

TOWN OF PINETOP-LAKESIDE

ORDINANCE NO. 25-479

AN ORDINANCE OF THE TOWN OF PINETOP-LAKESIDE, ARIZONA, AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF PINETOP-LAKESIDE REGARDING APPLICATION Z-90, A ZONING AMENDMENT REQUEST FOR 70.16± ACRES AS DESCRIBED IN “EXHIBIT A”, FROM PUD, PLANNED UNIT DEVELOPMENT AND R-LOW, 1 ACRE RURAL ZONING DISTRICT – ONE (1) ACRE PER DWELLING UNIT TO C-2, HEAVY COMMERCIAL.

WHEREAS, the Planning and Zoning Commission held a public hearing on the proposed amendment on September 26, 2024, and

WHEREAS, the Planning and Zoning Commission has, by official action, made a recommendation for approval of the Zone Change to the Town Council, and

WHEREAS, Town Council held a public hearing on January 16, 2025, and has considered comments regarding this proposed rezoning, and

WHEREAS, Town Council has determined that rezoning the subject property is appropriate and not detrimental to public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Pinetop-Lakeside, Arizona as follows:

Section 1: The property described in “Exhibit A” is hereby rezoned from PUD, Planned Unit Development, and R-Low, 1 Acre Rural Zoning District to C-2, Heavy Commercial Zoning District, as per Chapter 17.128 of the Pinetop-Lakeside Town Code.

Section 2: Pursuant to A.R.S. §9-802, the Town hereby adopts the amendment to the official Zoning Map of the Town of Pinetop-Lakeside for 70.16 ± Acres as shown in “Exhibit A” and shall reflect a C-2, Heavy Commercial Zoning District designation in accordance with this Ordinance, a copy of which is on file with the Town Clerk of the Town of Pinetop-Lakeside, Arizona, located at 325 W. White Mountain Blvd. Lakeside, AZ 85929.

Section 3: This Ordinance is effective upon the expiration of a thirty (30) day period following the adoption hereof and completion of publication and any posting as required by ARS § 9-462.04.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Pinetop-Lakeside, Arizona, this 16th day of January 2025.

TOWN OF PINETOP-LAKESIDE



Stephanie Irwin

Stephanie Irwin,
Mayor

ATTEST:

APPROVED AS TO FORM:

Kristi Salskov

Kristi Salskov, CMC
Town Clerk

William J. Sims

William J. Sims, III
Town Attorney

EXHIBIT A

LEGAL DESCRIPTION ±70.16 ACRES

A portion of Sections 2 and 3, Township 9 North, Range 22 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, more particularly described as follows:

PARCEL I:

All that portion of the West-half of the Southwest-quarter of the Southwest-quarter of said Section 2.

Containing 20 acres, more or less.

RESERVING, SUBJECT TO, AND TOGETHER WITH all easements of record.

PARCEL II:

All that portion of U.S.F.S. Lot 12, as shown on survey Recording Fee #2010-04390, Records of Navajo County, being the Southeast-quarter of the Southeast-quarter of said Section 3, more particularly described as follows:

BEGINNING at the East 1/16 corner of said Section 3, said corner also being the Southwest corner of said Lot 12;

Thence South 89°38'39" East, along the South line of said Lot 12, a distance of 1333.20 feet to the Southeast corner of said Section 3;

Thence North 02°15'44" West, along the East line of said Section 3, a distance of 1396.40 feet to the South 1/16 corner;

Thence South 89°33'17" West, along the North line of said Lot 12, a distance of 1332.02 feet to the Southeast 1/16 corner;

Thence South 02°14'36" East, along the West line of said Lot 12, a distance of 1377.73 feet to **THE POINT OF BEGINNING**;

Containing 42.40 acres, more or less.

RESERVING, SUBJECT TO, AND TOGETHER WITH all easements of record.

PARCEL III

All that portion of the Southwest-quarter of the Southeast-quarter of Section 3, Township 9 North, Range 22 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, lying East of Penrod Road, more particularly described as follows:

COMMENCING at the South 1/4 corner of said section, said corner also being the Southwest corner of Lot 11, as shown in survey recorded in Fee#2010-4390, Records of Navajo County;

Thence South 89°38'21" East, along the South line of, said Lot 11, a distance of 1333.24 feet to the E1/16 corner of said section;

Thence North 02°14'36" West, along the East line of said Lot 11, a distance of 138.31 feet to a point lying on the West right-of-way of Penrod Road;

Thence continuing North $02^{\circ}14'36''$ West, along said East line, a distance of 169.16 feet to a point lying on the East right-of-way of Penrod Road, and **THE POINT OF BEGINNING**;

Thence continuing North $02^{\circ}14'36''$ West, along said East line, a distance of 1070.26 feet to the Northeast corner of said Lot 11;

Thence South $89^{\circ}33'17''$ West, along the North line of said Lot 11, a distance of 567.64 feet to a point lying on said East right-of-way of Penrod Road, said point also lying on a non-tangent curve to the left, having a radius of 4500.29 feet;

Thence 1230.94 feet, along said curve to the left, having a central angle of $15^{\circ}40'18''$, and a chord bearing South $29^{\circ}46'57''$ East, 1227.11 feet to **THE TRUE POINT OF BEGINNING**;

Containing 7.76 acres, more or less.

RESERVING, SUBJECT TO, AND TOGETHER WITH all easements of record.