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## **CREDITS**

### Southern San Pedro Valley Area Plan Citizen Planning Committee

Joe Scelso, Chairman  
Mary Frances Clinton  
Olga Guidroz  
Howard Kahlow  
Walter Kolbe  
Linda Lussier, Recorder  
Don Mott  
Ed York

### Cochise County Planning and Management Information Systems Staff

James E. Vlahovich Planning Director  
Judy Anderson, Assistant Planning Director  
Walter Domann, GIS

### Special Assistance

Jack Chapman, Advisor  
Holly Richter, Advisor

### Cochise County Planning Commission

<u>District One</u>	<u>District Two</u>	<u>District Three</u>
Dave Guy, Chairman	Karen Corey	Jim Martzke
Richard Besselman	Barry Lay	Gilbert Reeves
Duane Brofer	Nancy McAvoy	Art Wilson

### Cochise County Board of Supervisors

Patrick Call, Supervisor District One  
Paul Newman, Supervisor District Two  
Leslie Thompson, Supervisor District Three, Chairman

## **SOUTHERN SAN PEDRO VALLEY AREA PLAN**

### **VISION**

The *Southern San Pedro Valley Area Plan* provides direction on how the community chooses to direct residential and business development in order to respect and maintain the existing scenic quality, rural character and natural resources of the plan area.

### **MISSION STATEMENT**

“The goal of the *Southern San Pedro Valley Area Plan* is to provide guidelines for future development of land use in the Plan area.”

### **BOUNDARIES**

As depicted on the *Southern San Pedro Valley Area Plan* land use map, the Palominas Fire District boundaries are also the Plan Boundaries. These boundaries were considered to represent a logical boundary readily recognized by the community.

### **SOUTHERN SAN PEDRO VALLEY HISTORY**

- The name Palominas means, “Place of the Doves”. It is from the name “Palominas de San Pedro” a name that Father Kino gave to an Indian village located by the river in what is now Mexico.
- There is a reason why the Hereford Post office isn’t in Hereford. During WWII, the cattle business thrived. Cattle and mail came by rail. After the War, that market dried up. Railroad service at the town of Hereford was discontinued and the town was dismantled. Mail now came by truck on the “new” highway so the post office was moved to the new store on the highway. It has now been moved to Nicksville near the intersection of Hereford Road and Highway 92.
- The first Palominas School was located just north of Hereford Road. The “new” school – the little building at the corner of Palominas Road and Highway 92 - was built on land donated by Joe Clinton. The “modern” schools you see now were built much later.
- The dairy business was another big business in the early days of Palominas. Without refrigerators, milk was delivered fresh daily to Bisbee miners, families and businesses.
- The railroad played a key role in delivering cattle, dairy and mining products to market and services to businesses and residents. An active railroad line travels through the plan area.

### **HOW THE PLAN IS USED**

The *Southern San Pedro Valley Area Plan* and land use map are designed to provide developers with useful information to help select an appropriate site for new development. New residents can use the Plan to find out if the goals of the Plan are in accord with their own goals.

The *Southern San Pedro Valley Area Plan* and land use map are adopted as amendments to the *Cochise County Comprehensive Plan*. They include goals, policies and standards that modify, replace or supersede those applicable to the currently adopted Comprehensive Plan Growth Areas and Designations. The Plan and land use map represent the expected future densities and land uses within the Plan boundaries. The Planning Department uses the Plan goals and policies as the basis of recommendations to the Planning and Zoning Commission and Board of Supervisors for requests for the following types of land use changes: subdivisions, rezonings, plan amendments, special uses and master development plans. Any of these requests not in accordance with the Plan will require the Board of Supervisors to approve a Plan amendment. **It is important to understand that land uses permitted by existing zoning and existing legally permitted land uses are not changed by the Plan.**

## **PLANNING PROCESS/PUBLIC INPUT**

The Southern San Pedro Valley Area Plan Committee was appointed by the Cochise County Planning and Zoning Commission to work with County staff to develop a land use plan. The committee held meetings monthly over a three-year period. All meetings were open to the public.

The first step taken by the Committee was to send a survey to all property owners in the Plan area. Using the most current County Assessor's addresses, over 1200 surveys were mailed to property owners. Over 170 responses were received, a 14 percent response rate. The results of the survey are provided as an appendix to this plan. In summary, the majority of the responses indicate a desire to maintain the rural character of the plan area. In addition, the committee held two public meetings that were advertised in the survey mailout. The survey and meeting results were used to develop the first draft of the Plan that was presented to the public for comment.

Further public input was solicited after the Committee completed a Plan Draft for public review. The plan was presented at a Neighborhood Alliance meeting attended by about 80 persons. A public meeting was advertised in the local newspapers, via an announcement mailed to 1317 property owners listed on the Tax Assessor's records and flyers distributed at local stores and sent home with students. The meeting was presented as an open house and attended by about 90 people. Subsequent to this meeting, meetings requested by specific property owners and local groups were held to discuss their specific concerns. Three public hearings were held: two before the Planning and Zoning Commission and one before the Board of Supervisors.

## **GOALS AND POLICIES**

### **LAND USE**

#### **A. Notification**

- **Goal:** Promote continued community participation during plan implementation.
- 1. Notice of rezonings, plan amendments, plan updates, special uses and master development plans will be transmitted in accordance with Cochise County adopted public notification policy and to all organizations and individuals who request notification regarding such activities within the Plan boundaries.
- 2. At the request of local organizations, the Planning Department will meet to review the effectiveness of the plan.

#### **B. Business and Industry**

Within the plan area, approximately 200 acres are already zoned General Business. Of this approximately 180 acres, remain vacant. The bulk of the vacant GB land is on the north side of Highway 92 in the Miracle Valley area and on a quarter section of land on the north side of Highway 92 about ¼ mile east of the San Pedro River.

- **Goal:** New non-residential development should complement the rural, small town, recreational and ranching character of the valley.
- 1. Maintain consistency with existing patterns of development by directing new businesses to areas that are already developed, as shown on the Plan Map.
- 2. The Plan amendment process is available for consideration of new business rezonings in areas other than those designated on the Plan map. Plan amendments will be required to demonstrate that suitable land designated business on the Plan Map is unavailable and that the proposed land use or zoning district serves the needs of the plan area.
- 3. RU-4 properties already developed with commercial structures may be redeveloped with new businesses so long as the new use is well suited to the character of the plan area.
- 4. Special Uses on scattered RU-4 sites are acceptable if designed to have no off-site negative impacts. The Zoning Regulations allow consideration of many Special Uses. The following list of special uses provides examples of uses that are considered harmonious with the rural/residential character of the plan area if designed to have no off-site impacts and in accordance with the design standards. This list is not exhaustive but provides examples of the scale and type of special uses considered appropriate in the plan area.
  - Resorts, guest ranches and group camps;
  - Rural density RV parks/camp grounds;
  - Welfare and charitable uses;
  - Recreational uses designed to primarily serve the plan area;

- Cultural, historic and nature exhibits;
  - Small scale residential care facilities;
  - Cemeteries;
  - Child care facilities designed to primarily serve the plan area;
  - Commercial plant nurseries;
  - Observatories;
  - Veterinarian clinics, boarding kennels; and
  - Some agricultural related businesses such as feed stores; riding stables, roping arenas;
5. Industrial uses are considered more suitable in the Sierra Vista employment center where infrastructure exists to support such activities.

### **C. Residential Neighborhoods**

Residential development in the Southern San Pedro Plan area is mostly comprised of large lot development of 4-acres or larger with the exception of the population centers of Miracle Valley, Palominas and the Rancho Palominas Subdivision.

➤ **Goal:** Maintain and enhance the existing rural-residential development in the plan area.

1. Densities are defined as (see Plan Map):
  - High density: less than 36,000 square feet;
  - Medium density: 36,000 square feet but less than four acres.
  - Rural density: 1 residence per 4 acres (minimum lot size four acres or larger) and grazing land for properties likely to remain as agricultural uses on a voluntary basis.
2. Support **voluntary** rezonings to lower densities or **voluntary** establishment of conservation easements to maintain the open rural character of the plan area with written consent.
3. Direct medium and high-density development to areas already developed with similar densities such as Miracle Valley so long as adequate infrastructure is provided that meets County standards.
4. Encourage innovative and imaginative design in new subdivisions with minimal impact on terrain features.
5. The Plan amendment process is available for the consideration of rezonings to higher density residential other than those locations designated on the Plan map. Plan amendments will be required to demonstrate that the proposed higher density serves an unmet need in the plan area and is designed to fit in with existing character of the community.

### **D. Comprehensive Plan Category C Growth Area**

The Hereford Comprehensive Plan Category C boundaries are revised to include the medium and high density residential and business land use designations depicted on the plan map. The remainder of the area within the Plan boundaries is designated as a Comprehensive Plan Rural area.

## **DESIGN STANDARDS: PRESERVATION OF RURAL QUALITIES AND NATURAL RESOURCES**

Residents of the Southern San Pedro Valley take pride in their community. Historically, ranches with clustered low-scale structures and an occasional two-story out building on large sites leaving vistas of mountains and grasslands intact typified much of the development in the Valley. Recent development in the Valley is largely characterized by homes on 4-acre lots. Local services are provided in the small communities that grew at the intersection of Highway 92 and Palominas Road and around the Miracle Valley subdivision. Regional services are provided in nearby Sierra Vista.

Residents recognize that some growth in the rural areas is inevitable and desirable but destruction of community character is not. They also recognize the need to balance property rights with community rights. They further recognize that attractive design and maintaining existing positive attributes enhances the economic value of property.

The plan amendment process is available to consider developments that are designed to complement the rural character and serve the needs of the Southern San Pedro Valley but can not be accommodated in existing areas already designated for more intense uses. The following design standards are provided to help ensure that such development complements and adds to the Valley in appropriate ways.

As evidenced by the standards, the preferred new development will reflect the traditional ranch style development with wide expanses of open space. If the design does not reflect this style, it will be expected to demonstrate through the use of a variety of design standards that it complements the Valley's rural character. These standards serve as the basis of recommendations to the Planning and Zoning Commission and Board of Supervisors for requests for the following land use changes: subdivisions, rezonings, plan amendments, special uses and master development plans.

- **Goal:** Ensure that new development within the Southern San Pedro Valley Area Plan boundaries is designed to complement the rural character.

### **A. General Policies**

1. Subdivisions, rezonings, plan amendments, special uses and master development plans that employ a combination of these design standards thereby demonstrating that the development meets the overall intent of these standards will be favored if other conditions are met; it is understood that all standards will not apply to every development.
2. Subdivision restrictive covenants enforced by a Homeowners Association can be used as one method to demonstrate the intent to meet design standards.
3. For developments referenced in policy 1 the following submittals are required in addition to standard requirements in the Zoning and Subdivision Regulations:
  - Landscape plan showing existing and enhanced vegetation and contour lines (can be part of the site plan or subdivision tentative plat); and
  - Color elevations or drawings of structures, signs, light fixtures and fences or deed restrictions reflecting the intent to meet the design standards for subdivisions.

4. Any deed restrictions adopted in this area, as applicable in the Three Canyons area or elsewhere, are not pre-empted by this Plan. Nothing in this Plan shall be construed as limiting the rights of any potentially impacted property owner to enforce any covenants, conditions, restrictions or any other contractual rights that he or she may have.
5. Any deed restrictions or other covenants or conditions that are applicable to a particular property shall be considered in the review of any plan amendment, master development plan, subdivision, special use or rezoning application and shall be regarded as a strong indication of the views of the adjacent property owners as to what types of uses would be appropriate on that site.

## **B. Site Design**

1. Building Massing
  - Typical Ranch style clustering of buildings: Preferred building massing is historic ranch sites found throughout Cochise County—primarily one-story buildings clustered with view corridors between buildings and open expanses around buildings.
  - Effective use of setbacks to maintain the rural character.
2. Parking to be integrated into the overall design of the site and designed to minimize adverse visual impacts and driveways to be designed to respect the terrain.
3. Use landscaping dispersed throughout and on the edge of parking lots to soften impact of pavement.
4. Where gravel is allowed by regulations, use gravel of a color that blends with the surrounding landscape.
5. Every effort should be made to retain and enhance existing natural vegetation.
6. Landscaping plan shall consider and address runoff.
7. Lot sizes must be large enough to effectively implement these design standards.

## **C. Structure Design - Buildings, Fences and Signs**

1. Buildings greater than one-story must have larger setbacks, terrain and vegetation that mitigate the impact of a taller building, or the building must represent an appropriate outbuilding integrated into the design of a ranch/southwestern style development.
2. Colors and materials to blend with the surrounding area.
3. Fences to be harmonious with the overall design and colors of the principal buildings.
4. Typical ranch signs that overhang the entrance are appropriate for sites designed to reflect ranch development; otherwise, signs to be unobtrusive and harmonious with the overall design and colors of the principal structures.

## D. Wash Corridor Policies

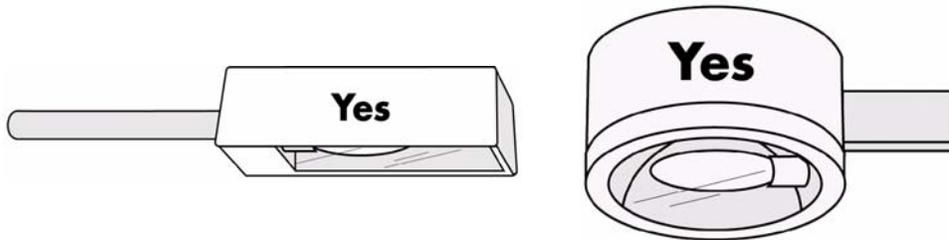
1. Maintain wash corridors that were identified by the Upper San Pedro Partnership Open Space Subcommittee *Hydrologic Protection Areas Final Report* dated April 24, 2001 as important for preserving natural stormwater recharge areas (see Plan map) through dedication of the washes to the County, adequate setbacks, conservation easements or other effective measures.
2. Support efforts to obtain **voluntary** conservation easements from willing property owners.
3. To support recharge, new development to maintain an appropriate setback from the floodway as determined by the Cochise County Engineer or Upper San Pedro Partnership reports.

## E. Outdoor Lighting Recommendations

Goal: To maintain dark skies enjoyed in rural areas, encourage outdoor lighting practices that conserve energy, minimize light pollution while still providing safe and effective lighting.

1. Comply with the Cochise County Light Pollution code.
2. Use of motion detectors and automatic timers is recommended.

### EXAMPLES OF SHIELDED LIGHTING



**Photographs to demonstrate some of the Design Guidelines**



Examples of fences that are typically found in rural area.





Examples of southwestern style architecture





Example of a Ranch sign found in the Plan Area



Example of an unobtrusive, harmonious sign found in the Plan Area



Example of retaining existing vegetation – in this case riparian vegetation



Example of effective use of setbacks in design and use of native vegetation landscaping.



Typical Ranch style clustering of buildings: Preferred building massing is similar to historic ranch sites found throughout Cochise County—primarily one-story buildings clustered with view corridors between buildings and open expanses around buildings.



Ranch building found in the plan area.



Ranch barn found in plan area. An occasional taller accessory building may be appropriate if designed and sited in accordance with the design standards.

## **CIRCULATION AND ACCESS CONTROL**

State Highway 92 is a major thoroughfare that traverses the *Southern San Pedro Valley Plan* area. It provides access from the area to the communities of Sierra Vista and Bisbee and beyond.

Development along this stretch of the Highway is still sparse. The opportunity therefore remains to define policies that provide for safe and convenient access to businesses and residents while also minimizing disruption to the flow of traffic on Highway 92.

Overall traffic circulation is not well defined within the Plan Area. Highway 92, Hereford and Palominas Roads serve to move traffic through and around the area. However, there is a need to define other collector roads to carry traffic for new development

Finally, area residents have expressed a desire for paths or other modes of transportation such as pedestrian, bicycles and equestrian paths. The community will explore methods to create a safe system of equestrian, pedestrian and bike routes along or near Highway 92 to activity areas.

**Goal 1:** Provide convenient entry to businesses and subdivisions onto Highway 92 while minimizing the impact on the flow of through traffic.

1. Subdivision access to Highway 92 will be limited to one access point unless additional curb cuts are justified and appropriately documented to the satisfaction of the County and ADOT.
2. Non-residential and multi-family uses having permanent legal access to a street other than Highway 92 are to take access from that street when feasible.
3. New non-residential and multi-family developments will be limited to one driveway on Highway 92 unless additional curb cuts are justified and appropriately documented to the satisfaction of the County and ADOT.
4. Driveways for non-residential and multi-family uses to be at least 500 feet apart.
5. For parcels less than 500 feet in width, the driveway design and location to be such that driveways can be shared with future development on vacant adjoining parcels. An access sharing agreement is to be recorded to enable shared driveways.
6. New development to identify means to ensure safe travel on Highway 92 where slower local traffic merges with faster through traffic.
7. Any added off-site impacts created by a new development will be identified in a report appropriately documented to the satisfaction of the County and ADOT and improvements made based on this report.

**Goal 2:** Provide safe and adequate collector and arterial circulation routes for all modes of transportation as identified on the *Southern San Pedro Valley Area Plan map*.

1. Identification on the plan map of circulation routes as regional routes and residential collector routes should serve as a factor in favor of placement in the County Capitol Improvement Plan.
2. Direct new non-residential and multi-family traffic to routes other than residential routes.

3. Encourage the County to maintain and improve Hereford Road west of Palominas Road.
4. Encourage the County to retain the historic one lane-bridge on Hereford Road.
5. Require developers of non-residential and multi-family uses and subdivisions to participate in off-site improvements reasonably related to the traffic and safety impacts resulting from their development.
6. Develop new collector roads for new development as needed to distribute traffic away from local residential streets.
7. Encourage the Arizona Department of Transportation, Cochise County Highway and Floodplain Department and new developers to consider non-motorized travel options when planning projects or acquiring right-of-way. Pursue acquisition of extra right-of-way width when feasible to accommodate trail use.

## **APPLICATION**

### ***Administration***

The Cochise County Planning and Zoning Commission, the Board of Supervisors, and any other County department, commission, official, or employee acting in an advisory capacity to the Board of Supervisors shall consult, consider, and generally be guided, in conjunction with the *Cochise County Comprehensive Plan*, by the *Southern San Pedro Valley Area Plan* and land use map stated herein. The Cochise County Zoning Regulations, Subdivision Regulations, and other ordinances affecting land use in Cochise County shall be constructed and may be revised to implement the goals, policies and standards of *The Southern San Pedro Valley Area Plan* and land use map. Any revisions to the Plan will have separate public hearing processes as required by Arizona State Statutes.

Nothing herein shall be construed to constitute a designation of private or State land as open space, recreation, conservation or agricultural land without the consent of the property owner. This plan does not restrict the development of any private or State land pursuant to applicable Zoning Regulations of Cochise County.

### ***Amendment***

The *Southern San Pedro Valley Area Plan* and land use map may be amended from time to time. Before adopting any amendment, public participation will be sought in accordance with the adopted Cochise public participation requirements and a hearing shall be held by the Cochise County Planning and Zoning Commission. A copy of the amended *Southern San Pedro Valley Area Plan* and land use map shall be certified by the Commission to the Board of Supervisors which shall hold a public hearing after notice of time and place has been given by one publication at least 15 days prior to the public hearing in a newspaper of general circulation in the county and posted in areas of community gathering

## **VALIDITY**

### ***Severability***

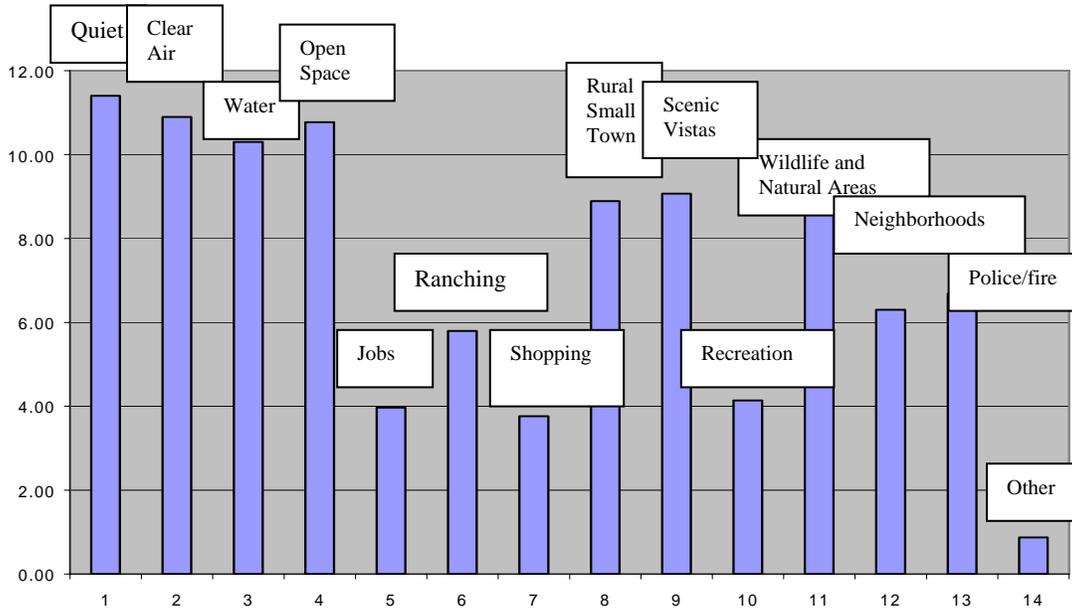
If any provisions of the *Southern San Pedro Valley Area Plan* and land use map be held invalid, such invalidity shall not affect other provisions which can be given effect with the invalid provision, and to this end the provisions of *Southern San Pedro Valley Area Plan* and land use map are declared to be severable.

### ***Effective Date***

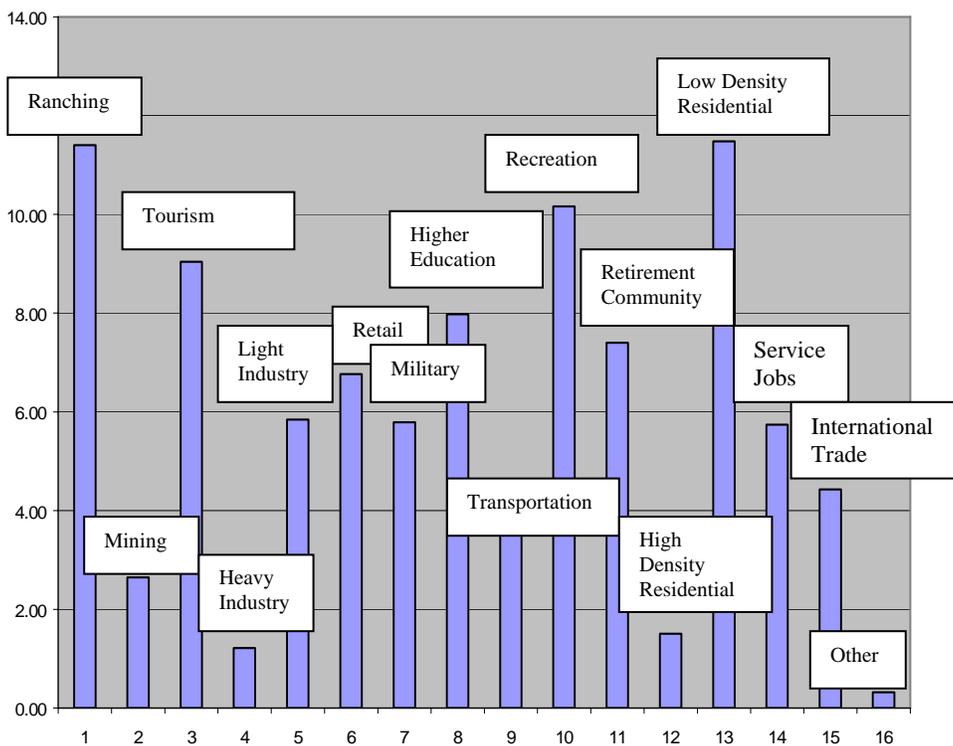
The *Southern San Pedro Valley Area Plan* and land use map shall become effective beginning on the 16th day of October, 2001 and remaining in full force thereafter.

## APPENDIX – SURVEY RESULTS

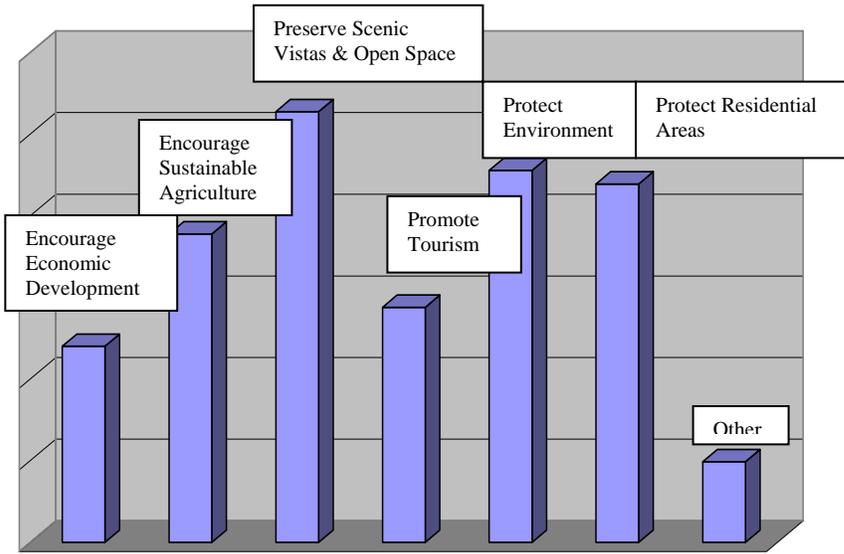
### MOST IMPORTANT TO YOU



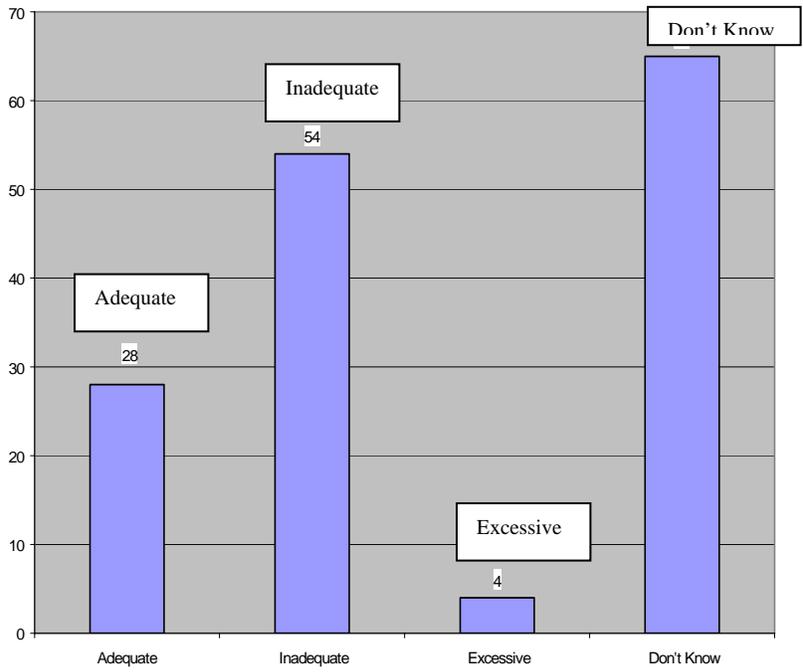
### VISION FOR PLAN AREA



**PURPOSE: LAND USE PLANNING**



**CURRENT ZONING REGULATIONS**



## SOUTHERN SAN PEDRO VALLEY PLAN QUESTIONNAIRE

In cooperation with the Cochise County Planning Department, a number of residents and business owners from the Palominas/Hereford area have formed a committee to develop a plan to help guide future land use and economic growth. The working title of the plan is the *Southern San Pedro Area Plan*. The Palominas Fire District forms the preliminary working boundaries for the plan area (see enclosed map). This citizen-driven effort will produce a vision for the community's growth in future years. Once adopted by the Board of Supervisors, the plan will be a guide for decisions concerning land use.

The **MOST IMPORTANT STEP** in writing a plan is to find out what the people living and working in the plan area hope for the future. To be part of guiding the future, residents and business owners must speak clearly about how they want the plan area to look. This questionnaire is the first step in making your voice heard. In addition, public meetings will be held on **Thursday, April 22, 1999 at 7 p.m. and on Saturday, April 24, 1999 at 10 a.m.** at the Palominas school gymnasium. Information gathered from the meetings and the questionnaire will be the basis for land use policies guiding local development.

### Did you know?

- K** The name Palominas means, "Place of the Doves". It is from the name "Palominas de San Pedro" a name Father Kino gave to an Indian village located by the river in what is now Mexico.
- K** There is a reason why the Hereford Post office isn't in Hereford. During WWII, the cattle business thrived. Cattle and mail came by rail. After the War, that market dried up. Railroad service at the town of Hereford was discontinued and the town was dismantled. Mail now came by truck on the "new" highway so the post office was moved to the new little store on the highway.
- K** The first Palominas school was located just north of Hereford Road. The "new" school - the little building at the corner of Palominas Road and Highway 92 - was built on land donated by Joe Clinton. The "modern" school you see now was built much later.
- K** Greenbush Draw is really named for two men - Colonel Green who owned the RO Cattle Company and a Mr. Bush.

To set the stage for the questionnaire take a moment to consider the following:

- φ If an out of town friend came to visit, what favorite places would you show them?
- φ What do you like about your community?
- φ What do you dislike about your community?

## QUESTIONS

1. What is most important to you: (Rank from 1 through 10 where 1 = 1<sup>st</sup> choice; 2 = 2<sup>nd</sup> etc...)

- |   |   |
|---|---|
| <input type="checkbox"/> Quiet surroundings         | <input type="checkbox"/> Rural & small town quality |
| <input type="checkbox"/> Clean air                  | <input type="checkbox"/> Scenic vistas              |
| <input type="checkbox"/> Water quality              | <input type="checkbox"/> Recreation & entertainment |
| <input type="checkbox"/> Open space                 | <input type="checkbox"/> Wildlife & natural areas   |
| <input type="checkbox"/> Jobs & economic well-being | <input type="checkbox"/> Neighborhood stability     |
| <input type="checkbox"/> Ranching & farming         | <input type="checkbox"/> Police & Fire Protection   |
| <input type="checkbox"/> Shopping nearby            |   |

Other \_\_\_\_\_

2. What activities most support your vision for Palominas and the surrounding area?  
(Please rank from 1 through 10 where 1 = 1<sup>st</sup> choice; 2 = 2<sup>nd</sup> etc...)

- |   |  |
|---|--|
| <input type="checkbox"/> Ranching and farming               | <input type="checkbox"/> Recreation  |
| <input type="checkbox"/> Mining                             | <input type="checkbox"/> Retirement Communities  |
| <input type="checkbox"/> Tourism                            | <input type="checkbox"/> High Density Residential Development ( e.g.<br>Apartments/townhouses) |
| <input type="checkbox"/> Heavy manufacturing                | <input type="checkbox"/> Low Density residential development, greater<br>than four acres       |
| <input type="checkbox"/> Light industry                     | <input type="checkbox"/> Service jobs  |
| <input type="checkbox"/> Retail businesses                  | <input type="checkbox"/> International Trade   |
| <input type="checkbox"/> Military                           |  |
| <input type="checkbox"/> Higher education                   |  |
| <input type="checkbox"/> Transportation (trucking/railroad) |  |

Other \_\_\_\_\_

3. The primary purpose of land use planning should be: (Please rank from 1 through 6 where 1 = 1<sup>st</sup> choice; 2 = 2<sup>nd</sup> etc...)

- Encourage economic development
- Encourage sustainable agricultural activities
- Preserve scenic areas and open space
- Promote tourism
- Protect the environment
- Protect residential areas

4. Current county land use regulations for Palominas and the surrounding area are: (Check 1):

- Excessive
- Inadequate
- Don't know

Please explain:

5. Part A: Where in the southern San Pedro planning area do you live?  
(Please mark on enclosed map & return with survey)

Part B: In your own words, why do you choose to live at this location?

6. What are the special qualities that you want to preserve in the area where you live?
7. Concerning land use, what do you feel are the major issues facing Palominas and the surrounding area?
8. A. Age Range: Under 40 [  ]    40-60 [  ]    over 60 [  ]  
B. Occupation: \_\_\_\_\_
9. To help determine the rate and type of future land use growth in Palominas and the surrounding area, please describe your future plans for your property.
10. Do you favor an organized local effort to develop a plan to guide future land use in Palominas and the surrounding area?    [  ] YES    [  ] NO

**RETURN DATE: March 4, 1999 PLEASE RETURN THE QUESTIONNAIRE TO:**

*JUDY ANDERSON, COCHISE COUNTY PLANNING DEPARTMENT  
1415 W. MELODY LANE, BISBEE, ARIZONA 85603    (520) 432-9450*

*OR DROP OFF AT:*

- *PALOMINAS SCHOOL DISTRICT OFFICE*
- *MORNING STAR CAFÉ*
- *HIGHWAY 92 LITTLE GENERAL STORE*
- *PALOMINAS TRADING POST*
- *PALOMINAS COUNTRY STORE*

Questionnaires will be assembled and the results presented at public meetings. These meetings are scheduled on Thursday, April 22, 1999 at 7 p.m. and on Saturday, April 24, 1999 at 10 a.m. at the Palominas school gymnasium.

0 Check here if you want to receive notice of future meetings and committee agendas. Committee meetings: 2<sup>nd</sup> and 4<sup>th</sup> Thursday of the month at the Palominas School Board Room.

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

**RESOLUTION No. 65-01**

A RESOLUTION AMENDING THE COCHISE COUNTY COMPREHENSIVE PLAN BY ADOPTING THE *SOUTHERN SAN PEDRO VALLEY AREA PLAN* AND LAND USE MAP.

**WHEREAS**, the Cochise County Board of Supervisors adopted the Cochise County Comprehensive Plan in 1984 and amended it in 1996;

**WHEREAS**, the Comprehensive Plan is designed to guide orderly development in Cochise County;

**WHEREAS**, Article 2, Section 201 C, of the Comprehensive Plan permits adoption of community plans;

**WHEREAS**, the Southern San Pedro Valley Area Planning effort was duly initiated by the Cochise County Planning and Zoning Commission;

**WHEREAS**, the *Southern San Pedro Valley Area Plan* and Land Use Map are designed to guide safe and orderly development within the Plan boundaries;

**WHEREAS**, the Southern San Pedro Valley Area Planning Committee drafted the proposed Plan and conducted extensive publicity and solicited extensive public input;

**WHEREAS**, the Planning and Zoning Commission held a duly noticed public hearing on the proposed the *Southern San Pedro Valley Area Plan* and Land Use Map and after consideration of public comments, upon the affirmative vote of a majority of its members, approved these amendments and recommended their adoption by the Board of Supervisors;

**WHEREAS**, the Board of Supervisors held a duly noticed public hearing on the *Southern San Pedro Valley Area Plan* and Land Use Map and has considered the public comments on this Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the *Southern San Pedro Valley Area Plan* and Land Use Map is hereby adopted as indicated on the attached copy of *Southern San Pedro Valley Area Plan* and Land Use Map and that this Plan, as hereby adopted, shall constitute the *Southern San Pedro Valley Area Plan* and Land Use Map.

PASSED AND ADOPTED THIS 16th DAY OF October, 2001

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Leslie Thompson, Chairman, Cochise County Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Nadine Parkhurst, Clerk of the Board

\_\_\_\_\_  
Deputy County Attorney