

BOARD OF SUPERVISORS' MEETING
PLANNING AND ZONING AGENDA
March 13, 2019

REGULAR AGENDA

PZ-1 Title: Laborde Property (Cont. from 2/13/19)
Case #: Z2018124
Supervisor District: 2
Applicant / Owner: Karen Nabity / Lucie E. Laborde Living Trust /Lucie Laborde
Request: Zone Change from Rural-190 to Rural-43
Site Location: Approximately 300' south of the southeast corner of 144th St.
and Cavedale Dr. in the Rio Verde area

Commission

Recommendation: On 1/17/19, the Commission voted 9-0 to recommend **approval** of Z2018124 subject to conditions 'a' – 'c':

- a. Development of the site shall be in general conformance with the Narrative Report entitled "Laborde Property Narrative", consisting of 2 pages, undated, and stamped received November 7, 2018, except as modified by the following conditions.
- b. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Zone Change as set forth in the Maricopa County Zoning Ordinance.
- c. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation of the Zone Change. The Zone Change enhances the value of the property above its value as of the date the Zone Change is granted and reverting to the prior zoning results in the same value of the property as if the Zone Change had never been granted.