



**Cochise County**  
**Community Development**  
**Planning, Zoning and Building Safety Division**

*Public Programs...Personal Service*  
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MEMORANDUM

**TO:** Cochise County Planning and Zoning Commission Work Session  
**FROM:** Dan Coxworth, Planning Directors  
**SUBJECT:** Docket R-19-01 (Foreclosure Registry, Article 25)  
**DATE:** May 8, 2019

**I. BACKGROUND AND PROPOSED CHANGES**

Addition of Article 25 of the Cochise County Zoning Regulations to establish a Foreclosure Registry, and amendments to Article 2 Definitions.

On March 12, 2019, the Board of Supervisors met in a Work Session to discuss with Development Services staff the need to establish a Foreclosure Registry. Each member of the Board indicated their desire to move forward and present changes to the Zoning Regulations before the Planning & Zoning Commission.

The Development Services Department is proposing to amend the Cochise County Zoning Regulations to establish a property registration program as a mechanism to protect residential areas from deteriorating vacant property through the lack of adequate maintenance and security because of a default on a mortgage.

Any lender (or beneficiary or trustee who hold an interest in a deed of trust), who issues a Notice of Default on a residential property in the unincorporated areas of Cochise County are required to register the property with Cochise County.

**II. SUMMARY AND RECOMMENDATION**

Staff has presented draft language for the Planning Commission consideration and is requesting that the Commission considers at their next regularly scheduled meeting the proposed amendment to the Zoning Regulations.

**III. ATTACHMENTS**

Draft Article 25 Foreclosure Registry  
Draft Amendments to Article 2, Definitions

**Planning, Zoning and Building Safety**  
1415 Melody Lane, Building E  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9278 fax  
1-877-777-7958  
planningandzoning@cochise.az.gov

**Highway and Floodplain**  
1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9337 fax  
1-800-752-3745  
highway@cochise.az.gov  
floodplain@cochise.az.gov

