ORDINANCE NO. 2019-11

AN ORDINANCE OF THE COCONINO COUNTY, ARIZONA,
BOARD OF SUPERVISORS, APPROVING A ZONE CHANGE FROM G (GENERAL,
10-ACRE MINIMUM PARCEL SIZE) ZONE AND CG-10,000 (COMMERCIAL
GENERAL, 10,000 SQ. FT. MINIMUM PARCEL SIZE) ZONE TO RR 2 ½ (RURAL
RESIDENTIAL, 2 ½ ACRE MINIMUM PARCEL SIZE) ZONE

WHEREAS, the subject property is a 7.5 acre portion of a 14.42 acre parcel located at
1393 Mountainaire Road and is also identified as Assessor’s Parcel Number 115-06-001A; and

WHEREAS, a Zone Change was initiated by the property owners, FE and NJ Patton
Revocable Trust DTD, Cottonwood, AZ (Case No. ZC-19-005) to change a 6.8 acre portion of
the G (General, 10-acre minimum parcel size) Zone and a .7 acre portion CG-10,000
(Commercial General, 10,000 sq. ft. minimum parcel size) Zone for a total of 7.5 acres to RR-2
½ (Rural Residential, 2 ½ acre minimum parcel size); and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on
June 26, 2019 and recommended approval of the Zone Change on a vote of 8-0; and

WHEREAS, the Board of Supervisors has held a public hearing on August 13, 2019; and

WHEREAS, the Board of Supervisors has determined that the findings of fact necessary
for approval of the 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 a 6.8 acre portion of the G (General, 10-acre minimum parcel size) Zone and .7
acre portion of the CG-10,000 (Commercial General, 10,000 sq. ft. minimum parcel size) Zone
for a total of 7.5 acres is changed to RR-2 ½ (Rural Residential, 2 ½ acre minimum parcel size)
Zone for the property as described in Exhibit A: Legal Description is hereby APPROVED.

Passed and adopted this 13th day of August, 2019 by the following vote:

AYES: 5
NOES: 0
ABSENT: 0
Survey Description

A certain tract or parcel of land lying within the Northwest Quarter of the Northwest Quarter of Section 28, 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 Naomi (Patton) Watkins, Trustee of the FE and NJ Revocable Trust dated April 12, 1990 and recorded as instrument no. 1383798, records of the Coconino County Recorder, and more particularly described as follows:

Beginning for reference at the Northwest corner of Section 28, a found BLM Brass Cap;
Thence North 89°03'45" East 625.62 feet along the North line of Section 28 to a set 1/2" rebar with an aluminum cap stamped Reece, RLS 59307, and the True Point of Beginning of this description;

Thence continuing along the North line of Section 28 North 89°03'45" East 687.50 feet to a found USDA aluminum cap, the North 1/16th corner of Section 28, and the Northeast corner of the parent tract;

Thence South 00°28'52" East 475.37 feet along the Eastern boundary of the parent tract to a found 1/2" rebar with a plastic cap stamped RLS 18215 (bearing North 86°29'10" East 5.11 feet from a found aluminum cap stamped 2007);

Thence South 89°03'12" West 687.50 feet along the Southern boundary of the parent tract to a set 1/2" rebar with an aluminum cap stamped Reece, RLS 59307;

Thence with a new division line severing the parent tract North 00°28'52" West 475.49 feet back to the True Point of Beginning, containing 7.50 acres.

All bearings given herein are referenced to Geodetic North as obtained from GPS observations, and any line given herein can by used as a “Basis of Bearings” for this description.

Together with and Subject to: any easements, rights of ways, etc., that may exist that are recorded, or may be determined by any other means.