



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

COCHISE COUNTY REZONING APPLICATION

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

1. Applicant's Name: Stephanie Fuller

2. Mailing Address: 720 E. Valley View Trail

Huachuca City AZ 85616
City State Zip Code

3. Telephone Number of Applicant: (702) 596-3916

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

5. Email Address: bithacat@gmail.com

6. Assessor's Tax Parcel Number: 106-15-015D (Can be obtained from your County property tax statement)

7. Applicant is (check one):

- Sole owner: Husband + wife
- 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.

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: TR-36

14. Indicate proposed Zoning District for Property: RU-4

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

16. Comprehensive Plan Designation or Community Plan: B-LDR (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: None

18. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. Please attach a site plan: House, garage, workshop.

Residential

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?

Zosimo, Ronald Reagan Pkwy, KC Williams

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? _____

23. Identify how the following services will be provided:

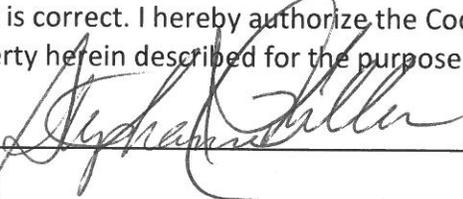
| Service | Utility Company/Service Provider | Provisions to be made |
|-----------------|----------------------------------|-----------------------|
| Water | | |
| Sewer/Septic | | |
| Electricity | <u>SSVEC</u> | |
| Natural Gas | | |
| Telephone | | |
| Fire Protection | <u>Winetstone</u> | |

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). The other properties in the

area are zoned R0-4

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: 7/5/13

720 E Valley View Trail
Huachuca City, AZ 85616

June 6, 2013

To Whom It May Concern:

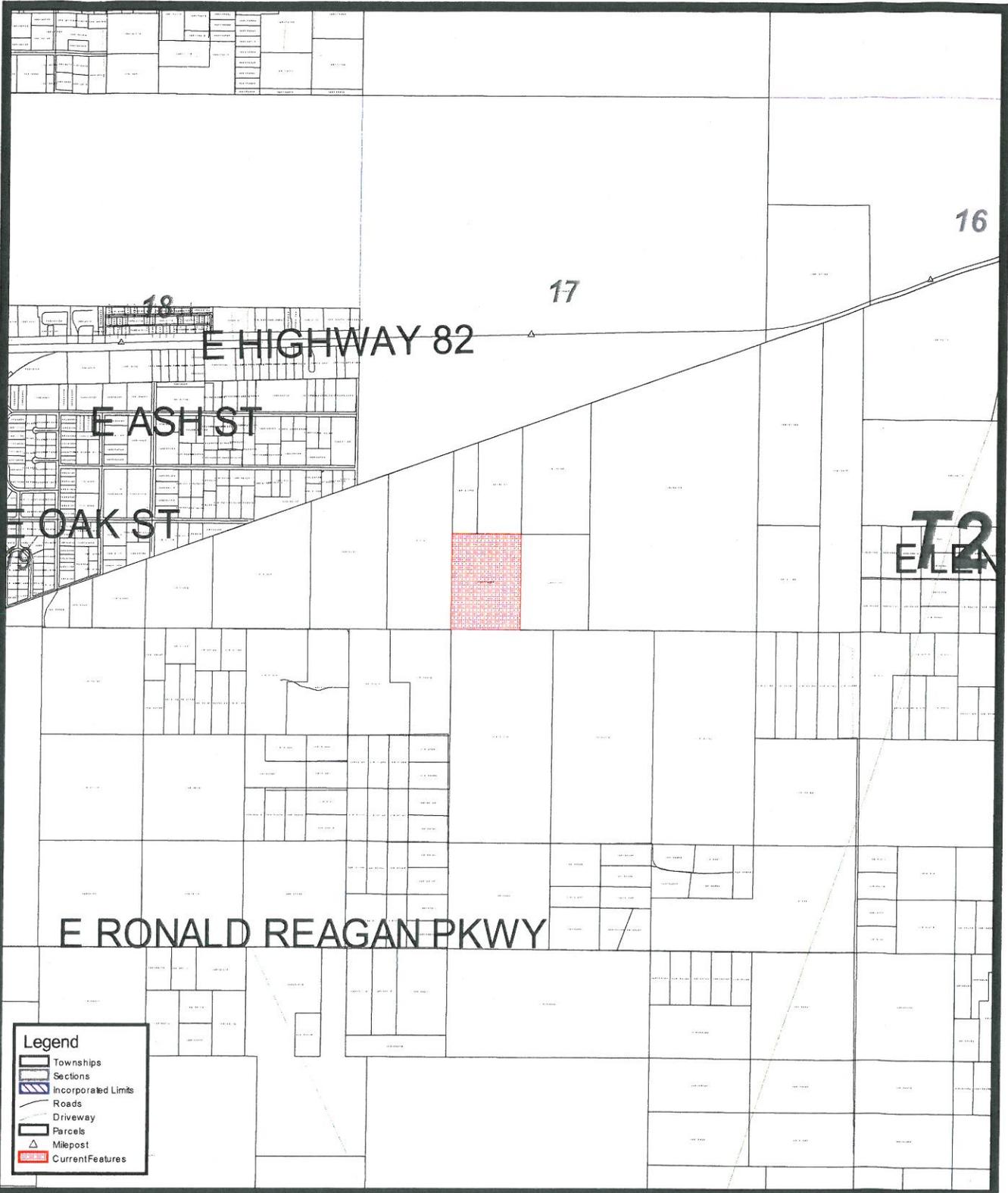
I own the property in the Bobcomari 106-15-015D. That property currently has a conditional zoning of TR36. Since I have no desire to do a subdivision I am requesting a re-zoning to RU4 which is the predominate zoning in the area. When I put a contract on this property, I did my due diligence, and was told by someone at the county planning and zoning that the zoning was TR36, not conditional zoning. I am asking for a waiver of the rezoning fee as I was not the one to request the change to TR36, and was not aware at the time of the purchase that this was going to be an issue.

Thank you for your time.

Sincerely,



Stephanie Fuller



Legend

- Townships
- Sections
- Incorporated Limits
- Roads
- Driveway
- Parcels
- Milepost
- Current Features



Z-13-03 (Fuller)

This map is a product of the Cochise County GIS