



# COCHISE COUNTY PLANNING DEPARTMENT

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240  
Fax 432-9278

Susan Buchan, Director

MH 72  
GB

## COCHISE COUNTY REZONING APPLICATION

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

1. Applicant's Name: BOB HANWON NEW MOUNTAIN PLUMBING, INC.

2. Mailing Address: 25 W. TACOMA

<u>SIERRA VISTA</u>	<u>AZ</u>	<u>85635</u>
City	State	Zip Code

3. Telephone Number of Applicant: (520) 266-3278

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

5. Assessor's Tax Parcel Number: 106 - 70 - 072 A (Can be obtained from your County property tax statement) Number of acres proposed for rezoning: LESS THAN 1 acre

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): Sole Owner

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.

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

- Copy of deed of ownership: ✓

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- Copy of title report: \_\_\_\_\_
- Copy of tax notice: Have not Have not owned property long enough
- 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.

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

Yes \_\_\_\_\_ No X

11. 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, all property owners must sign the attached consent signature form.

12. Indicate existing Zoning District for Property: MH-72

13. Indicate proposed Zoning District for Property: G.B.

**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: A (A County planner can provide this information.)

15. Comprehensive Plan Designation or Community Plan: ENTERPRISE development (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: 12x12 steel Building

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. Plumbing Shop

18. Citizen Review Report attached? Yes X 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?

5TH STREET INTRANCE

These streets are (check one): \_\_\_\_\_ Private X County-maintained \_\_\_\_\_ \*Other

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





# Site Plan

D) Building Height 17ft 8.5 in.

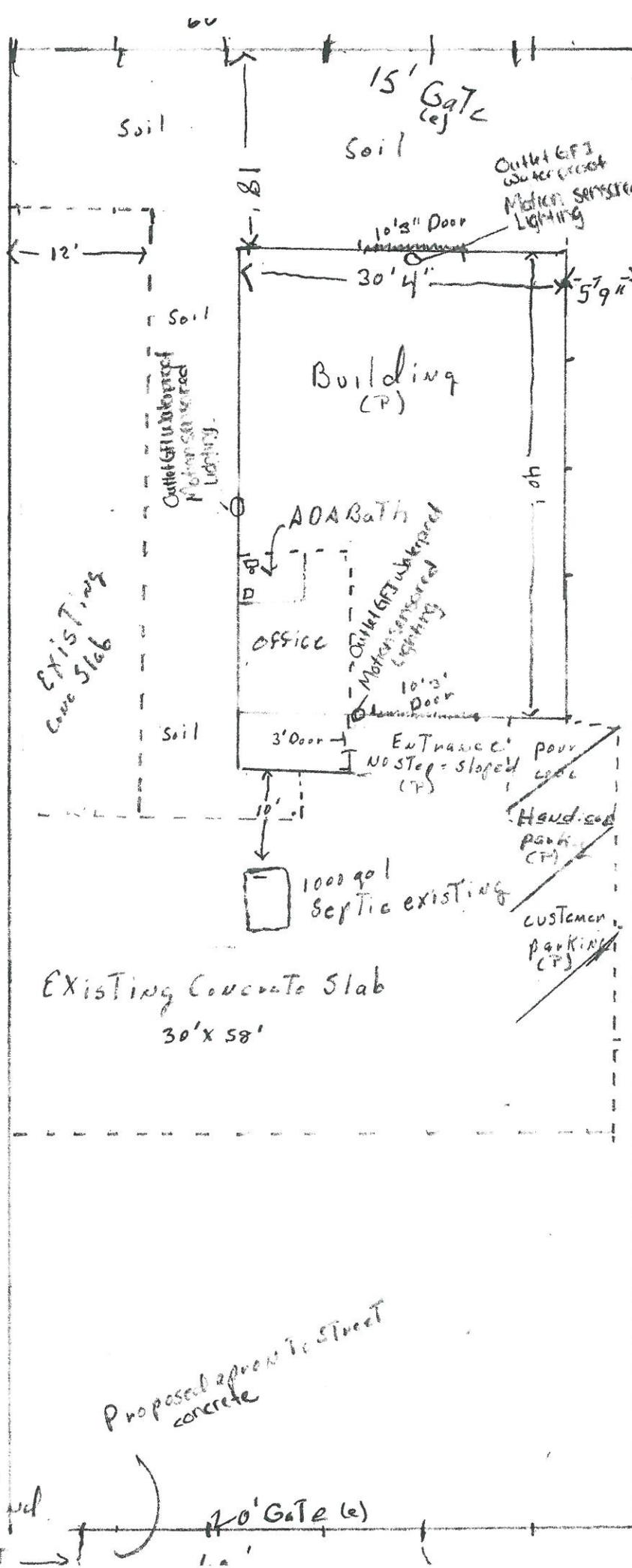
E) 6' Chainlink fences surround property. Slatted on North side of property

5th Street - asphalt road  
25 mph speed limit  
30' width

setback 7'11"

140'

Drainage of entire lot towards 5th Street



EXISTING  
Concrete Slab

EXISTING Concrete Slab  
30' x 58'

Proposed approach to Street  
concrete

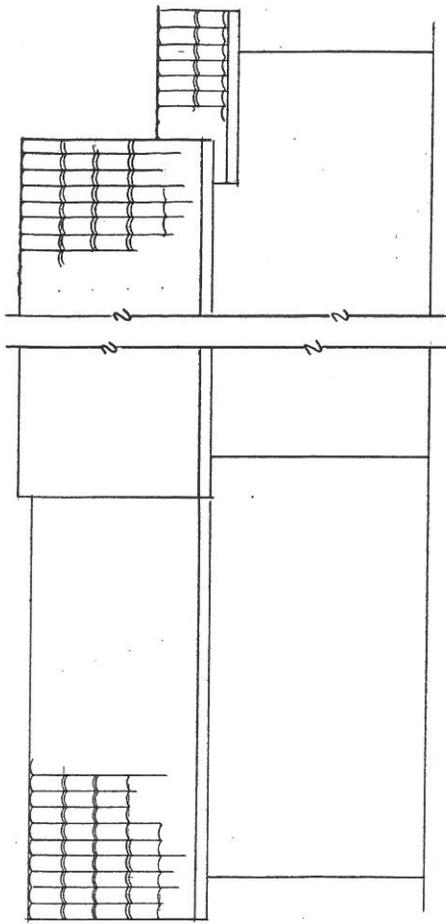
Tax Parcel  
ID# 10714 B100KE  
First Edition to the town site of Fry  
# 106-70-071  
Scale C  
10' = 3/4" 72

5TH ST

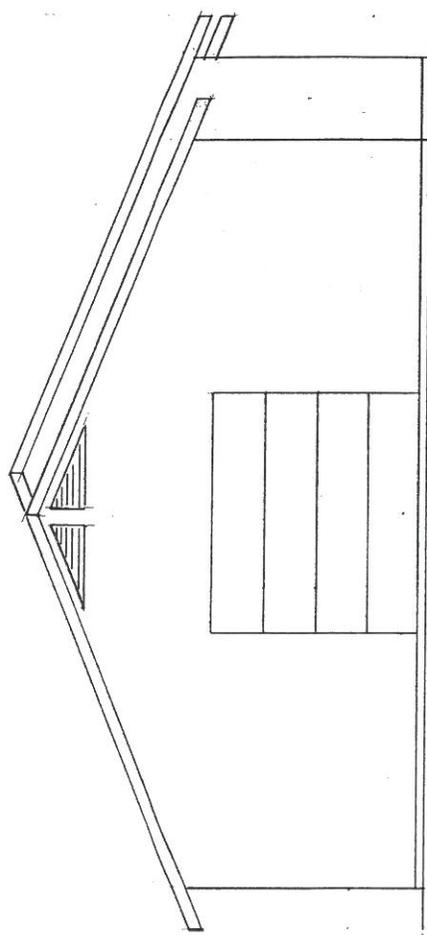
170' Gate (c)

Drainage (c)

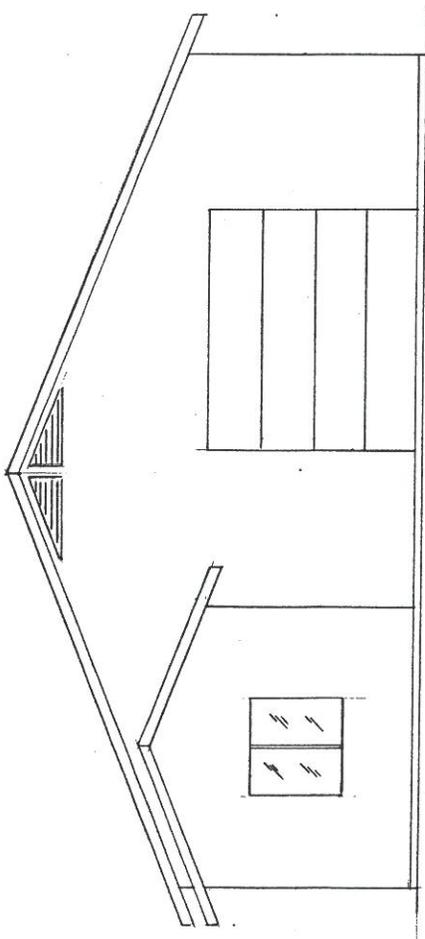
Drainage (c)



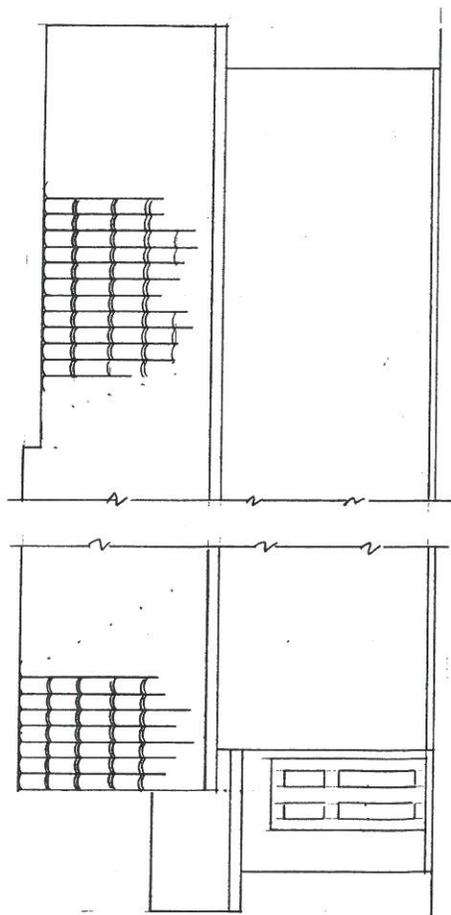
LEFT SIDE ELEVATION



BACK ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



## **COMMUNITY DEVELOPMENT DEPARTMENT**

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

(520) 432-9240  
Fax 432-9278

*Carlos de la Torre, P.E. Community Development Director*

### **MEMORANDUM**

**TO:** Keith Dennis, Planner II

**FROM:** Karen L. Lamberton, County Transportation Planner

**SUBJECT:** Hannon Rezoning to GB: Z-11-07\Parcel #106-70-072A

**DATE:** July 18, 2011

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The applicant is applying to rezone his parcel from MH-72 to GB in order to construct a 1,216 square foot plumbing shop on the property. The site is located with the Fry enclave with the City of Sierra Vista. Access is taken from Highway 90 to 5th St., a county-maintained, chip-sealed urban collector with a 24-foot cross-section. 60 feet of Right-of-Way has been dedicated per Map and Plat Book 3, page 127.

Currently the site could place one single mobile home unit with a potential trip generation averaging just under 10 trips per day. The proposed use as a plumbing shop could potentially have a range between 8 to 65 trips per day based on equivalent land use per the ITE Manual, 8th edition. Based on the size of the proposed operation trip generation is likely to be on the lower end of this range and have a minimal impact on peak hour travel patterns in the area. There may be a slight increase in the number of delivery trucks providing supplies to the site. Although this proposed rezoning is likely to produce more traffic than the current use that impact is expected to be minimal on the roadway network.

#### **Recommendation**

Land use changes do not, in and of themselves, change traffic patterns; however, they do create conditions for future transportation impacts. This re-zoning proposal is compatible with the surrounding area and transportation infrastructure and we have no objection to the requested re-zoning.

This site was only analyzed for the proposed use and not for the full range of potential GB uses. Should this proposal change to more intensive uses resulting in heavier impacts on county-maintained roads mitigation may be required at the permitting stage appropriate to the final site development plans.

At the commercial permitting stage the applicant will be required to provide a hard-surfaced commercial access apron per the Cochise County Road Design and Construction Specifications prior to operation. The applicant is advised to contact the County's Highway and Floodplain Department at 520.432.9300 to obtain a Right-of-Way/Encroachment Permit as well as obtain the appropriate design standards, including any needed culverts/drainage structures, for the proposed commercial driveway onto 5th Ave.

cc: Docket Z-11-07

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**YOU ARE INVITED TO SUBMIT COMMENTS ON OUR REQUEST TO CHANGE THE USE OF OUR PROPERTY FROM RESIDENTIAL USE TO COMMERCIAL USE**

- Project Location: 110 N 5<sup>th</sup> St., Sierra Vista, AZ 85635
- Project Description and Details:
  - We want to build an office and shop combination for our small, locally owned plumbing business on the existing lot
  - Our plumbing trucks will enter and exit from the existing gate located at 110 N 5<sup>th</sup> St.
  - A concrete apron from the street to the gate will be poured to keep dust down
  - Lot has an existing 6' chain link fence
  - Our typical working hours will be from 7am - 5pm.
  - We anticipate parking for 1 handicap and 1 standard space
  - Please see attached drawing of the proposed office and shop combination as well as the site plan. Final construction may vary some from the drawing attached, but we hope this will give you a good idea of what we are planning on building. It will be approximately 1,400 square feet.
- Please note this affects the zoning of our lot only. it does not affect the zoning of your property.

***We would be happy to meet with you if you have any questions on the proposed changes. Please let us know by June 23<sup>rd</sup> , 2011.***

Your input is very important to us.

**To make sure your questions are answered:**

- Submit written comments to: Robert Hannon  
25 W Tacoma St.  
Sierra Vista, AZ 85635
- Email comments to: [newmountainplumbing@hotmail.com](mailto:newmountainplumbing@hotmail.com)
- To talk to a project representative call: (520) 266-3278

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# SPECIAL USE: Docket Z-11-07 (Hannon)

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): Kim Cherry \_\_\_\_\_

SIGNATURE(S): Kim Cherry \_\_\_\_\_

YOUR TAX PARCEL NUMBER: 106-70-070 (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS 100 N 5<sup>th</sup> 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, 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.**

**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**

JUL 26 2011

**PLANNING**

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# SPECIAL USE: Docket Z-11-07 (Hannon)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Everything needs to be  
GB in that area

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): MIKE SMEYER

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: 106-70-69 (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS 100 N 5th 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, 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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Email: kdennis@cochise.az.gov  
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COCHISE COUNTY

JUL 26 2011

PLANNING

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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 10:00 a.m., on Tuesday, September 27 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-11-07 (Hannon):** The Applicant seeks to rezone an 8,400 square foot parcel of land (Parcel No. 106-70-072A) from MH-72 (Manufactured Home District, one dwelling per 7,200 square feet) to GB (General Business), in order to facilitate a Contract Construction Services land use. The Applicant, Robert Hannon of New Mountain Plumbing, intends to construct a 1,216 square foot plumbing shop on the property and operate his business from the subject parcel.

It is located at 110 N. 5<sup>th</sup> Street in Sierra Vista. The property is further described as being in Section 34, Township 21 South, Range 20 East of the G&SRB&M in Cochise County, Arizona.

Applicant: Robert Hannon

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 Senior Planner Keith Dennis by calling 520-432-9240, or by email to [kdennis@cochise.az.gov](mailto:kdennis@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 September 1, 2011  
Patrick Call, Chairman, Cochise County Board of Supervisors

Publish: *Bisbee Observer*  
No later than September 8, 2011

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