

**ZONING ORDINANCE 19-\_\_\_**

**Re: Docket Z-19-02 Application of DCM Development**

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**ZONING ORDINANCE 19-\_\_\_**

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

**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 124-05-003N was zoned as RU-4; and

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

**WHEREAS**, the Applicant wishes to amend the zoning to RU-2 and

**WHEREAS**, the Applicant wishes to construct a Dollar General on a portion of the site, subject Docket SU-19-05; and

**WHEREAS**, the requested zoning district is harmonious with existing parcels and provides a transition on lot sizes 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 amendment to the Zoning District boundaries proposed by Applicant DCM Development; 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 124-05-003N, as shown on the map attached to this Resolution as Exhibit A, is changed from RU-4 to RU-2. The property is located on the north west corner of Burro Lane and Mescal Road in the Mescal area. The property is further described as being in Section 07 of Township 17 South, Range 19 East of the G&SRB&M in Cochise County,

Arizona. The Board of Supervisors approves Docket Z-19-02 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

**PASSED AND ADOPTED** by the Board of Supervisors of Cochise County, Arizona, this 24<sup>th</sup> day of June 2019

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Peggy Judd, Chair  
Board of Supervisors

**ATTEST:**

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Arlethe Rios,  
Clerk of the Board

**APPROVED AS TO FORM:**

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Christine Roberts,  
Civil Deputy County Attorney