

ZONING ORDINANCE 19-__
AMENDING A CERTAIN COCHISE COUNTY COMPREHENSIVE PLAN
DESIGNATION FROM ENT TO NC AND CONDITIONALLY
AMENDING CERTAIN ZONING DISTRICT BOUNDARIES IN SIERRA
VISTA, AZ FROM GB & SR-12 TO MR-1, PURSUANT TO THE
APPLICATION OF MR. WILLIAM SKALAK.

WHEREAS, pursuant to A.R.S. §11-829 allows property owners or their authorized agent to request amendments to the Comprehensive Plan Designation through the Board of Supervisors in a public hearing;

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

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

WHEREAS, the request by William Skalak to rezone portions of parcels 105-05-010A/B from GB to MR-1 requires a Comprehensive Plan Designation of NC (Neighborhood Conservation); and

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

WHEREAS, on May 8, 2019, the Planning and Zoning Commission held a duly noticed public hearing on the proposed amendments to the Comprehensive Plan designation and Zoning District classification for a portion of a 7.58 acre tract of land, Parcel Nos. 105-05-010A as depicted on the legal description attached hereto as "Exhibit A," and hereby known as Docket CP-19-01/Z-19-01 (Skalak), being an Application to amend Zoning District boundaries; and

WHEREAS, on June 11, 2019, the Board of Supervisors held a duly noticed public hearing on the amendments to the Comprehensive Plan designation and the Zoning District classification for Parcel No. 105-05-010A/B as recommended by the Planning and Zoning Commission.

IT IS HEREBY RESOLVED AND ORDERED, that the Comprehensive Plan designation for Tax Parcel 105-05-010B as described in "Exhibit A," is changed from ENT to NC. The subject parcel is located in the Sierra Vista area on the corner of S. Avenida Escuela and E. Blue Bird Drive.

ZONING ORDINANCE 19-

Re: (Z-19-01/CP-19-01) Amending Certain Comprehensive Plan Designation Boundaries and Conditionally Amending Certain Zoning District Boundaries in Sierra Vista, AZ, pursuant to the Application of Mr. William Skalak

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The property is further described as being situated in Section 01 of Township 22 South, Range 20 East of the Gila & Salt River Base & Meridian, Cochise County, Arizona.

IT IS FURTHER RESOLVED AND ORDERED, that the zoning classification for a portion Tax Parcels 105-05-010A/B as described in "Exhibit A," is changed from GB to MR-1. The change comprises approximately 4.01 acres. The subject parcel is located in the Whetstone area on the corner of E. Hamel Rd. and State Route 90. The property is further described as being situated in Section 01 of Township 22 South, Range 20 East of the Gila & Salt River Base & Meridian, Cochise County, Arizona.

IT IS FINALLY RESOLVED AND ORDERED, that the change in Zoning District is subject to the following condition:

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 Comprehensive Plan Amendment and Rezoning or the approval of the Amendment and Rezoning may be deemed void.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 11th day of June, 2019.

Peggy Judd, Chairperson
Cochise County Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

Arlethe Rios
Clerk of the Board

Britt W. Hanson
Chief Civil Deputy County Attorney