

ZONING ORDINANCE 18-___

Re: Docket Z-18-06 Application of Frank Lara

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**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM SR-43
TO SR-22, PURSUANT TO THE APPLICATION OF FRANK LARA**

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 410-21-037B was zoned as SR-43; and

WHEREAS, the parcel is located in an area designated as Neighborhood Conservation under the Comprehensive Plan; and

WHEREAS, the parcel is located in an area of the County primarily characterized by high density residential uses; and

WHEREAS, the site has physically been developed in a way conducive to a requested division; and

WHEREAS, the Applicant wishes to amend the zoning to SR-22 and

WHEREAS, the Applicant wishes to divide the property to create an additional lot, requiring SR-22 zoning; and

WHEREAS, the requested zoning district is harmonious with existing non-conforming parcels to the west; 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 Frank Lara; 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 classification for Tax Parcel 410-21-037B, as shown on the map attached to this Resolution as Exhibit A, is changed from SR-43 to SR-22. The property is located at 2246 E. 23rd Street in Douglas, AZ. The property is further described as being in Section 08 of Township 24 South, Range 28 East of the G&SRB&M in Cochise County, Arizona. The Board of Supervisors approves Docket Z-18-06 subject to the following modification and 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; and
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; and

The setback for any new property line between the applicant's parcels shall be reduced from 20 feet to 10 feet.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 14th day of August, 2018

Peggy Judd, Chair
Board of Supervisors

ATTEST:

Arlethe Rios,
Clerk of the Board

APPROVED AS TO FORM:

Elda Orduno,
Civil Deputy County Attorney