



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

*Z-12-07
CHECK # 2531
REC'D 10/25
KUTHD.*

COCHISE COUNTY REZONING APPLICATION

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

1. Applicant's Name: Michael L. & Cynthia L. Jantz

2. Mailing Address: 730 N. Skyline Rd.

Cochise	AZ	85606
City	State	Zip Code

3. Telephone Number of Applicant: (520) 508 2293

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

5. Email Address: mljantz@gmail.com

6. Assessor's Tax Parcel Number: 119 - 05 - 244 (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:

- List attached (if applicable): Michael L & Cynthia L. Jantz (husband & wife)

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:
 - 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

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.

12. Is more than one parcel contained within the area to be rezoned? Yes No
- 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: SR43

14. Indicate proposed Zoning District for Property: RU4

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

16. Comprehensive Plan Designation or Community Plan: Ag (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:
 House, 1 - 10'x12' mobile storage shed, 1 - 9'x18 mobile storage shed (to be sold)

18. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. Please attach a site plan:
 Market farm - no structures planned at this time, however fencing will be needed to keep out javelina & coyotes.

19. Are there any deed restrictions or private covenants in effect for this property?
- No 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?

 Skyline Rd. - no changes to entrance or exit.

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

None _____

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

23. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	Existing well	
Sewer/Septic	Existing septic	
Electricity	Existing - SSVEC	
Natural Gas	N/A	
Telephone	Existing - Valley Telecom	
Fire Protection	Existing - Sunsites-Pearce Volunteer	

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). _____

We have started a market farm on which we are producing vegetables, fruit, poultry, & livestock, which we plan to market to the community. We wish to have this property rezoned to RU4 as it more accurately reflects the use of the property.

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.

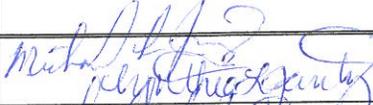
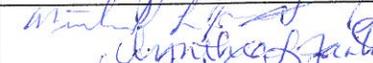
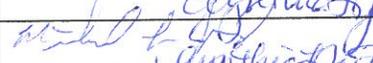
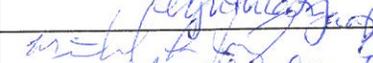
Applicant's Signature:  
Date: 10/22/12

CONSENT SIGNATURE FORM

OF PROPERTY OWNERS WITHIN THE PROPOSED ZONING DISTRICT

This form is to be completed if there is more than one property owner and more than one parcel within the proposed zoning district.

I, the undersigned owner of record of property which lies within the area of the proposed rezoning set forth in the attached application, do hereby consent to the proposed change of zoning district boundary or reclassification of the property (ies) sought for rezoning. I do hereby certify and declare that I was afforded an opportunity to read the full and complete application prior to affixing by signature hereon.

Parcel Number	Owner of Record, Printed Name & Address	Signature	Date
119-05-244	Michael L & Cynthia L. Jantz		10/22/12
119-05-245	Michael L & Cynthia L. Jantz		10/22/12
119-05-246	Michael L & Cynthia L. Jantz		10/22/12
119-05-247	Michael L & Cynthia L. Jantz		10/22/12
119-05-248	Michael L & Cynthia L. Jantz		10/22/12
119-05-249	Michael L & Cynthia L. Jantz		10/22/12
119-05-250	Michael L & Cynthia L. Jantz		10/22/12
119-05-251	Michael L & Cynthia L. Jantz		10/22/12
119-05-252	Michael L & Cynthia L. Jantz		10/22/12

(Attach separate pages if necessary)



Google earth

© 2012 Google

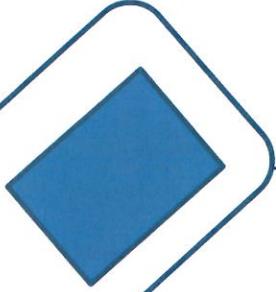
Google earth

feet
meters

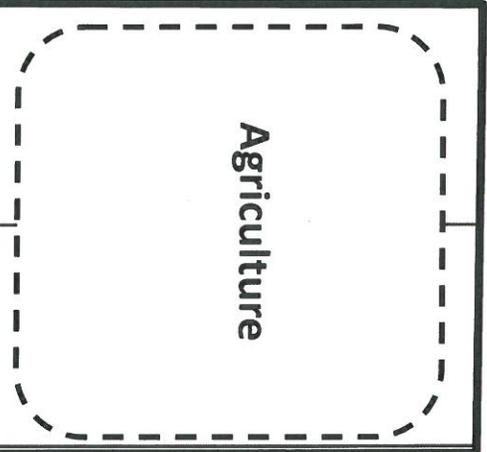


Skyline

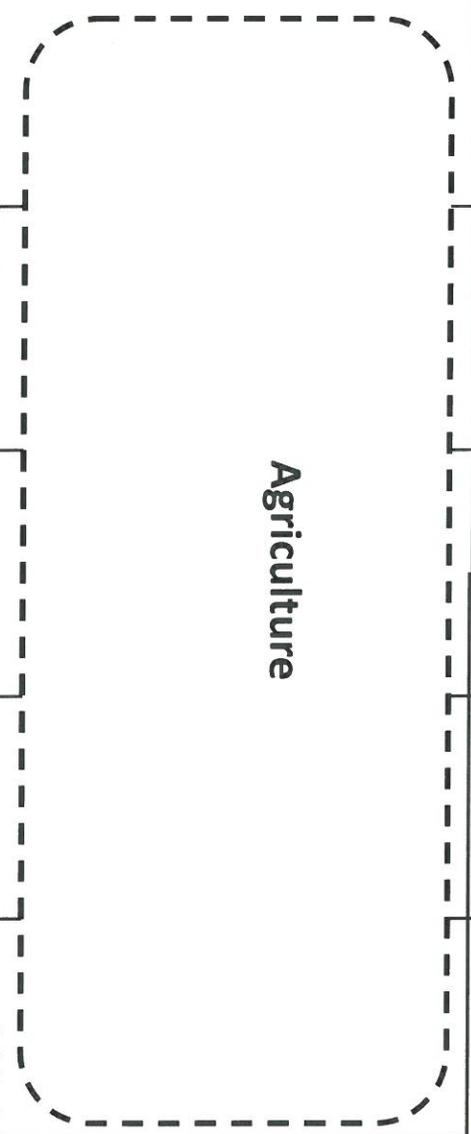
Homestead



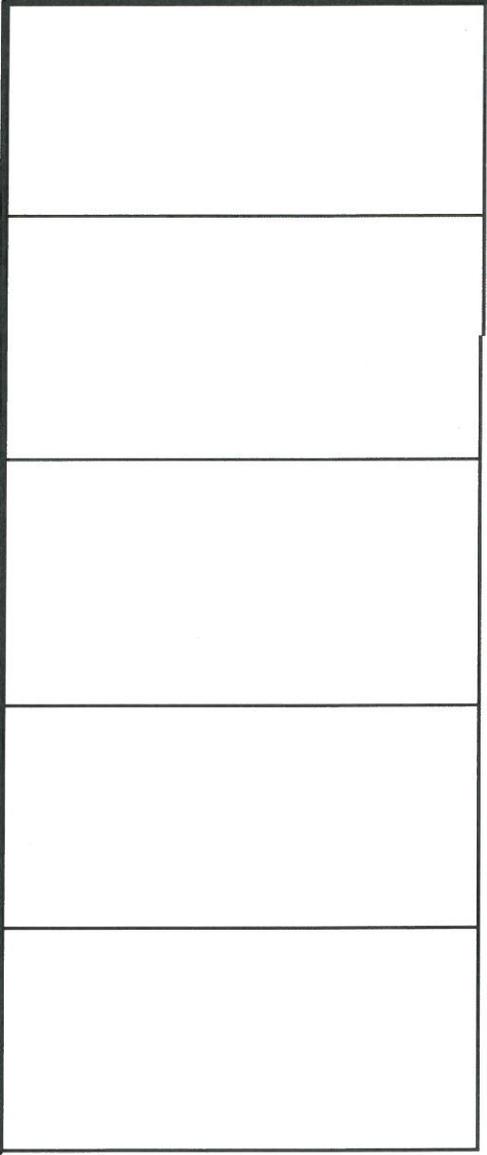
Agriculture

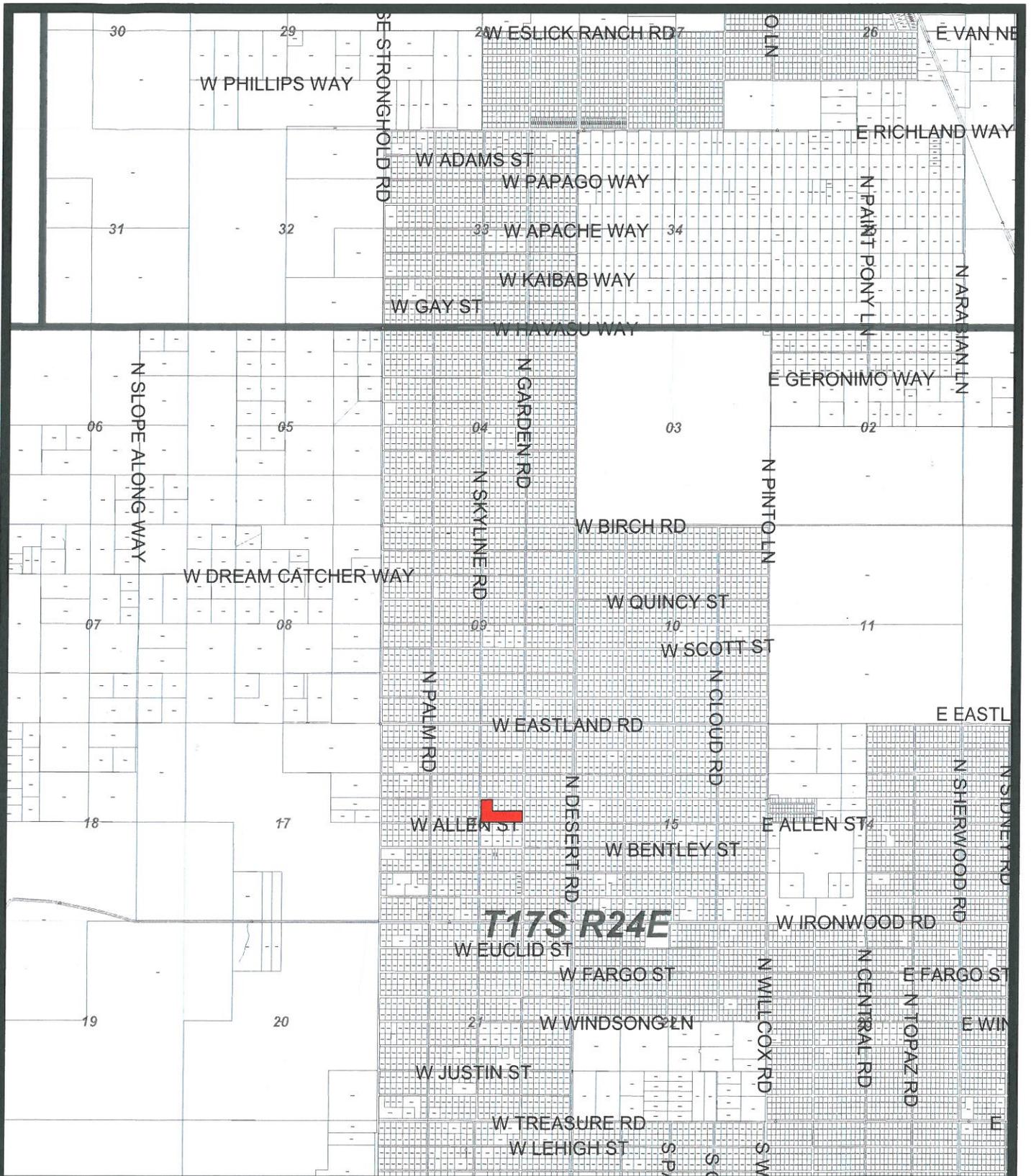


Agriculture



WALLEN





Docket Z-12-06
(Jantz)
Location Map

This map is a product of the
Cochise County GIS



Dennis, Keith

From: edoole1@satx.rr.com
Sent: Wednesday, November 28, 2012 3:35 PM
To: Dennis, Keith

In reference to docket SU-Z-12-07 Jantz. I do not support this request. I feel it would affect property values. Edna Mae Doole Tax Parcel Number 11908030.

Thank You

Rezoning: Docket Z-12-07 (Jantz)

 YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

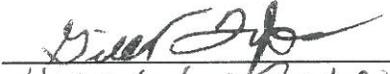
Please state your reasons:

WE WISH TO HAVE THE ZONING
REMAIN SR-43 (SINGLE FAMILY RESIDENTIAL)

THANK YOU

(Attach additional sheets, if necessary)

PRINT NAME(S): GILBERT OR VIRGINIA FYFE

SIGNATURE(S): 
Virginia Fyfe

YOUR TAX PARCEL NUMBER: 119-05-256 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Upon submission this form or any other correspondence 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 Friday, November 30, 2012 if you wish the Commission to consider them before the December 12, 2012 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, Senior Planner
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Rezoning: Docket Z-12-07 (Jantz)

COCHISE COUNTY

NOV 14 2012

PLANNING

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Individual will draw upon ground water available for the area thus limiting my use in the future. Farmland sells for less thus lowering any price for my piece of property. Property was originally purchased for home not to be in a farm area. Taxes on agricultural land cheaper thus possibly raising revenues in form of taxes for myself and other property owners.

(Attach additional sheets, if necessary)

PRINT NAME(S): BRUCE J. STEVENS

SIGNATURE(S): Bruce J. Stevens

YOUR TAX PARCEL NUMBER: 119-08-149; 119-08-186 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Upon submission this form or any other correspondence 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 Friday, November 30, 2012 if you wish the Commission to consider them before the December 12, 2012 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, Senior Planner
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Rezoning: Docket Z-12-07 (Jantz)

COCHISE COUNTY

NOV 19 2012

PLANNING

 YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

The reasons are agricultural ground isn't valued as highly as residential ground. Hopefully the valuation will rise on the property we own and we then could sell. If someone wants our property, all they need do is make us an offer, if it is enough we'll be willing to sell. Thank you.

(Attach additional sheets, if necessary)

PRINT NAME(S):

Paul D., Francis E. McAllister

SIGNATURE(S):

Paul Dan McAllister + Francis Elizabeth McAllister

YOUR TAX PARCEL NUMBER: 116-09-195

(the eight-digit identification number found on the tax statement

from the Assessor's Office)

Your comments will be made available to the Planning Commission. Upon submission this form or any other correspondence 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 Friday, November 30, 2012 if you wish the Commission to consider them before the December 12, 2012 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, Senior Planner
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Rezoning: Docket Z-12-07 (Jantz)

COCHISE COUNTY

NOV 21 2012

PLANNING

YES, I SUPPORT THIS REQUEST
Please state your reasons:

I am in favor of Agricultural production

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): Gilberta LORD HURST
SIGNATURE(S): Gilberta Lord Hurst

YOUR TAX PARCEL NUMBER: 119-08-092-9 (the eight-digit identification number found on the tax statement from the Assessor's Office)

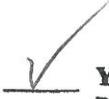
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RETURN TO: Keith Dennis, Senior Planner
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

NOV 20 2012

PLANNING

Rezoning: Docket Z-12-07 (Jantz)



YES, I SUPPORT THIS REQUEST

Please state your reasons:

We think the rezoning of the nine contiguous one acre parcels to R21-4 and agriculture use will help increase interest in the area.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Josephine L. Haas Ronald A Haas

SIGNATURE(S):

Josephine Haas
Ronald A Haas

YOUR TAX PARCEL NUMBER:

119-05-166

(the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO: Keith Dennis, Senior Planner
Cochise County Planning Department
1415 Melody Lane, Building E

Dishes A7 25602

BISBEE, AZ 85603

Dennis, Keith

From: ktighe@q.com
Sent: Saturday, November 10, 2012 10:49 AM
To: Dennis, Keith
Cc: Bill Lemos
Subject: Re: Docket SU-Z-12-07 (Jantz)

Thank you!
K. Tighe

From: "Keith Dennis" <KDennis@cochise.az.gov>
To: ktighe@q.com
Sent: Friday, November 9, 2012 4:11:13 PM
Subject: RE: Docket SU-Z-12-07 (Jantz)

The gentleman already is farming the property; he is asking to change from one acre (SR-43) to four acre (RU-4) zoning because he would rather have the rural zoning. The resulting group of nine parcels would then have to be combined because right now there are nine contiguous one-acre parcels. So there would be a lowering of density as a result of the rezoning if it passes.

However, the rezoning is really about his own preference and peace of mind, because all that he is doing and wants to do is already allowed the way things are now.

As for his future plans, he told me he mostly intends to put up some fencing, and a small number of pistachio trees. He says now he grows melons, pumpkins, sweet corn and a few other crops.

Have a good weekend.

Keith Dennis - Senior Planner
Cochise County Planning Department
1415 Melody Lane
Bisbee, AZ 85603
520-432-9240

"Public Programs - Personal Service"
www.CochiseCounty.com

From: ktighe@q.com [<mailto:ktighe@q.com>]
Sent: Friday, November 09, 2012 2:08 PM
To: Dennis, Keith
Subject: Fwd: Docket SU-Z-12-07 (Jantz)

From: ktighe@q.com
To: ". gov" <kdennis@cochise.az>
Sent: Thursday, November 8, 2012 2:27:55 PM
Subject: Docket SU-Z-12-07 (Jantz)

Hello Mr. Dennis,

I am writing on behalf of my brother, Mr. Lemos, who received your letter dated 11/1/12. Since I live here in Bisbee, I plan to attend the public hearing in his place.

I wonder if you could give us more information about Docket Z-12-07?

Can you tell us what type of agricultural production the owners have in mind? The reason we ask is that there would be a huge difference between say, a poultry farm or a feed lot vs a vineyard or an orchard, in the way it might impact neighboring properties.

Thank you,
Karen Tighe

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, December 12, 2012, at the Cochise County Board of Supervisors Hearing Room, at 1415 Melody Lane, Building G, in Bisbee, Arizona, to consider the following:

Docket SU-Z-12-07 (Jantz): The Applicant is requesting a rezoning of nine contiguous one-acre parcels from SR-43 (single family residential, 1 dwelling per acre) to RU-4 (Rural, 1 dwelling per 4 acres). The Applicant, who resides on the site, is requesting the rezoning as part of an effort to convert the parcels to full time agricultural production. The property (a site consisting of Parcels 119-05-244 through 252) is located at 730 N. Skyline Road in Cochise, AZ. The property is further described as being in Section 16, Township 17 South, Range 24 East of the G&SRB&M in Cochise County, Arizona. The Applicants are Michael and Cynthia Jantz of the same address.

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 Keith Dennis by calling 520-432-9240, or by email to kdennis@cochise.az.gov. All persons interested in said matter may appear at the public hearing.

If the above docket has not been heard by the Planning and Zoning Commission by 8 p.m. at the December 12, 2012 meeting, the public hearing may be continued to a later date at the Chair's discretion. At the hearing, the Commission will forward a recommendation to the Board of Supervisors, who would hear the Docket at a subsequent public hearing to be held at 10:00 a.m. on Tuesday, January 8, 2013 at the same location.

Dated November 1, 2012
Jim Lynch, Chairman, Cochise County Planning and Zoning Commission

Publish: *Bisbee Observer*
No later than November 15, 2012