

ZONING ORDINANCE 13-___

Re: Docket Z-13-03 Application of Stephanie Fuller

Page 1

ZONING ORDINANCE 13-___

REVERTING CERTAIN ZONING DISTRICT BOUNDARIES FROM TR-36 TO RU-4, PURSUANT TO THE APPLICATION OF STEPHANIE FULLER

WHEREAS, 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 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 106-15-015D was granted a conditional rezoning in 2005 from RU-4 to TR-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 Applicant, Stephanie Fuller, subsequently acquired Parcel 106-15-015D; the Applicant does not wish to pursue the proposed subdivision and wants to revert the zoning to RU-4:

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;

WHEREAS, the requested zoning district represents a five-fold reduction in density; 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 reversion of the zoning of Parcel 106-15-015D as requested by Applicant Patricia Cooper; and

NOW, THEREFORE, BE IT RESOLVED that the zoning of Tax Parcel 106-15-015D is reverted from TR-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 Z-13-03 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 rezoning;

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 3th day of August, 2013.

Ann English, Chair
Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

James Vlahovich,
Clerk of the Board

Britt Hanson,
Chief Civil Deputy County Attorney