

## **ZONING ORDINANCE 25-02**

### **AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM NB AND SR-43 TO RU-4, PURSUANT TO THE APPLICATION OF JEFF THIEDE**

**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**, Jeff Thiede (the “Applicant”) wishes to bring Tax Parcels 117-05-042, 117-05-043, and 117-05-054A, which are zoned NB and SR-43, into a more appropriate and less dense zoning category given the available services and infrastructure by amending the zoning to RU-4; and

**WHEREAS**, the requested zoning district is a permitted zoning district within current Comprehensive Plan land use designations; and

**WHEREAS**, the requested zoning district is harmonious with 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 Parcels 117-05-042, 117-05-043, and 117-05-054A as shown on the map attached to this Ordinance as **Exhibit A**, are changed from NB and SR-43 to RU-4.

The Board of Supervisors approves Docket RZ23-24 without conditions of approval.

**PASSED AND ADOPTED** by the Board of Supervisors of Cochise County, Arizona, this 28th day of January 2025.

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Frank Antenori, Chairman  
Cochise County Board of Supervisors

**ATTEST:**

**APPROVED AS TO FORM:**

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Lara Loewenheim  
Clerk of the Board

*Paul Correa* 1/13/2025  
Paul Correa  
Chief Civil Deputy County Attorney

# EXHIBIT A

