

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

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES  
FROM SR-12 TO RU-4, PURSUANT TO THE APPLICATION OF  
MR. FRANCISCO HURTADO**

**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 406-01-026K and L is zoned as SR-12 and was never developed in accordance with the SR-12 Zoning District; and

**WHEREAS**, Mr. Francisco Hurtado (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; 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 406-01-026K and L as shown on the map attached to this Resolution as Exhibit A, is changed from SR-12 to RU-4. The subject parcel is located at 2378 E Hurtado and consists of 18.52 acres near Douglas Arizona. It is further described as being situated in Section 29 of Township 23 South, Range 28 East of the G&SRB&M, in Cochise County, Arizona.

The Board of Supervisors approves Docket RZ21—15, 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.
3. A Minor Land Division Application shall be submitted in compliance with the Zoning Regulations.
4. The Applicant shall provide written authorization from the State Department of Water Resources prior to proceeding with the vineyard.
5. The Applicant shall comply with all requirements of El Paso Natural Gas.

**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  
Chief Civil Deputy County Attorney