

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

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM R-36  
TO LI, PURSUANT TO THE APPLICATION OF  
DIAMOND AR, LLC.**

**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 107-23-030B is zoned as R-36 and was never developed in accordance with the R-36 Zoning District; and

**WHEREAS**, Diamond AR, LLC (the “Applicant”) wishes to bring the Zoning into compliance with the actual development pattern and to amend the zoning to LI; 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 107-23-030B as shown on the map attached to this Resolution as Exhibit A, is changed from R-36 to LI. The subject parcel is located northwest of Little Michigan on Ten Pond Place, near Sierra Vista, Arizona.

The Board of Supervisors approves Docket RZ22-15, subject to the following condition of approval:

The Applicant will need to show legal access to the property. Once that is the Applicant will be required to extend Ten Pond Place with a hard surface to the end of the parcel to include a commercial driveway access as this has a growth category A.

**PASSED AND ADOPTED** by the Board of Supervisors of Cochise County, Arizona, this 27th day of September 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:**

*Paul Correa*  
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Paul Correa  
Civil Deputy County Attorney



# EXHIBIT A

