

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

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES  
FROM R-36 TO RU-4, PURSUANT TO THE APPLICATION OF  
MR. AND MRS. MATHEWS**

**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 401-16-386 through 391 are zoned as R-36 and was never developed in accordance with the R-36 Zoning District; and

**WHEREAS**, Mr. and Mrs. Mathews (the “Applicants”) wish 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 401-16-386-391 as shown on the map attached to this Resolution as Exhibit A, is changed from R-36 to RU-4. The subject properties are located on the southeast corner of Bell Ranch Road and Fort Mohave, in Cochise County, Arizona.

The Board of Supervisors approves Docket RZ22-12, 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 A.R.S. 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. All parcels shall be merged prior to submittal of any permits.

**PASSED AND ADOPTED** by the Board of Supervisors of Cochise County, Arizona, this 9th day of August 2022.

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Ann English, Chair  
Cochise County Board of Supervisors

**ATTEST:**

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Tim Mattix  
Clerk of the Board

**APPROVED AS TO FORM:**

  
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Paul Correa  
Civil Deputy County Attorney



# EXHIBIT A

