

ZONING ORDINANCE 18-10

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM R-18
TO R-9, PURSUANT TO THE APPLICATION OF COCHISE COUNTY**

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 Parcels 102-39-011C, 102-39-011D, 102-39-011E, 102-39-011F, 102-39-011G, 102-39-011H, 102-39-011I, 102-39-011J, 102-39-011L, 102-39-011N, and 102-39-011K were zoned as R-18; and

WHEREAS, the parcels are located in an area designated as Neighborhood Conservation under the Comprehensive Plan; and

WHEREAS, the parcels are located in an area of the County primarily characterized by single family residential uses; and

WHEREAS, the parcels were not created by any of the current owners, and

WHEREAS, some of the parcels do not currently conform to the zoning regulations and the existing single-family homes could not be rebuilt under the current designation, 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 Paul Contreras and Cochise County; and

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

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Re: Docket Z-18-09 Application of Cochise County

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

The zoning classification for Tax Parcels 102-39-011C, 102-39-011D, 102-39-011E, 102-39-011F, 102-39-011G, 102-39-011H, 102-39-011I, 102-39-011J, 102-39-011L, 102-39-011N, and 102-39-011K, as shown on the map attached to this Resolution as Exhibit A, is changed from R-18 to R-9. The properties are located on the southeast corner of South Naco Highway and West Granada Lane, south of Bisbee. The parcels are further described as being situated in Section 05 of Township 24 South, Range 24 East of the G&SRB&M, in Cochise County, Arizona. The Board of Supervisors approves Docket Z-18-09.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 4th day of December 2018.

Peggy Judd, Chair
Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

Arlethe Rios
Clerk of the Board

Elda Orduno
Civil Deputy County Attorney