

**ZONING ORDINANCE 18-\_\_\_**

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM RU-4 TO RU-2,  
PURSUANT TO THE APPLICATION OF CARLA REAVES**

**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 106-04-110A was zoned as RU-4; and

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

**WHEREAS**, the parcel is located in an area of the County primarily characterized by mixed rural residential, high density residential, and commercial uses; and

**WHEREAS**, the site has physically been developed in a way conducive to a requested division; 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 RU-2; and

**WHEREAS**, the Applicant wishes to divide the property, requiring RU-2 zoning; and

**WHEREAS**, the requested zoning district is harmonious with existing non-conforming parcels; 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 Carla Reaves; 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 106-04-110A, as shown on the map attached to this Resolution as Exhibit A, is changed from RU-4 to RU-2. The property is located at 4472 N. Appaloosa Place & 315 W. Camino de Mesa in Huachuca City, AZ. The property is further described as being in Section 12 of Township 20 South, Range 19 East of the G&SRB&M in Cochise County, Arizona. The Board of Supervisors approves Docket Z-18-05 subject to the following modification and 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; and

Modification - The existing accessory structures may remain less than 20 feet from internal property lines.

**PASSED AND ADOPTED** by the Board of Supervisors of Cochise County, Arizona, this 22nd day of May 2018.

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Peggy Judd, Chairman  
Board of Supervisors

**ATTEST:**

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Arlethe Rios,  
Clerk of the Board

**APPROVED AS TO FORM:**

*Elda Orduño*  
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Elda Orduño,  
Civil Deputy County Attorney