



## Development Services

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### MEMORANDUM

**TO:** Cochise County Board of Supervisors  
**FROM:** Paul Esparza, AICP, Building Official  
**THROUGH:** Christine McLachlan, AICP, Director  
**FOR:** Sharon Gilman, Interim County Administrator  
**SUBJECT:** S-11-01 Kings Ranch at Coronado Subdivision  
**DATE:** June 3, 2025

### S-11-01 Kings Ranch at Coronado

Approve an extension request of the Assurance Agreement for Kings Ranch at Coronado Subdivision with Pioneer Title Agency, Inc, as Trustee under Trust No. 321365 and K Ranch, LLC as beneficiary of Trust No. 321365 to February 14, 2030.

### I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicant: K Ranch LLC  
Location: S Hwy 92 and Kinjockity Drive  
APN: 104-24-416 thru 104-24-592  
Parcel Size: 840 acres  
Current Zoning: RU-4  
Growth Area: D – Rural  
Plan Designation: Rural Density Residential  
Area Plan: Southern San Pedro Valley  
Existing Use: Developing subdivision

### Surrounding Zoning and Land Uses:

North	RU-4	Single Family Residential
South	RU-4	Undeveloped
East	RU-4	Undeveloped
West	RU-4	Single Family Residential

### II. BACKGROUND

The Kings Ranch at Coronado Subdivision consists of 303 lots on 840 acres located along SR 92. The subdivision is zoned RU-4, located within the Southern San Pedro Valley Area Plan and Sierra Vista Sub-Watershed. This is a residential conservation subdivision with 426 acres or 50.7% of the total land designated as a conservation easement.

The Amended Final Plat for Kings Ranch at Coronado and Assurance Agreement were approved by the BOS on February 14, 2012. The Assurance agreement was extended in March 2018 to February 14, 2021. This extension request, if approved, will cover the lapse and extend the agreement for five additional years to February 14, 2030.

**III. RECOMMENDATION**

Staff recommend approval of the Assurance Agreement extension request to February 14, 2030.

**SAMPLE MOTION**

**Assurance Agreement Extension**

I move to approve an extension request of the Assurance Agreement for Kings Ranch at Coronado Subdivision with Pioneer Title Agency, Inc, as Trustee under Trust No. 321365 and K Ranch, LLC as beneficiary of Trust No. 321365 to February 14, 2030.