

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

The Cochise County Board of Supervisors hereby gives notice that a Public Hearing will be held at or after 10:00 a.m. on Tuesday, May 24, 2022, at the Cochise County Board of Supervisors Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona, to consider the following:

Docket MDR 22-01 (Copper Sky MDP Revoke): The applicant, Ardent Investments, LLC. (Paul Fiel, Agent) requests to revoke the conditional approval granted in August of 2008 by the Board of Supervisors for the Copper Sky Master Development Plan (MDP) development and rezoning, a mixed-use project on approximately 369 acres (parcel numbers 409-34-004D and 408-34-004A) located several miles west of the City of Douglas and south of State Highway 80 in the vicinity of North Kings Highway and West Puzzi Ranch Road. The original approval rezoned the property from RU-4 (Rural; one dwelling per 4 acres) to GB (General Business), RU-2 (Rural; one dwelling per 2 acres), R-36 (Residential; one dwelling per 36,000 sq.-ft.), R-18 (one dwelling per 18,000 sq.-ft.) and R-9 (one dwelling per 9,000 sq.-ft.), pursuant to the plans included in their original application. The Master Development Plan and Rezoning was approved in August 2008. A three-year extension to the conditional approval was granted in December of 2011. To date no phases of the plan have been completed. The applicant wishes to formally revoke the approval of the master development plan. If granted, the zoning for the parcels subject to the request will revert to the original RU-4 zoning and will no longer be subject to the conditions of approval for the MDP/rezoning.

Details of the above docket are on file in the Cochise County Development Services Department and may be examined during office hours. Inquiries may be directed to Christine McLachlan, Planner II, by calling 520-432-9266, or by email to: cmclachlan@cochise.az.gov. All persons interested in said matter may appear at the public hearing and show cause why the request should or should not be granted.

extend the conditional approval granted in August of 2008 by the Board of Supervisors for the Copper Sky Master Development Plan (MDP) development and rezoning, a mixed-use project on approximately 369 acres (parcel numbers 408-33-006C; 006D; 007F and 408-34-004A; 004B; 004C) located several miles west of the City of Douglas and south of State Highway 80 in the vicinity of North Kings Highway and West Puzzi Ranch Road. The approval rezoned the property from RU-4 (Rural; one dwelling per 4 acres) to GB (General Business), RU-2 (Rural; one dwelling per 2 acres), R-36 (Residential; one dwelling per 36,000 sq.-ft.), R-18 (one dwelling per 18,000 sq.-ft.) and R-9 (one dwelling per 9,000 sq.-ft.). The project includes a school site, and approximately 1,340 residential units with a mix of housing types, including single-family residences, town homes and apartments. The project also includes various business/commercial uses. Approximately 43 acres would remain RU-4 zoning and be reserved as open space areas.

This extension request is triggered by a condition of approval from 2008 that requires the Applicant to provide the Community Development Department with documentation of an executed development agreement for potable water and sanitary sewer services for the Copper Sky development from the City of Douglas within three years from approval. The Applicant has requested an additional three years to obtain a commitment from the City for water and waste services, or provide an alternative means of providing those services to the development.

The properties are further described as being situated in Sections 17 and 18 Township 24S, Range 27E, of the G&SRB&M, Cochise County, Arizona.

Applicant: Ardent Investments, LLC. Paul Fiel, Agent

Details of the above docket are on file in the office of the Cochise County Community Development Department, 1415 Melody Lane, Bisbee, Arizona, Building E, and may be examined during office hours (Monday through Friday, 8 a.m. to 5 p.m.). Questions or comments may be directed to Interim Planning Director at 520-432-9240, or at mturisk@cochise.az.gov. All persons interested in said matter may appear at said public hearing at said time and place and show cause, if any they have, why said request should or should not be approved.

Dated this 29th day of November, 2011

Patrick Call, Chairman, Cochise County Board of Supervisors

Publish: *Bisbee Observer*

Publish: No later than November 29th, 2011