



**Legend**

- Townships
- Sections
- Incorporated Limits
- Roads
- Driveway
- Parcels
- Milepost
- Search Polygon



Z-14-01 (Franz)

This map is a product of the Cochise County GIS






# 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: Jeffrey L & BARBARA L FRANZ

2. Mailing Address: TEMP 29023 HOBBLE BUSH PERM 960 E FRY BLVD  
SAN ANTONIO, TX SIERRA VISTA, AZ  
78260 85635

City State Zip Code

3. Telephone Number of Applicant: 520) 227 3216

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

5. Email Address: franz5@cox.net

6. Assessor's Tax Parcel Number: 106-15-94E (Can be obtained from your County property tax statement)  
106-15-94C  
106-15-94D  
106-15-94

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.

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?

RONALD REAGON, ZOSIMO, VALLEY VIEW, TAHOE PASS

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	N/A	
Sewer/Septic	N/A	
Electricity	N/A	
Natural Gas	N/A	
Telephone	N/A	
Fire Protection	WHETSTONE FIRE DEPARTMENT	

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).

CHANGING Conditional zoning for a  
SUB DIVISION to REVERT zoning to what  
it was when it came into the county  
RV-4, this then will be a "Down Zone"

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
- Copy of title report: \_\_\_\_\_
- Copy of tax notice: X
- 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.

*NOT REQUIRED BUT INCLUDED*

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: CONDITONAL RU-2 + TR-36

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

16. Comprehensive Plan Designation or Community Plan: \_\_\_\_\_ (A County planner can provide this information.)

*LOW DENSITY RESIDENTIAL/BABOCOMARI AREA PLAN*

**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, VACANT LAND

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

4 ACRE or LARGER, Single family Home, Site Bilt

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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: Jeffrey R. Oving Barbara L. Franz  
Date: 12/11/2013

Jeffrey L & Barbara L Franz

29023 Hobblebush

San Antonio, TX 78260

December 10, 2013

Neighbors,

We are obligated to inform property owners near our parcels, those being, 106-15-94, 105-15-94E, 105-15-94C, and 106-15-94D, totaling 60 acres, of our intentions to rezone. These properties are roughly North East of the intersection of Ronald Reagan and Zosimo and are conditionally zoned RU-2, for a subdivision. We are requesting a reversion to the original zoning as the properties entered the county, RU-4. We are inviting comments in this regard to be emailed to us at [franz5@cox.net](mailto:franz5@cox.net)

Thank you for your considerations,

Jeffrey L Franz

Barbara L Franz