

ZONING ORDINANCE 22-___

**REVERTING CERTAIN ZONING DISTRICT BOUNDARIES
FROM R-36 TO RU-4, PURSUANT TO THE APPLICATION OF JARROD AND KARRI JACK**

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 106-15-021P was granted a conditional rezoning in 2006 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, the Applicants, Jarrod and Karri Jack, subsequently acquired the parcels of land, and the Applicant does not wish to pursue the proposed subdivision and wants to revert the zoning to RU-4; and

WHEREAS, pursuant to A.R.S. § 11-814, the Board of Supervisors 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 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 reversion of the zoning of Tax Parcel 106-15-021P as requested by the applicants, Jarrod and Karri Jack.

NOW, THEREFORE, BE IT RESOLVED that the zoning of Tax Parcel and 106-15-021P 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 of Supervisors approves Docket RZ22-04 subject to the following condition:

1. The Applicants 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 the Board of Supervisors' approval of the rezoning.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 24th day of May 2022.

Ann English, Chair
Cochise County Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

Tim Mattix
Clerk of the Board

Paul Correa
Civil Deputy County Attorney