

ZONING ORDINANCE 21-___

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM SR-43
TO SR-174, PURSUANT TO THE APPLICATION OF
MR. SAMUEL KLEIN**

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 Parcel 116-09-400A is zoned as SR-43 and was never developed in accordance with the SR-43 Zoning District; and

WHEREAS, Mr. Samuel Klein (the “Applicant”) wishes to bring the Zoning into compliance with the actual development pattern and to amend the zoning to SR-174; 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; 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 116-09-400A as shown on the map attached to this Resolution as Exhibit A, is changed from SR-43 to SR-174. The subject parcel is located on the corner of South of Cody Street, Cochise, AZ 85606. It is further described as being situated in Section 15 of Township 17 South, Range 24 East of the G&SRB&M, in Cochise County, Arizona.

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Re: Application of Mr. Samuel Klein

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The Board of Supervisors approves Docket RZ21—09, subject to the following conditions of approval:

1. Within 30-days of approval, Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from A.R.S. § 12-1134. The Applicant shall apply for a building/use permit for the project within 3-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards and with Section 1705 of the Zoning Regulations;
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.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 22nd day of June 2021

Ann English, Chair
Cochise County Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

Kim Lemons, CPCC
Clerk of the Board

Paul Correa
Civil Deputy County Attorney