

**ZONING ORDINANCE 17-\_\_\_**

**Re: Docket Z-17-03 Application of William Goethe**

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**ZONING ORDINANCE 17-\_\_\_**

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM MH-72 TO GB, PURSUANT TO THE APPLICATION OF WILLIAM GOETHE**

**WHEREAS**, A.R.S. § 11-814 allows property owners or their authorized agent to request amendments to the Zoning District boundaries through the Board of Supervisors in a public hearing; and

**WHEREAS**, the Cochise County Board of Supervisors recognizes that zoning amendments can affect land use patterns and therefore warrant careful consideration of local and regional impacts at a public hearing; and

**WHEREAS**, Tax Parcel 106-70-116A (as parcels 106-70-116, -117, -118, &-119) were zoned as MH-72; and

**WHEREAS**, the parcel is located in an area designated as Enterprise Redevelopment under the Comprehensive Plan; and

**WHEREAS**, the parcel is located in an area of the County primarily characterized by commercial and light industrial uses with scattered residential uses; and

**WHEREAS**, the Applicant has removed an existing high density residential use discouraged by the Comprehensive Plan designation; and

**WHEREAS**, the Applicant wishes to bring the Zoning into compliance with the Comprehensive Plan designation and development pattern, and wishes to amend the zoning to GB; and

**WHEREAS**, the requested zoning district is harmonious with the surrounding zoning districts; and

**WHEREAS**, the Cochise County Board of Supervisors promotes effective, early and continuous public participation by citizens; and

**WHEREAS**, the Board of Supervisors held a duly noticed public hearing on the amendments to the Zoning District boundaries proposed by Applicant William Goethe; and

**WHEREAS**, the Board of Supervisors conditionally approved the request for a change in the Zoning District boundaries,

**NOW, THEREFORE, BE IT RESOLVED** that the Cochise County Zoning District Boundaries shall be amended as follows:

The zoning classification for Tax Parcel 106-70-119A, as shown on the map attached to this Resolution as Exhibit A, is changed from MH-72 to GB. The property is located in the Fry Townsite, surrounded by the City of Sierra Vista, AZ. The property is further described as being in Section 34 of Township 21 South, Range 20 East of the G&SRB&M in Cochise County, Arizona. The Board of Supervisors approves Docket Z-17-03 subject to the following conditions of approval:

1. The Applicant shall provide the County with a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of Board of Supervisors approval of the rezoning; and
2. It is the Applicants' responsibility to obtain any additional permits, or meet any additional conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations.

**PASSED AND ADOPTED** by the Board of Supervisors of Cochise County, Arizona, this 14<sup>th</sup> day of November, 2017

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Ann English, Chair  
Board of Supervisors

**ATTEST:**

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Arlethe Rios,  
Clerk of the Board

**APPROVED AS TO FORM:**

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Britt Hanson,  
Chief Civil Deputy County Attorney