

ZONING ORDINANCE 21-04

AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM SR-22 TO RU-4, PURSUANT TO THE APPLICATION OF MR. RANDY SLAUGHTER

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 206-10-442A is zoned as SR-22 and was never developed in accordance with the SR-22 Zoning District; and

WHEREAS, Mr. Randy Slaughter (the “Applicant”) wishes to bring the Zoning into compliance with the actual development pattern and 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 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 Applicant; 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 classification for Tax Parcel 206-10-442A as shown on the map attached to this Resolution as Exhibit A, is changed from SR-22 to RU-4. The subject parcel is located on the corner of North and Richland, Cochise, AZ 85606. It is further described as being situated in Section 27 of Township 16 South, Range 24 East of the G&SRB&M, in Cochise County, Arizona.

The Board of Supervisors approves Docket RZ21—000002, subject to the following conditions of approval:

1. Within 30-days of approval of the Special Use, Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from A.R.S. § 12-1134. Prior to operation of the Special Use, Applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards (except as modified) and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18-months of the Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant.
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.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 23rd day of March 2021.

Ann English, Chair
Cochise County Board of Supervisors

ATTEST:

Kim Lemons, CPCC
Clerk of the Board

APPROVED AS TO FORM:

Christine J. Roberts

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

Exhibit A

Ord 21-04

Re: Docket RZ21-000002 (Slaughter)

20610290	20610289	20610288	20610287	20610286	20610285	20610284	20610283	20610282	20610281	JUNNAMED 7981	20610270	20610269	20610268	20610267	20610266	20610265	20610264	20610263	20610262	20610261	20610250	20610249	20610248												
20610291	20610292	20610293	20610294	20610295	20610296	20610297	20610298	20610299	20610300		20610271	20610272	20610273	20610274	20610275	20610276	20610277	20610278	20610279	20610280	20610251	20610252	20610253												
20610405	20610404	20610403	20610402	20610401	20610400	20610399	20610398	20610397	20610396	20610442A											20610480	20610459	20610458												
20610406	20610407	20610408	20610409	20610410	20610411	20610412	20610413	20610414	20610415												20610416	20610417	20610418	20610419	20610420	20610421	20610422	20610423	20610424	20610425	20610426	20610427	20610428	20610429	20610430
1											W RICHLAND WAY											N QUARTER HORSE RD													
											20622065	20622066	20622067	20622068	20622069	20622070	20622071	20622072	20622033																