

**ORDINANCE NO. 2023-02**

**AN ORDINANCE OF THE COCONINO COUNTY  
BOARD OF SUPERVISORS APPROVING A ZONE CHANGE FROM THE G  
(GENERAL, 10-ACRE MINIMUM PARCEL SIZE) ZONE TO THE RR-5 (RURAL  
RESIDENTIAL, 5-ACRE MINIMUM PARCEL SIZE) ZONE**

**WHEREAS**, the subject properties contain a total of 59.8 acres and are located at 252, 312 and 322 S Forest Service Road 3341 and 10799 E Forest Service Road 181 in Parks and are identified as Assessor's Parcel Numbers 203-21-011C, 203-21-11D, 203-21-11E, 203-21-11F, 203-21-11G and 203-21-11H; and

**WHEREAS**, a zone change (Case No. ZC-22-013) was initiated by Carlos Munoz of Parks, Arizona on behalf of the property owners, Carlos and Tina Munoz, Parks, Arizona; Jeffrey and Evelyn Parkllan Living Trust DTD 07-04-19, Spring Valley, California; Circle B Investments LLC, Glendale, Arizona; Warren and Bonnie McFarland, Parks, Arizona to change the zoning of the subject properties from the G (General, 10-acre minimum parcel size) Zone to the RR-5 (Rural Residential, 5-acre minimum parcel size) Zone; and

**WHEREAS**, the Planning and Zoning Commission held a duly noticed public hearing on November 30, 2022 and recommended approval of the zone change on a vote of 6-0; and

**WHEREAS**, the Board of Supervisors has held a duly noticed public hearing on January 11, 2023; and

**WHEREAS**, the Board of Supervisors has determined that the findings of fact necessary for approval of a zone change as stipulated in the Coconino County Zoning Ordinance Section 5.12.B.7.a have been met as follows:


1. That the change is consistent with the goals, objectives and policies of the Comprehensive Plan and this Ordinance.  
Board Response: The proposed zone change is consistent with this finding and the Parks Area Plan that supports the proposed parcel size in this location.
2. That the change will not be detrimental to the public health, safety, comfort, convenience, and welfare.  
Board Response: The proposed zone change is consistent with this finding as it retains low density zoning consistent with the local area.
3. That the change will not adversely affect the established character of the surrounding neighborhood nor be detrimental to adjacent properties.  
Board Response: The proposed zone change would retain large lot sizes and not significantly affect the character of the neighborhood.


**NOW THEREFORE BE IT ORDAINED** by the Coconino County Board of Supervisors that a zone change from the G (General, 10-acre minimum parcel size) Zone to the RR-5 (Rural Residential, 5-acre minimum parcel size) Zone is approved for the property described in Exhibit A.


**Passed and adopted** this 11<sup>th</sup> day of January 2023 by the following vote:

**AYES:** 4  
**NOES:** 0  
**ABSENT:** 1

**COCONINO COUNTY BOARD OF SUPERVISORS**

  
Patrice Horstman, Chair, Board of Supervisors

ATTEST:  
  
Lindsay Daley, Clerk of the Board

Approved as to form:  
  
Monique Coady, Deputy County Attorney



# Exhibit A

**Parcel Number 203-21-011-D**

**Legal Summary** Sixteenth: SW Quarter: NE Section: 32 Township: 22N Range: 04E POR S2NE4 AS FLLWS: BEG NW COR PCL BEING CWNE 1/64 COR SEC 32 THE TPOB;TH N 89-52-13 E 650.26';TH S 00-15-57 W 518.79';TH N 89-57-50 W 95.36';TH S 00-02-10 W 135';TH N 89-57-50 W 555.44';TH N 00-15-57 E 651.90' TO TPOB. Sixteenth: SE Quarter: NE Section: 32 Township: 22N Range: 04E

**Parcel Number 203-21-011-C**

**Legal Summary** Sixteenth: SE Quarter: NE Section: 32 Township: 22N Range: 04E POR S2 NE4 AS FLLWS: BEG NW COR PCL BEING CWNE 1/64 COR SEC 32;TH N 89-52-13 E 650.26'TO TPOB;TH N 89-52-13 E 667.41';TH S 00-00-00 E 672.65';TH N 89-57-50 W 594.75';TH N 00- 02-10 E 151.94';TH N 89-57-50 W 75.16';TH N 00-15-57 E 518.79'TO THE TPOB.

**Parcel Number 203-21-011-E**

**Legal Summary** Sixteenth: SE Quarter: NE Section: 32 Township: 22N Range: 04E POR S2 NE4 BEG NW COR PCL BEING CWNE 1/64 COR SEC 32;TH N 89-52-13 E 1317.67'TO TPOB;TH N 89-52-13 E 627.19';TH S 03-19-00 E 675.63';TH N 89-57-50 W 666.28';TH N 00- 00-00 E 672.65'TO TPOB.

**Parcel Number 203-21-011-F**

**Legal Summary** Sixteenth: SE Quarter: NE Section: 32 Township: 22N Range: 04E BEG CE 1/64 SEC 32;  
TH N89-42-30W 708.72;  
TH N0-19-47E 651.86;  
TH S89-54-47E 554.38;  
TH S19-19-3E 694.02;  
TH N89-45-52W 79.01, POB Sixteenth: SW Quarter: NE Section: 32 Township: 22N Range: 04E

**Parcel Number 203-21-011-G**

**Legal Summary Sixteenth:** SE Quarter: NE Section: 32 Township: 22N Range: 04E BEG CE 1/64 SEC 32;  
TH S89-45-52E 79.01, TPOB;  
TH N19-19-3W 694.02;  
TH N0-5-26E 134.89;  
TH S89-54-34E 170.39;  
TH S0-11-21E 152.08;  
TH S89-53-50E 570.81;  
TH S3-25-45E 639.88;  
TH N89-45-52W 550.61, TPOB Sixteenth: SW Quarter: NE Section: 32 Township: 22N Range: 04E

**Parcel Number 203-21-011-H**

**Legal Summary** Sixteenth: SE Quarter: NE Section: 32 Township: 22N Range: 04E BEG CE 1/64 SEC 32;  
TH S89-45-52E 79.01;  
TH S89-45-52E 550.61, TPOB;  
TH N3-25-45W 639.88;  
TH S89-53-50E 689.61;  
TH S3-15-1E 641.35;  
TH N89-45-52W 687.7, TPOB