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Patty Hansen - Recorder 05/13/2022 01:15 PM Pgs: 2  
COCONINO COUNTY BOARD OF SUPERVISOR \$15.00  


**ORDINANCE NO. 2022-03**

**AN ORDINANCE OF THE COCONINO COUNTY  
BOARD OF SUPERVISORS APPROVING A ZONE CHANGE FROM CG-10,000  
(COMMERCIAL GENERAL, 10,000 SQ. FT. MINIMUM PARCEL SIZE) ZONE TO  
THE RM-10/A (RESIDENTIAL MULTIPLE FAMILY, 10 UNITS PER ACRE  
MAXIMUM DENSITY) ZONE**

**WHEREAS** the subject property is one (1) acre in size and located at 1080 Pond Circle in Forest Lakes and identified as Assessor's Parcel Number 403-50-089; and

**WHEREAS**, a zone change was initiated by Clifton Schweigert, Forest Lakes, Arizona (Case No. ZC-22-001) to change the zoning of the subject properties from the CG-10,000 (Commercial General, 10,000-sq. ft. minimum parcel size) Zone to the RM-10/A (Residential Multiple Family, 10-units per acre maximum density) Zone; and

**WHEREAS**, the Planning and Zoning Commission held a duly noticed public hearing on March 30, 2022 and recommended approval of the zone change on a vote of 7-0; and

**WHEREAS**, the Board of Supervisors has held a duly noticed public hearing on May 10, 2022; 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. The proposed zone change is consistent with the goals, objectives and policies of the County Comprehensive Plan and the Zoning Ordinance that supports a variety of housing types.
2. The proposed zone change will not be detrimental to the public health, safety, comfort, convenience, and welfare. The proposed change removes the current commercial entitlements and replaces them with residential multiple family entitlements consistent with other properties located on Pond Circle.
3. The requested zoning would allow for development of the subject properties with residential uses consistent with the established character of the neighborhood.


**NOW THEREFORE BE IT ORDAINED** by the Coconino County Board of Supervisors that a zone change from the CG-10,000 (Commercial General, 10,000-sq. ft. minimum parcel size) Zone to the RM-10/A (Residential Multiple Family, 10-units per acre maximum density) Zone is approved for the property described in Exhibit A.

Passed and adopted this 10<sup>th</sup> day of May 2022 by the following vote:

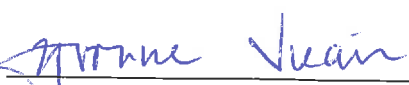
AYES: 5  
NOES: 0  
ABSENT: 0

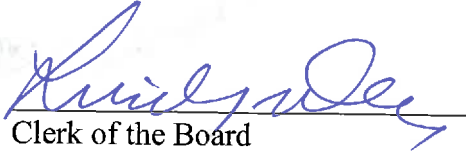


**COCONINO COUNTY BOARD OF SUPERVISORS**

  
\_\_\_\_\_  
Patrice Horstman, Chair

**APPROVED AS TO FORM:**

By:   
\_\_\_\_\_  
Deputy County Attorney

**ATTEST:**  
  
Clerk of the Board