizona

**1. Call to Order**

**2. Approval of June 2, 2016 Planning and Zoning minutes**

**3. Docket No. Z2016-005 - APN: 310-26-062, 063 & 064** Applicant is requesting to Re-zone from Low Density Residential Zoning District One/Eight Acres (R-1-8) to Manufactured Home Park Zoning District (MHP); **APN: 310-26-052R** Applicant is requesting to Re-zone from Recreation Vehicle Park Zoning District (RVP) to Manufactured Home Park Zoning District (MHP); **APN: 310-26-052S** Applicant is requesting to Re-zone from Master Planned Area Overlay Zoning District (MPAO) to Manufactured Home Park Zoning District (MHP). The property is located at 3654 Highway 95, Parker, AZ 85344: Township 11N, Range 18W, Section 21 of the Gila and Salt River Meridian, La Paz County, Arizona (Board of Supervisors District 2)

**4. Ordinance No. 2016-001**

AN ORDINANCE AMENDING ORDINANCE NO. 2011-05 ADOPTING THE LA PAZ COUNTY ZONING REGULATIONS 2012, INCLUDING SECTION 607.00 TRANSITIONAL RESIDENTIAL ZONING DISTRICT, BY ADDING SECTION 607.13 TO PROVIDE ARCHITECTURAL REQUIREMENTS FOR PERMITTED USES/ACCESSORY USES

**5 Community Development Update**

**6. Call to Public**

**7. Adjournment**

**Next Planning and Zoning meeting Thursday August 4, 2016**

This **revised notice/agenda** was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on **Monday, June 13, 2016, on or before the hour of 5:00 p.m.**

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Nora Yackley, CD Administrator



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**LA PAZ COUNTY PLANNING AND ZONING COMMISSION**  
**Regular Meeting / Public Hearing**  
**August 3, 1:30 p.m.**  
**Board of Supervisor's Meeting Room**  
**1108 Joshua Avenue, Parker, AZ 85344**

Pursuant to Arizona Revised State §38-431.2, notice is hereby given to the members of the La Paz Planning and Zoning Commission, and to the general public, that the La Paz County Planning and Zoning Commission will hold a **Regular Meeting**, open to the public, on **Thursday, August 3, 2017 at 1:30 p.m.**, at the La Paz County Board of Supervisors Meeting Room, located at 1108 Joshua Avenue, Parker, Arizona

- 1. Call to Order**
- 2. Approval of May 4, 2017, Planning and Zoning Minutes.**
- 3. Docket No. Z2017-005 - APN: 304-49-002** Applicant is requesting to Re-zone from Rural Agricultural Zoning District Minimum 40 Acres (RA-40) to Commercial (C-2). The property is located at 67756 E. Highway 60 Salome, AZ 85348. N/E ¼ of Section 10, Township 5 North, Range 13 West, Gila & Salt River Meridian, La Paz County, Arizona. Lying South and East of the U.S. 60 and 70 Highway right-of-way. EXCEPT the East 509.70 feet (measured doing the South line.) of said land. (Board of Supervisors District 3)
- 4. Community Development Update**
- 5. Call to Public**
- 6. Adjournment**

**Next Planning and Zoning meeting Thursday, September 7, 2017.**

This agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on Tuesday, July 11, 2017, on or before the hour of 5:00 p.m.

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Tonya Hoogerwerf, Building Inspector



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**LA PAZ COUNTY PLANNING AND ZONING COMMISSION**  
**Regular Meeting / Public Hearing**  
**September 7, 1:30 p.m.**  
**Board of Supervisor's Meeting Room**  
**1108 Joshua Avenue, Parker, AZ 85344**

Pursuant to Arizona Revised State §38-431.2, notice is hereby given to the members of the La Paz Planning and Zoning Commission, and to the general public, that the La Paz County Planning and Zoning Commission will hold a **Regular Meeting**, open to the public, on **Thursday, September 7, 2017 at 1:30 p.m.**, at the La Paz County Board of Supervisors Meeting Room, located at 1108 Joshua Avenue, Parker, Arizona

**1. Call to Order**

**2. Approval of August 3, 2017, Planning and Zoning Minutes.**

**3. Docket No. Z2017-004 - APN: 304-70-014K** Applicant is requesting to Re-zone from Rural Agricultural Zoning District Minimum 5 Acres (RA-5) to Commercial (C-2). The property is located at 39160 Harquahala, Salome, AZ. Legal Description: Section: 21 Township: 5N Range: 13W SEC 21 T5N R13W COMM AT NE COR SEC 21 THN S00.0545W 233.00' TO POB THN CONT S00.0545W 755.63' THN N89.5415W 333.00' THN N00.0545 E 410.00' THN N 35.1750W 208.78' THN N68.5753E 486.71' TO POB EXCEPT ELY 33' RD R/W (Board of Supervisors District 3)

**4. Docket No. Z2017-006 - APN: 306-05-003** Applicant is requesting to Re-zone from Rural Agricultural Zoning District Minimum 40 Acres (RA40) to Suburban Ranch (SR1). The property is located at 51312 61<sup>st</sup> Avenue, Salome, AZ. Legal Description: Section: 13 Township: 4N Range: 16W W2 NE4 NW4 SEC 13 4N 16. (Board of Supervisors District 3)

**5. Docket No. Z2017-007 – APN: 302-50-003** Applicant is requesting to Re-zone from Manufactured Home Park Zoning (MHP) to Commercial. The property is located at 50020 Ehrenberg Rd. Ehrenberg, AZ. Legal Description: Section: 10 Township: 3N Range: 22W PTN OF SEC 10 AND SEC 15 T-3N R-22W COMM AT NE COR SEC 15 E THN S89.5959W 1320.65' TO E 1/16 COR THN N89.5845W 356.24' TO ELY R/W LINE OLD HWY 60-70 THN S89.5139W 193.68' TO PT ON NELY R/W LINE OLD HWY 60-70 THN N31.0910W 135.49' TO POB THN S59.3254W 100' THN N31.0910W 189.50' THN N58.3515E 100' THN S31.0910E 191.21 TO POB THIS PARCEL HAS BENEFIT OF THAT 30' ESMT OVER PARCEL 302-50-006 SHOWN AS 'PARCEL 2' ON SURVEY 2006-0298

**4. Community Development Update**



**5. Call to Public**

**6. Adjournment**

**Next Planning and Zoning meeting Thursday, October 5, 2017.**

This agenda was posted at the La Paz County Board of Supervisors Office located at 1108 Joshua Avenue, Parker, Arizona, on **Tuesday, July 11, 2017**, on or before the hour of 5:00 p.m.

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Tonya Hoogerwerf, Building Inspector