

ZONING ORDINANCE 16-___

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM R-36
AND RU-2 TO RU-4, PURSUANT TO THE APPLICATION OF JOHN
SLAUGHTER**

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 106-15-015C was granted a conditional rezoning in 2005 from RU-4 to R-36 and RU-2 to facilitate a residential subdivision; and

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

WHEREAS, the Applicant wishes to abandon the proposed subdivision project and wishes to revert the zoning to RU-4; and

WHEREAS, pursuant to A.R.S. § 11-814, the Board of Supervisors may 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 in accordance with the Babocomari Area 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 Applicant John Slaughter; and

WHEREAS, the Board of Supervisors conditionally approved the request for a change in the Zoning District boundaries,

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Re: Docket Z-16-01 Application of John Slaughter

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NOW, THEREFORE, BE IT RESOLVED that the Cochise County Zoning District Boundaries shall be amended as follows:

The zoning classifications for Tax Parcel 106-15-015C, as shown on the map attached to this Resolution as Exhibit A, is changed from R-36 and RU-2 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-16-01 subject to the following condition 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 Applicants' 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 28th day of June, 2016.

Richard Searle, Chairman
Board of Supervisors

ATTEST:

Arlethe Rios,
Clerk of the Board

APPROVED AS TO FORM:



Britt Hanson,
Chief Civil Deputy County Attorney