



Cochise County
Community Development
Planning, Zoning and Building Safety Division
Public Programs...Personal Service
www.cochise.az.gov

COCHISE COUNTY REZONING APPLICATION

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

1. Applicant's Name: RAUL HIDALGO
2. Mailing Address: P.O. BOX 499
- NIACO AZ 85620
City State Zip Code
3. Telephone Number of Applicant: (520) 227-2109
4. Telephone Number of Contact Person if Different: (520) 249-7254
5. Email Address: REH 2109 BJA @CABLEONE.NET
6. Assessor's Tax Parcel Number: 102 - 57 - 301 (Can be obtained from your County property tax statement)
7. Applicant is (check one):
- Sole owner: YES
 - 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: _____

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

CONSENT SIGNATURE FORM

OF PROPERTY OWNERS WITHIN THE PROPOSED ZONING DISTRICT

This form is to be completed if there is more than one property owner and more than one parcel within the proposed zoning district.

I, the undersigned owner of record of property which lies within the area of the proposed rezoning set forth in the attached application, do hereby consent to the proposed change of zoning district boundary or reclassification of the property(ies) sought for rezoning. I do hereby certify and declare that I was afforded an opportunity to read the full and complete application prior to affixing by signature hereon.

Parcel Number	Owner of Record, Printed Name & Address	Signature	Date
10857301	STEPHANIE C. NIDALGO		
	20418 W. NEWELL RD.		
	NIAGO AZ 85620		
	PO BOX 895		
	ZALL NIDALGO	Re. [Signature]	7-21-15
	20418 W. NEWELL RD.		
	NIAGO AZ 85620		
	PO BOX 499		

(Attach separate pages if necessary)



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- 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. N/A
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-9
14. Indicate proposed Zoning District for Property: MR-21

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: C (A County planner can provide this information.)
16. Comprehensive Plan Designation or Community Plan: _____ (A County planner can provide this information.)
MEDIUM DENSITY RESIDENTIAL

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: 1-HOUSE (APPROX) 37'X53' ON WEST SIDE OF PARCEL. 1-HOUSE ADD SIZE 1-SHED (12'X14') ON EAST SIDE OF PARCEL.
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 PROPOSED USES
AND STRUCTURES WILL BE ESTABLISHED @ THIS TIME.
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?

NEWELL ROAD ON THE SOUTH SIDE OF PARCEL AND QUINCY ROAD ON THE EAST SIDE OF THIS PARCEL

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. USING EXISTING DRIVEWAYS.

23. Identify how the following services will be provided: NONE. EXISTING UTILITIES ALREADY EXIST.

Service	Utility Company/Service Provider	Provisions to be made
Water		
Sewer/Septic		
Electricity		
Natural Gas		
Telephone		
Fire Protection		

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 ATTACH 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: Re. O'Neil

Date: 7/21/15

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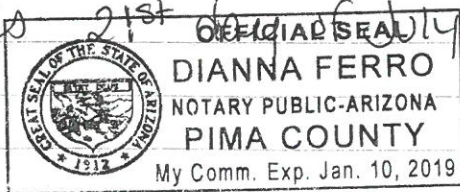
(Attach separate pages if necessary)

July 21-15

To Whom it May Concern,
I Stephanie Hidalgo who currently
co-owns parcel # 10257501. I am
residing in Tucson Az and unable to
be there in person to represent myself.
Where for I am authorizing my father
Steve A. Parra to represent me as
agent in this rezoning matter.
If you need to contact me
directly, here is my cell phone # 520 452 4340

Thank You, Stephanie Hidalgo

Acknowledged before me by Stephanie Hidalgo
this 21st day of July, 2015



Diana Ferro
NOTARY PUBLIC

TO WHOM IT MAY CONCERN,

THE REASON WE ARE CONSIDERING THE REZONING ARE TO ESTABLISH SEPARATE OWNERSHIP FOR EACH DWELLING AND PERSON,THIS WOULD MAKE IT EASIER ON BOTH PARTIES TO HAVE SEPARATE TAX BILLS INSTEAD OF BOTH PARTIES BEING INVOLVED WITH EACH OTHERS LIVES.WE ARE ``X`` BROTHER AND SISTER IN-LAWS AT THIS TIME.THE OTHER REASON IS TO BE ABLE TO SALE OUR HOMES IN THE FUTURE WITHOUT THE OTHER BEING INVOLVED WITH THE SALE AND FUTURE OWNERS.AND LAST THERE WILL NOT BE ANY CHANGES TO THE EXISTING APPEARANCE ON ALL DWELLING AND GROUND.

7-20-2015

Greetings:

To whom it may concern at this residency.

Our names are Stephanie and Raul Hidalgo, we are co-owners of the property at the north-west corner of Newell Road and Quetzal Road. As a long time property owner there, we are attempting to have our property rezoned through Planning and Zoning Department for the sole purpose of dividing parcel, so we will have the opportunity to have separate properties.

The Existing 2-houses will remain as is and no changes will be made to the present appearance.

So if you have any questions or comments about this matter please respond within a week of receiving this letter.

Contact Person are: Raul Hidalgo @
520-227-2109

Stephanie Hidalgo
Raul Hidalgo 36 K

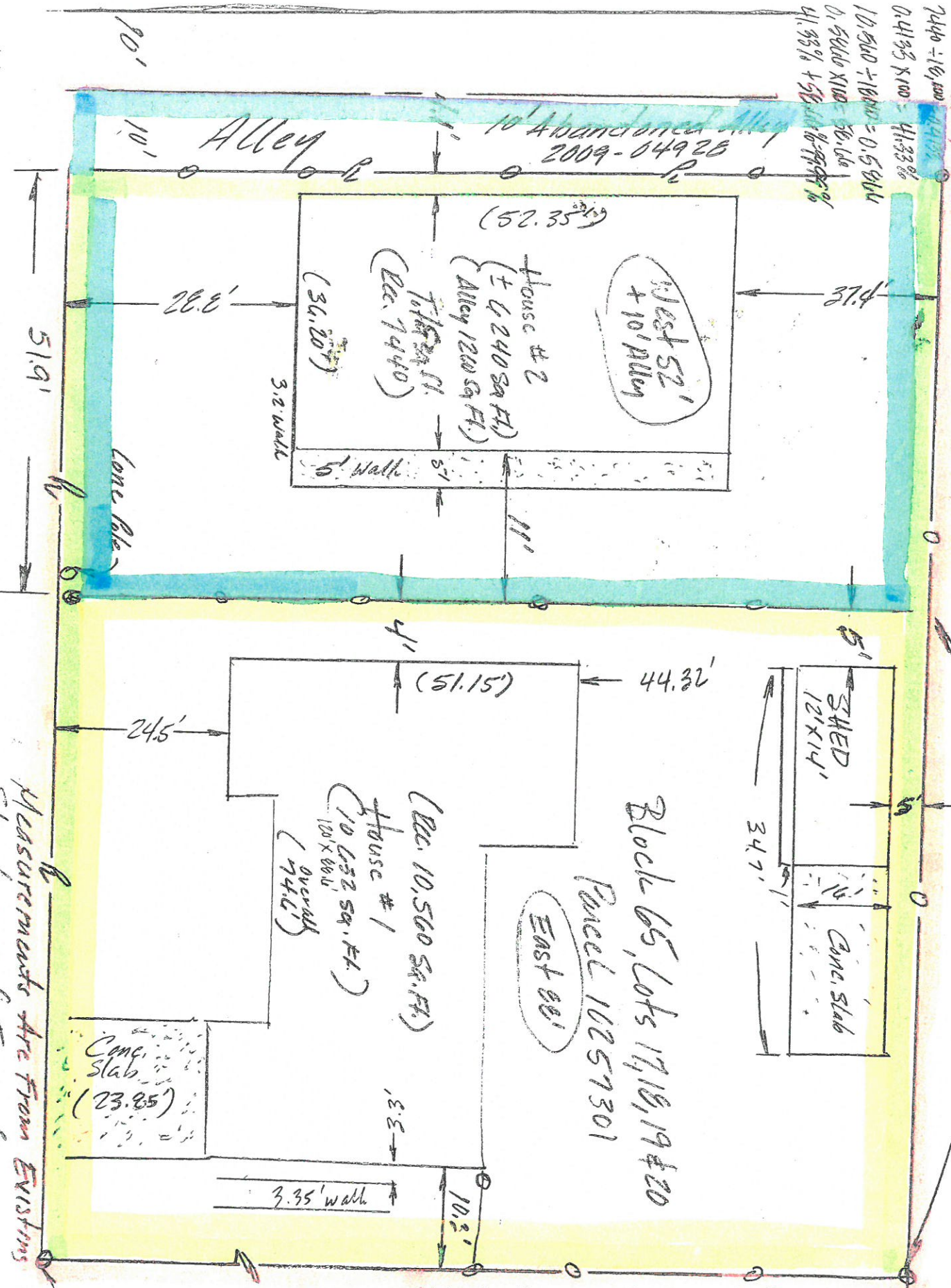
120' x 140' = 16,800 Sq. Ft.
 (10' x 140') 120' = 14,000 Sq. Ft.

16,872 ÷ 2 = 8,436

EE.C'

504.5

7440 ÷ 16,800 = 44.29%
 0.4429 x 100 = 44.29%
 10,560 ÷ 16,800 = 0.6286
 0.5628 x 100 = 56.16%
 41.98% + 56.16% = 98.14%



Note - 125' N-S (5' off E.W.)
 X 72' E-S (10' from Alley) (Rec. 52')

(Rec. 140' lot length) (Rec. 88')

Measurements are from Existing Structure and Fence Lines

119.5' Wly Fen. Newell Camp
 120.8' lone Pole
 123.0' Ely Fen. Lone Pole Street
 (Rec. 170' x 120' lot)

37 B



Cochise County Community Development

Highway and Floodplain Division

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MEMORANDUM

Date: August 6, 2015
To: Jim Henry, Planner
From: Karen L. Lamberton, AICP, County Transportation Planner
Subject: Hidalgo Re-Zoning/Z-15-06/Parcel #102-57-301

This re-zoning proposes modifying the land designation from RU-9 to MR-1. The applicants for this re-zoning currently share ownership of less than a half an acre of land on which two dwellings have been constructed and been in use. Shared by family members in the past, the owners now desire to each have responsibility of their own parcel and dwelling unit. No new structures are planned; no change of access is planned.

Traffic Analysis

This parcel is located in the Naco Townsite on the northwest corner of Newell St. and Quetal Ave. Access is currently taken from Newell St. for both dwelling units; this is a county-maintained roadway; a rural minor collector, chip-sealed with a 24 foot cross-section. Average daily traffic on Newell St. is estimated to be 486 vehicles per day. (2013 traffic count). Quetal Ave. is also a county-maintained; a rural minor access road, chip-sealed with a 24 foot cross-section.

As is common with many of these older homes in the County, the residential driveways to both dwellings were permitted with their building permits, not with the Highway Dept. April 2000/ BP 000422 established both driveways; August 2001/BP 010790 established the east dwelling unit garage and driveway. Changes to access driveways onto either Newell or Quetal would now be permitted through the County's Highway Dept. Right-of-Way/Encroachment Permit process.

A single family residential unit, either on the existing RU-9 zoned site or on the newly designated MR-1 site, would likely generate an estimated 9.52 trips per day, per the ITE Manual, 9th edition. Thus the total trip generation of both existing units would likely remain slightly less than 20 vehicle trips per day.

Recommendation

Land use changes do not, in and of themselves, change traffic patterns; however, they do create conditions for future transportation impacts. This re-zoning is not likely to change the general nature of this land use nor is it likely to adversely impact traffic circulation or trip generation in the area.

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INTEROFFICE MEMO

Date: 8/10/15
To: Jim Henry, Planner
From: Teresa Murphy, Right of Way Agent
Subject: Rezoning for Hidalgo (Z-15-06)

Background: Raul Hidalgo is requesting a rezoning from R-9 (Residential; One dwelling per 9,000-square feet) to MR-1 (Multiple Dwelling Residential; one dwelling per 3,600 ft). The subject parcel is 17,859.6-square feet (0.41-acres) in size. The rezoning is to facilitate the applicants desire to split the lot in a manner that would not meet the lot dimension requirements of the R-9 zoning district. Right-of-Way staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for county maintained roads.

Analysis:

- Access for the subject parcel is from West Newell Street and South Quetel Avenue
- The right-of-way was dedicated to the public per NACO TOWNSITE map recorded in Book 1 of Maps page 138 & 139, records of Cochise County, Arizona
- Newell Street is a county maintained road (#676) and has a declared width of 75 feet.
- Quetel Avenue is a county maintained road (#1223) and has a declared width of 120 feet.

Recommendation:

- No need for right-of-way dedication is required Newell Street or Quetel Avenue at this time.

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Naco Area Plan **Land Use** Cochise County, Arizona



July 2001

Adopted by Cochise County
 Board of Supervisors, 02/17/98
 Resolution 98-09
 Filed: 980205628, Recorded 02/26/98

- Future Land Use - Naco, Arizona**

 - Business (Retail and Service)
 - Future Planning Area
 - High Density Residential
 - High Density Residential (SR-8)
 - Industry & Related Uses
 - Low Density Residential
 - Medium Density Residential
 - Open Space
 - Public Facilities
 - Recreational Open Space
 - Utilities and Communications

Existing Land Use - Naco, Sonora

 - Business (Retail and Serv
 - High Density Residential
 - Industry & Related Uses
 - Low Density Residential
 - Medium Density Residential
 - Open Space
 - Public Buildings & Open S
 - Transportation, Utilities

- Naco Area Plan Boundary
 - Category C Growth Area Boundary
 - School District Boundary
 - Sanitary District Boundary
 - Approximate 100-Year Floodplain Boundary
 - Status Railroad

