

ZONING ORDINANCE 18-___

Re: Docket Z-18-02 Application of Jim Colville

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**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM RU-4
TO RU-2, PURSUANT TO THE APPLICATION OF JIM COLVILLE**

WHEREAS, A.R.S. § 11-814 allows property owners or their authorized agent to request amendments to the Zoning District boundaries through the Board of Supervisors in a public hearing; and

WHEREAS, the Cochise County Board of Supervisors recognizes that zoning amendments can affect land use patterns and therefore warrant careful consideration of local and regional impacts at a public hearing; and

WHEREAS, Tax Parcel 105-28-004B was zoned in 1975 as RU-4; and

WHEREAS, the parcel is adjacent to a legal-nonconforming subdivision of 10,000 square-foot lots zoned RU-4; and

WHEREAS, the Applicant wishes to divide the subject parcel into 2 lots; and

WHEREAS, the rezoning will create a logical buffer between the legal non-conforming lots and larger conforming lots; and

WHEREAS, the requested zoning district is harmonious with the surrounding zoning districts; and

WHEREAS, the Cochise County Board of Supervisors promotes effective, early and continuous public participation by citizens; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on the amendments to the Zoning District boundaries proposed by Applicant Jim Colville; and

WHEREAS, the Board of Supervisors conditionally approved the request for a change in the Zoning District boundaries,

NOW, THEREFORE, BE IT RESOLVED that the Cochise County Zoning District Boundaries shall be amended as follows:

The zoning classifications for Tax Parcel 105-28-004B, as shown on the map attached to this Resolution as Exhibit A, is changed from RU-4 to RU-2. The property is located in the Parker Lake area in southwest Cochise County, AZ. The property is further described as being in Section 23 of Township 19 South, Range 17 East of the G&SRB&M in Cochise County, Arizona. The Board of Supervisors approves Docket Z-18-02 subject to the following conditions of approval:

1. The Applicant shall provide the County with a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of Board of Supervisors approval of the rezoning;
2. It is the Applicants' responsibility to obtain any additional permits, or meet any additional conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations;
3. The parcel shall not be split into more than two parcels.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 27th day of February, 2018

Ann English, Chair
Board of Supervisors

ATTEST:

Arlethe Rios,
Clerk of the Board

APPROVED AS TO FORM:

Britt Hanson,
Chief Civil Deputy County Attorney