

ZONING ORDINANCE 24-___

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES
FROM RU-4 TO GB, PURSUANT TO THE APPLICATION OF
CLINTON GRAY**

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 104-68-005G is zoned RU-4 but directly contiguous to property zoned GB; and

WHEREAS, Clinton Gray (the “Applicant”) wishes to extend the GB zoning district present east and north of the subject parcel to encompass the northerly 2 acres of his property; and

WHEREAS, the requested zoning district represents an increase in intensity but is a permitted zoning district within the current Southern San Pedro Valley Area Plan land use 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 2 acres out of Tax Parcel 104-68-005G, as shown on the map and legal description attached to this Ordinance as Exhibits A and B, is changed from RU-4 to GB. The subject property is located at the approximate southeast corner of Dove Song Lane and Highway 92.

The Board of Supervisors approves Docket RZ24-03 without conditions of approval.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 26th day of March 2024.

Ann English, 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

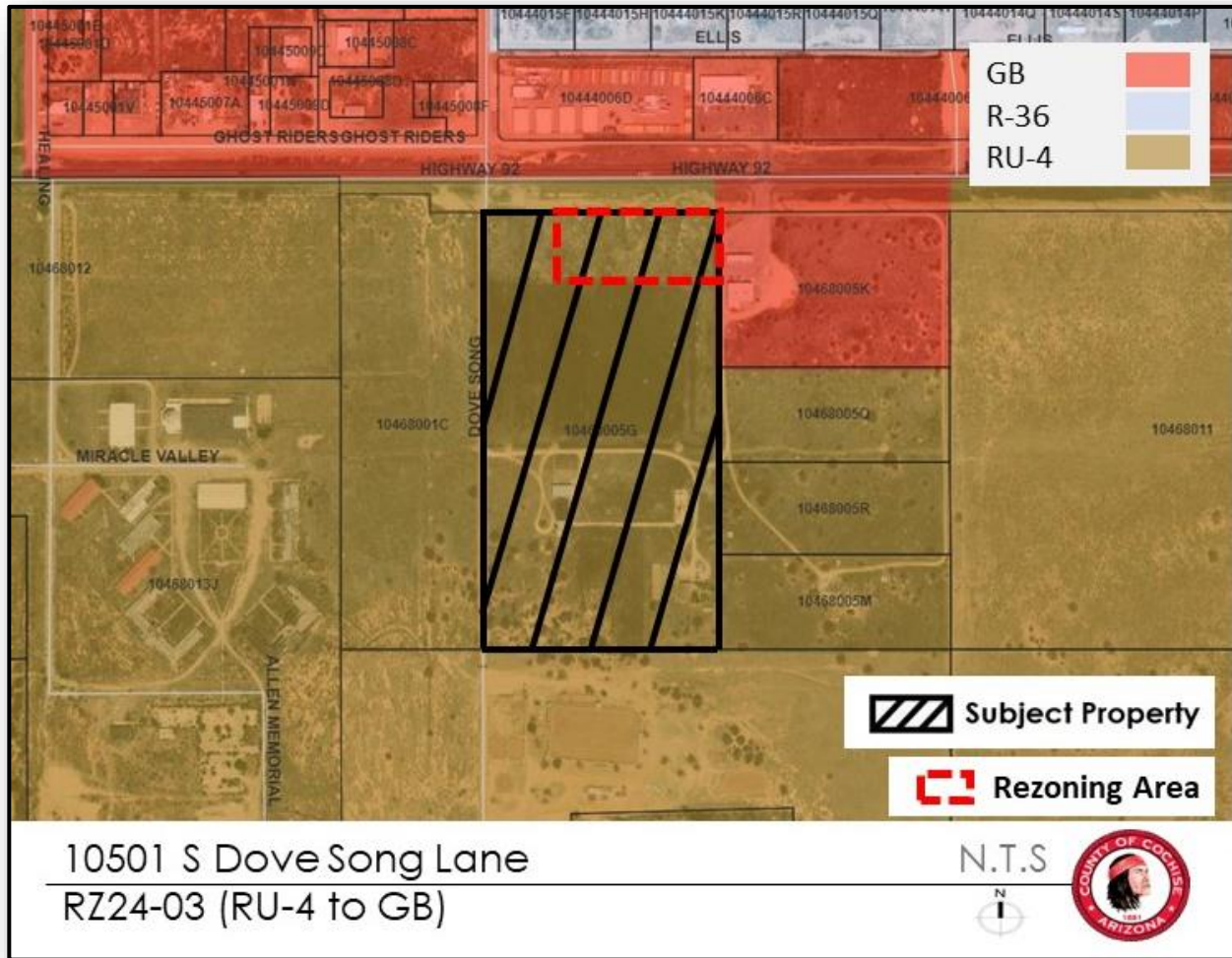


EXHIBIT B

Job 24-27

**EXHIBIT A
LEGAL DESCRIPTION
LOT B**

A Portion of Section 06, Township 24 South, Range 22 East, Gila and Salt River Meridian, Cochise County, Arizona, described as follows:

COMMENCING at the Northwest corner of said section being a found Brass Cap Survey Monument.

THENCE South $89^{\circ}50'12''$ East 1545.29 feet to a point upon the center line of Arizona State Highway 92;

THENCE South $00^{\circ}02'27''$ West 99.69 feet to a set $\frac{1}{8}''$ rebar with a 2" aluminum cap stamped LS30365 (A.C.P.) upon the Southerly Right of Way of Arizona State Highway 92 which is the **POINT OF BEGINNING**;

THENCE Continue South $00^{\circ}02'27''$ West 209.00 feet to a set A.C.P.;

THENCE South $89^{\circ}50'41''$ East 418.00 feet to a set A.C.P.;

THENCE North $00^{\circ}02'27''$ West 209.00 feet to a found iron pin tagged LS 28737 upon the Southerly Right of Way of Arizona State Highway 92;

THENCE North $89^{\circ}50'41''$ West 417.96 feet upon the Southerly Right of Way of Arizona State Highway 92 to a set A.C.P. and the **POINT OF BEGINNING**::

Above-described tract of land contains 87,372 square feet or 2.01 Acres.

