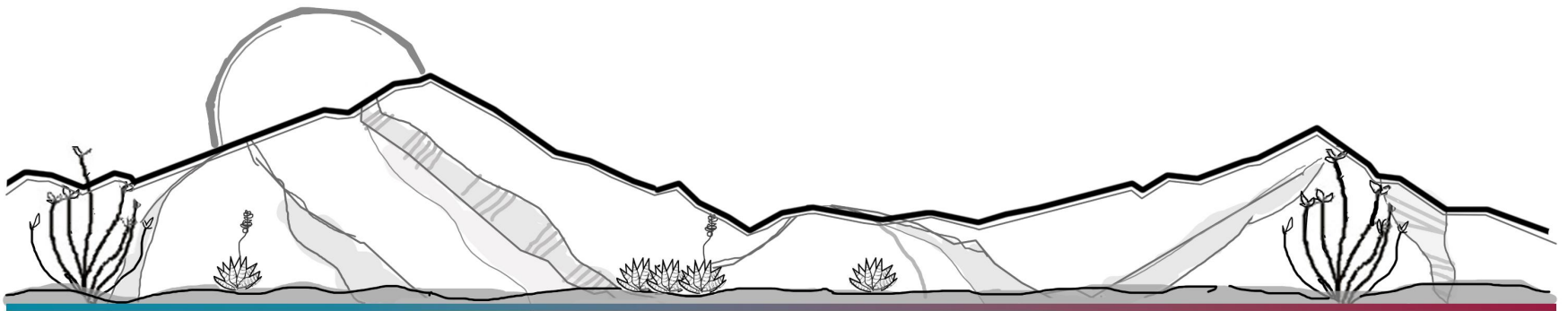


## Docket RZ25-19

R-36 to RU-4

Board of Supervisors  
January 27, 2026



# DEVELOPMENT SERVICES

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Applicant: Mario Hernandez

Location: 6305 N. Fort Grant Rd  
(5 acres out of APN 202-05-001)

Current Zoning: R-36

Proposed Zoning: RU-4

Growth Area: D – Rural Areas

Plan Designation: Rural

Existing Use: Residential/Agriculture

Proposed Use: Agriculture-Related Sales

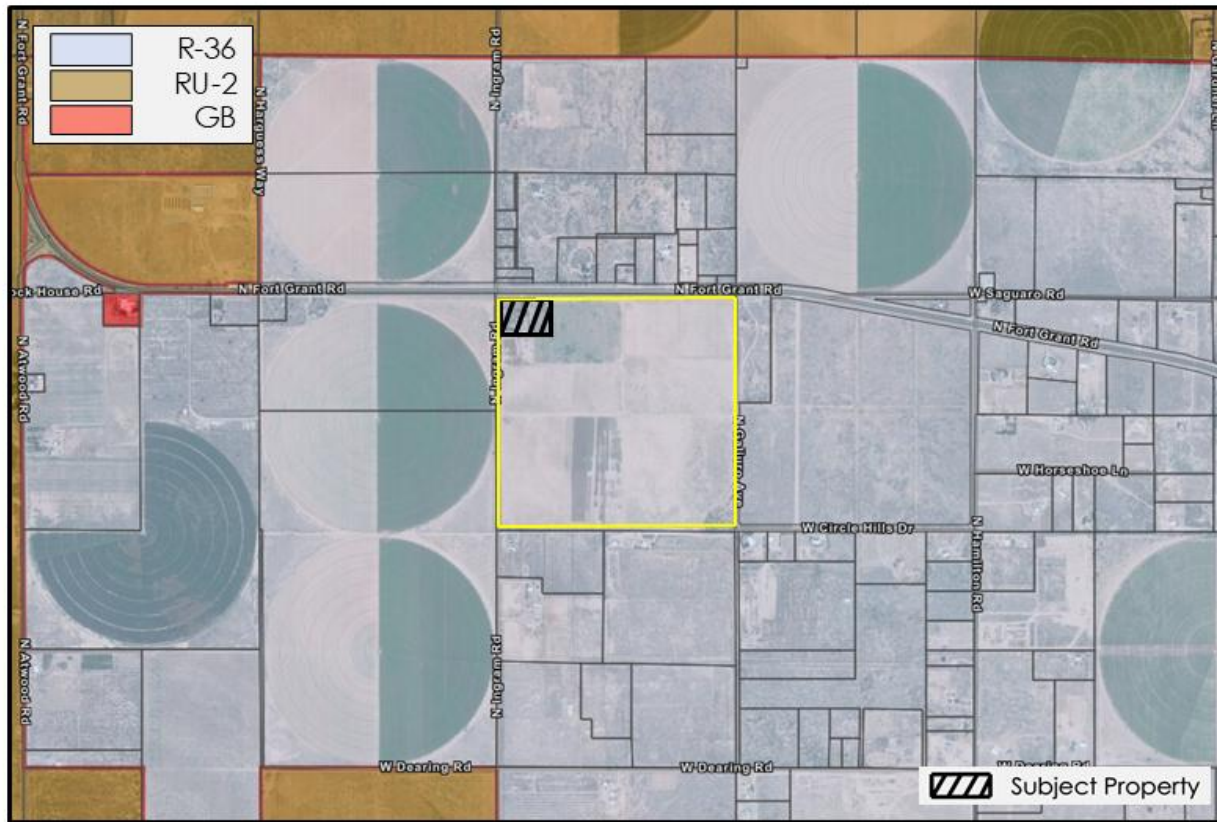


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## Property Location and Zoning



RZ25-19 (R-36 to RU-4)

Fort Grant/Ingram Roads (202-05-001)

N.T.S



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## Rezoning Factors

• Adequate site/concept plan:	<b>Does Not Comply</b>
• Comply with site development standards:	<b>Complies</b>
• Adjacent districts capable of development:	<b>Complies</b>
• Does not create nonconforming uses:	<b>Complies</b>
• Compatible with existing development:	<b>Complies</b>
• Rezone to more intense zoning district:	<b>Not Applicable</b>
• Adequate services and infrastructure:	<b>Complies</b>
• Traffic circulation:	<b>Complies</b>
• Development along major streets:	<b>Complies</b>
• Infill compatibility:	<b>Not Applicable</b>
• Unique topographic features:	<b>Not Applicable</b>
• Water conservation:	<b>Complies</b>
• Public input:	<b>Complies</b>
• Hazardous materials:	<b>Not Applicable</b>
• Consistent with planning policies:	<b>Complies</b>

# DEVELOPMENT SERVICES

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## Factors in Favor of Approval

1. Proposed zoning consistent with Comprehensive Plan future land use designations
2. Complies with applicable factors
3. Located at intersection of two County-maintained roads
4. Support from nearby property owner

## Factors Not in Favor

5. Land use/concept plan not provided

## Public Notice

17 December

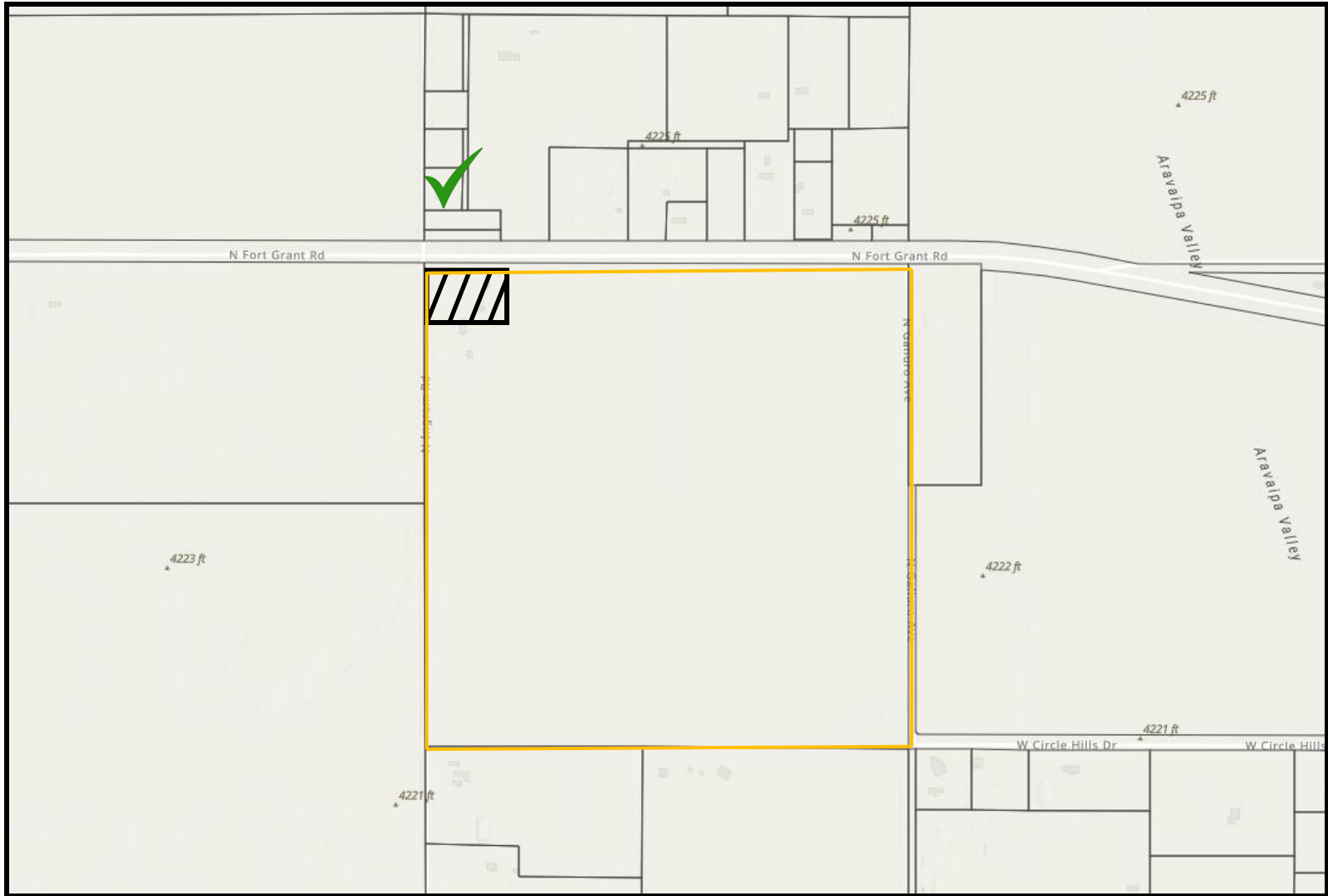
Notices

Posting

Legal ad



# DEVELOPMENT SERVICES



## Recommendations

Based on the factors in favor, the Planning and Zoning Commission recommended approval of Docket RZ25-19 without special conditions (7-0) during its meeting on January 14, 2026.

Staff also recommends approval of Docket RZ25-19 without special conditions.

## Docket RZ25-19

R-36 to RU-4

Board of Supervisors  
January 27, 2026

