



# 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: George Family Irrevocable Trust

2. Mailing Address: PO Box 219

Hereford Az 85615  
City State Zip Code

3. Telephone Number of Applicant: 520 378-7128

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

5. Email Address: georgekarol1@gmail.com

6. Assessor's Tax Parcel Number: 104-09 ~~0017~~ <sup>06-002K</sup> 4 (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: R-36

14. Indicate proposed Zoning District for Property: Commercial GB

**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: Develop (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: Storage building & 2 car garage

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

Attached - 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?

Hwy 92 - see site plan.

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

Hwy 92

22. How many driveway cuts do you propose to the streets or easements used by traffic that will be generated by this rezoning?

Hwy 92 - curb cut already in.

23. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	Liberty	
Sewer/Septic	see site plan	
Electricity	SSVEC	
Natural Gas	NONE	
Telephone	Century	
Fire Protection	Fry	

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 Site Plan.

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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: \_\_\_\_\_

  
KAROL GEORGE

Date: 12-16-14



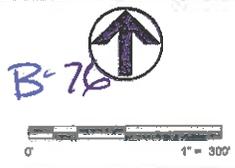
**Legend**

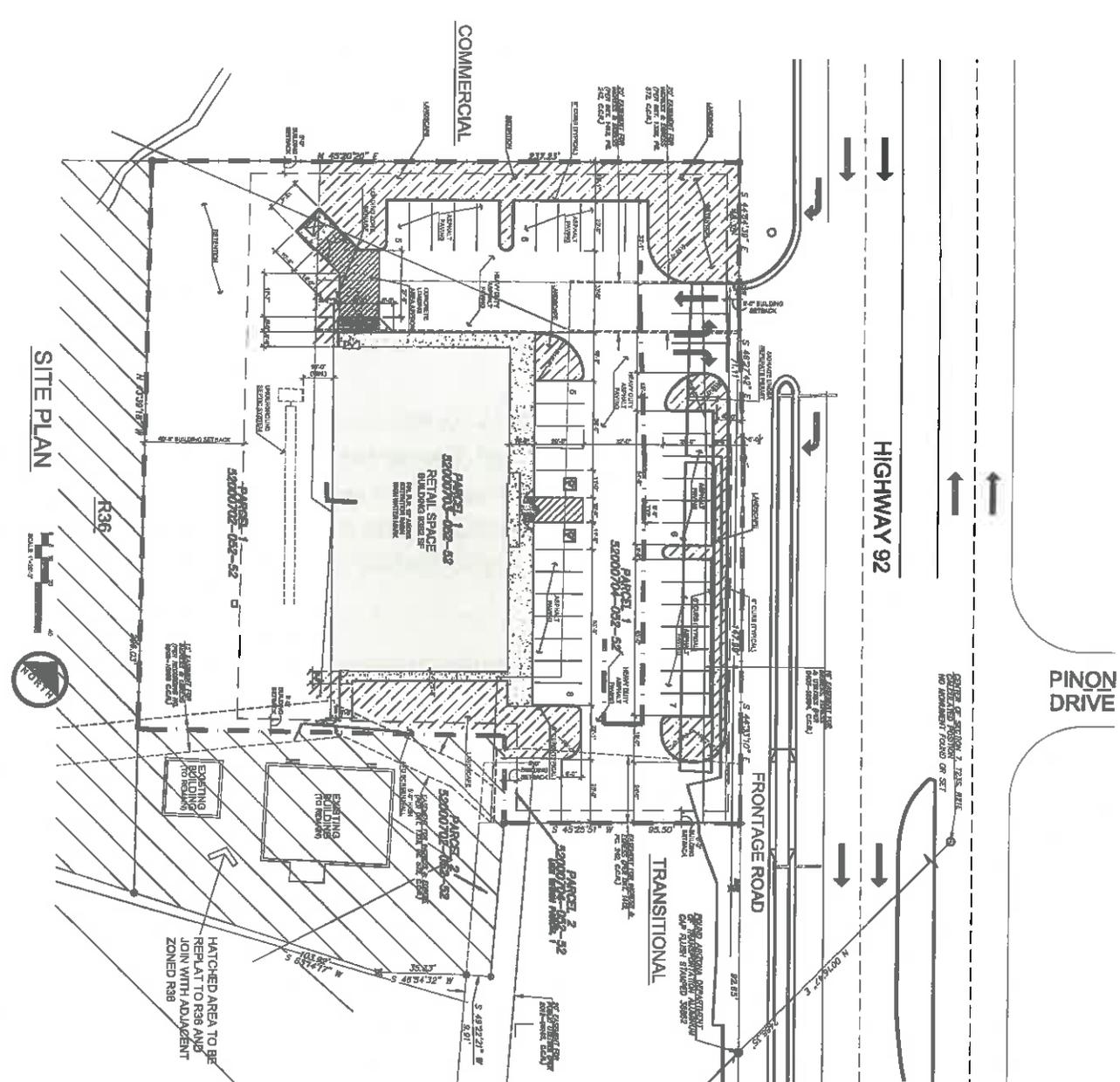
- Roads
- Parcels
- Milepost
- Current Features



## Z-15-01 (George) Location Map

This map is a product of the  
Cochise County GIS  
Information Technology Dept.





**PROJECT INFORMATION**

**OWNER:** BRUSETTE ARCHITECTURE INC., 1000 N. CENTRAL AVENUE, SUITE 100, PHOENIX, AZ 85004  
**ARCHITECT:** BRUSETTE ARCHITECTURE INC., 1000 N. CENTRAL AVENUE, SUITE 100, PHOENIX, AZ 85004  
**DATE:** 12/15/2017  
**PROJECT NO.:** A-101

**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS NOTED OTHERWISE.  
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS NOTED OTHERWISE.  
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BUILDING UNLESS NOTED OTHERWISE.  
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS NOTED OTHERWISE.  
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS NOTED OTHERWISE.  
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS NOTED OTHERWISE.  
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PAVEMENT UNLESS NOTED OTHERWISE.  
 11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GRADE UNLESS NOTED OTHERWISE.  
 12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE FINISH GRADE UNLESS NOTED OTHERWISE.  
 13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED GRADE UNLESS NOTED OTHERWISE.  
 14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE EXISTING GRADE UNLESS NOTED OTHERWISE.  
 15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPOSED LOT UNLESS NOTED OTHERWISE.  
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 30. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE EXISTING FINISH GRADE UNLESS NOTED OTHERWISE.

**BRUSETTE ARCHITECTURE INC.**  
 1000 N. CENTRAL AVENUE, SUITE 100  
 PHOENIX, AZ 85004  
 TEL: 602.441.1111  
 WWW.BRUSSETTEARCHITECTURE.COM

**HEREFORD RETAIL**  
 SIERRA VISTA SOUTH, HEREFORD, ARIZONA

**SITE PLAN**  
 PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

**SHEET NO. A-101**

**DATE:** 12/15/2017  
**SCALE:** AS SHOWN  
**PROJECT NO.:** A-101