

ZONING ORDINANCE 21-___

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES
FROM SR-22 TO RU-4, PURSUANT TO THE APPLICATION OF
MR. JARRET HOLLAND**

WHEREAS, Arizona Revised Statutes (“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 (“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 115-05-276A and 115-05-280A are zoned as SR-22 and were never developed in accordance with the SR-22 Zoning District; and

WHEREAS, Mr. Jarett Holland (the “Applicant”) wishes to bring the Zoning into compliance with the actual development pattern and to amend the zoning to RU-4; and

WHEREAS, the requested zoning district represents a reduction in density in accordance with the Comprehensive Plan; and

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

WHEREAS, the 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 the Applicant.

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

The zoning classification for Tax Parcels 115-05-276A and 115-05-280A, as shown on the map attached to this Resolution as **Exhibit A**, is changed from SR-22 to RU-4. The subject parcels are located at 722 E Rising St., Pearce, AZ 85602. It is further described as being situated in Section 25 of Township 17 South, Range 24 East of the G&SRB&M, in Cochise County, Arizona.

The Board of Supervisors approves Docket RZ21-01, subject to the following conditions of approval:

1. Within 30-days of approval of the Special Use, Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from A.R.S. § 12-1134.
2. It is the Applicant's 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.
3. The Applicant must combine parcels 115-05-276A and 115-05-280A.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 20th day of April 2021.

Ann English, Chair
Cochise County Board of Supervisors

ATTEST:

Kim Lemons, CPCC
Clerk of the Board

APPROVED AS TO FORM:

Christine J. Roberts 4/9/2021

Christine J. Roberts, Esq.
Chief Civil Deputy County Attorney

EXHIBIT A

