

ZONING ORDINANCE 24-___

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES
FROM R-36 TO GB, PURSUANT TO THE APPLICATION OF
ROBERT MALONEY**

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 105-40-004 is zoned R-36 but is directly contiguous to property zoned GB; and

WHEREAS, Robert Maloney (the “Applicant”) wishes to extend the GB zoning district present north, south, and east of the subject parcel to encompass Tax Parcel 105-40-004; and

WHEREAS, the requested zoning district represents an increase in intensity but is a permitted zoning district within the current Comprehensive Plan land use designation; 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 105-40-004 as shown on the map attached to this Ordinance as Exhibit A, is changed from R-36 to GB. The subject property is located at the northwest corner of S. Highway 92 and E. Keeling Road.

The Board of Supervisors approves Docket RZ24-09 with the following condition of approval:

- A 20' landscape buffer is required along the west property line at the time of development.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 23rd day of July 2024.

Ann English, Chair
Cochise County Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

Lara Loewenheim
Clerk of the Board

Paul Correa

Paul Correa
Civil Deputy County Attorney

EXHIBIT A

