



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

COCHISE COUNTY REZONING APPLICATION

COCHISE COUNTY
SEP 3 9 2014
PLANNING

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

1. Applicant's Name: BLOOMGARDEN LIVING TRUST

2. Mailing Address: 3690 WOOD AVENUE

EUGENE OR 977402

City State Zip Code

3. Telephone Number of Applicant: () NO PHONE

4. Telephone Number of Contact Person if Different: (520) 234-3459

5. Email Address: DWEIGEL@CABLEONE.NET

6. Assessor's Tax Parcel Number: 107-68-050B (Can be obtained from your County property tax statement)

7. 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): _____

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 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.

12. 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, 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: TR-1B

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: A 1,560 SQFT. SITE-BUILT HOUSE, BUILT IN 1996, AND A SMALL FRAME SHED.

18. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. Please attach a site plan: NO CHANGES ARE

PLANNED FOR THE PROPERTY.

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?

CAMINO SECONDO

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	EAST SLOPE	EXISTING
Sewer/Septic	CONVENTIONAL SEPTIC	EXISTING
Electricity	SSVEC	EXISTING
Natural Gas	SOUTHWEST GAS	EXISTING
Telephone	CENTURY LINK	EXISTING
Fire Protection	FRY FIRE	EXISTING

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). SEE ATTACHED SHEET.

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: *[Handwritten Signature]*

Date: 9-25-14
R. E. CARPER

Wilson, Beverly

From: Lamberton, Karen
Sent: Monday, October 27, 2014 11:33 AM
To: Drake, Jesse; Gardner, Peter
Cc: Wilson, Beverly
Subject: Z-14-07 Bloomgarden

I've reviewed this file and now recall discussing the situation out there with Peter some time ago. There is no need for me to provide a formal analysis of memo on this docket – no significant impacts to the transportation network that have not all ready been included in the memo prepared for the BOS.

Karen L. Lamberton, AICP

County Transportation Planner
Community Development Department
1415 Melody Lane, Building E
Bisbee, Arizona 85603

520.432.9240 FAX 520.432.9278

Public Programs, Personal Service
www.cochise.az.gov

ATTACHMENT B

September 29, 2014

Dear Neighbor:

We are requesting a change in zoning for the property located at 4401 E. Camino Segundo.

This one-half acre parcel contains a site-built home and a small shed. It is currently zoned TR-36 which requires a minimum of 36,000 sq. ft. lot size. This lot was split during the 1990's from a one acre parcel, but was never rezoned to conform with the smaller lot size. The zoning requested is TR-18.

The zoning change will not increase the existing density, will not increase the demand for services or infrastructure, or increase the traffic on existing streets.

This request will be heard by the County's Planning & Zoning Commission at their meeting on November 12 at 4:00 p.m. in the Board of Supervisor's Conference Room located at 1415 Melody Lane in Bisbee.

We are requesting comments on our request, either positive or negative. Please send your comments to my agent David Weigel at:

Mail: 2136 S. Barnett Rd., Bisbee, AZ 85603

Email: dweigel@cabirone.net

Phone: 520-234-3459

Sincerely,



Rouanna Gardner, Trustee
Bloomgarden Living Trust

ATTACHMENT C

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