

ZONING ORDINANCE 20-___

**REVERTING CERTAIN ZONING DISTRICT BOUNDARIES FROM
R-36 TO RU-4, PURSUANT TO THE APPLICATION OF
MARIA MORENO**

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 (the “Board”) 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, in 2006, Tax Parcel 106-15-020N was granted a conditional rezoning from RU-4 to R-36 to facilitate a residential subdivision; and

WHEREAS, the conditions of the rezoning were never completed (including the submission of a subdivision plat); and

WHEREAS, Maria Moreno (the “Applicant”), subsequently acquired Tax Parcel 106-15-020N and does not wish to pursue the proposed subdivision and therefore, and wants to revert the zoning to RU-4; and

WHEREAS, pursuant to A.R.S. § 11-814, the Board can revert zoning, if the property has not been improved for the use for which it was conditionally approved; and

WHEREAS, the requested zoning district represents a reduction in density; and

WHEREAS, the requested zoning district is harmonious with the surrounding zoning districts; and

WHEREAS, the Board promotes effective, early and continuous public participation by citizens; and

WHEREAS, the Board held a duly noticed public hearing on the reversion of the zoning of Parcel 106-15-020N, as requested by the Applicant.

NOW, THEREFORE, BE IT RESOLVED that the zoning of Tax Parcel 106-15-20N is reverted from R-36 to RU-4. The property is located in the Babocomari Land Grant in Huachuca City, AZ. The property is further described as being in Township 20 South, Range 20 East of the G&SRB&M in Cochise County, Arizona. The Board approves Docket Z-20-05, 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 A.R.S. § 12-1134, signed by the property owner of the subject property within thirty (30) days of Board's approval of the rezoning;

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 21st 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 4/10/2020

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