

**ZONING ORDINANCE 23-\_\_\_**

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES +  
FROM SR-22 TO RU-4, PURSUANT TO THE APPLICATION OF  
MR. AND MRS. HIPPS**

**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 116-14-174-175 and 116-14-157-159 are zoned as SR-22 and was never developed in accordance with the SR-22 Zoning District; and

**WHEREAS**, Mr. and Mrs. Hipps (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 116-14-174-175 and 116-14-157-159 as shown on the map attached to this Resolution as Exhibit A, is changed from SR-22 to RU-4. The subject parcel is located between Knox and Justin Streets west of Sherwood Road in Sunsites.

The Board of Supervisors approves Docket RZ22-24, subject to the following conditions of approval:

1. All parcels shall be combined into one, prior to the issuance of any permits.

**PASSED AND ADOPTED** by the Board of Supervisors of Cochise County, Arizona, this 24th day of January 2023.

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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

