

ZONING ORDINANCE 20-___

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM SR-43 TO RU-4,
PURSUANT TO THE APPLICATION OF CHARLES AND KARLA YOUNG**

WHEREAS, Arizona Revised Statutes (“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 (“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 117-04-221A is zoned as SR-43, and was never developed in accordance with the SR-43 Zoning District; and

WHEREAS, Charles and Karla Young (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 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 the Applicants; Charles and Karla Young; 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 117-04-221A as shown on the map attached to this Resolution as Exhibit A, are changed from SR-43 to RU-4. The subject parcels are located on West Orange Street and West Newland Street between South Garden Road and South Skyline Road in Pearce. It is further described as being situated in Section 28 of Township 17 South, Range 24 East of the G&SRB&M, in Cochise County, Arizona.

The Board of Supervisors approves Docket Z-20-03 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 Applicant's 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. No mobile or manufactured homes shall be constructed on any portion of the 4.08 acres; and
4. The site plan provided for the Opt-Out permit shall clearly show the layout of buildings and the residence so that staff can confirm if the proposal fully complies with the Development Standards and Building Code requirements (i.e. minimum square footage and setbacks).

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona,
this 8th day of April 2020.

Thomas E. Borer, Chair
Cochise County Board of Supervisors

ATTEST:

Kim Lemons, CPCC
Clerk of the Board

APPROVED AS TO FORM:

Christine J. Roberts 3/27/2020

Christine J. Roberts, Esq.
Chief Civil Deputy County Attorney