



ORDINANCE NO. 2021-07

AN ORDINANCE OF THE COCONINO COUNTY BOARD OF SUPERVISORS APPROVING A ZONE CHANGE FROM THE RR-4 (RURAL RESIDENTIAL, 4 ACRE PARCEL SIZE MINIMUM) TO THE RR-2 (RURAL RESIDENTIAL, 2 ACRE PARCEL SIZE MINIMUM ZONE.

WHEREAS, the subject properties are located at 101 Moonrise Valley, 412 Moonrise Valley, 4364 Quintana Drive and 155 Moonrise Valley in Locket Ranches just west of the City of Flagstaff municipal boundary on Fort Valley Road/Highway 180, consisting of 36 acres in total, and are also identified as Assessor’s Parcel Numbers 110-12-004C, G, H, and J.; and

WHEREAS, a Zone Change was initiated by property owners Jack Howley- Flagstaff, AZ; Craig Steele- Flagstaff, AZ; Darius Moezzi- Flagstaff, AZ; and Kirsten Family TrustFlagstaff, AZ (Case No. ZC-19-009); and **WHEREAS**, the Planning and Zoning Commission held a duly noticed public hearing on January 6, and recommended approval of the Zone Change on a vote of 6-0; and

WHEREAS, the Board of Supervisors 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 from the RR-4 (Rural Residential, 4 acre parcel size minimum) Zone to the RR-2 (Rural Residential, 2 acre parcel size minimum) Zone 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 Zone Change from the RR-4 (Rural Residential, 4 acre parcel size minimum) Zone to the RR-2 (Rural Residential, 2 acre parcel size minimum) Zone for the properties at 101 Moonrise Valley, 412 Moonrise Valley, 4364 Quintana Drive and 155 Moonrise Valley in Locket Ranches just west of the City of Flagstaff municipal boundary on Fort Valley Road/Highway 180, consisting of 36 acres in total, and also identified as Assessor’s Parcel Numbers 110-12-004C, G, H, and J is hereby **APPROVED** subject to the following conditions:

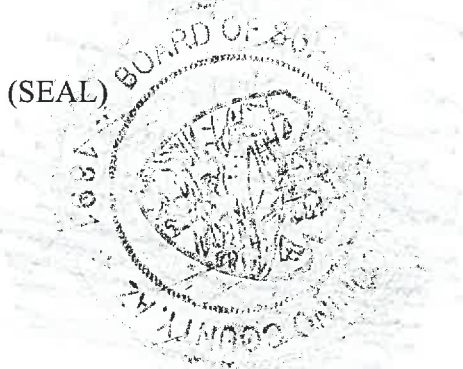
1. The applicant shall record a road improvement and maintenance deed restriction for the entirety of Moonrise Valley prior to any future land divisions. The language of the restriction and improvement and maintenance of the road shall be approved by the Community Development’s Engineering Division and the Public Works Department.
2. The applicant shall record a steep slope and wildlife corridor easement for the entirety of the escarpment on the western side of the subject properties prior to or concurrently with any future land divisions on any part of the subject properties. Copies of the recorded legal description of the easement shall be provided to Community Development Staff for approval prior to recordation of the easement.

Passed and adopted this 9th day of March 2021 by the following vote:

AYES: 5
NOES: 0
ABSENT: 0

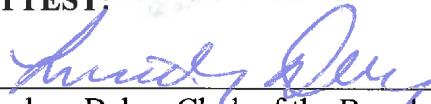
COCONINO COUNTY BOARD OF SUPERVISORS

(SEAL)





Matt Ryan, Chair
Coconino County Board of Supervisors

ATTEST:


Lindsay Daley, Clerk of the Board

APPROVED AS TO FORM

By: 
Rose Winkeler, Deputy County Attorney