

## **ZONING ORDINANCE 25-17**

### **AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM SR-43 TO SR-174 PURSUANT TO THE APPLICATION OF LOUIS MANUTA**

**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**, Louis Manuta (the “Applicant”) wishes to bring Tax Parcel 117-02-284B which is zoned SR-43 into a more appropriate and less dense zoning category given the available services and infrastructure by amending the zoning to SR-174; and

**WHEREAS**, the requested zoning district is a permitted zoning district within the current Comprehensive Plan land use designation of the subject parcel and adjacent parcels; and

**WHEREAS**, the requested zoning district is harmonious with the 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 117-02-284B as shown on the map attached to this Ordinance as Exhibit A, is changed from SR-43 to SR-174.

The Board of Supervisors approves Docket RZ25-11 without conditions of approval.

**PASSED AND ADOPTED** by the Board of Supervisors of Cochise County, Arizona, this 2nd day of September 2025.

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Frank Antenori, Chairman  
Cochise County Board of Supervisors

**ATTEST:**

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Lara Loewenheim  
Clerk of the Board

**APPROVED AS TO FORM:**

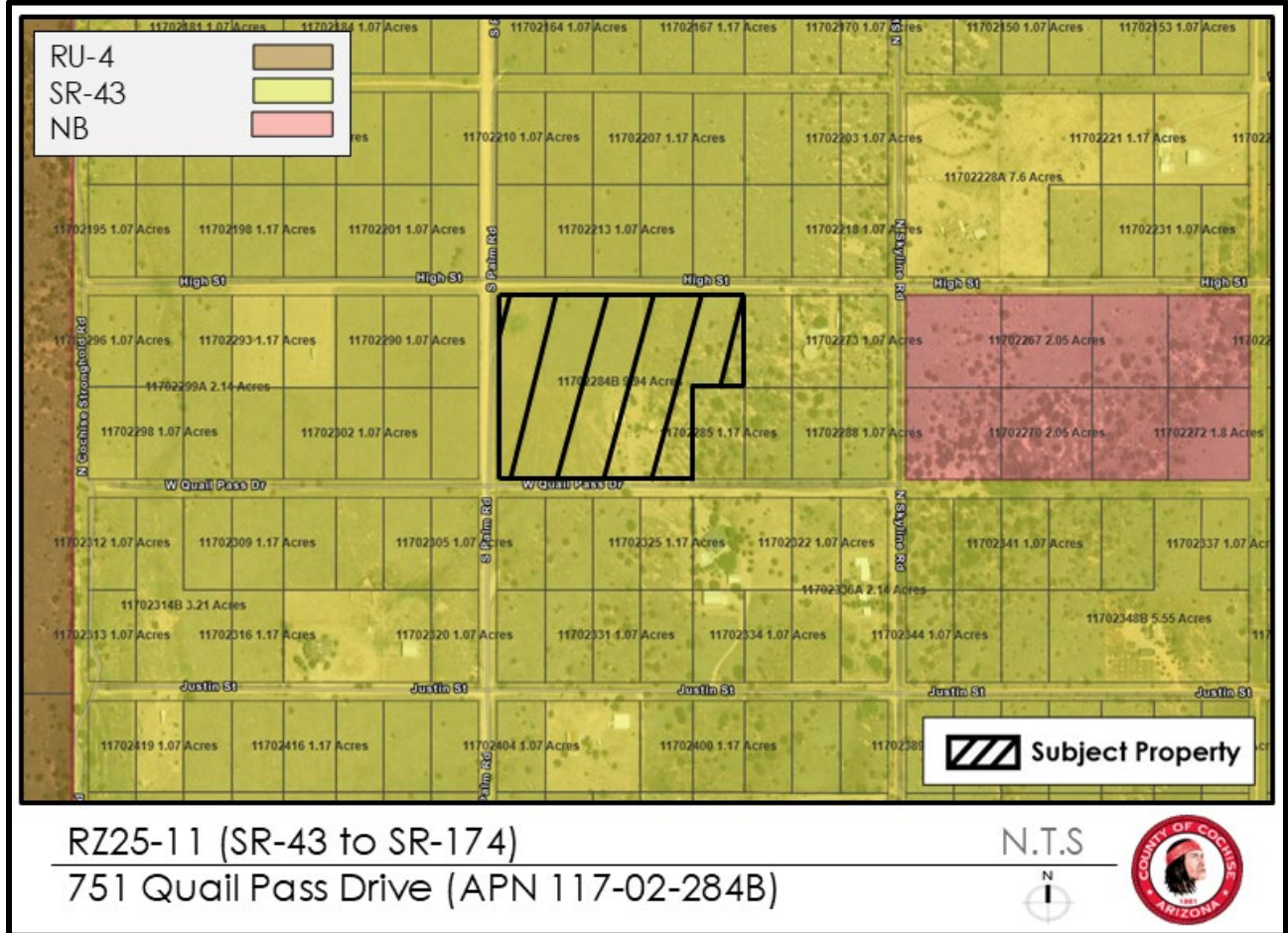


8/19/2025

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Bert Whitehead IV, Esq.  
Civil Deputy County Attorney

# EXHIBIT A



RZ25-11 (SR-43 to SR-174)  
751 Quail Pass Drive (APN 117-02-284B)

N.T.S

