



COCHISE COUNTY PLANNING DEPARTMENT

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240
Fax 432-9278

Susan Buchan, Director

COCHISE COUNTY REZONING APPLICATION

Submit to: Cochise County Planning and Zoning Department
1415 Melody Lane, Building E, Bisbee, Arizona 85603

1. Applicant's Name: Everette & Carla Reaves

2. Mailing Address: PO Box 1810

<u>Sierra Vista</u>	<u>AZ</u>	<u>85636</u>
City	State	Zip Code

3. Telephone Number of Applicant: 520 266-3114

4. Telephone Number of Contact Person if Different: () 014

5. Assessor's Tax Parcel Number: 106-24-013 2
106-24-013 5 (Can be obtained from your County property tax statement) Number of acres proposed for rezoning: 1.25 ac

6. Applicant is (check one):
- Sole owner: X
 - Joint Owner: _____ (See number 8)
 - Designated Agent of Owner: _____
 - If not one of the above, explain interest in rezoning: _____

7. If applicant is **not** sole owner, attach a list of all owners of property proposed for rezoning by parcel number. Include all real parties in interest, such as beneficiaries of trusts, and specify if owner is an individual, a partnership, or a corporation:
- List attached (if applicable): X (Tax coupon)

8. If applicant is **not** sole owner, indicate which **notarized** proof of agency is attached: n/a
- If corporation, corporate resolution designating applicant to act as agent: _____
 - If partnership, written authorization from partner: _____
 - If designated agent, attach a **notarized** letter from the property owner(s) authorizing representation as agent for this application.

9. Attach a proof of ownership for all property proposed for rezoning. Check which proof of ownership is attached:
- Copy of deed of ownership: _____

- Copy of title report: _____
- Copy of tax notice: X
- Other, list: _____

10. If property is a new split, or the rezoning request results in more than one zoning district on any tax parcel then a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be attached. n/a

Will approval of the rezoning result in more than one zoning district on any tax parcel?
 Yes _____ No _____

11. Is more than one parcel contained within the area to be rezoned? Yes X No _____
 ▪ If yes and more than one property owner is involved, all property owners must sign the attached consent signature form.

12. Indicate existing Zoning District for Property: GB

13. Indicate proposed Zoning District for Property: R-18

Note: A copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached. Review this criteria and supply all information that applies to your rezoning. Feel free to call the Planning Department with questions regarding what information is applicable.

14. Comprehensive Plan Category: B (A County planner can provide this information.)

15. Comprehensive Plan Designation or Community Plan: NC (A County planner can provide this information.)

Note: in some instances a Plan Amendment might be required before the rezoning can be processed. Reference the attached rezoning criteria, Section A.

16. Describe all structures already existing on the property: 2-car garage / warehouse w/ living qtrs (2 bedrooms/bathrooms)

17. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. At a minimum, attach a Land Use/Concept Plan per Section 2208.03 B.1. of the Zoning Regulations. n/a

18. Citizen Review Report attached? Yes ___ No ___ (Note: a rezoning application is not considered complete without a citizen review report per Section 2203 of the Zoning Regulations)

19. Which streets or easements will be used for traffic entering and exiting the property?
N. Coronado Frontage Rd - off Hwy 90

These streets are (check one): _____ Private _____ County-maintained X *Other _____ (ADOT)

*If you checked private or other, attach documentation describing your right to use this access for the use proposed.

20. What off-site improvements are proposed for streets or easements used by traffic that will be generated by this rezoning? n/a

21. How many driveway cuts do you propose to the streets or easements used by traffic that will be generated by this rezoning? n/a

22. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	existing (well)	none
Sewer/Septic	existing	none
Electricity	SSVEC/existing	none
Natural Gas	n/a	none
Telephone	existing/qwest	none
Fire Protection	Whetstone Fire Dist.	none

23. This section provides an opportunity for you to explain the reasons why you consider the rezoning to be appropriate at this location. The attached copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached for your reference (attach additional pages as needed).

please attached letter for specific details about request to down-zone.

24. AFFIDAVIT

I, the undersigned, do hereby file with the Cochise County Planning Commission this petition for rezoning. I certify that, to the best of my knowledge, all the information submitted herein and in the attachments is correct. I hereby authorize the Cochise County Planning Department staff to enter the property herein described for the purpose of conducting a field visit.

Applicant's Signature: Carolynne

Date: 6/07/2011

Attn: Keith Dennis

Everette and Carla Reaves
PO Box 1810
Sierra Vista, AZ 85636
(520)266-3114

May 31st, 2011

MEMO TO: Director of Planning and Zoning, 1415 Melody Lane, Bisbee, AZ 85603
Attn: Michael Turisk

Subject: Request to Down-Zone a Commercial (GB or GC) Property to Residential Zoning for the property located at 2136 Coronado Frontage Road, Huachuca City, AZ 85616, Parcel #s: 106-24-013 2 and 106-24-014 5 (Coronado Est #3, Lot 9, Blk 2 and Coronado Est#3, Lot 10, Blk 2) in the Whetstone area (of Cochise County)

1. The afore-mentioned property was zoned GB (or GC) at the time we bought it, in October 2001. We planned to use the property for our business, Reaves Roofing. Unfortunately, due to numerous County Code violations with the construction, of the interior building, and the requirements for numerous exterior renovations, it was too costly for us to make the improvements – in order to use the building for commercial use. Therefore, we never used this property for what we originally purchased it for.
2. And because of the downward spiral of the construction/roofing industry and the economy, our business was forced to declare bankruptcy. We have had the property on the market “for sale” for almost 2 years and no perspective buyer has been able to obtain a “commercial” loan to purchase the property. Finally, because of the bankruptcy and our lack of funds to continue paying for this property, the mortgage company has informed us that they will be initiating the “foreclosure” process on or about June 15th, 2011.
3. We were recently contacted by a local military man who wants to purchase the property – prior to it going into foreclosure. The perspective buyer does NOT intend to use the property in a commercial manner. He is a military pilot who travels a lot and wishes to house his elderly grand-parents. The property has 2 small bedrooms, bathrooms, a kitchen, living room, and laundry room – a perfect little home - which we have also used to house our “snow-bird” parents for the past several years (since we were not able to use it in a commercial manner.) It really is a perfect little “nest” for an elderly couple in a very quiet, retirement neighborhood. All neighboring properties (on both sides of the home and on the entire block) are zoned residential.

A4¹⁰

* Since the property has always been used as a "residential" home, our neighbors would NOT be happy if the property ended up with someone who wants to run a business – they are fearful that a business might "pollute" the integrity of their neighborhood.

4. Additionally, another important reason for this request, is that the perspective buyer has contacted several lenders, but can NOT find a bank willing to approve a "commercial" loan as an investment property. Due to the economy and the bank's strict guidelines to buy commercial property, it is not possible to purchase the property if it remains zoned "commercial," just like all the previous perspective buyers have reported to us.

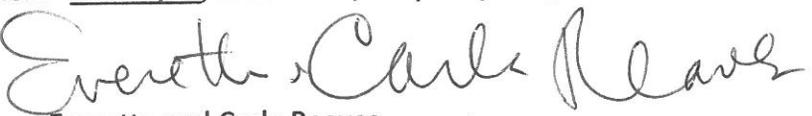
Right now, banks are finally starting to make residential loans again; but, who knows how long it will be until they start approving "commercial" loans again??!! Due to the timing of this econom: "Desperate times call for desperate measures..." We are certainly desperate in this situation.

Therefore, if the property were re-zoned "residential," he could simply purchase the property with a local bank or military credit union... it is a "win-win" outcome!!

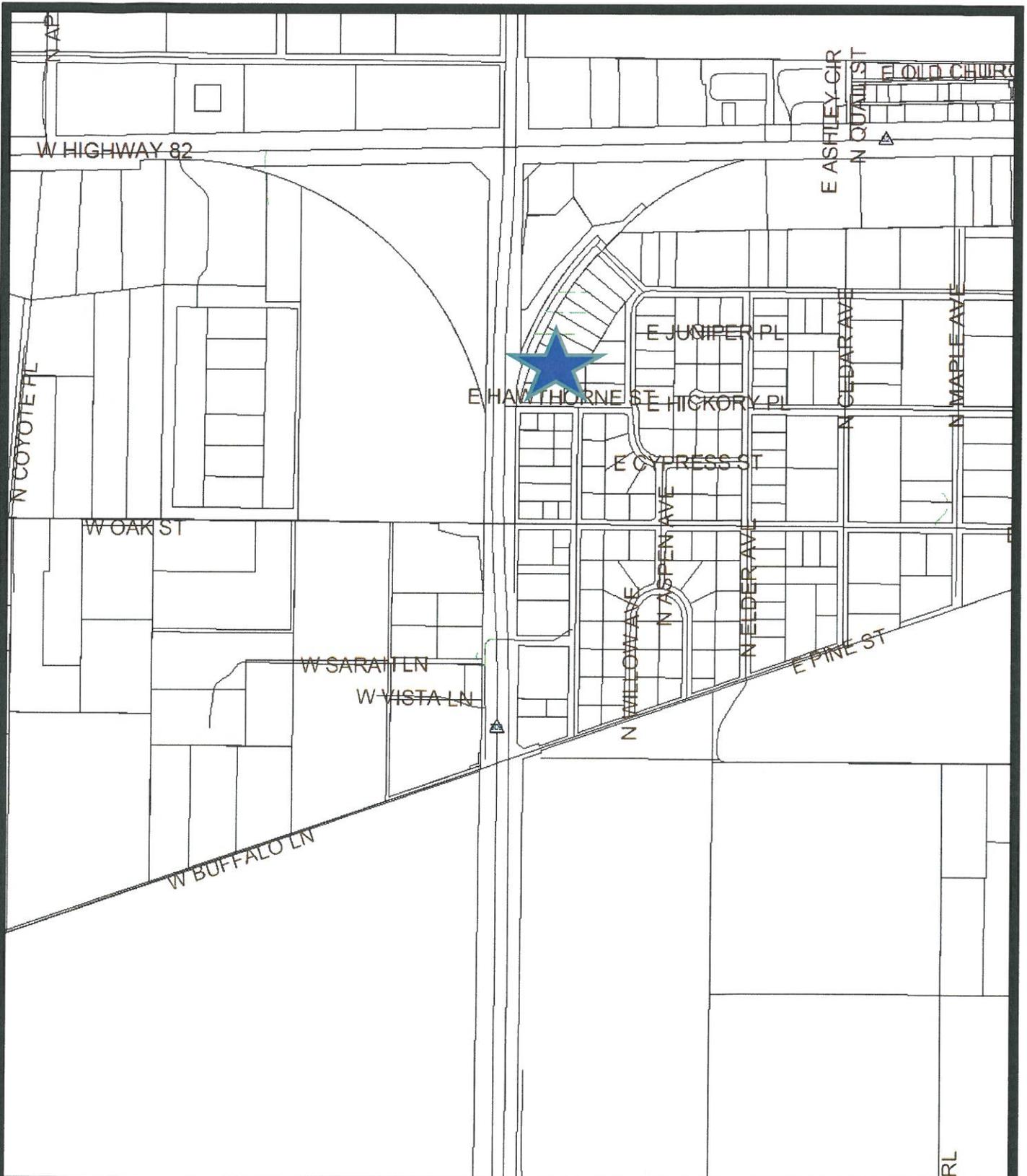
* If we don't get this property down-zoned in a timely manner, we are not only going to lose the property to a foreclosure sale, but, the perspective buyer will also will lose the opportunity to purchase the perfect home for his elderly family members. And, just a side note, that even though the bankruptcy has already affected our credit, the *sale* of the property would be significantly more advantageous to our re-building efforts, than a *foreclosure* proceeding.

5. I recently spoke with Keith Dennis about our predicament and he appeared optimistic that, given the special circumstances and the particular location, there might be a possibility of this request being approved. Mr. Dennis e-mailed the Cochise County Planning and Zoning link to us. We have extensively reviewed the General Business (GB) requirements/purposes and feel that the original zoning was not supported - due to the faulty construction of the building. And, the location (stuffed between all residential properties) does not support the operation of a business, at the location. For the past 10 years, the property has been used as a "residential" property; therefore, we sincerely request that the down-zoning be approved. (Enclosed is certified check for \$250 to cover processing.)

6. Please, please, please consider this request in a timely manner since "Time is of the Essence." The perspective buyer has already submitted a "Purchase Contract" for the property, but he can not move forward with financing – until we have received a response from your organization. Thank you, in advance, for your prompt attention to this matter.


- Everette and Carla Reaves
(520) 266-3114

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AG



**Docket Z-11-05
(Reaves)
Location Map**

This map is a product of the Cochise County GIS



SPECIAL USE: Docket Z-11-05 (Reaves)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): SEFERINO E. RAMIREZ

SIGNATURE(S): [Handwritten Signature]

YOUR TAX PARCEL NUMBER: 106-24-017A 3 (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS S 1 E - HAWTHORNE ST ANAHEIM CITY AZ - 85016

Upon submission of this form or any other correspondence, it becomes part of the public record and is available for review by the Applicant or other members of the public. **Written comments must be received by our Department no later than 4 PM on August 2, 2010 if you wish the Commission to consider them before the meeting. We can not make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

RETURN TO: Beverly Wilson
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603
Email: bjwilson@cochise.az.gov
Fax: (520) 432-9278

COCHISE COUNTY

JUL 18 2011

PLANNING

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SPECIAL USE: Docket Z-11-05 (Reaves)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

PLEASE FIND IN FAVOR OF THE
REAVES SO THEY HAVE FULL
ENJOYMENT OF THEIR PROPERTY.

Brian Ulmer

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): BRIAN Ulmer

SIGNATURE(S): *Brian Ulmer*

YOUR TAX PARCEL NUMBER: 10624017 (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS 35 HAWTHORNE ST.

Upon submission of this form or any other correspondence, it becomes part of the public record and is available for review by the Applicant or other members of the public. **Written comments must be received by our Department no later than 4 PM on August 2, 2010 if you wish the Commission to consider them before the meeting. We can not make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

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Bisbee, AZ 85603
Email: bjwilson@cochise.az.gov
Fax: (520) 432-9278



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C2

7-20-11 9:15am
Margory Church
2145 N Aspen
HC

Via phone call

She supports
the rezoning.

(Reaves) **DexKnows.com™**