

**MINUTES**  
**TOWN OF CLIFTON BOARD OF ADJUSTMENTS**  
**February 17, 2015**  
**6:15 P.M.**

**Members Present**

David McCullar, Chairman  
Sarah Day, Member  
Verin Irvin, Member\*  
Melissa Loya, Member \*  
Roy Tyler, Member

The meeting of the Board of Adjustments was called to order by Chairman David McCullar followed by the Pledge of Allegiance.

**Discussion and/or action to request a variance as requested by Joe Morales to create five individual lots on property located at 470, 474, 478 Chase Creek Street and 471, 475, 479 N. Coronado Blvd.:**

**Staff Report:** Town Manager John Schempf provided a photo of Mr. Morales' property parcel and explained that the proposed individual lots will result in non-conforming lot size as defined in the town's planning and zoning ordinance. He explained that the owner had attempted to sell the entire lot but has not been successful. Staff's concern regarding this request is the effect to residential access on the proposed lot division on the Chase Creek Street side of the property.

**Applicant:** Representing Mr. Morales was Ted Amex, Registered Surveyor, Safford Arizona. He provided Board Members with a proposed survey map showing the layout and square footage of each lot. He acknowledged that the existing structures already on the lots are out of compliance since they've been in existence prior to town's zoning implementation. He explained that his design is tight, yet he feels that he has accommodated each of the lots on the residential side for parking. He further explained that although Mr. Morales has attempted to sell the entire lot he has been unsuccessful. If he is granted the variance he plans to offer the individual lots to the current residents for a reasonable price.

**Public Testimony:** Danny Cervantez stated that he was glad to hear that these lots would be offered at an affordable price.

Becky Stinson, current occupant of one of the units on the commercial side of the property stated that she might be interested in purchasing the property she currently rents.

**Applicant Response:** There was no response from the applicant.

**Board Deliberation:** Board Member Roy Tyler made a motion to grant the variance to create five individual lots on property located at 470, 474, 478 Chase Creek Street and 471, 475 479 N Coronado Blvd. Second to the motion was made by Board Member Sarah Day.

Motion carried.

**Discussion and/or action to accept the resignation of Board of Adjustment Vera Irvin and seek a replacement:** Board Member Roy Tyler made a motion to accept Vera Irvin's resignation and immediately seek a replacement. Second to the motion was made by Board Member Sarah Day. Motion carried.

Motion to adjourn was made by Board Member Roy Tyler, second to the motion was made by Board Member Sarah Day. Motion carried.

Meeting adjourned at approximately 6:50 p.m.