

ZONING ORDINANCE 19-___

Re: Docket Z-19-03 Application of Alexander Aunon & Greg Stotts

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**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM R-36
TO RU-4, PURSUANT TO THE APPLICATION OF ALEXANDER
AUNON & GREG STOTTS**

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 Parcels 401-17-206A, -206B, & -207A were zoned as R-36 in 1975, and never developed in accordance with the R-36 Zoning District; and

WHEREAS, the Applicants wish to bring the Zoning into compliance with the actual development pattern and wish 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 Applicants Alexander Aunon & Greg Stotts; 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 Parcels 401-17-206A, -206B, & -207A, as shown on the map attached to this Resolution as Exhibit A, are 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-19-03 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 7th day of May, 2019

Peggy Judd, Chair
Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

Arlethe Rios,
Clerk of the Board

Britt Hanson
Civil Deputy County Attorney