



Planning & Development Department



January 13, 2005

Bill Smith, President
Gila Butte Estates HOA
POB 1267
Chandler, AZ 85244

SUBJ: Maricopa County Zoning Case #Z2004096

On December 15, 2004, the Maricopa County Board of Supervisors (BOS) approved your request for R1-35 RUPD zoning for the Gila Butte Estates subdivision. See the attached case map. Approval is subject to the following stipulations:

- a. Development of all residential lots within Gila Buttes Estates shall be subject to the R1-35 RUPD development standards in the one-page zoning chart entitled "Gila Butte Estates R1-35 R.U.P.D. Comparison Chart", dated November 18, 2004.

GILA BUTTE ESTATES R1-35 R.U.P.D. COMPARISON CHART

Table with 3 columns: Development Standard, Base R1-35 Zoning District, Proposed R1-35 R.U.P.D. Zoning District. Rows include Corral Setback, Corral Area Per Horse, Max. Fence Ht. w/i Setbacks, Min. Front Setback, Min. Rear Setback, Min. Side Setback, Min. Street-Side Setback, Min. Lot Width, Min. Lot Area, Avg. Area Per D.U., Max. Lot Coverage, Max. Building Height, Min. Building Separation (Same Lot), and Min. Number of Off-Street Parking Spaces.

THE R.U.P.D. OVERLAY ZONE WILL ONLY ALLOW FOR VARIED DEVELOPMENT STANDARDS SUCH AS SETBACKS. IT WILL NOT ALLOW FOR RURAL USES IN THE R1-35 RESIDENTIAL ZONING DISTRICT. THE KEEPING OF LIVESTOCK OTHER THAN HORSES IS NOT ALLOWED. THIS WILL REQUIRE A TEXT AMENDMENT TO THE MARICOPA COUNTY ZONING ORDINANCE TO ALLOW "HOBBY FARMS" ON LARGER LOTS (i.e. 35,000 SQ. FT. OR GREATER IN AREA).

THIS R.U.P.D. OVERLAY ZONE WILL NOT ALLOW FOR CASITAS, OR GUEST HOMES. ONLY ONE DWELLING UNIT PER LOT OF RECORD IS ALLOWED IN GILA BUTTE ESTATES.

Dated: November 18, 2004

- b. Variances to the development standards of the R1-35 RUPD zoning district may be granted by the Maricopa County Board of Adjustment.
- c. The keeping of farm animals, except horses, is not permitted in the R1-35 zoning district. This stipulation shall become void if a subsequent amendment to the Maricopa County Zoning Ordinance is approved to allow hobby farms and the keeping of livestock in Residential zoning districts.
- d. Only one dwelling unit shall be permitted per lot of record in Gila Butte Estates. Casitas are not allowed.
- e. All existing, unpermitted structures shall be required to obtain permits or clearances, as may be applicable.
- f. Encroachment permits must be obtained from MCDOT for all existing or future structures within the County right-of-way.
- g. Noncompliance with these conditions of approval will be treated as a violation in accordance with the Maricopa County Zoning Ordinance and grounds for revocation of the RUPD Overlay Zone.

Please feel free to call me if you have any questions at 602-506-7139.

Sincerely,

Darren V. Gerard, AICP
Deputy Director