

ZONING ORDINANCE 25-14

**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 Parcels 407-68-007A, 407-68-008B, 407-68-010, and 407-68-013E which are zoned RU-4 into an appropriate zoning district by rezoning to LI; and

WHEREAS, the requested zoning district is permitted within the Comprehensive Plan land use designation of the subject parcels 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 Parcels 407-68-007A, 407-68-008B, 407-68-010, and 407-68-013E as shown on the map attached to this Ordinance as **Exhibit A**, are changed from RU-4 to LI.

The Board of Supervisors approves Docket RZ25-08 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:


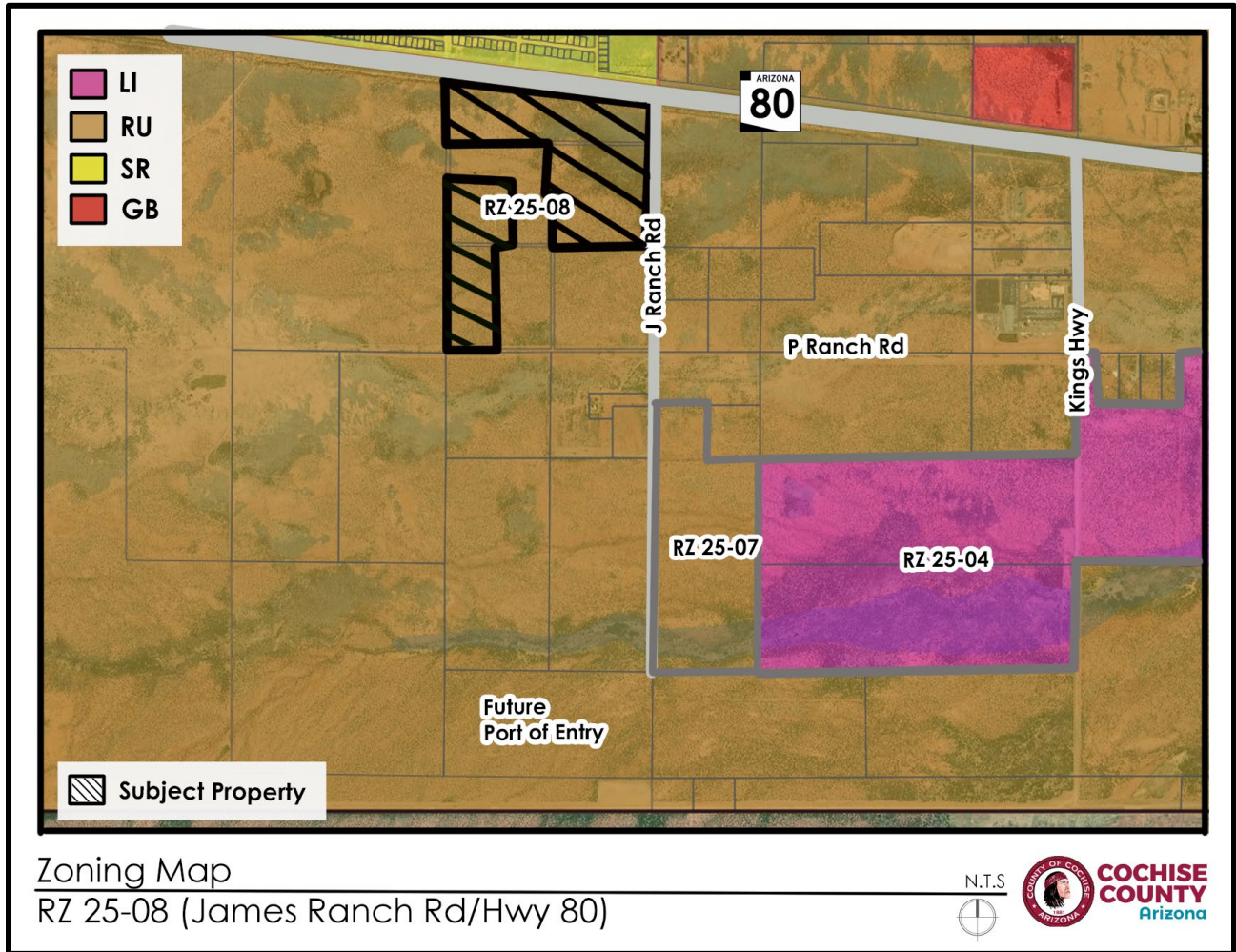
 7/2/2025
Bert Whitehead IV, Esq.
Civil Deputy County Attorney

EXHIBIT A



Zoning Map

RZ 25-08 (James Ranch Rd/Hwy 80)

N.T.S.



COCHISE COUNTY
Arizona

“EXHIBIT A”

RIGHT OF WAY DESCRIPTION

PARCEL I:

THAT PORTION OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 26 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE WESTERLY 50.00 FEET OF THE EASTERLY 100.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 12 LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY OF ARIZONA STATE HIGHWAY 80.

SEE ATTACHED “EXHIBIT B”

PARCEL II:

THAT PORTION OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 26 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE EASTERLY 50.00 FEET OF THE OF THE NORTHEAST QUARTER OF SAID SECTION 12 LYING NORTHERLY OF THE SOUTHERLY RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILWAY AND SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY OF ARIZONA STATE HIGHWAY 80.

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 12, TOWNSHIP 24 SOUTH, RANGE 26 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE WESTERLY 50.00 FEET OF THE EASTERLY 100.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12.

EXCEPT THE NORTHERLY 40.00 FEET THEREOF.

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"



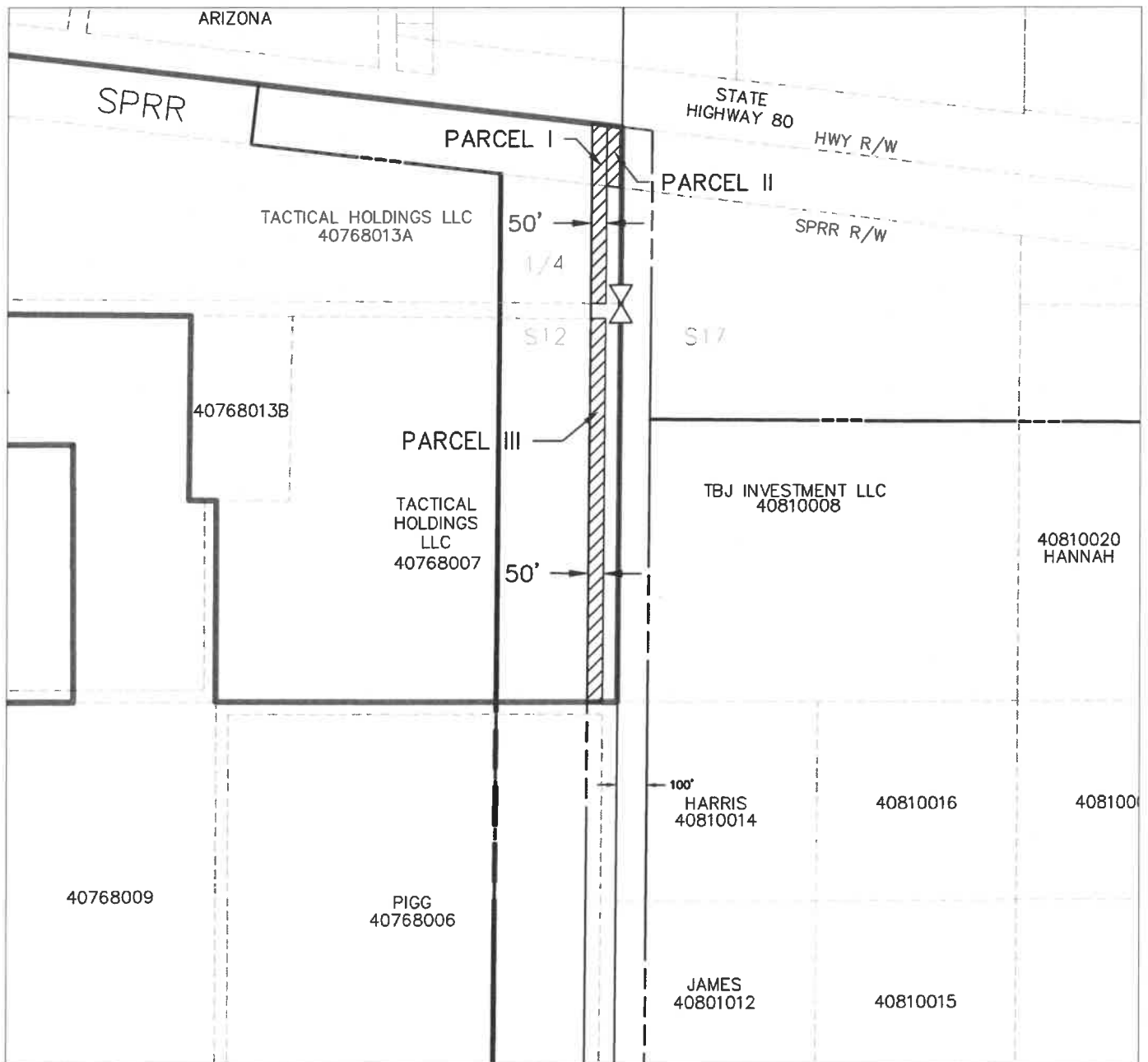
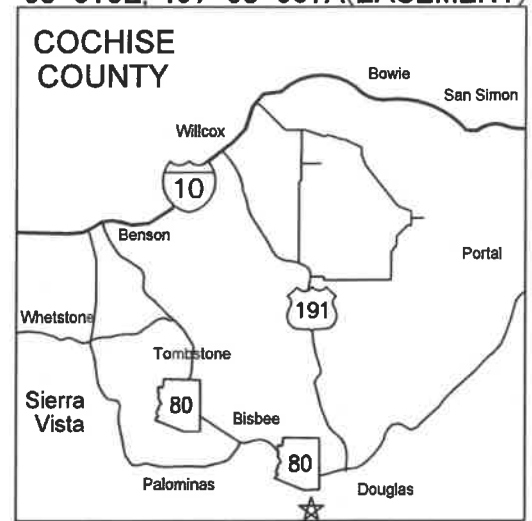
"EXHIBIT B"

RIGHT OF WAY DESCRIPTION OF A PORTION
OF EAST HALF OF SECTION 12, TOWNSHIP 24
SOUTH, RANGE 26 EAST OF THE GILA AND
SALT RIVER MERIDIAN, COCHISE COUNTY,
ARIZONA



SCALE: 1" = 500'

407-68-013E; 407-68-007A(EASEMENT)



“EXHIBIT A”

DRAINAGE EASEMENT
DESCRIPTION

PARCEL I:

THAT PORTION OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 26 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

THE WESTERLY 300.00 FEET OF THE EASTERLY 400.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 12 LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY OF ARIZONA STATE HIGHWAY 80.

SEE ATTACHED “EXHIBIT B”

PARCEL II:

THAT PORTION OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 26 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SAID SECTION 12 AND SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST OF THE GILA AND SALT RIVER MERIDIAN;

THENCE N 00°14'48"E COINCIDENT WITH THE SECTION LINE COMMON TO SAID SECTIONS 12 AND 7, A DISTANCE OF 381.41 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD:

THENCE N 83°10'54"W COINCIDENT WITH SAID RIGHT OF WAY, A DISTANCE OF 402.65 FEET TO THE **POINT OF BEGINNING**:

THENCE CONTINUING N 83°10'54"W COINCIDENT WITH SAID RIGHT OF WAY, A DISTANCE OF 831.00 FEET:

THENCE N 06°49'06"E, A DISTANCE OF 200.00 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD:

THENCE S 83°10'54"E COINCIDENT WITH SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 807.96 FEET:

THENCE S 00°14'48"W PARALLEL TO AND 400.00 FEET WESTERLY
OF THE SECTION LINE COMMON TO SAID SECTIONS 12 AND 7, A
DISTANCE OF 201.32 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"

PARCEL III:

THAT PORTION OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 26 EAST
OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA,
DESCRIBED AS FOLLOWS:

THE WESTERLY 300.00 FEET OF THE EASTERLY 400.00 FEET OF THE
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION
12.

EXCEPT THE NORTHERLY 40.00 FEET THEREOF.

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 OF A PORTION OF EAST HALF OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 26 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA



SCALE: 1" = 500'

407-68-013E; 407-68-007A(ROW)

