



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety
1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240
Fax 432-9278

COCHISE COUNTY REZONING APPLICATION

Submit to: Cochise County Community Department
1415 Melody Lane, Building E, Bisbee, Arizona 85603

1. Applicant's Name: Blanca Ruiz

2. Mailing Address: P.O. Box 885

Naco City AZ State 85620 Zip Code

3. Telephone Number of Applicant: 760 464-5654 cell.

4. Telephone Number of Contact Person if Different: 520 249-4763 Mary Ellen Dunlap (my niece)

5. Email Address: _____

6. Assessor's Tax Parcel Number: 102-57-139E8C (Can be obtained from your County property tax statement)

7. Applicant is (check one):

- Sole owner: _____
- 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: N/A

- List attached (if applicable): _____

8. If applicant is **not** sole owner, indicate which **notarized** proof of agency is attached:

- 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. N/A

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

- Copy of deed of ownership: X See attached.
- Copy of title report: _____
- Copy of tax notice: _____
- Other, list: _____

10. Will approval of the rezoning result in more than one zoning district on any tax parcel?

- Yes _____ No X

11. 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

12. Is more than one parcel contained within the area to be rezoned? Yes _____ No X

- If yes and more than one property owner is involved, have all property owners sign the attached consent signature form.

13. Indicate existing Zoning District for Property: TR-9

14. Indicate proposed Zoning District for Property: MZ-1

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.

15. Comprehensive Plan Category: C (A County planner can provide this information.)
MEDIUM DENSITY RESIDENTIAL

16. Comprehensive Plan Designation or Community Plan: _____ (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.

17. Describe all structures already existing on the property: 1 trailer

18. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. You may want to attach a site plan: Add 1 trailer

19. Are there any deed restrictions or private covenants in effect for this property?

- No X Yes _____
- If yes, is the proposed zoning district compatible with all applicable deed restrictions/private covenants? Yes _____ No _____

- Provide a copy of the applicable restrictions (these can be obtained from the Recorder's office using the recordation Docket number)

20. Which streets or easements will be used for traffic entering and exiting the property?

Rodriguez Avenue & Rogers Street - Naco

21. What off-site improvements are proposed for streets or easements used by traffic that will be generated by this rezoning? N/A

22. How many driveway cuts do you propose to the streets or easements used by traffic that will be generated by this rezoning? None - Use existing streets.

23. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	x	Add water line
Sewer/Septic	y	
Electricity	A.P.S.	Have my separate utilities to added trailer
Natural Gas	Southwest Gas	
Telephone	QWEST	
Fire Protection	Naco Fire Co.	

24. 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). I own the property and

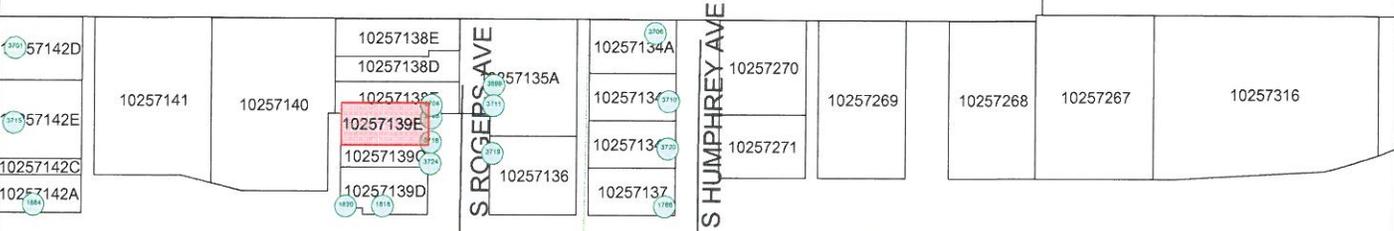
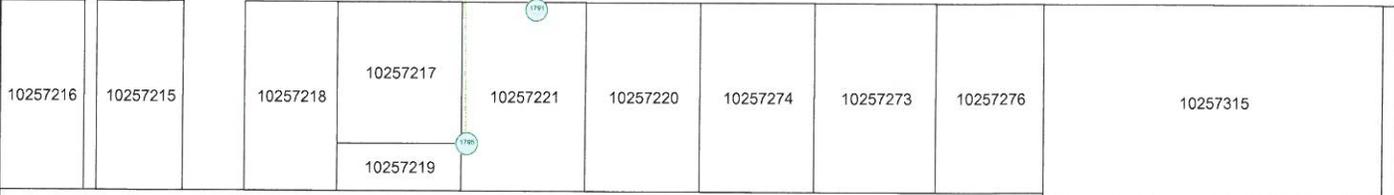
would like to add an additional trailer in which I want to reside in. Rezoning the property is necessary and appropriate in order to obtain authorization to add another trailer. I have taken all the necessary steps to obtain authorization from the County. I mailed 90 letters to Naco residents & received no objection from Naco citizens and am asking for approval from the County please see attached letter and proof of cost of mailing from U.S. Postal Service.

25. 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: X Blanca Ruiz
Date: 5/12/11

W NEWELL ST

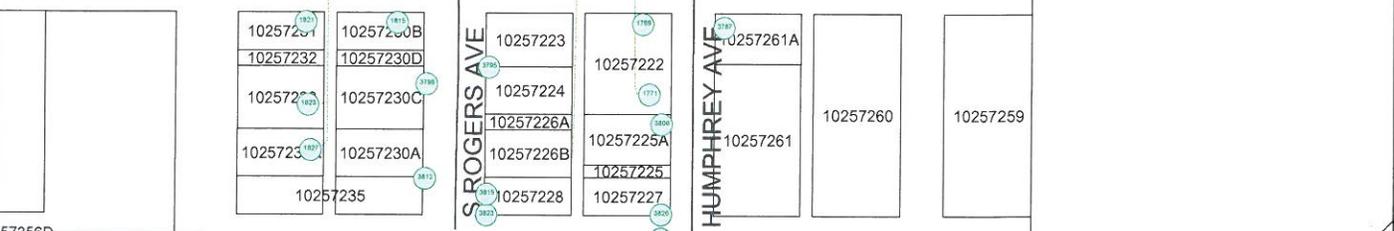


W DOMINGUEZ ST

W DOMINGUEZ ST



W VALENZUELA ST



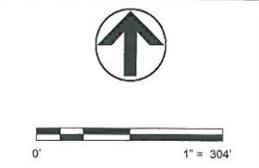
Legend

- Incorporated Limits
- Roads
- Driveway
- Parcels
- Milepost
- Address
- Current Features



R-11-04
Ruiz Rezoning
Parcel 102-57-139E

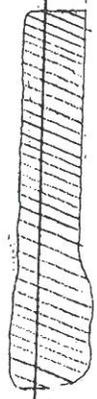
This map is a product of the Cochise County GIS



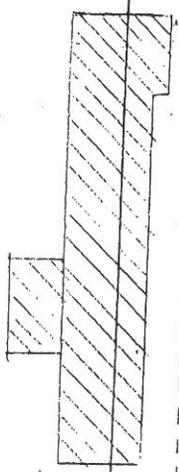
1

VISTA ACTUAL

PRESENT VIEW



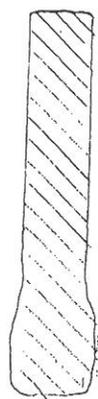
Vacant



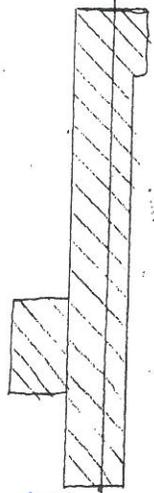
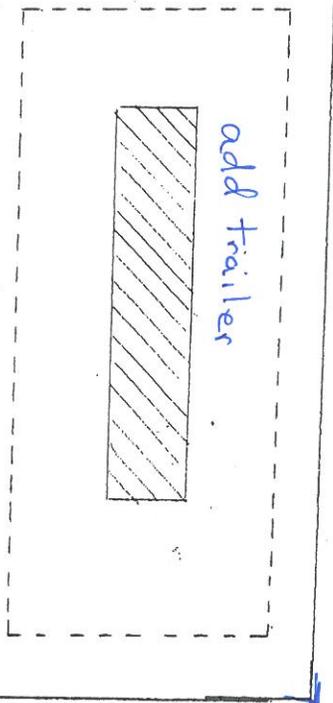
existing trailer

VISTA PARA EL FUTURO CONTANDO CON SU APOYO

PROPOSED VIEW WITH YOUR SUPPORT



add trailer



existing trailer

My Property

MOBILE HOME PARCELS SCALE: N.T.S.

Map: 3724 S. Rogers St.
Parcel 2 Az 85620

#13 & #14

Blanca Riving, P.O. Box 885, Mico, Az 85620
(760) 464-5854 E-mail: rivingblanca@msn.com

May 12, 2011

Cochise County Planning Department
1415 Melody Lane
Bisbee, Arizona 85603

Re: Property located on
3724 S. Rogers Street, Naco, Arizona

Dear Sir:

On March 1, 2010, I mailed 90 letters to residents of Naco, Arizona, informing them that I am applying to the County to rezone my property (as above captioned) and that I would appreciate their approval.

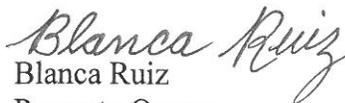
As of this date, "No Letters were received" from citizens. I did receive two telephone calls from the following individuals:

Ms. Rubio called from Naco called from telephone number (520) 432-5737. She stated that she does not have any problem and she expressed approval of my letter to rezone my property.

Ms. Foye Armstrong called from Naco called from telephone number (520) 432-7356. She stated that she was simply wanting to know what I planned on putting on the property. I responded to her. She was also in support of rezoning my property.

Your approval to move forth with the rezoning would be appreciated. If you have any questions or concerns, please feel free to call me at (760) 464- 5654.

Sincerely,


Blanca Ruiz
Property Owner

REZONING: Docket Z-11-04 (Ruiz)

 YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

 O.K. With me

 NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons: _____

(Attach additional sheets, if necessary)

PRINT NAME(S): MRS. KUYOE R. BORQUEZ

SIGNATURE(S): *Kuyoe R. Borquez*

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

YOUR ADDRESS 1926 DOMINGUEZ 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 Thursday, June 30 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: Keith Dennis
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603
Email: kdennis@cochise.az.gov
Fax: (520) 432-9278

COCHISE COUNTY

JUN 30 2011

PLANNING

REZONING: Docket Z-11-04 (Ruiz)

YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons: _____
TO CONFLICT

(Attach additional sheets, if necessary)

PRINT NAME(S): _____

SIGNATURE(S): _____

YOUR TAX PARCEL NUMBER: 162-57-263B7 (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS PO Box 207 NACO, AZ 85620

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

COCHISE COUNTY
JUN 30 2011
PLANNING

REZONING: Docket Z-11-04 (Ruiz)

COCHISE COUNTY

JUL 25 2011

PLANNING

YES, I SUPPORT THIS REQUEST

Please state your reasons: _____

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons: _____

To Consider

(Attach additional sheets, if necessary)

PRINT NAME(S):

Ernest M. Rogers

SIGNATURE(S):

[Signature]

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

YOUR ADDRESS

P.O. Box 608 1820 W. Dominguez Ave. AZ 85620

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, 2011 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: Keith Dennis

Cochise County Planning Department

1415 Melody Lane, Building E

Bisbee, AZ 85603

Email: kdennis@cochise.az.gov

Fax: (520) 432-9278

REZONING: Docket Z-11-04 (Ruiz)

maybe

 YES, I SUPPORT THIS REQUEST

Please state your reasons:

It was my understanding from Blanca that she wants to add one mobile home to the property. I am ok with that, though barely. The area already looks crowded to me, and I am not real happy about one more MH. But it's her property, so I said ok.

maybe

 NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

I am NOT ok with the suggested zoning change! This could add several MH's! Are the properties 14,300~~A~~ each? If so, that is way too many potential homes. My view is already disrupted by so many MH's!

(Attach additional sheets, if necessary)

PRINT NAME(S): Emilie Vardaman

SIGNATURE(S): Emilie Vardaman

YOUR TAX PARCEL NUMBER: 02-102-57-135A (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS 3711 S. Rogers Ave, Naco AZ 85620

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, 2011 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 pubic 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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LEGAL NOTICE NOTICE OF PUBLIC HEARING

The Cochise County Planning and Zoning Commission hereby gives notice a public hearing will be held at or after 4:00 p.m., on Wednesday, July 13, 2011, at the Cochise County Board of Supervisors Hearing Room, at 1415 Melody Lane, Building G, in Bisbee, Arizona, to consider the following:

Docket Z-11-04: A request to rezone a parcel of land from TR-9 (one dwelling per 9,000 square feet) to MR-1 (one dwelling per 3,600 square feet). The subject property (Parcel# 102-57-139E) is approximately 9,300.60 square feet in size and has an existing mobile home on the site. It is located at 3724 South Rogers Avenue in Naco, AZ. The property is further described as being in Section 18, Township 24 South, Range 24 East of the G&SRB&M in Cochise County, Arizona. Applicant: Blanca Ruiz.

If the above docket has not been heard by the Planning and Zoning Commission by 8 p.m. at the July 13, 2011 meeting, the hearing regarding this proposed rezoning may be continued to a later date at the Chair's discretion. If the Commission forwards a recommendation regarding the ordinance to the County Board of Supervisors, this docket will be heard in a public hearing before the Board of Supervisors at or after 10:00 a.m. on August 9, 2011, at the same location as the Commission meeting.

Details of the above docket are on file in the Cochise County Planning Department and may be examined during office hours. Inquiries may be directed to Planner Beverly Wilson by calling 520-432-9240, or by email to bjwilson@cochise.az.gov. All persons interested in said matter may appear at the public hearing and offer their input as to the content of the proposed amendments.

Dated June 16, 2011

Jim Lynch, Chairman, Cochise County Planning and Zoning Commission

Publish: San Pedro Valley News-Sun

No later than June 23, 2011