

ZONING ORDINANCE 23-___

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM RU-10
TO RU-4, PURSUANT TO THE APPLICATION OF
MARCO NORIEGA**

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 405-77-046A is zoned as RU-10 but is directly contiguous to property zoned RU-4; and

WHEREAS, Marco Noriega (the “Applicant”) wishes to extend the RU-4 zoning district present south of the subject parcel to encompass his property; and

WHEREAS, the requested zoning district represents an increase in density but is a permitted zoning district within the current Comprehensive Plan land use plan designation; 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 amendment 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 Tax Parcel 405-77-046A, as shown on the map attached to this Resolution as Exhibit A, is changed from RU-10 to RU-4. The subject parcel is at 7124 North Cazador Trail, Douglas, AZ 85607.

The Board of Supervisors approves Docket RZ23-13 without conditions of approval.

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

Peggy Judd, Chair
Cochise County Board of Supervisors

ATTEST:

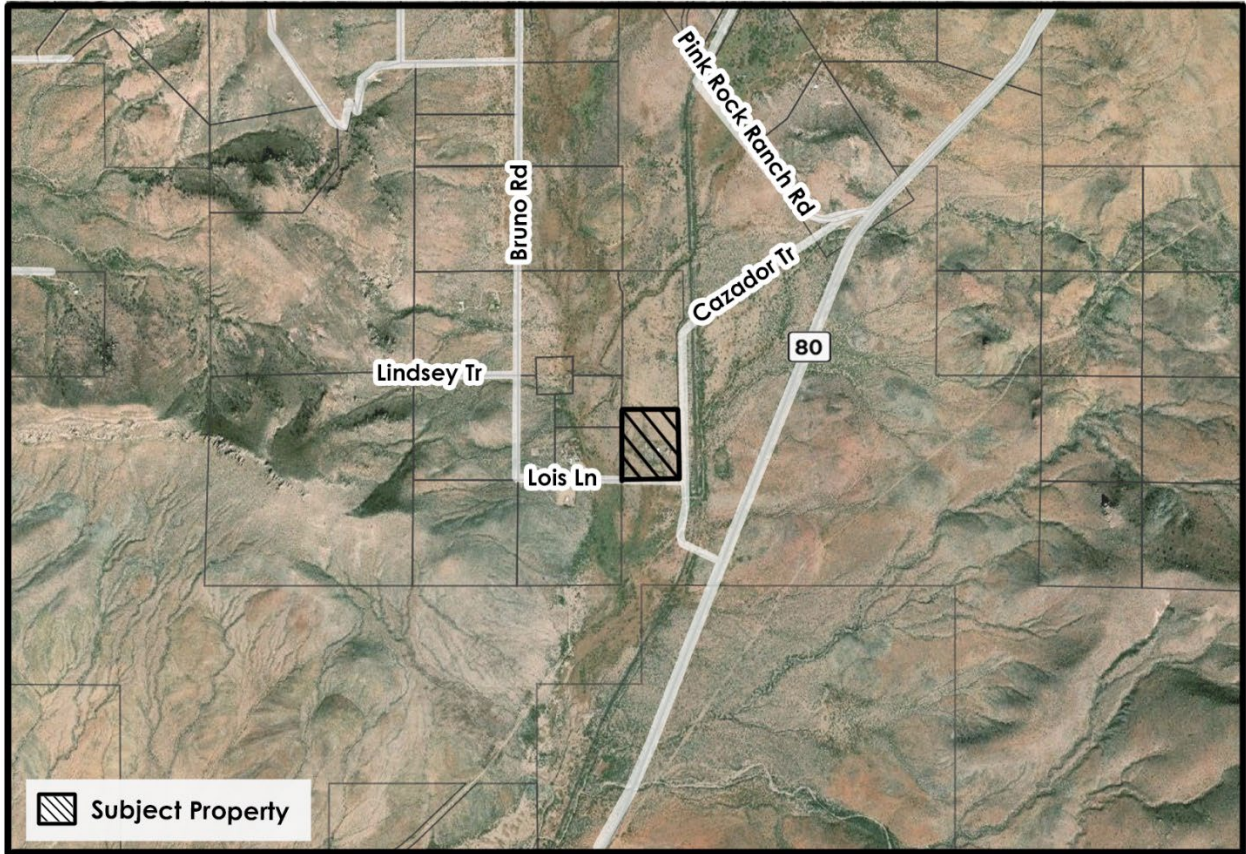
Sharon Gilman
Interim Clerk of the Board

APPROVED AS TO FORM:

Paul Correa

Paul Correa
Civil Deputy County Attorney

EXHIBIT A



Location
RZ 23-13 Cazador Trail

N.T.S

