ORDINANCE NO. 2019-05

AN ORDINANCE OF THE COCONINO COUNTY
BOARD OF SUPERVISORS, ARIZONA, APPROVING A ZONE CHANGE FROM G
(GENERAL, TEN ACRE MINIMUM PARCEL SIZE) ZONE TO CH-10,000
(COMMERCIAL GENERAL, 10,000 SQ. FT. MINIMUM PARCEL SIZE) ZONE

WHEREAS, the subject properties are located west of Interstate 17 at the end of Munds Ranch Road in Munds Park and are identified as Assessor’s Parcel Number 400-43-001M and a 7.64 acre portion of Assessor’s Parcel Number 400-43-001K; and

WHEREAS, a Zone Change was initiated by the property owner, MBC Properties No 3, LLC (Case No. ZC-19-002) to change the Zoning from G (General, ten acre minimum parcel size) Zone to CH-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on March 27, 2019 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 May 21, 2019; and

WHEREAS, the Board of Supervisors has determined that the findings of fact necessary for approval of a Zone Change from G (General, ten acre minimum parcel size) Zone to CH-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone 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, ten acre minimum parcel size) Zone to CH-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone for the property as described in Exhibit A: Legal Description is hereby APPROVED with the following conditions:

1. The Zone Change shall be applied to Assessor’s Parcel Number 400-43-001M and a 7.64 acre portion of 400-43-001K limited to a total of 18.32 acres as identified on the site plan.

2. The applicant shall obtain approval for a Land Division Permit that divides APN 400-43-001K and provides a legal description for the portion to be included in the Zone Change.

3. Development of the subject properties shall be consistent with CUP-19-010 and the conditions approved by the Planning and Zoning Commission.
Passed and adopted this 21st day of May, 2019 by the following vote:

AYES: 5
NOES: 0
ABSENT: 0

COCONINO COUNTY BOARD OF SUPERVISORS

[Signature]
Art Babbott, Chairman
Coconino County Board of Supervisors

(SEAL)

ATTEST:

[Signature]
Clerk of the Board

APPROVED AS TO FORM

[Signature]
By:
Deputy County Attorney
Exhibit A:
Legal Description
Located in the West half of Section 16, Township 18 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona.

Being a portion of APN: 400-43-001K and 400-43-001M, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 16, being monumented by a Stone with Carsonite Witness Post. From which the Northwest corner of said Section 16, being monumented by an Arizona Highway Department Brass Cap in Handhole, bears North 02°29'56" East, a distance of 2675.41 feet;

Thence along the North boundary of the Coconino National Forest the following 3 courses;

Thence South 87°12'32" East, a distance of 705.97 feet (South 87°14'00" East, 705.34 feet record) to a 5/8" rebar with tag RLS 2473;

Thence South 01°11'33" East, a distance of 332.06 feet (South 01°17'07" East, 332.11 feet record) to a 5/8" rebar with tag RLS 2473;

Thence South 87°08'50" East, a distance of 651.20 feet (South 87°13'30" East, record) to a 1/2" rebar with cap RLS 48943 and the Point of Beginning;

Thence North 23°18'09" East, a distance of 847.95 feet to a 2" aluminum cap RLS 14671;

Thence North 01°56'46" East, a distance of 734.14 feet to a 2" aluminum cap RLS 14671, the Southerly Right-of-Way line for I-17, and the beginning of a non-tangent 22,718.32 foot radius curve, whose center bears South 38°38'06" West;

Thence Southeasterly, along said curve and Right-of-Way line, through a central angle of 00°30'13", a distance of 199.70 feet, to a 1/2" rebar with cap RLS 48943;

Thence South 50°51'41" East (South 50°45'33" East, record), a distance of 885.39 feet, to a 1/2" rebar with cap RLS 48943;

Thence South 46°05'25" West, departing said Southerly Right-of-Way line, a distance of 27.06 feet (South 46°06'24" East, 26.80 feet record), to a 1/2" rebar with cap RLS 48943;

Thence North 57°45'55" West, a distance of 20.60 feet, to a 1/2" rebar with cap RLS 48943;
Thence South 46°05'29" West, a distance of 1,539.91 feet, to a 1/2" rebar with cap RLS 48943, and the North line of the Coconino National Forest;

Thence North 00°58'50" West (North 00°56'07" West, 244.96 feet, record), along said East line, a distance of 244.91 feet to a 5/8" rebar w/ tag RLS 2473;

Thence North 87°08'50" West (North 87°13'30" West, record), a distance of 52.08 feet to the Point of Beginning.

Containing 797,820.04 square feet or 18.32 acres, more or less.