

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

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

**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 120-18-021 is zoned as R-18 and was never developed in accordance with the R-18 Zoning District; and

**WHEREAS**, Mr. Caleb Malboeuf (the “Applicant”) wishes 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 120-18-021 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 between Miller and Sybil Roads, Saint David, in Cochise County, Arizona.

The Board of Supervisors approves Docket RZ23-02, subject to the following conditions of approval:

1. The driveway is required to be paved to ADOT Specifications
2. The Applicant shall submit a Traffic Impact Statement to ADOT and the County for review and approval
3. The Applicant shall obtain an encroachment permit from ADOT.
4. Additional improvements as determined by the Traffic Impact Statement may be required. All improvements shall be completed prior to the issuance of the first certificate of occupancy.

**PASSED AND ADOPTED** by the Board of Supervisors of Cochise County, Arizona, this 28th day of March 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

