

ZONING ORDINANCE 18-___

AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM RU-4 TO RU-2, PURSUANT TO THE APPLICATION OF SYLVIA VICENCIO

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 203-10-006C was zoned in 1975 as RU-4; and

WHEREAS, the parcel is adjacent to parcels designated as GB and R-36; and

WHEREAS, the Applicant wishes to divide the subject parcel into 4 lots; and

WHEREAS, the rezoning will create a logical buffer between the GB, R-36 and RU-4 parcels; 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 Sylvia Vicencio; and

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

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Re: Docket Z-18-04 Application of Sylvia Vicencio

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

The zoning classifications for Tax Parcel 203-10-006C, as shown on the map attached to this Resolution as Exhibit A, is changed from RU-4 to RU-2. The subject parcel, APN 203-10-006C, is located on the northwest corner of West Red Rose Lane and South Taylor Road in Willcox. They are further described as being situated in Section 10 of Township 14 South, Range 24 East of the G&SRB&M, in Cochise County, Arizona. The Board of Supervisors approves Docket Z-18-04 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 applicant shall be required to dedicate right of way to the County prior to issuance of any permits for the parcel.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 24th day of April 2018.

Ann English, Chairman
Cochise County Board of Supervisors

ATTEST:

Arlethe G. Rios,
Clerk of the Board

APPROVED AS TO FORM:

Elda Orduño 4.12.18

Elda E. Orduño
Civil Deputy County Attorney