

**ZONING ORDINANCE 22-\_\_\_**

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM R-36  
TO RU-4, PURSUANT TO THE APPLICATION OF  
MS. RACHEL CUNKLE**

**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 101-36-192 and 193 are zoned as R-36 and were never developed in accordance with the R-36 Zoning District; and

**WHEREAS**, Ms. Rachel Cunkle (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 Parcels 101-36-192 and 193 as shown on the map attached to this Resolution as Exhibit A, is changed from R-36 to RU-4. The subject parcel is located on the northeast corner of Limestone Rd and Easy Street, near Bisbee Arizona.

The Board of Supervisors approves Docket RZ22-02, 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 two parcels shall be merged prior to building permit submittal.

**PASSED AND ADOPTED** by the Board of Supervisors of Cochise County, Arizona, this 10th day of May 2022.

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Ann English, Chair  
Cochise County Board of Supervisors

**ATTEST:**

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Timothy Mattix  
Clerk of the Board

**APPROVED AS TO FORM:**

*Paul Correa*  
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Paul Correa  
Civil Deputy County Attorney