



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

Z-13-01
(Yesca)

\$415.00
RCD
1/24/13

VD
CHECK
#2301

COCHISE COUNTY REZONING APPLICATION

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

1. Applicant's Name: ERNEST D. ROGERS

2. Mailing Address: 1598 W. MULEDEER ST.

BISBEE AZ 85603
City State Zip Code

3. Telephone Number of Applicant: (520) 895-8892

4. Telephone Number of Contact Person if Different: (520) 432-3861

5. Email Address: _____

6. Assessor's Tax Parcel Number: 102-57-338 (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): _____

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.

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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: _____

14. Indicate proposed Zoning District for Property: _____

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

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: HOUSE (MAIN DWELLING)

SMALL GARAGE, SHOP

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: SEE SITE PLAN

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?

GIEBLER / VALENZUELA

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	NACO WATER	
Sewer/Septic	NACO SEWER DISTRICT	
Electricity	APS	
Natural Gas	SOUTHWEST	
Telephone	INTERNET	
Fire Protection	NACO 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).

① NEED TO USE AS HOUSING ② FAMILY & MOTHER IN-LAW QUARTERS) ③ (NACO PLAN CALL FOR THIS USE)

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: _____

DOB
01/10/12

//

01/10/2013

Hello:

For those who don't already know me, my name is Ernest Rogers, resident, property owner and business owner in Naco, Arizona.

I'm attempting to have a small property rezoned in Naco, Az., Years ago this was George Valenzuela's home across from Naco Elementary School, on the property there is an existing building which we are converting to a mother-in-law apartment.

This structure has been in existence for a number of years but will only be converted to a livable space, I see no negative impacts because of our efforts.

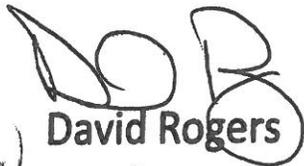
Please send any written correspondence whether you're for or against this to David Rogers who is managing this for me 1598 W Muledeer st Bisbee, Az. 85603

We will also take notes on any phone calls regarding this matter.

Please call 520 895-8892 with all concerns.

Thank you for your consideration regarding

this matter.


David Rogers

1-14-2013

I have
no objection
to your
efforts. It
does not
interfer
with me.
Good
luck

Pamela
Lopez
3723
S. Gower
Ave.
Naco

14

Rezone Pro Calls

- ① ANDY CITY MANAGER 249 5404
- ② MAIRO FLORES RESIDENT / NEIGHBOR
- ③ ED COTTINGHAM TREASURER COCHISE BAPTIST ASSOCIATION 378 3176
- ④ ROSE COOPER 520 398 7013
- ⑤ CLARA MARTINEZ 970 533 7805
- ⑥ PAMELA LOESCH SEE ATTACHED LETTER
- ⑦ LUIS VALENZUELA & FAMILY 486 5320

Rezoning: Docket Z-13-01 (Yesca)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

There is not enough low income rental housing available in Naco, especially near the Naco school. additional housing in this lot would be helpful.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): TERRY CHAMBERS

SIGNATURE(S): Terry Chambers

YOUR TAX PARCEL NUMBER: 3792 S. TOWNER AVE, NACO (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, March 1, 2013 if you wish the Commission to consider them before the March 13, 2013 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, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

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Rezoning: Docket Z-13-01 (Yes) COCHISE COUNTY

FEB 25 2013

PLANNING

YES, I SUPPORT THIS REQUEST
Please state your reasons:

IF ITS good for The Community, ITS A good thing.

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

(Attach additional sheets, if necessary)

PRINT NAME(S): RES. M. SWPER

SIGNATURE(S): *Res. M. Swper*

YOUR TAX PARCEL NUMBER: 103-57-171-5 (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, March 1, 2013 if you wish the Commission to consider them before the March 13, 2013 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

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Rezoning: Docket Z-13-01 (Yesca)

COCHISE COUNTY

FEB 12 2013

PLANNING

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Blank lines for writing reasons for supporting the request.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

If the property is not big enough for two family buildings why should you rezone for them. Then you would have to rezone for anybody that wants to build for rent buildings on their property. Exceptions should not be made if the property is not big enough.

(Attach additional sheets, if necessary)

PRINT NAME(S):

Anthony P. Garcia

SIGNATURE(S):

Anthony P. Garcia

YOUR TAX PARCEL NUMBER: 102-57-1430 8 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Rezoning: Docket Z-13-01 (Yesca)

COCHISE COUNTY
COCHISE COUNTY

FEB 12 2013

PLANNING

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

The property is not big enough for two family buildings. Why should you re-zone for them. Then you would have to re-zone for anybody that wants to build for rent buildings on their property. Exceptions should not be made if the property is not big enough.

(Attach additional sheets, if necessary)

PRINT NAME(S): Anthony Patricia Garcia

SIGNATURE(S): Anthony P. Garcia

YOUR TAX PARCEL NUMBER: 102-57-142A (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, March 1, 2013 if you wish the Commission to consider them before the March 13, 2013 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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Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

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Rezoning: Docket Z-13-01 (Yesca)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

If all the residents of Naco, Ar. have to follow your zoning rules, regulations and codes it is only fair that Mrs. Yesca and Mr. Ernest Rogers follow the same zoning rules, regulations and codes as the rest of the citizens & residents of Naco, Ar. and not try to pass that an 850 sq ft building (made of block) already existed on the property. Additional sheet enclosed.

(Attach additional sheets, if necessary)

PRINT NAME(S):

Aguero Jose F. & Berta A.

SIGNATURE(S):

Berta A. Agüero

YOUR TAX PARCEL NUMBER: 102-57-001 (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, March 1, 2013 if you wish the Commission to consider them before the March 13, 2013 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, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E

March 1, 2013

Re: Docket Z-13-01 (Yesca)

Dear Mr. Keith Dennis:

The property (Parcel no. 102-57-338) located at 3790 S. Geisler Avenue in Naco, Az. has never had an 850 square foot block garage in the far left corner in the back yard or any where else on this property. The building that was on the left side corner of the property when Ms. Yesca and Mr, Ernest Rogers bought this property was an 120 square foot tin shed (made out of tin sheets and 2x 4's).

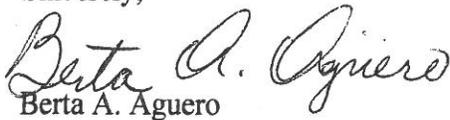
The reason I know that the tin shed (the one torn down) and what the other buildings that exist on this property are is because my brother lived on this property for 20 years and because I had a few pieces of furniture stored in that tin shed (on the far left side corner of the back yard) and in the tin shed on the right side corner of the backyard (this one still stands). When my brother moved out of this property a few months later is when Ms. Yesca and Mr. Ernest Rogers acquired this property and a few months after that is when they had the 120 square foot tin shed torn down and started building the 850 square foot block building.

If you have been on the property you can see that the 850 square foot block building that is in the 120 square foot tin sheds place is a new building and new material and 7 times larger than the tin shed that existed on the property when it was acquired by Ms. Yesca and Mr. Rogers.

If all the residents of Naco, Az. have to follow your zoning rules, regulations and codes it is only fair that Ms. Yesca and Mr. Ernest Rogers follow the same zoning rules, regulations and codes as the rest of the citizens and residents of Naco, Az.

If you have any questions regarding this matter, please do not hesitate to contact me at (520) 432-9111.

Sincerely,


Berta A. Aguero

List of ~~Conventions~~
Corrections (Changes)

-) Article 14 fix SUP numbers
-) PE Question re: site plans
-) Double bituminous (chipseal) in Category A
-) Water conservation (what is small operation?)
 -) JL recommends pulling H₂O to separate issue (contractors/developers)
-) Defn 19
-) 2204.02.D. (remove "be prepared")

Adj
CM
JM?