

ZONING ORDINANCE 23-___

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM R-36
TO GB, PURSUANT TO THE APPLICATION OF
MR. DAVE TERRY**

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 302-11-032A and 302-11-032B are zoned as R-36 and were never developed in accordance with the R-36 Zoning District; and

WHEREAS, Mr. Terry Diversified (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 Parcels 302-11-032A and 302-11-032B, as shown on the map attached to this Ordinance as Exhibit A, is changed from R-36 to GB. The subject properties are located at 618 N. Central Avenue, Bowie, 85605, Cochise County, Arizona.

The Board of Supervisors approves Docket RZ23-03, subject to the following conditions of approval:

Screen the property on the north and east.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 25th day of April 2023.

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

