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BOARD OF SUPERVISORS

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219 East Cherry Ave

Flagstaff, AZ 86001

Official Records of Coconino County 3908547

Patty Hansen - Recorder 03/16/2021 09:45 AM Pgs: 6

CLERK OF THE BOARD \$15.00



ORDINANCE NO. 2021-06

AN ORDINANCE OF THE COCONINO COUNTY BOARD OF SUPERVISORS APPROVING A ZONE CHANGE FROM G (GENERAL, 10-ACRE MINIMUM PARCEL SIZE) ZONE AND RS-18,000 (RESIDENTIAL SINGLE FAMILY, 18,000 SQ. FT. MINIMUM PARCEL SIZE) ZONE TO RS-10,000 (RESIDENTIAL SINGLE FAMILY, 10,000 SQ. FT. MINIMUM PARCEL SIZE) ZONE FOR A .23-ACRE PORTION OF A 1.94-ACRE PARCEL AND AR (AGRICULTURAL RESIDENTIAL, 1-ACRE MINIMUM PARCELS SIZE) ZONE FOR THE REMAINING 1.7 ACRE PORTION OF THE PARCEL

WHEREAS, the subject property is located at 3412 Tonalea Trail in Kachina Village and is identified as Assessor's Parcel Number 116-20-023A; and

WHEREAS, a Zone Change was initiated by the property owners, Murnane Family Living Trust DTD 4-21-11, Flagstaff, Arizona (Case No. ZC-20-015); and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on January 6, 2021 and recommended approval of the Zone Change on a vote of 7-0; and

WHEREAS, the Board of Supervisors has held a public hearing on March 9, 2021; 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.

NOW THEREFORE BE IT ORDAINED by the Coconino County Board of Supervisors that the Zone Change from G (General, 10-acre minimum parcel size) Zone and RS-18,000 (Residential Single Family, 18,000 sq. ft. minimum parcel size) Zone to RS-10,000 (Residential Single Family, 10,000 sq. ft. minimum parcel size) Zone for a .23-acre portion of a 1.94-acre parcel; and AR (Agricultural Residential, 1-acre minimum parcels size) Zone for the remaining 1.7 acre portion of the parcel located at 3412 Tonalea Trail in Kachina Village and also identified as Assessor's Parcel Number 116-20-023 is APPROVED as described in Exhibit A for the area changed to AR (Agricultural Residential, 1-acre minimum parcels size) Zone; Exhibit B for the area changed to RS-10,000 (Residential Single Family, 10,000 sq. ft. minimum parcel size) Zone. Exhibit C contains the survey of the property.


PASSED AND APPROVED this 9th day of March 2021.

AYES: 5
NOS: 0
ABSENT: 0


COCONINO COUNTY BOARD OF SUPERVISORS

By 
Matt Ryan, Chair

ATTEST:


Lindsay Daley, Clerk of the Board of Supervisors

APPROVED AS TO FORM:


Deputy County Attorney, Rose Winkeler



3444 N. Etheridge Drive
Prescott Valley, AZ 86314
(928) 863-5790
apexlandsurveys@gmail.com

Survey Description – Parcel A

A certain tract or parcel of land lying in the Northwest Quarter of Section 30, Township 20 North, Range 7 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, and being a portion of the same tract of land conveyed to Matthew J. & Nancy J. Murnane as evidenced by Quitclaim deed recorded as instrument no. 3806230, Coconino County Records, and more particularly described as follows:

Beginning for reference at the most Easterly corner of lot 284, Kachina Village Unit 5, as recorded in Case 2, Map 164, records of Coconino County, Arizona, said point being a set 1/2" rebar with an orange plastic cap stamped Apex Land Surveys, RLS 59307, and being the **True Point of Beginning** of this description;

Thence 3 calls along the line common to said Kachina Village North 36°46'20" West 65.20 feet to a found 1/2" rebar with an aluminum cap (illegible);

Thence North 36°18'02" West 276.90 feet to a found 1/2" rebar with a yellow plastic cap stamped RLS 32230;

Thence North 36°15'15" West 23.89 feet to a found 1/2" rebar with a yellow plastic cap stamped RLS 32230;

Thence along a line common to lot 214, Kachina Village no. 3, North 56°54'32" East 83.53 feet to a found 1/2" rebar, a corner common to Kachina Village Improvement District;

Thence 4 calls common to said improvement district North 14°26'51" East 29.56 feet to a found 1/2" rebar;

Thence North 81°24'10" East 108.14 feet to a found 1/2" rebar with an aluminum cap stamped Martin, RLS 18548;

Thence South 11°29'55" East 108.44 feet to a found 5/8" rebar;

Thence North 76°32'45" East 99.98 feet to a set 1/2" rebar with an orange plastic cap stamped Apex Land Surveys, RLS 59307 in the Western edge of Tonalea Trail (Docket 354 Page 169);

Thence along the Western edge of said road South 13°29'44" East 242.82 feet to a set 1/2" rebar with an orange plastic cap stamped Apex Land Surveys, RLS 59307;

Thence leaving said road and with 2 new division lines severing the parent tract South 67°48'56" West 87.18 feet to a set 1/2" rebar with an orange plastic cap stamped Apex Land Surveys, RLS 59307;



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Thence South $61^{\circ}57'32''$ West 70.23 feet back to the **True Point of Beginning**, containing 1.70 acres.

Subject to and together with any existing easements, rights of ways, etc., that may exist on the subject property.



A handwritten signature in black ink, appearing to be "R. Reece", written below the circular seal.

Survey Description – Parcel B

A certain tract or parcel of land lying in the Northwest Quarter of Section 30, Township 20 North, Range 7 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, and being a portion of the same tract of land conveyed to Matthew J. & Nancy J. Murnane as evidenced by Quitclaim deed recorded as instrument no. 3806230, Coconino County Records, and more particularly described as follows:

Beginning for reference at the most Easterly corner of lot 284, Kachina Village Unit 5, as recorded in Case 2, Map 164, records of Coconino County, Arizona, said point being a set 1/2" rebar with an orange plastic cap stamped Apex Land Surveys, RLS 59307, and being the **True Point of Beginning** of this description;

Thence leaving line common to said subdivision, and with 2 new lines severing the parent tract North 61°57'32" East 70.23 feet to a set 1/2" rebar with an orange plastic cap stamped Apex Land Surveys, RLS 59307;

Thence North 67°48'56" East 87.18 feet to a set 1/2" rebar with an orange plastic cap stamped Apex Land Surveys, RLS 59307 in the Western edge of Tonalea Trail (Docket 354 Page 169);

Thence along the Western edge of said road South 13°30'42" East 39.21 feet to a set 1/2" rebar with an orange plastic cap stamped Apex Land Surveys, RLS 59307;

Thence along a curve concave to the Southeast having a radius of 150 feet, an arc length of 97.76 feet, a chord bearing of South 05°13'16" West, and a chord length of 96.04 feet to a set 1/2" rebar with an orange plastic cap stamped Apex Land Surveys, RLS 59307;

Thence leaving said road North 60°14'15" West 131.45 feet to a set 1/2" rebar with an orange plastic cap stamped Apex Land Surveys, RLS 59307;

Thence North 84°56'00" West 29.14 feet back to the **True Point of Beginning**, containing 0.23 acres, or 10,166.90 square feet.

Subject to and together with any existing easements, rights of ways, etc., that may exist on the subject property.



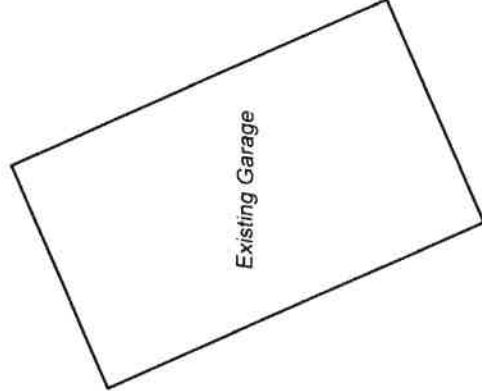


15" W

Found 1/2" Rebar with an Aluminum Cap (Illegible)

N 36°18'02" W
99.99'

Parcel A
1.70 Acres



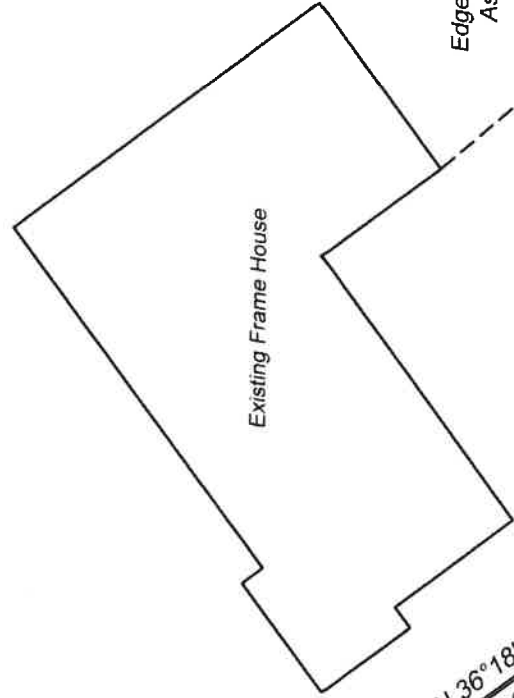
Existing Garage

Kachina Village U-5 Lot 287
Tuhli Fam. Trust
N 116-20-014
Inst. No. 3480446

N 36°18'02" W
108.00'

S 47°20'10" W
156.09'

Kachina Village U-5, Lot 286
Joan P. Dewey
APN 116-20-013
Inst. No. 3816404



Existing Frame House

N 36°18'02" W
68.91'

Found 1/2" Rebar with an Aluminum Cap (Illegible)

S 63°10'56" W
159.46'

Edge of Existing Asphalt Drive

Found 1/2" Rebar with an Aluminum Cap (Illegible)

Kachina Village U-5, Lot 285