

ZONING ORDINANCE 25-03

AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM RU-4 to RU-2, PURSUANT TO THE APPLICATION OF ZANE AND CARINA RITENOUR

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, Zane and Carina Ritenour (the “Applicants”) wish to bring Tax Parcel 105-28-005C, which is zoned RU-4, into an equally appropriate rural zoning district by amending the zoning to RU-2; and

WHEREAS, the property is adjacent to other parcels zoned RU-2; 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 Parcel 105-28-005C as shown on the map attached to this Ordinance as **Exhibit A**, is changed from RU-4 to RU-2.

The Board of Supervisors approves Docket RZ24-24 without conditions of approval.

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

Frank Antenori, Chairman
Cochise County Board of Supervisors

ATTEST:

Lara Loewenheim
Clerk of the Board

APPROVED AS TO FORM:

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

