

ZONING ORDINANCE 25-13

AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM RU-4 TO LI, PURSUANT TO THE APPLICATION OF TACTICAL HOLDINGS LLC

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, TACTICAL HOLDINGS LLC (the “Applicant”) wishes to bring Tax Parcel 408-34-005C which is zoned RU-4 into an appropriate zoning district by rezoning to LI; and **WHEREAS**, the subject parcel is contiguous with other parcels zoned LI; and

WHEREAS, the requested zoning district is permitted within the Comprehensive Plan land use designation of the subject parcel and multiple adjacent parcels; 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 408-34-005C as shown on the map attached to this Ordinance as **Exhibit A**, is changed from RU-4 to LI.

The Board of Supervisors approves Docket RZ25-07 with the following condition of approval:

1. Right-of-way dedications per attached exhibits.


PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 22nd day of July 2025.

Frank Antenori, Chairman
Cochise County Board of Supervisors

ATTEST:

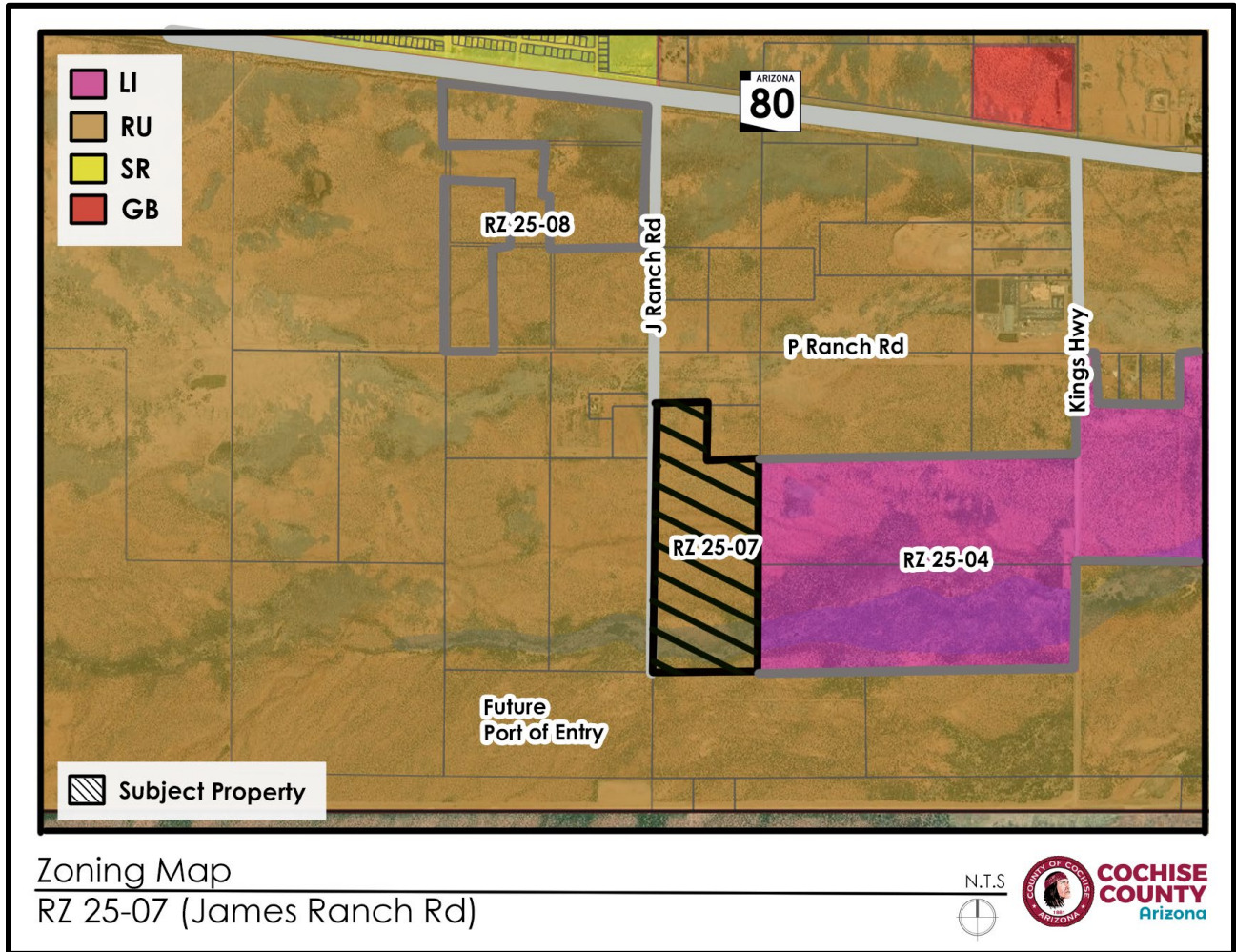
Lara Loewenheim
Clerk of the Board

APPROVED AS TO FORM:

 7/2/2025

Bert Whitehead IV, Esq.
Civil Deputy County Attorney

EXHIBIT A



“EXHIBIT A”

RIGHT OF WAY DESCRIPTION

PARCEL I:

THAT PORTION OF SECTION 18 TOWNSHIP 24 SOUTH, RANGE 27 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE SOUTHERLY 75.00 FEET, OF THE SOUTHWEST QUARTER OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA.

SUBJECT TO ANY AND ALL PRIOR EASEMENTS, RIGHTS OF WAY, COVENANTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD OR NOT OF RECORD, WHICH MAY OTHERWISE LEGALLY EXIST.

SEE ATTACHED “EXHIBIT B”

PARCEL II:

THAT PORTION OF SECTION 18 TOWNSHIP 24 SOUTH, RANGE 27 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE NORTHERLY 75.00 FEET, OF GOVERNMENT LOT 2, SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA.

SUBJECT TO ANY AND ALL PRIOR EASEMENTS, RIGHTS OF WAY, COVENANTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD OR NOT OF RECORD, WHICH MAY OTHERWISE LEGALLY EXIST.

SEE ATTACHED “EXHIBIT B”

PARCEL III:

THAT PORTION OF SECTION 18 TOWNSHIP 24 SOUTH, RANGE 27 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE WESTERLY 100.00 FEET OF THE SOUTHWEST QUARTER OF GOVERNMENT LOT 1, GOVERNMENT LOT 2 AND GOVERNMENT LOT 3, SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA.

SUBJECT TO ANY AND ALL PRIOR EASEMENTS, RIGHTS OF WAY, COVENANTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD OR NOT OF RECORD, WHICH MAY OTHERWISE LEGALLY EXIST.

SEE ATTACHED "EXHIBIT B"



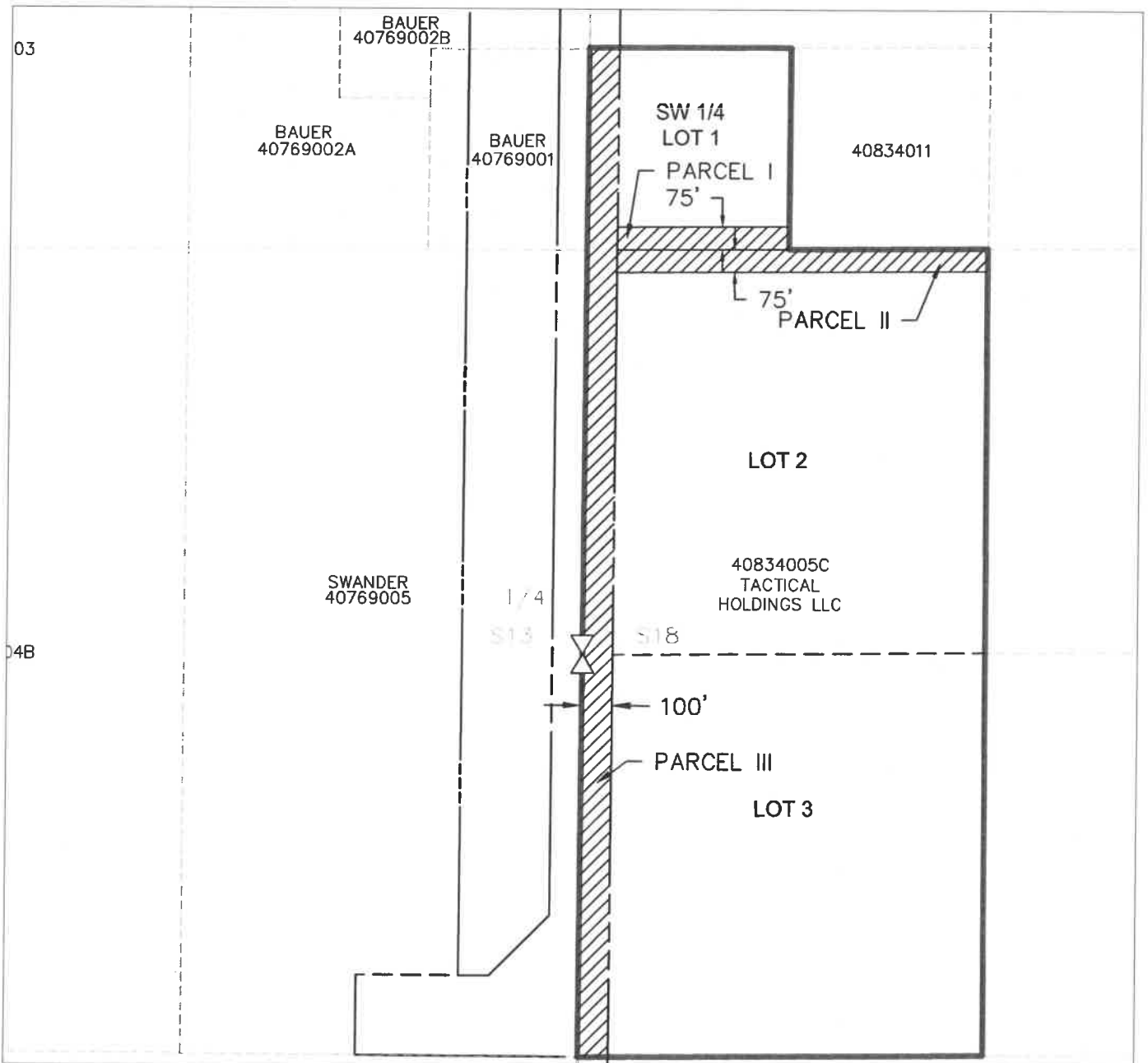
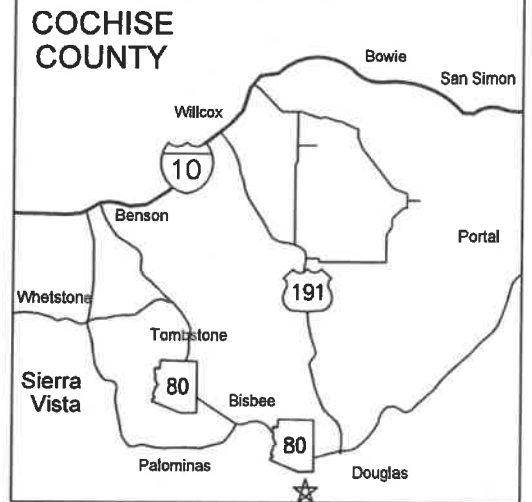
"EXHIBIT B"

RIGHT OF WAY DESCRIPTION PORTION OF
GOV'T LOTS 1, 2 & 3, SECTION 18, TOWNSHIP
24 SOUTH, RANGE 27 EAST OF THE GILA AND
SALT RIVER MERIDIAN, COCHISE COUNTY,
ARIZONA



SCALE: 1" = 500'

408-34-005C (ROW)



"EXHIBIT A"

DRAINAGE EASEMENT
DESCRIPTION

PARCEL I:

THAT PORTION OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST AND SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BOTH, GILA AND SALT RIVER MERIDIAN, SAID POINT MONUMENTED WITH A 1/2" REBER AND ALUMINUM CAP, LS 14181;

THENCE S 00°09'08"W COINCIDENT WITH THE SECTION LINE COMMON TO SAID SECTIONS 13 AND 18, A DISTANCE OF 731.46 FEET:

THENCE S 89°50'52"E, A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING:**

THENCE CONTINUING S 89°50'52"E, A DISTANCE OF 655.00 FEET:

THENCE S 00°09'08"W, A DISTANCE OF 470.00 FEET:

THENCE N 89°50'52"W, A DISTANCE OF 655.00 FEET:

THENCE N 00°09'08"E, A DISTANCE OF 470.00 FEET TO THE **POINT OF BEGINNING.**

SUBJECT TO ANY AND ALL PRIOR EASEMENTS, RIGHTS OF WAY, COVENANTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD OR NOT OF RECORD, WHICH MAY OTHERWISE LEGALLY EXIST.

SEE ATTACHED "EXHIBIT B"



"EXHIBIT B"

DRAINAGE EASEMENT DESCRIPTION PORTION
 OF LOT 3, SECTION 18, TOWNSHIP SOUTH,
 RANGE 27 EAST, GILA AND SALT RIVER
 MERIDIAN, COCHISE COUNTY, ARIZONA



SCALE: 1" = 500'

408-34-005C (EASEMENT)

