



ORDINANCE NO. 2021-03

**AN ORDINANCE OF THE COCONINO COUNTY
BOARD OF SUPERVISORS APPROVING A CHANGE OF ZONING REGULATIONS
IN THE PC (PLANNED COMMUNITY) ZONE WHERE CH-10,000 (COMMERCIAL
HEAVY, 10,000 SQ. FT. MINIMUM PARCEL SIZE) ZONING STANDARDS HAVE
BEEN APPLIED TO ALLOW AN INCREASED LOT COVERAGE FROM 35% TO 50%
AND TO ALLOW INCREASED FENCE HEIGHT FROM SIX FEET TO EIGHT FEET**

WHEREAS, the subject property is a 4.82 acre parcel located on Shadow Mountain Drive in Bellemont approximately one-quarter mile east of the Interstate 40 interchange and is identified as Assessor's Parcel Number 203-47-001N; and

WHEREAS, a Zone Change was initiated by the property owner, Vinson JC Fam Trust 12/3/84, Tempe, Arizona (Case No. ZC-20-013); and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on December 2, 2020 and recommended approval of the Zone Change on a vote of 6-0; and

WHEREAS, the Board of Supervisors held a public hearing on February 9, 2021; and

WHEREAS, the Board of Supervisors has determined that the findings of fact necessary for approval of a Change of Zoning Regulations in the PC (Planned Community) Zone where CH-10,000 (Commercial Heavy, 10,000 sq. ft. minimum parcel size) zoning standards have been applied as stipulated in the Coconino County Zoning Ordinance Section 5.12.B.7.a, have been met.

NOW THEREFORE BE IT ORDAINED by the Coconino County Board of Supervisors that the Change of Zoning Regulations in the PC (Planned Community) Zone where CH-10,000 (Commercial Heavy, 10,000 sq. ft. minimum parcel size) zoning standards have been applied to allow increased lot coverage from 35% to 50% and to allow an increase in fence height from six to eight feet for the property on Shadow Mountain Drive in Bellemont approximately one-quarter mile east of the Interstate 40 interchange identified as Assessor's Parcel Number 203-47-001N and described in Exhibit A: Legal Summary is hereby APPROVED subject to the following condition:

1. Development of the subject property shall substantially conform to the approved site plan and narrative. The standards of the CH-10,000 Zone shall continue to apply to the subject property with the exception that lot coverage shall be increased from 35% to 50% and fence height shall be increase from six to eight feet. These exceptions shall only apply to the proposed development of the property as a Boat and RV Storage yard.

Passed and adopted this 9th day of February 2020 by the following vote:

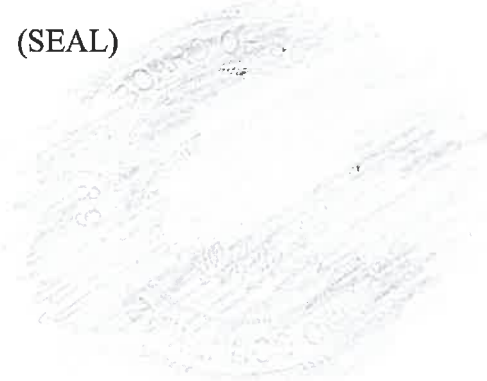
AYES: 4

NOES: 0

ABSENT: 0 (Dist. 2 Supervisor position vacant)

COCONINO COUNTY BOARD OF SUPERVISORS

(SEAL)



Matt Ryan
Matt Ryan, Chair
Coconino County Board of Supervisors

ATTEST:

Lindsay Daley
Lindsay Daley, Clerk of the Board

APPROVED AS TO FORM

By: *Rose Winkeler*
Rose Winkeler, Deputy County Attorney

Exhibit A: Legal Summary

Sixteenth: SE Quarter: SW Section: 36 Township: 22N Range: 05E POR S2 SE4 SW4
SEC 36 BEG SW COR SEC 36;
TH S89-58-00E ALNG S LINE SD SEC 5 2186.24' TO TRUE POB;
TH N0-22-52E 659.83';
TH S89-54-16E 330';
TH S0-22-52W 659.48' TO S LINE SD SEC;
TH N89-58-00W 330' TO TRUE POB.
LESS
COCONINO CO RD TAKE INST 3843497 DESC AS;
BEG SW COR SEC 36;
TH N89-58-38E 2187.32?, TPOB;
TH N0-18-31E 24.51?;
TH N89-58-38E 82.89?;
TH ALNG CURVE TO RIGHT RAD 5458?, 247.04?
TH S0-22-3W 18.92?;
TH S89-58-38W 329.86?, TPOB