

ZONING ORDINANCE 22-___

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM R-18
TO GB, PURSUANT TO THE APPLICATION OF
MR. ANDREW GOODMAN**

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 120-18-009B and a portion of parcel 120-18-009A are zoned as R-18 and were never developed in accordance with the R-18 Zoning District; and

WHEREAS, Mr. Andrew Goodman (the “Applicant”) wish to bring the Zoning into compliance with the actual development pattern and to amend the zoning to GB; and

WHEREAS, the requested zoning district represents an appropriate extension of the General Business Zoning in accordance with the Comprehensive Plan Amendment proposed; 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 120-18-009B and a portion of parcel 120-18-009A as shown on the map attached to this Resolution as Exhibit A, is changed from R-18 to GB. The subject properties are located on North side of State Route 80 east of Sybil Road, Saint David, in Cochise County, Arizona.

The Board of Supervisors approves Docket RZ22-20, subject to the following conditions of approval:

1. The Applicant is required to submit a traffic study in conjunction with any commercial permits All parcels shall be merged prior to submittal of any permits.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 29th day of November 2022.

Ann English, Chair
Cochise County Board of Supervisors

ATTEST:

Tim Mattix
Clerk of the Board

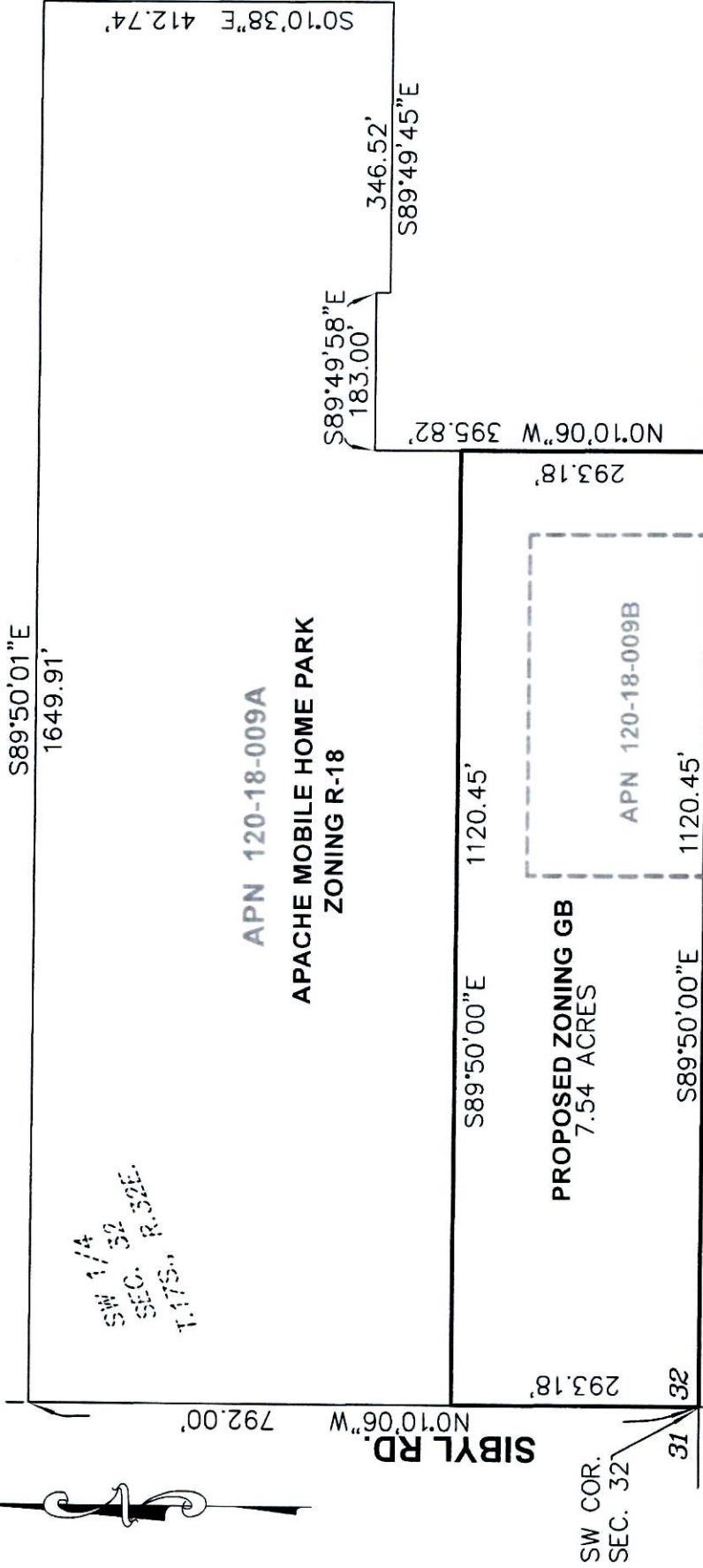
APPROVED AS TO FORM:

Paul Correa

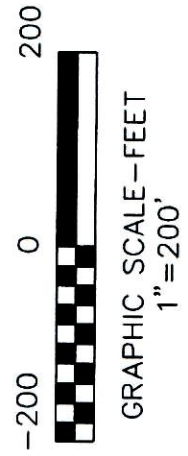
Paul Correa
Civil Deputy County Attorney

EXHIBIT "A"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 21 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF COCHISE, ARIZONA



STATE ROUTE 80



H&H
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JOB. NO. 22-029	DATE: SEPT. 2022
DRAWN BY: JH	SHEET 1 OF 2

LEGAL DESCRIPTION – PROPOSED GENERAL BUSINESS

A portion of the Southwest Quarter of Section 32, Township 17 South, Range 21 East of the Gila and Salt River Meridian, County of Cochise, State of Arizona, more particularly described as follows:

Beginning at a railroad spike at the Southwest corner of said Section 32, a 3" aluminum cap stamped RLS 36913 at the West Quarter corner of said Section 32 lies North 00°10'06" West, 2637.81 feet, and is the basis of bearings for this description;

thence along the South line of said Section 32, South 89°50'00" East, 1120.45 feet to a mag nail and washer stamped RLS 51967;

thence leaving said South line, North 00°10'06" West, 293.18 feet;

thence North 89°50'00" West, 1120.45 feet;

thence South 00°10'06" East, 293.18 feet to the **True Point of Beginning**;

Contains 7.54 acres, more or less.



Jessica J. Hale
Exp. 3/31/23