

ZONING ORDINANCE 26-06

AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM R-36 TO RU-4, PURSUANT TO THE APPLICATION OF MARIO HERNANDEZ

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, Mario Hernandez (“Applicant”) wishes to bring a portion of Tax Parcel 202-05-001 which is zoned R-36 into an appropriate zoning district given the existing use of the property and available services and infrastructure by rezoning 5 acres to RU-4; and

WHEREAS, the requested zoning district is a permitted zoning district within current Comprehensive Plan land use designations; and

WHEREAS, the portion of the property not being rezoned will retain its current R-36 zoning which is harmonious with the surrounding zoning district; 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 the northwest 5 acres of Tax Parcel 202-05-001 as shown on the map and legal description attached to this Ordinance as **Exhibit A**, is changed from R-36 to RU-4.

The Board of Supervisors approves Docket RZ25-19 without conditions of approval.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 27th day of January 2026.

Frank Antenori, Chairman
Cochise County Board of Supervisors

ATTEST:

Lara Loewenheim
Clerk of the Board

APPROVED AS TO FORM:


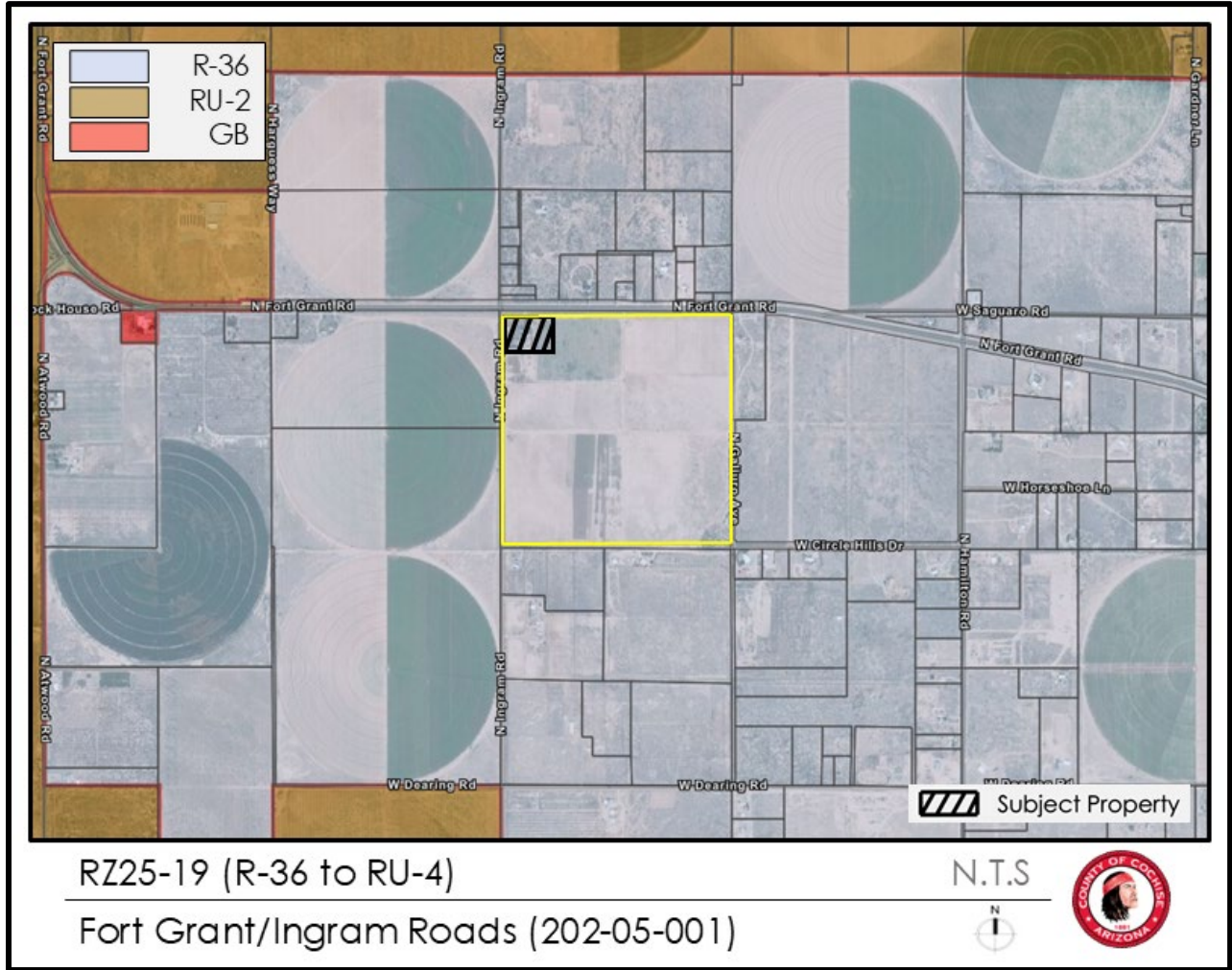
 1/9/2026
Bert Whitehead IV, Esq.
Civil Deputy County Attorney

EXHIBIT A



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

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

N.T.S



LEGAL DESCRIPTION – 5.00 ACRES

A portion of the Northwest Quarter of Section 4, Township 13 South, Range 24 East of the Gila and Salt River Meridian, County of Cochise, State of Arizona, more particularly described as follows:

Commencing at the Northwest corner of said Section 4, thence along the West line of said Section 4, South 00°14'35" East, 37.15 feet to the **True Point of Beginning**;

Thence South 89°54'27" East, 640.01 feet;
thence South 00°14'35" East, 340.31 feet;
thence North 89°54'27" West, 640.01 feet;
thence North 00°14'35" West, 340.31 feet to the **True Point of Beginning**;

Contains 5.00 acres, more or less.



PLAT TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 24 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF COCHISE, STATE OF ARIZONA

NW COR
SEC. 4

S0°14'35"E
37.15'

N. FORT GRANT ROAD

S89°54'27"E 640.01'

S0°14'35"E
340.31'

5.00 ACRES

340.31'
N0°14'35"W

N89°54'27"W
640.01'

APN 202-05-001

INGRAM ROAD



SCALE:
1"=100'



Jessica J. Hale

