

ZONING ORDINANCE 23-___

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM SR-43
TO RU-4, PURSUANT TO THE APPLICATION OF
RONALD CLADAS, JR.**

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 116-09-441A and 116-09-422 is zoned as SR-43 and was never developed in accordance with the SR-43 Zoning District; and

WHEREAS, Ronald Cladas, Jr. (the “Applicant”) 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 Parcels 116-09-441A and 116-09-442, as shown on the map attached to this Resolution as **Exhibit A**, is changed from SR-43 to RU-4.

The Board of Supervisors approves Docket RZ23-14 with the following condition of approval:

Combine the two parcels before permit issuance

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

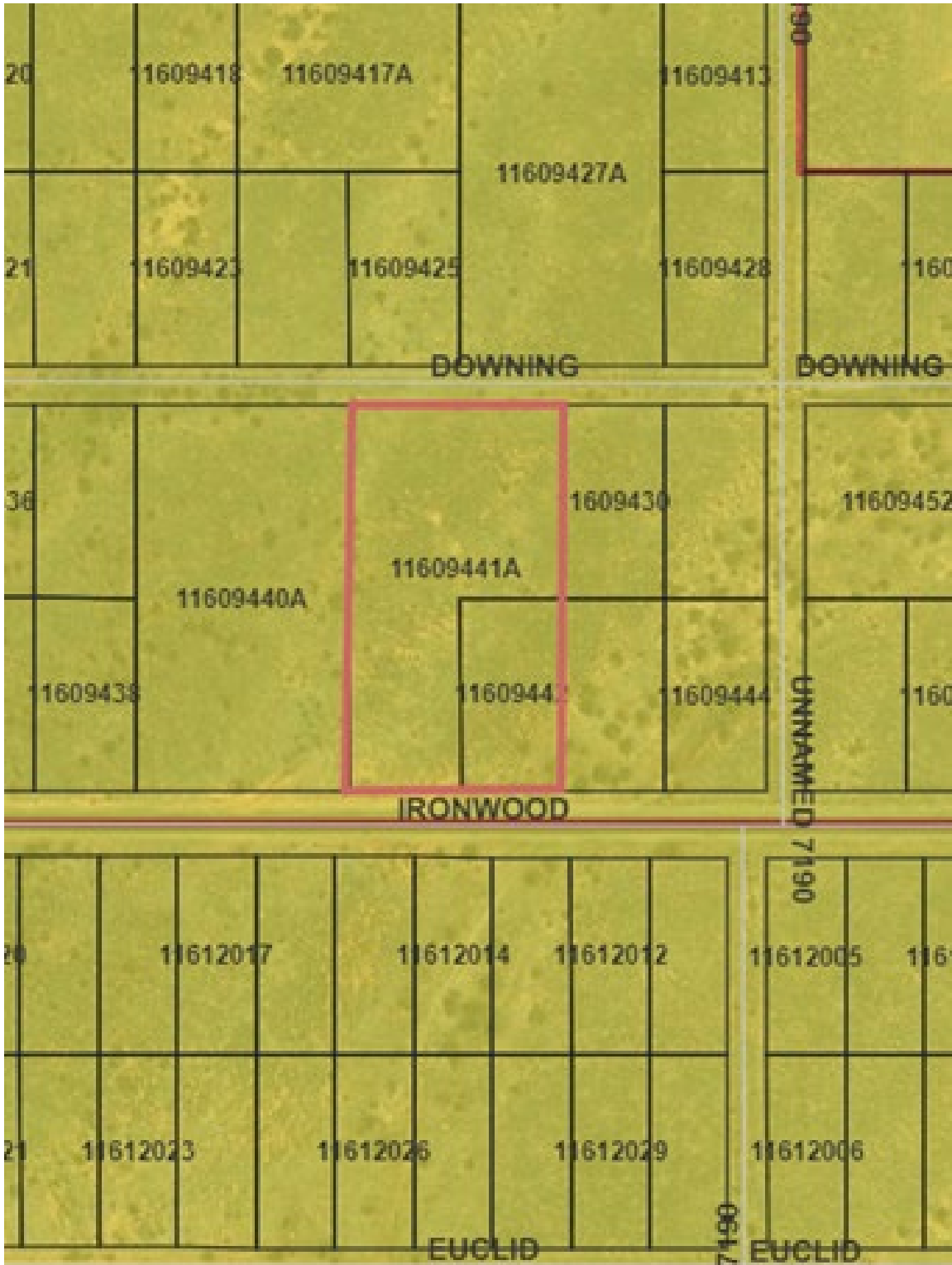


EXHIBIT A

