

ZONING ORDINANCE 22-___

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM R-36 AND RU-2
TO RU-4, PURSUANT TO THE APPLICATION OF
COCHISE COUNTY**

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, twenty-one tax Parcels are zoned R-36 or RU-2 and were never developed in accordance with the Zoning District and condition placed on the Zoning requiring a subdivision plat; and

WHEREAS, Cochise County (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 property owners agree and 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 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 the following Tax Parcels from R-36 and RU-2 to RU-4:

A.P.N.	Property Owner Last Name	Current Zoning	Proposed Zoning
10615015G	Hughes	R-36	RU-4
10615020D	Hew	RU-2	RU-4
10615020L	Hanson	R-36	RU-4
10615021W	Nye	R-36	RU-4
10615021Y	Nye	R-36	RU-4
10615021Z	Nye	R-36	RU-4
10615023C	Johnson	R-36	RU-4
10615040A	Walston	R-36	RU-4
10615040B	Walston	R-36	RU-4
10615041A	Walston	R-36	RU-4
10615041B	Walston	R-36	RU-4
10615046	Brown	R-36	RU-4
10615046B	Brown	R-36	RU-4
10615046C	Brown	R-36	RU-4
10615046D	Brown	R-36	RU-4
10615046E	Brown	R-36	RU-4
10615091A	Schaffer	R-36	RU-4
10615091C	Bertalino	R-36	RU-4
10615091E	Bertalino	R-36	RU-4
10615020K	Winslow	R-36	RU-4
10615015H	Taggart	R-36	RU-4

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona,
this 25th day of October 2022.

Ann English, Chair
Cochise County Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

Tim Mattix
Clerk of the Board

Paul Correa

Paul Correa
Civil Deputy County Attorney