

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

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES  
FROM RU-4 TO RU-2, PURSUANT TO THE APPLICATION OF  
MR. VICTOR BRUZEE**

**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 106-16-041L is zoned as RU-4; and

**WHEREAS**, Mr. Victor Bruzee (the “Applicant”) wishes to build an additional residence on the property in compliance with the RU-2 Zoning; and

**WHEREAS**, the requested zoning district represents an appropriate transition 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 106-16-041L as shown on the map attached to this Resolution as Exhibit A, is changed from RU-4 to RU-2. The subject parcel are located at 610 E. Redwing Lane in Huachuca City. It is further described as being situated in Section 06 of Township 20 South, Range 20 East of the G&SRB&M, in Cochise County, Arizona.

The Board of Supervisors approves Docket RZ21—14, 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; and
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. The parcel split will require a Minor Land Division request and approval.

**PASSED AND ADOPTED** by the Board of Supervisors of Cochise County, Arizona, this 30th day of November 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  
Civil Deputy County Attorney