

**ZONING ORDINANCE 21-\_\_\_**

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM RU-10  
TO RU-4, PURSUANT TO THE APPLICATION OF  
MR. KEN PERRY**

**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 202-51-013D and 013A are zoned as HI and were never developed in accordance with the R-36 Zoning District; and

**WHEREAS**, Mr. Ken Perry (the “Applicant”) wishes to bring the Zoning into compliance with more compatible development and to amend the zoning to GB; 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 Parcels 202-51-013D and 013A as shown on the map attached to this Resolution as Exhibit A, is changed from RU-10 to RU-4. The subject parcel is located south of

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**Re: Application of Mr. Ken Perry**

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Interstate 10, north and south of Page Ranch Road It is further described as being situated in Section 10 of Township 13 South, Range 25 East of the G&SRB&M, in Cochise County, Arizona.

The Board of Supervisors approves Docket RZ21—10, subject to the following 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;
2. The Applicant's responsibility is to obtain any additional permits or meet any additional conditions that may apply to the proposed use pursuant to other federal, state, or local laws or regulations;
3. In conjunction with the permit submittal, a completed detailed site plan shall be provided showing compliance with all development standards;
4. In conjunction with the permit submittal, the Applicant shall submit a Traffic study and/or Traffic Impact Analysis in concurrence with ADOT;
5. Page Ranch Road shall be paved from the eastern property boundary to the existing pavement at Haskell and the railroad crossing;
6. In conjunction with the permit submittal, a drainage report for the detention ponds and drainage easement shall be required;
7. Improvement plans shall be submitted, including but not limited to roadway and grading.

**PASSED AND ADOPTED** by the Board of Supervisors of Cochise County, Arizona, this 13<sup>th</sup> day of July 2021

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Ann English, Chair  
Cochise County Board of Supervisors

**ATTEST:**

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Kim Lemons, CPCC  
Clerk of the Board

**APPROVED AS TO FORM:**

*Paul Correa*  
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Paul Correa  
Chief Civil Deputy County Attorney