

ZONING ORDINANCE 18-__

Re: Docket Z-18-08 Application of Daniel Thiels

Page 1

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**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM R-36
TO RU-4, PURSUANT TO THE APPLICATION OF DANIEL THIELS**

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 401-17-306 was zoned as R-36 in 1975, and never developed in accordance with the R-36 Zoning District; and

WHEREAS, the Applicant wishes to bring the Zoning into compliance with the actual development pattern and wishes to amend the zoning to RU-4; and

WHEREAS, the requested zoning district represents a reduction in density in accordance with the Comprehensive Area Plan; 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 Daniel Thiels; 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 401-17-306, as shown on the map attached to this Resolution as Exhibit A, is changed from R-36 to RU-4. The property is located east of Sunizona, AZ. The property is further described as being in Section 01 of Township 18 South, Range 26 East of the G&SRB&M in Cochise County, Arizona. The Board of Supervisors approves Docket Z-18-01 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; 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.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 23rd day of October, 2018

Peggy Judd, Chair
Board of Supervisors

ATTEST:

Arlethe Rios,
Clerk of the Board

APPROVED AS TO FORM:

Elda Orduno,
Civil Deputy County Attorney