

**ZONING ORDINANCE 16-\_\_\_**

**Re: Docket Z-16-03 Application of Daniel and Jo Oldfield**

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**ZONING ORDINANCE 16-\_\_\_**

**AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM R-36  
2 TO RU-4, PURSUANT TO THE APPLICATION OF DANIEL AND JO  
OLDFIELD**

**WHEREAS**, 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 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**, Tax Parcels 101-36-045, -046, -048A, & -049 were zoned as R-36 in 1975, and never developed in accordance with the R-36 Zoning District; and

**WHEREAS**, the property has been developed in accordance with the Rural Zoning District and

**WHEREAS**, the Applicant wishes to bring the Zoning into compliance with the actual development pattern and wishes to amend the zoning to RU-4; and

**WHEREAS**, the requested zoning district represents a reduction in density in accordance with the Comprehensive Area Plan; and

**WHEREAS**, the requested zoning district is harmonious with the surrounding zoning districts; and

**WHEREAS**, the Cochise County 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 amendments to the Zoning District boundaries proposed by Applicants Daniel and Jo Oldfield; and

**WHEREAS**, the Board of Supervisors conditionally 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 classifications for Tax Parcels 101-36-045, -046, -048A, & -049, as shown on the map attached to this Resolution as Exhibit A, is changed from R-36 to RU-4. The property is located west of Bisbee, AZ. The property is further described as being in Section 23 of Township 25 South, Range 26 East of the G&SRB&M in Cochise County, Arizona. The Board of Supervisors approves Docket Z-16-03 subject to the following condition of approval:

1. The Applicant shall provide the County with a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of Board of Supervisors approval of the rezoning; and
2. It is the Applicants' responsibility to obtain any additional permits, or meet any additional conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations.

**PASSED AND ADOPTED** by the Board of Supervisors of Cochise County, Arizona, this 11th day of October, 2016.

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Richard Searle, Chairman  
Board of Supervisors

**ATTEST:**

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Arlethe Rios,  
Clerk of the Board

**APPROVED AS TO FORM:**

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Britt Hanson,  
Chief Civil Deputy County Attorney