

**ZONING ORDINANCE 24-\_\_\_**

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES  
FROM R-36 AND RU-4 TO RU-18, PURSUANT TO THE APPLICATION OF  
VICI SEAVER**

**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**, Vici Seaver (the “Applicant”) wishes to bring Tax Parcel 101-39-008K and 101-48-001M, which are zoned R-36 and RU-4 and R-36 respectively, into a more appropriate and less dense zoning category given the available services and infrastructure by amending the zoning to RU-18; and

**WHEREAS**, the subject tax parcels will be combined to ensure minimum site area requirements are met and since the Applicant wishes to preserve the large lot configuration and natural features of the property; and

**WHEREAS**, the Applicant wishes to establish rural zoning on tax parcel 101-48-001M and the entirety of tax parcel 101-39-008K like that of adjacent property to the east; and

**WHEREAS**, the requested zoning district requires a change in Comprehensive Plan Designation and Classification from Neighborhood Conservation to Rural and Growth Area C – Rural Community Areas to Growth Area D – Rural Areas and has been concurrently requested; 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 Parcels 101-39-008K and 101-48-001M as shown on the map attached to this Ordinance as **Exhibit A**, are changed from R-36 and RU-4 to RU-18. The Board of Supervisors approves Docket RZ24-17 without conditions of approval.

**PASSED AND ADOPTED** by the Board of Supervisors of Cochise County, Arizona, this 29th day of October 2024.

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Ann English, Chair  
Cochise County Board of Supervisors

**ATTEST:**

**APPROVED AS TO FORM:**

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Lara Loewenheim  
Clerk of the Board

*Paul Correa*  
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Paul Correa  
Chief Civil Deputy County Attorney

