



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

MEMORANDUM

TO: Board of Supervisors
THROUGH: Ed Gilligan, County Administrator
FROM: Robert Kirschmann, Planner II
FOR: Daniel Coxworth, AICP, Development Services Director
SUBJECT: Docket Z-18-02 (Colville)
DATE: February 15, 2018 for the February 27, 2018 Meeting

APPLICATION FOR A REZONING

The Applicant is requesting a rezoning from RU-4 (Rural, one dwelling per four acres) to RU-2 (Rural, one dwelling per two acres). The request is to facilitate the creation of an additional residential lot. The subject parcel totals 5.30 acres in size.

The subject parcel, APN 105-28-004B, is located on the north and south of W. Canelo Hills Trail west of the Parker Lake View Estates, in the community of Parker Lake. The parcel is further described as being situated in Section 17 of Township 23 South, Range 19 East of the G&SRB&M, in Cochise County, Arizona. The Applicant is Jim Colville.

I. PLANNING & ZONING RECOMMENDATION

On Wednesday, February 14, 2018, the Planning and Zoning Commission voted 6-0 to forward this Docket to the Board of Supervisors with a recommendation of approval. The motion included the conditions of approval recommended by staff.

II. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size:	5.30 acres (230,703 sq. ft.)
Current Zoning:	RU-4 (Rural; one dwelling per 4 acres)
Proposed Zoning:	RU-2 (Rural; one dwelling per 2 acres)
Growth Area:	D – Rural
Plan Designation:	Rural
Area Plan:	None
Existing Uses:	vacant land/access road/easement
Proposed Uses:	2 single family lots

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

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Vacant
South	RU-4	Vacant
East	RU-4	High Density Residential
West	RU-4	Vacant

III. PARCEL HISTORY

None.

IV. NATURE OF REQUEST

The Applicant is requesting to amend the zoning on a 5.30 acre parcel adjacent to the Parker Lakeview Estates Subdivision from RU-4 to RU-2. This request is to facilitate splitting the parcel into lots of two acres minimum. The adjoining subdivision was platted in 1962, and is also zoned RU-4, however the parcel sizes vary from 7,800 square feet for small, single lots, to 64,000 square feet where multiple lots have been combined. Therefore, the entire subdivision is legal non-conforming. Currently there are 48 homes on 103 parcels in the area of the platted subdivision.

This request would permit up to 2 homes to be built on a site that would currently permit one home. The site is bisected by W. Canelo Hills Road (a private easement), which lends itself to creating the two lots. The applicant originally proposed to split the site into four lots. Two of the lots would be sub-standard lots and would not be able to be constructed on. The applicant owns an adjacent property and the purpose of the substandard lots would be to create a buffer. Staff discussed these lots with the applicant and to avoid any issues with the lots being sold in the future, the buffer area will be incorporated into the existing lots.

Other than maximum density, no other site development standards change from RU-4 to RU-2. The only change in uses is that Medical Marijuana Uses, which have not been requested, are permitted in RU-4 (with Special Use Authorization) but not in RU-2.



Location Map



Aerial Photo

V. ANALYSIS OF IMPACTS

Mandatory Compliance

Section 2208.03 of the Zoning Regulations requires that the amendment of Zoning District boundaries take place in compliance with the Comprehensive or Area Plan Designation assigned to the area in question. In this case, the subject property lies within a Category "D" Rural Area and is considered a "Rural" area per the Comprehensive Plan. RU-2 zoning is permitted in the Category "D," "Rural" areas, so this request to rezone complies with the Comprehensive Plan as detailed below.

Compliance with Rezoning Criteria

Section 2208.03 of the Zoning Regulations provides fifteen criteria used to evaluate rezoning requests. Ten of the criteria are applicable to this request. Six of the criteria are met as is, and the remaining four are met with the recommended Conditions of approval.

1. Provides an Adequate Land Use/Concept Plan: Complies with Conditions

The Applicant intends to create two lots from the 5.30-acre parcel. The private easement currently bisects the parcel. The concept plan provided shows a total of four lots, two of which would not be buildable. The two non-compliant lots are intended to serve as buffers to the applicant existing home and the home directly east of the request. Although the intention is for these to be a buffer, this could result in the lots being sold in the future,

and that new owner not being able to build on the property. After discussion with the applicant, and as conditioned, the rezoning will be limited to 2 lots, and the additional land will be merged into the existing lots, eliminating potential future problems.

2. Compliance with Applicable Site Development Standards: Complies

As noted above, the 5.30 acre site is undeveloped. Up zoning to RU-2 would not negatively impact the ability of the parcel to be developed. The only site development standard that would become less stringent is the maximum density. The Applicant must remain aware that under both the current RU-4 and proposed RU-2 zonings that all structures must remain a minimum of 20 feet from all property lines and road travelways.



3. Adjacent Districts Remain Capable of Development: Complies

The proposal would not affect the development prospects of any neighboring property.

4. Limitation on Creation of Nonconforming Uses: Complies

If approved, the rezoning would not create any non-conforming land uses.

5. Compatibility with Existing Development: Complies

While the surrounding area is all zoned RU-4, the existing legal nonconforming subdivision to the east consists of lots ranging from 7,800 square feet to 64,000 square feet, all of which are smaller than the 87,120 square foot minimum in RU-2.

6. Rezoning to More Intense Districts: Not Applicable

As indicated above, while this request would create a higher density zoning district, the developed subdivision to the east is developed at a much higher density than this proposal will create.

7. Adequate Services and Infrastructure: Complies with Conditions

All roadways currently exist, but have been the subject of recent litigation, as they are the sole access to a number of parcels, but cross privately owned parcel. The applicant has provided a copy of the grant of easement over the subject property. In addition, the topography and natural watercourses on the parcel may hinder the ability to install traditional septic systems. The Applicant shall work with the Highway and Planning Departments to ensure all sites remain accessible and functional.

8. Traffic Circulation Criteria: Complies

The potential additional trips generated from granting the rights to two additional homes will not adversely impact the road network

9. Development Along Major Streets: Not Applicable

This parcel does not take access off a Major roadway; no new roads are proposed.

10. Infill: Not Applicable

This Factor applies only for rezoning requests to General Business, Light Industry or Heavy Industry.

11. Unique Topographic Features: Complies with Conditions

In addition to the roadway bisecting the parcel, the site has significant grades, and rocky areas. Any proposed division must take these features into account, both to protect the environment, and to ensure that the lots are physically buildable.

**12. Water Conservation: Complies with Conditions**

Upon submittal of the proposed split for review, water conservation measures must be detailed.

13. Public Input: Complies

The Applicant completed a Citizen Review, and Staff mailed notices to neighboring property owners within 1 mile of the subject property on January 8, 2018. Staff posted the property on January 24, 2018 and published a legal notice in the *San Pedro Valley Sun-News* on January 24, 2018. Staff received four letters in support, none in opposition.

14. Hazardous Materials: Not Applicable

No hazardous materials are proposed.

15. Compliance with Area Plan: Not Applicable

The subject property does not lie within an adopted Area Plan.

VI. PUBLIC COMMENT

In response to County mailings, the Planning Department has received four responses in support.

VII. SUMMARY AND CONCLUSION

The request is for a rezoning, from to RU-4 (Rural; one dwelling per four acres), to RU-2 (Rural; one dwelling per two acres) on a 5.30-acre parcel located on Canelo Hills Trail in Parker Canyon. At this time, the area is characterized by open expanses, to the north, west and south and an existing non conforming subdivision to the east, with current development occurring on a Rural scale. The Comprehensive Plan designates the site as Rural. This request would keep the area rural.

Factors in Favor of Approval

1. Allowing the request would be in keeping with the character of the existing development in the area and create a buffer between the small subdivision lots and larger RU-4 zoned parcels;
2. The Comprehensive Plan policies prescribe a low density of residential development in this area to protect the current character of the neighborhood, and the request would facilitate such a density; and

3. Four letters of support have been received.

Factors Against Approval

1. A revised conceptual plan has not been provided to show how the parcels will ultimately be configured.

VIII. RECOMMENDATION

Based on the factors in favor of approval, Staff recommends forwarding the request for a rezoning, from RU-4 (Rural; one dwelling per four acres) to RU-2 (Rural; one dwelling per two acres) on a 5.30-acre parcel located on Canelo Hills Trail in Parker Canyon to the Board of Supervisors with a recommendation of **Conditional Approval**, subject to the following Conditions:

1. The Applicant shall provide the County with a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of Board of Supervisors approval of the rezoning;
2. It is the Applicants' responsibility to obtain any additional permits, or meet any additional conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations;
3. The parcel shall not be split into more than two parcels.

IX. ATTACHMENTS

- A. Application
- B. Location Map
- C. Agency Comment Memos
- D. Citizen Comment

November 6, 2017

James W. Colville
4212 W. Tombolo Trail
Tucson, AZ 85745
520-390-7876 (cell)

Mr. Peter Gardner
Planner 1
1415 Melody Lane, Building E
Bisbee, AZ 85603
Re: Rezoning of Parcel 105-28-00489

Dear Mr. Gardner:

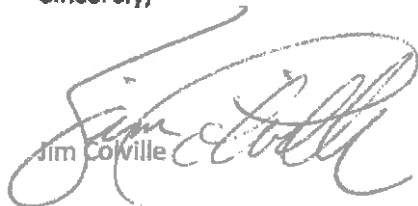
Enclosed please find my Cochise County Rezoning Application for the subject parcel. I am sending you this a little early, as I will be in Chicago from November 13, 2017 to January 8th, 2018. I would like to get on the schedule for the February meeting.

All of the letters have been mailed today (copy attached).

While I will be out of town, I can still be reached at the phone number and email listed above.

Thank for your assistance in this matter.

Sincerely,


Jim Colville



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: JAMES W. Colville & Robbie A. Colville

2. Mailing Address: 4212 W. Tombo lo TRAIL

TUCSON AZ 85745-
City State Zip Code

3. Telephone Number of Applicant: (530) 390-7876

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

5. Email Address: JCOLVILLE46@GMAIL.COM

6. Assessor's Tax Parcel Number: 105 - 28 - 00489 (Can be obtained from your County property tax statement)

7. Applicant is (check one):

- Sole owner: X
- Joint Owner: 8 (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: X
- 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: RU-4

14. Indicate proposed Zoning District for Property: RU-2

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

16. Comprehensive Plan Designation or Community Plan: Rural (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: N/A

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

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?

CANALO HILLS TRAIL TO PRIVATE EASEMENT, SEE ATTCH

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

22. How many driveway cuts do you propose to the streets or easements used by traffic that will be generated by this rezoning? 2

23. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	<u>PARKER LAKEVIEW ESTATES HOA</u>	
Sewer/Septic	<u>SEPTIC</u>	
Electricity	<u>N/A</u>	
Natural Gas	<u>N/A</u>	
Telephone	<u>N/A</u>	
Fire Protection	<u>HEREFORD</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). This rezoning will not change

the character of the area, on one side is Parker Lakeview Estates
where the lots are very small. This rezoning will simply
allow one additional residential site.

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:

James W. Smith *Robert A. Colville*

Date:

11/6/17



ALTA LAND SURVEY, INC.
 Surveying ~ Drafting ~ Construction Staking
 5930 E. Pima St., Suite 130, Tucson, AZ 85712 Ph. (520) 398-6651

JOB 17-403
 NOVEMBER 11, 2017

LEGAL DESCRIPTION

PARCEL A

A PORTION OF THE WEST 520.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, T 23 S, R 19 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MARKED "PE 8424" ON THE WEST LINE OF SECTION 17 TO WHICH A FOUND ALUMINUM CAP MARKED "PE 8424" AT THE WEST ONE-QUARTER CORNER OF SECTION 17 BEARS NORTH 00° 00' 14" EAST A DISTANCE OF 989.58 FEET;

THENCE SOUTH 00° 00' 14" WEST UPON THE WEST LINE OF SECTION 17 A DISTANCE OF 1200.29 FEET TO THE POINT OF BEGINNING;

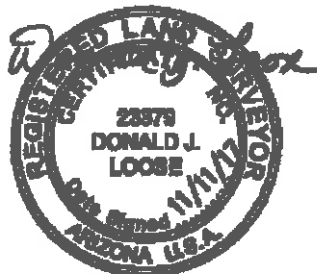
THENCE NORTH 89° 57' 11" EAST, A DISTANCE OF 388.96 FEET;

THENCE SOUTH 00° 00' 14" WEST, A DISTANCE OF 223.82 FEET;

THENCE SOUTH 89° 52' 56" WEST, A DISTANCE OF 388.96 FEET TO THE WEST LINE OF SECTION 17;

THENCE NORTH 00° 00' 14" EAST, A DISTANCE OF 224.30 FEET TO THE POINT OF BEGINNING.

SAID PARCEL A CONTAINS 2.00 ACRES, MORE OR LESS.



EXP: 6/30/18



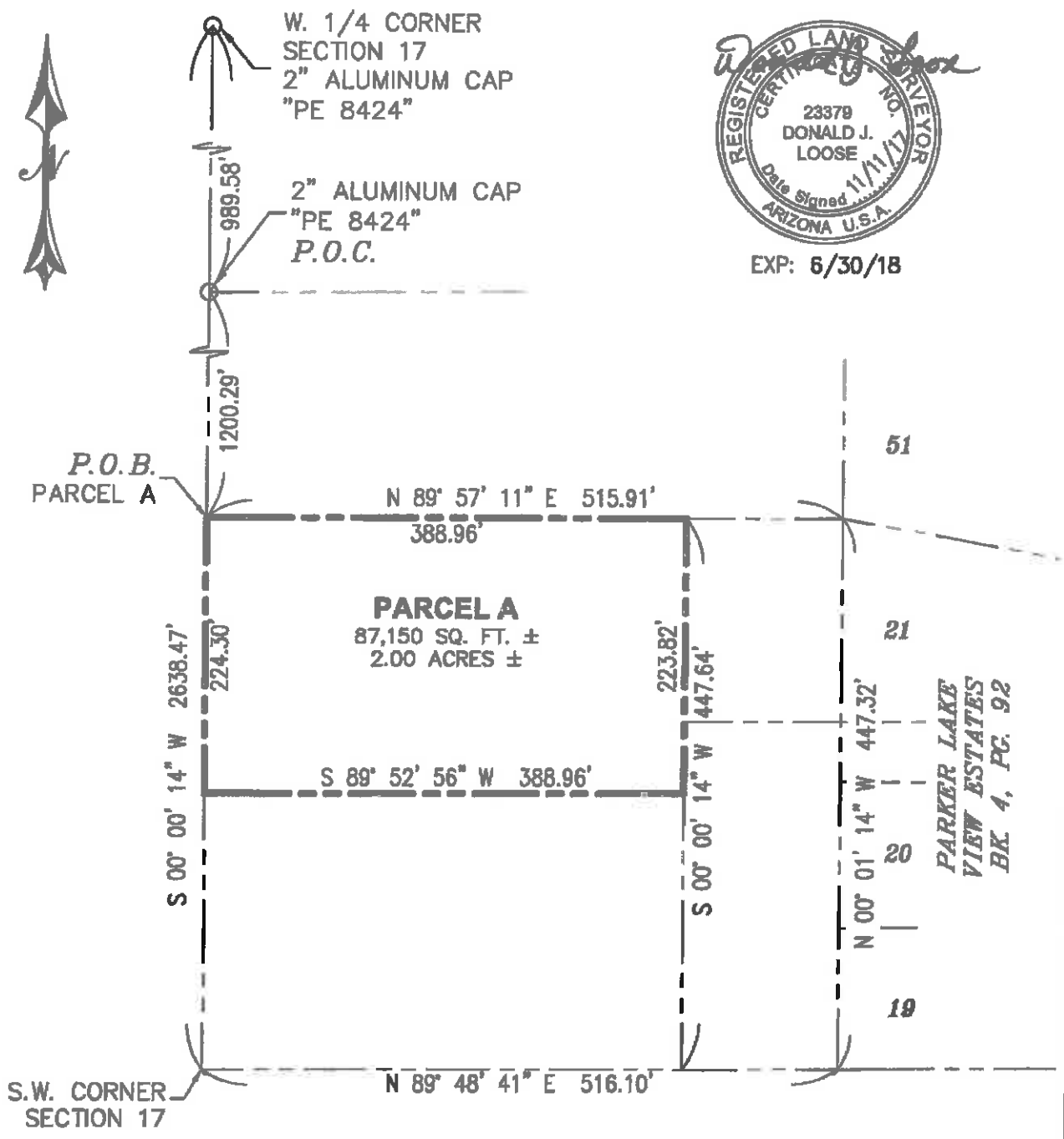
W. 1/4 CORNER
SECTION 17
2" ALUMINUM CAP
"PE 8424"



EXP: 6/30/18

2" ALUMINUM CAP
"PE 8424"
P.O.C.

P.O.B.
PARCEL A



S.W. CORNER
SECTION 17

PARCEL A
87,150 SQ. FT. ±
2.00 ACRES ±



SCALE 1" = 120'

EXHIBIT DRAWING

ALTA LAND SURVEY, INC.

SURVEYING, CONSTRUCTION STAKING & DRAFTING
5930 E. PIMA STREET, SUITE 130
TUCSON, ARIZONA 85712
(520) 398-6651

PARCEL A
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 17,
T.23S., R.19E., G.#9.R.M.
COCHISE COUNTY, ARIZONA

Project No. 17-403	Drawn By: GWM	11/6/17
	Checked By: DL	Sheet: 2 of 2



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JOB 17-403
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LEGAL DESCRIPTION

PARCEL B

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THENCE SOUTH 00° 00' 14" WEST UPON THE WEST LINE OF SECTION 17 A DISTANCE OF 1424.59 FEET TO THE POINT OF BEGINNING;

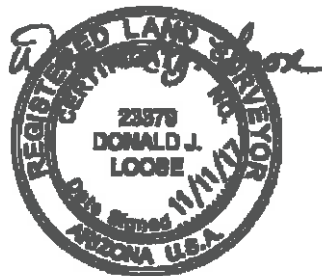
THENCE NORTH 89° 52' 56" EAST, A DISTANCE OF 388.96 FEET;

THENCE SOUTH 00° 00' 14" WEST, A DISTANCE OF 223.82 FEET TO THE SOUTH LINE OF SECTION 17;

THENCE SOUTH 89° 48' 41" WEST, A DISTANCE OF 388.96 FEET TO THE SOUTHWEST CORNER OF SECTION 17;

THENCE NORTH 00° 00' 14" EAST, A DISTANCE OF 224.30 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.00 ACRES, MORE OR LESS.



EXP: 6/30/18



W. 1/4 CORNER
SECTION 17
2" ALUMINUM CAP
"PE 8424"



EXP: 6/30/18

2" ALUMINUM CAP
"PE 8424"
P.O.C.

989.58'

1424.59'

N 89° 57' 11" E 515.91'

51

S 00° 00' 14" W 2638.47'

P.O.B.
PARCEL B

N 89° 52' 56" E 388.96'

21

447.64'

S 00° 00' 14" W

447.32'

PARKER LAKE
VIEW ESTATES
BK. 4, PG. 92

PARCEL B
87,150 SQ. FT. ±
2.00 ACRES ±

N 00° 01' 14" W

19

224.30'

223.82'

388.96'

S.W. CORNER
SECTION 17

S 89° 48' 41" W 516.10'



EXHIBIT DRAWING

SCALE 1" = 120'

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TUCSON, ARIZONA 85712
(520) 398-6651

PARCEL B
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T.23S., R.19E., G.#5.R.M.
COCHISE COUNTY, ARIZONA

Project No.
17-403

Drawn By: GWM 11/6/17
Checked By: DL Sheet: 2 of 2



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JOB 17-403
NOVEMBER 11, 2017

LEGAL DESCRIPTION

PARCEL C

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THENCE SOUTH 00° 00' 14" WEST UPON THE WEST LINE OF SECTION 17 A DISTANCE OF 1200.29 FEET;

THENCE NORTH 89° 57' 11" EAST, A DISTANCE OF 515.91 FEET TO THE WEST LINE OF PARKER LAKE VIEW ESTATES ACCORDING TO THE FINAL MAP RECORDED IN BOOK 4 AT PAGE 92 ON FILE AT THE RECORDER'S OFFICE OF COCHISE COUNTY, ARIZONA;

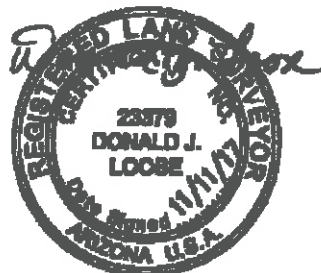
THENCE UPON SAID WEST LINE SOUTH 00° 01' 14" EAST, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00° 01' 14" EAST, A DISTANCE OF 282.32 FEET TO THE SOUTH LINE OF SECTION 17;

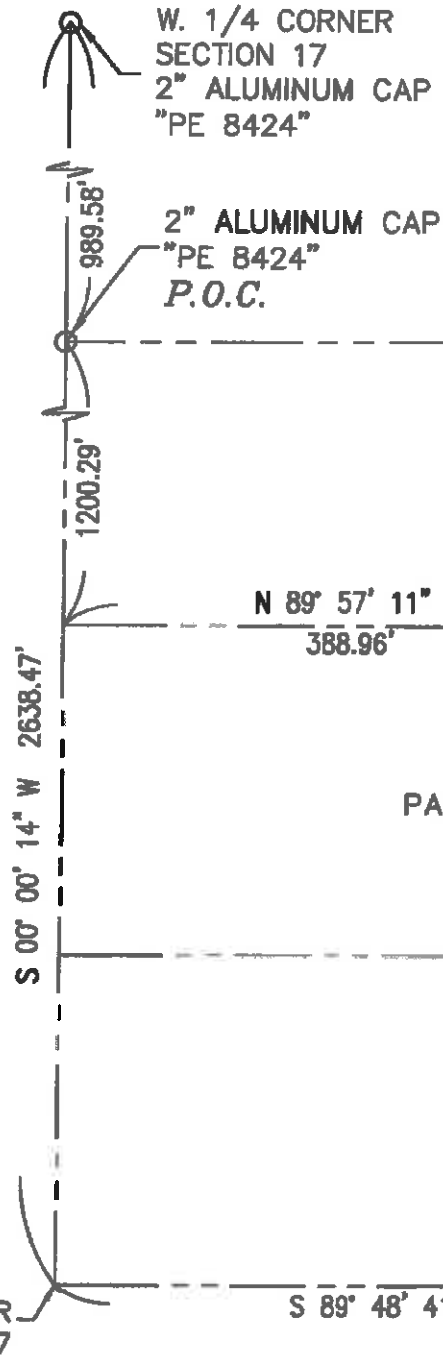
THENCE UPON THE SOUTH LINE OF SECTION 17 SOUTH 89° 48' 41" WEST, A DISTANCE OF 127.14 FEET;

THENCE NORTH 00° 00' 14" EAST, A DISTANCE OF 282.63 FEET TO THE POINT OF BEGINNING.

SAID PARCEL C CONTAINS 0.82 ACRES, MORE OR LESS.



EXP: 6/30/18



EXP: 6/30/18



SCALE 1" = 120'

EXHIBIT DRAWING

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 COCHISE COUNTY, ARIZONA

Project No. 17-403	Drawn By: GWM 11/6/17
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THENCE SOUTH 00° 01' 14" EAST ALONG THE WEST LINE OF SAID PARKER LAKE VIEW ESTATES ACCORDING TO THE FINAL MAP RECORDED IN BOOK 4 AT PAGE 92, A DISTANCE OF 165.00 FEET;

THENCE SOUTH 89° 57' 11" WEST A DISTANCE OF 127.02 FEET;

THENCE NORTH 00° 01' 14" WEST A DISTANCE OF 165.00 FEET;

THENCE NORTH 89° 57' 11" EAST, A DISTANCE OF 126.95 FEET TO THE POINT OF BEGINNING.

SAID PARCEL D CONTAINS 0.48 ACRES, MORE OR LESS.



EXP: 6/30/18



W. 1/4 CORNER
SECTION 17
2" ALUMINUM CAP
"PE 8424"

2" ALUMINUM CAP
"PE 8424"
P.O.C.



EXP: 6/30/18

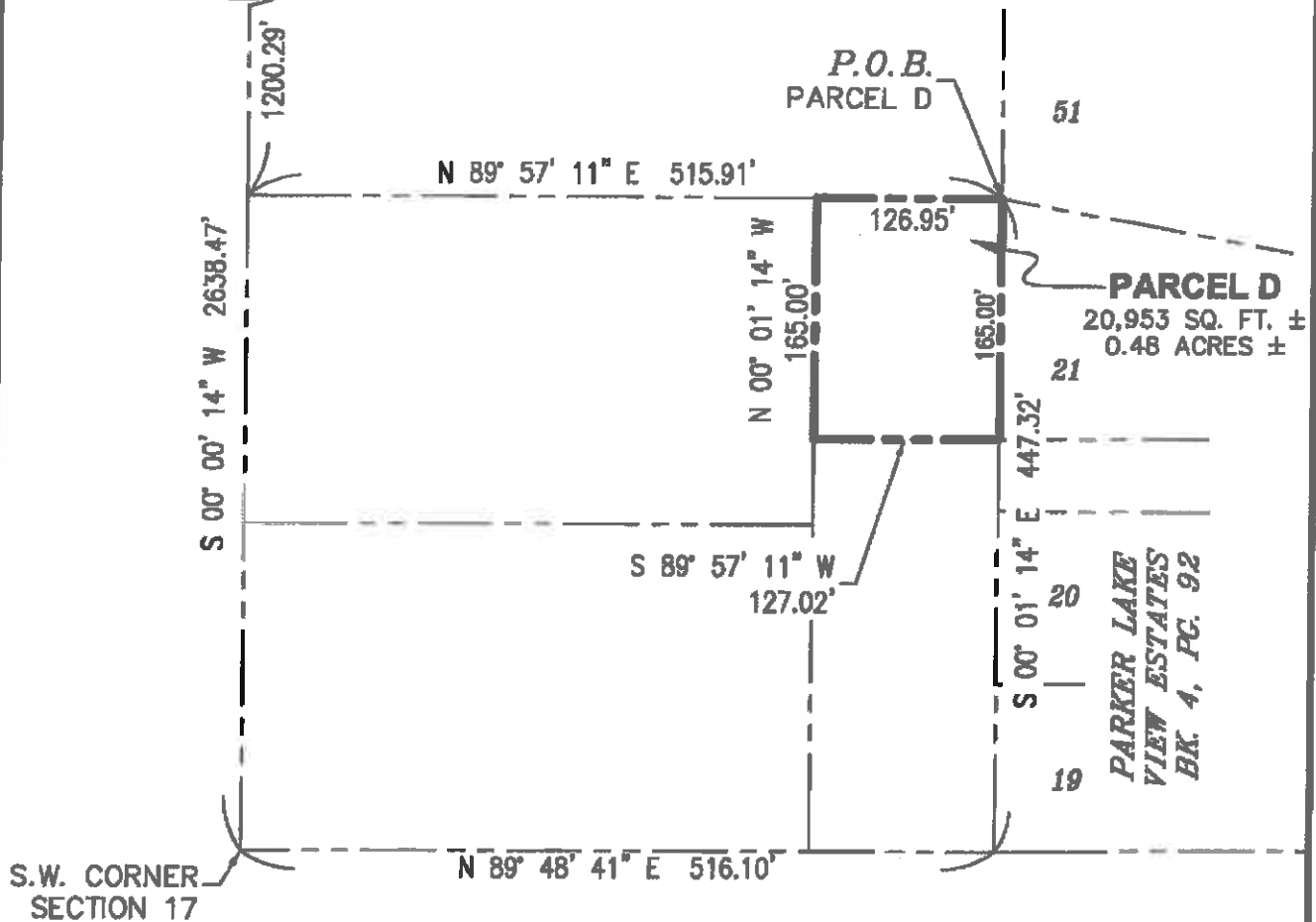


EXHIBIT DRAWING

SCALE 1" = 120'

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17-403

Drawn By: GWM 11/6/17

Checked By: DL Sheet: 2 of 2

November 6, 2017

Parker Canyon Lake Area Property Owners:

I am presently applying for a zoning change from RU-4 to RU-2 for parcel number 105-28-00489. This parcel consists of 5+ acres and is contiguous to Parker Lakeview Estates. This parcel is located between Parker Lakeview Estates and other property zoned RU-2. The zoning change will allow for smaller building lots (2 acres per residence) than the present RU-4 zoning (4 acres per residence). It will still be restricted to residential use and will not change the character of the area.

You will receive further information from the County regarding this change. In the meantime, if you have any questions, please feel free to contact me.

Sincerely,

Jim Colville
4212 W. Tombolo Trail
Tucson, AZ 85745
jcolville46@gmail.com

WHEN RECORDED MAIL TO:
James W. Colville
Robbie Ann Colville
4212 W. Tombolo Trail
Tucson, AZ 85745

ESCROW NO. 05504-13696

SPACE ABOVE THIS LINE FOR RECORDERS USE

B.2

CAPTION HEADING

Warranty Deed

This deed is being re-recorded to correct the legal description

DO NOT REMOVE

THIS IS PART OF THE OFFICIAL DOCUMENT

WHEN RECORDED MAIL TO:

James W. Colville
Robbie Ann Colville
4212 W. Tomboho Trail
Tucson, AZ 85745

ESCROW NO. 05504-13696

2016-13624

Page 1 of 5

Requested By: Ingeo Systems

Christine Rhodes - Recorder

Cochise County, AZ

08-03-2016 09:28 AM Recording Fee \$15.00

SPACE ABOVE THIS LINE FOR RECORDERS USE

0.2

CAPTION HEADING

Warranty Deed

This deed is being re-recorded to correct the legal description

DO NOT REMOVE

THIS IS PART OF THE OFFICIAL DOCUMENT

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

2015-22066
Page 1 of 2
Requested By: Ingeo Systems
Christine Rhodes - Recorder
Cochise County, AZ
12-10-2015 02:01 PM Recording Fee \$15.00

*Courtesy recording
no title liability*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

B.8

For the consideration of Ten Dollars, and other valuable considerations, I or we,
James W. Colville and Robbie Ann Colville, husband and wife
do/does hereby convey to

James W. Colville and Robbie Ann Colville as Trustees of the James W. Colville and Robbie Ann Colville Revocable
Trust under Agreement dated the 9th day of March, 1989

the following real property situated in Cochise County, ARIZONA:

Legal description attached here to and made a part here of

In accordance with ARS 33-404 the beneficiaries of the Grantee
are: James W. Colville and Robbie Ann Colville, 4212 W. Trombolo
Trail, Tucson, AZ. 85745

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances,
liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated November 19, 2015

Grantor:

James W. Colville
James W. Colville

Robbie Ann Colville
Robbie Ann Colville

State of Arizona }
County of Pima } SS

This instrument was acknowledged before me this November
19, 2015 by James W. Colville and Robbie Ann Colville

[Signature]
Notary Public

My commission will expire _____

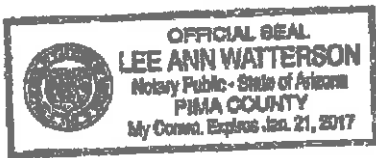


Exhibit A

That portion of the West 520.00 feet of the Southwest quarter of the Southwest quarter of Section 17, Township 23 South, Range 19 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona, more particularly described as follows:

BEGINNING at the Southwest corner of Section 17 to which the South quarter corner bears North 89°56'41" East, a distance of 2,625.66 feet;
thence North 00°00'33" East, along the West line of Section 17, a distance of 448.60 feet;
thence South 89°59'27" East, a distance of 520.00 feet;
thence South 00°00'30" West, a distance of 448.01 feet to a point on the South line of Section 17;
thence South 89°56'41" West, a distance of 520.00 feet to the POINT OF BEGINNING.

ALTA LAND SURVEY, INC.
Surveying ~ Drafting ~ Construction Staking
344 E. 4th St., Benson, AZ 85602 Ph. (520) 720-6476

LEGAL DESCRIPTION

JOB: 14-143
DATE: MARCH 28, 2016

PARCEL C

A PORTION OF THE WEST 520.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, T 23 S, R 19 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MARKED "PE 8424" ON THE WEST LINE OF SECTION 17 TO WHICH A FOUND ALUMINUM CAP MARKED "PE 9424" AT THE WEST ONE-QUARTER CORNER OF SECTION 17 BEARS NORTH 00°00'14" EAST A DISTANCE OF 989.58 FEET;

THENCE SOUTH 00°00'14" WEST ALONG THE WEST LINE OF SECTION 17 A DISTANCE OF 1200.29 FEET TO THE **POINT OF BEGINNING**;

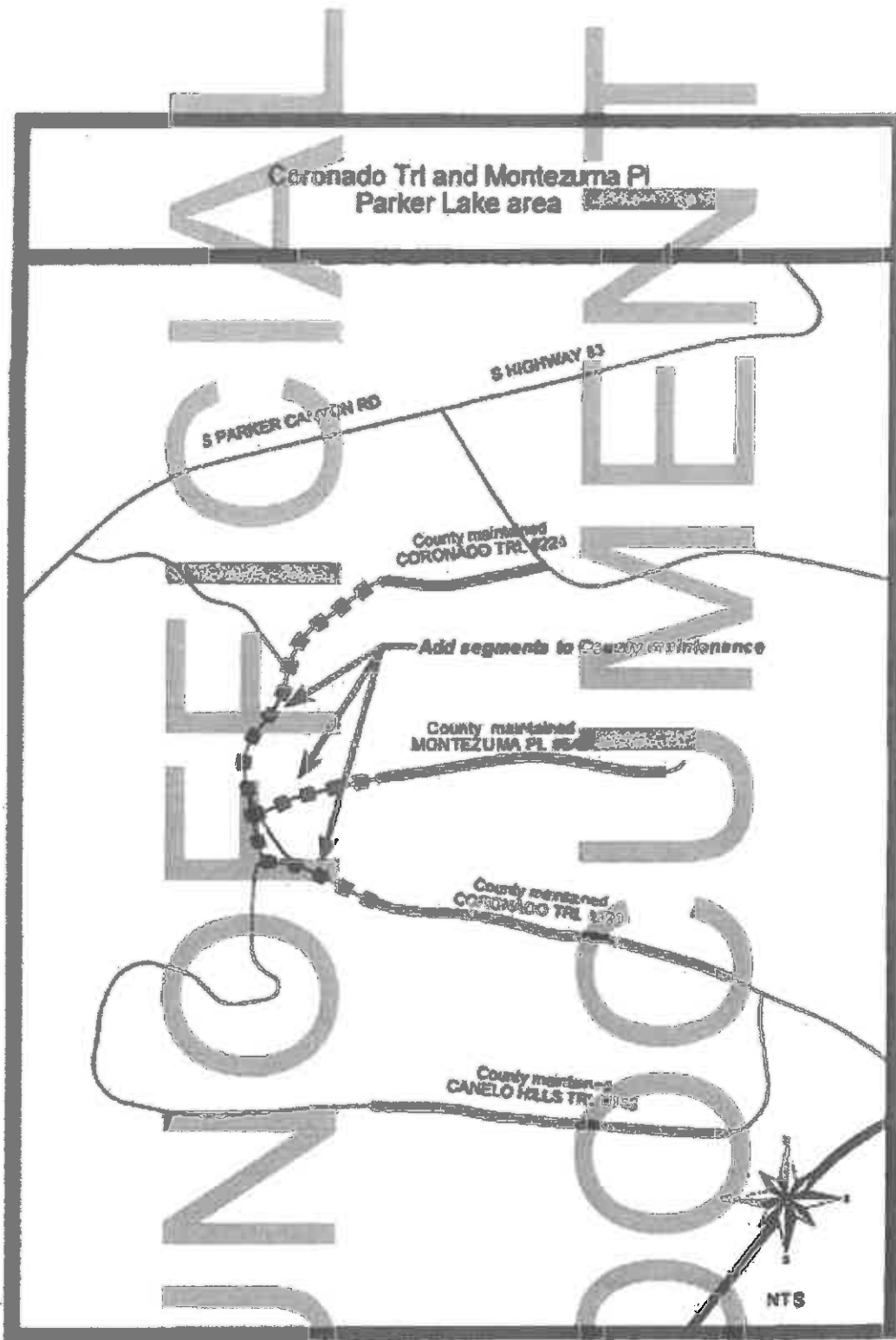
THENCE NORTH 89°57'11" EAST A DISTANCE OF 515.91 FEET TO A POINT ON THE WEST LINE OF PARKER LAKE VIEW ESTATES ACCORDING TO THE FINAL MAP RECORDED IN BOOK 4 AT PAGE 92 ON FILE AT THE RECORDER'S OFFICE OF COCHISE COUNTY, ARIZONA;

THENCE SOUTH 00°01'14" EAST ALONG THE WEST LINE OF PARKER LAKE VIEW ESTATES A DISTANCE OF 447.32 FEET TO A POINT ON THE SOUTH LINE OF SECTION 17;

THENCE SOUTH 89°48'41" WEST A DISTANCE OF 516.10 FEET TO THE SOUTHWEST CORNER OF SECTION 17 TO WHICH THE SOUTH ONE-QUARTER CORNER BEARS NORTH 89°56'41" EAST A DISTANCE OF 2625.59 FEET;

THENCE NORTH 00°00'14" EAST ALONG THE WEST LINE OF SECTION 17 A DISTANCE OF 448.60 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 5.31 ACRES, MORE OR LESS.



Recorded at the request of,
and when recorded, return to:

Lawyers Title of Arizona
5255 E. Williams Circle, Ste 1050
Tucson, AZ 85711
8400445

T116600



FEE # 970717306
OFFICIAL RECORDS
COCHISE COUNTY
DATE 7/08/97 HOUR 4

REQUEST OF
PIONEER TITLE AGENCY
CHRISTINE RHODES-RECORDER
FEE : 10.00 PAGES : 4

GRANT OF EASEMENT

Lawyers Title of Arizona, Inc., an Arizona corporation as Trustee under Trust No. 6239-T formerly known as Arizona Land Title & Trust Company, the undersigned Grantor is the owner of the following described property situated in Cochise County Arizona.

See attached Exhibit "A"

The purpose of this Grant is to dedicate easement for ingress, egress to the present and future owners of property described in Exhibit "A", without need of further grant.

For and in consideration of the mutual benefits according to the party, the undersigned Lawyers Title of Arizona, Inc., an Arizona corporation as Trustee under Trust No. 6239-T formerly known as Arizona Land Title & Trust Company, does hereby grant, bargain, sell, convey and dedicate the Ingress and Egress Easements as shown on Exhibit "B" to the Present and Future Owners of the land described as Exhibit "A".

Furthermore, the easement shown on Exhibit "B" are for the benefit of each future owner including their successors and each take subject to the rights of other owners.

This grant is intended to convey the foregoing easement for the use and benefit of the present and future owners, their guests and invitees and each owner will take subject to the rights of the others and the easement rights will be vested in the present and future owners without need of future grant or conveyance.

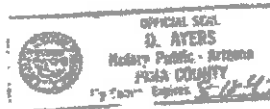
Executed this 26th day of June 1997.

Lawyers Title of Arizona, an Arizona corporation Arizona,
as Trustee under Trust No. 6239-T

By: [Signature]
Trust Officer

STATE OF ARIZONA
County of Pima

SS



The foregoing instrument was acknowledged before me this 20th day of June, 1997 by:

[Signature]
FOR LAWYERS TITLE OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 6239-T
Notary Public

My Commission expires:

970717306

EXHIBIT "A"

PARCEL I:

The Southeast quarter of the Southeast quarter and
The South half of the South half of the Northeast quarter of the Southeast
quarter of Section 17, Township 23 South, Range 19 East of the Gila and Salt
River Base and Meridian, Cochise County, Arizona;

EXCEPT any portion lying within Parker Lakeside Estates Subdivision, according
to Book 4 of Maps, page 92, records of Cochise County, Arizona.

PARCEL II:

Lot 10 of Section 18, Township 23 South, Range 19 East of the Gila and Salt
River Base and Meridian, Cochise County, Arizona.

970717306

EXHIBIT "B"

An easement, 40.00 feet in width, lying within the Southwest quarter of Section 17 and Lot 10 of Section 18, all in Township 23 South, Range 19 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona for ingress and egress, being the westerly extension of Casalo Hills Trail and of Coronado Trail of Parker Lakeview Estates Subdivision as recorded in Book 4 of Maps, page 92 in the Office of said County Recorder, the centerline of said easement being more particularly described as follows:

CASALO HILLS WESTERLY EXTENSION:

BEGINNING at the point of terminus of the centerline of said Casalo Hills Trail, being on the West boundary of said Subdivision, also being the point of curvature of a curve, concave to the North;

thence Westerly on the arc of said curve, having a radius of 976.30 feet and a central angle of $05^{\circ} 15' 41''$, an arc distance of 89.94 feet to a point reverse curvature of a curve, concave to the South;

thence Northwesterly and Southeastwesterly on the arc of said curve, to the left, having a radius of 603.77 feet and a central angle of $10^{\circ} 50' 10''$, an arc distance of 114.19 feet to the point of tangency;

thence South $84^{\circ} 25' 52''$ West a distance of 143.75 feet to a point of curvature of a tangent curve, concave to the North;

thence Westerly on the arc of said curve, to the right, having a radius of 290.00 feet and a central angle of $20^{\circ} 23' 18''$, an arc distance of 103.19 feet to a point of tangency;

thence North $75^{\circ} 09' 51''$ West a distance of 115.49 feet to a point of curvature of a tangent curve, concave to the Northeast;

thence Northwesterly on the arc of said curve, to the right, having a radius of 80.00 feet and a central angle of $81^{\circ} 04' 29''$, an arc distance of 113.20 feet to a point of tangency;

thence North $05^{\circ} 34' 38''$ East a distance of 107.14 feet to a point of curvature of a tangent curve, concave to the East;

thence Northerly on the arc of said curve, to the right, having a radius of 120.00 feet and a central angle of $23^{\circ} 20' 55''$, an arc distance of 48.80 feet to a point of tangency;

thence North $29^{\circ} 15' 33''$ East a distance of 25.84 feet to a point of curvature of a tangent curve, concave to the Southeast;

thence Northeastwesterly on the arc of said curve, to the right, having a radius of 85.00 feet and a central angle of $72^{\circ} 43' 19''$, an arc distance of 107.89 feet to a point of tangency;

thence South $78^{\circ} 01' 08''$ East a distance of 49.07 feet to a point of curvature of a tangent curve, concave to the Southwest;

thence Southeastwesterly on the arc of said curve, to the right, having a radius of 95.00 feet and a central angle of $35^{\circ} 35' 33''$, an arc distance of 59.04 feet to a point of tangency;

thence South $42^{\circ} 24' 39''$ East a distance of 32.66 feet to a point of curvature of a tangent curve, concave to the North;

thence Westerly on the arc of said curve, to the left, having a radius of 80.0 feet and a central angle of $55^{\circ} 10' 28''$, an arc distance of 78.43 feet to a point of tangency;

thence North $81^{\circ} 24' 56''$ East a distance of 35.75 feet to a point of curvature of a tangent curve, concave to the Northeast;

Continued...

970717306

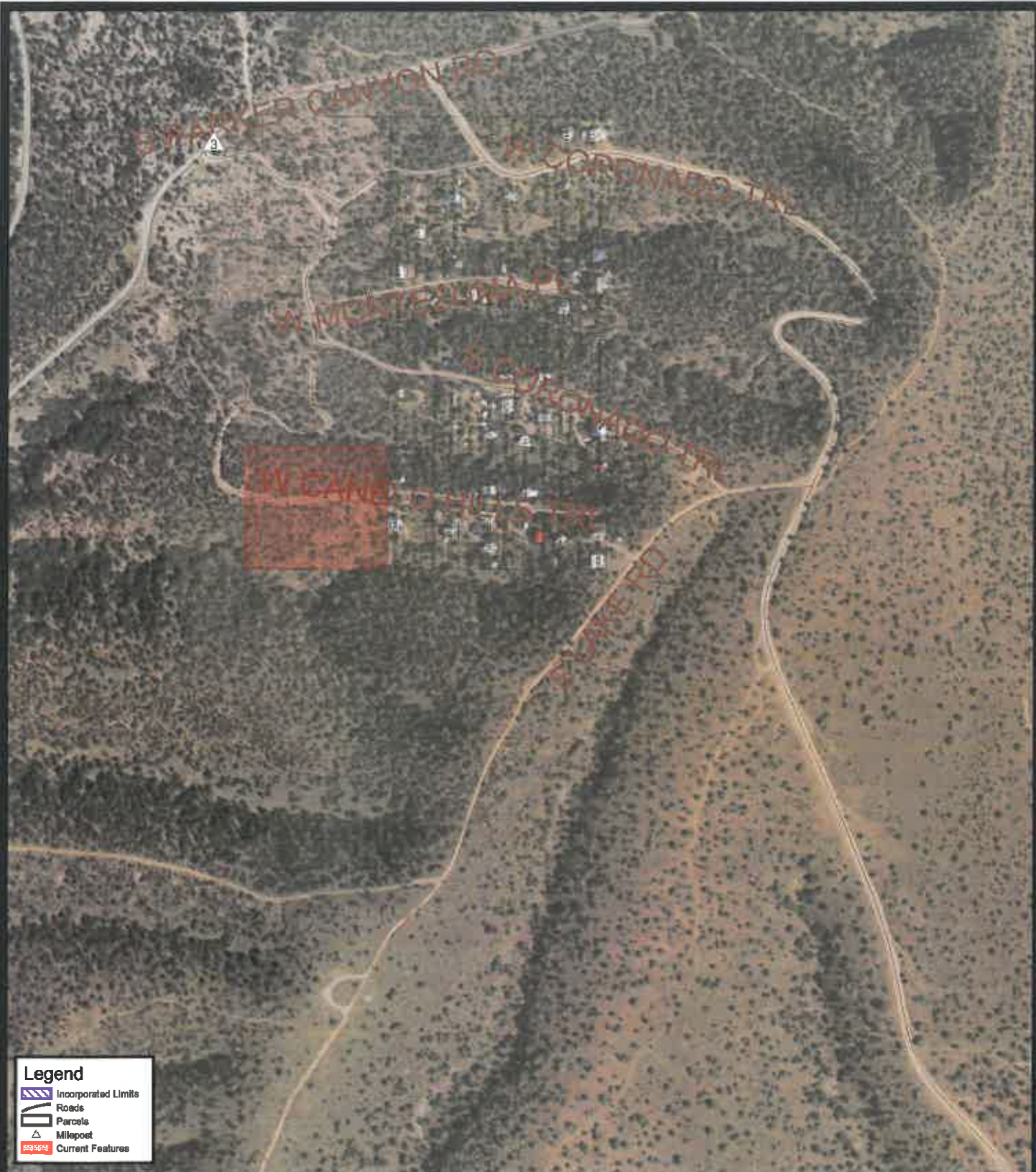
EXHIBIT "B" continued

thence Northeasterly and Northerly on the arc of said curve, to the left, having a radius of 25.00 feet and a central angle of $117^{\circ} 09' 59''$, an arc distance of 51.12 feet to a point of tangency;
thence North $35^{\circ} 45' 03''$ West a distance of 48.64 feet to a point of curvature of a tangent curve, concave to the East;
thence Northerly on the arc of said curve, to the right, having a radius of 117.00 feet and a central angle of $41^{\circ} 01' 12''$, an arc distance of 80.18 feet to a point of tangency;
thence North $05^{\circ} 16' 09''$ East a distance of 156.57 feet to a point;
thence North $12^{\circ} 27' 09''$ West a distance of 138.51 feet to the POINT OF TERMINUS at the centerline of Coronado Trail Westerly extension.






CORONADO TRAIL WESTERLY EXTENSION:

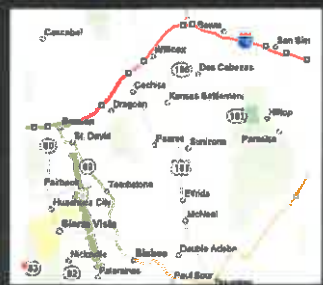
BEGINNING at the point of terminus of the centerline of said Coronado Trail, also being the West boundary of said Subdivision, also being the point of curvature of a curve, concave to the Northeast;
thence Westerly on the arc of said curve, to the right, having a radius of 191.57 feet and a central angle of $29^{\circ} 23' 40''$, an arc distance of 97.83 feet to a point of tangency;
thence North $53^{\circ} 52' 55''$ West a distance of 116.45 feet to a point on the arc of a tangent curve, concave to the Northeast, a radial line of said curve through said point having a bearing of North $59^{\circ} 57' 27''$ East;
thence Northwesterly on the arc of said curve, to the right, having a radius of 112.00 feet and a central angle of $23^{\circ} 50' 26''$, an arc distance of 54.92 feet to a point of tangency;
thence North $30^{\circ} 02' 33''$ West a distance of 147.90 feet to the intersection of the centerline of Canale Hills Drive Westerly extension, being a point of curvature of a tangent curve, concave to the East;
thence Northerly on the arc of said curve, to the right, having a radius of 111.00 feet and a central angle of $70^{\circ} 36' 16''$, an arc distance of 136.78 feet to a point of tangency;
thence North $40^{\circ} 33' 42''$ East a distance of 69.64 feet to a point of curvature of a tangent curve concave to the Northwest;
thence Northeasterly on the arc of said curve, to the left, having a radius of 98.80 feet and a central angle of $36^{\circ} 18' 48''$, an arc distance of 51.85 feet to a point of tangency;
thence North $19^{\circ} 14' 54''$ East a distance of 70.72 feet to a point of curvature of a tangent curve, concave to the Southeast;
thence Northeasterly on the arc of said curve, to the right, having a radius of 88.00 feet and a central angle of $35^{\circ} 41' 21''$, an arc distance of 54.81 feet to a point of tangency;
thence North $45^{\circ} 56' 15''$ East a distance of 31.49 feet to a point;
thence North $53^{\circ} 42' 18''$ East a distance of 64.74 feet to a point of curvature of a tangent curve, concave to the South;
thence Easterly on the arc of said curve, to the right, having a radius of 153.00 feet and a central angle of $36^{\circ} 00' 52''$, an arc distance of 95.17 feet to a point of tangency;
thence North $89^{\circ} 43' 10''$ East a distance of 13.62 feet to the POINT OF TERMINUS on the centerline of Coronado Trail at the intersection of the West boundary of said Parker Lakeside Estates Subdivision.

970717306




Legend


-  Incorporated Limits
-  Roads
-  Parcels
-  Milepost
-  Current Features



Location Map

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





0' 1" = 500'



Cochise County Community Development

Highway and Floodplain Division

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

MEMORANDUM

Date: January 17, 2018
To: Robert Kirshmann, Planner II
From: Dennis L. Donovan, P.E. for Karen L. Lamberton, AICP, County Transportation Planner
Subject: Colville Re-Zoning/Z-18-02/Parcel #105-28-004A

This re-zoning proposes modifying the land designation from RU-4 to RU-2 on a 5.31 acre parcel of land in the Parker Lake vicinity of the southwest corner of Cochise County. As Transportation Planning understands the proposal, the applicant plans to then split his five-plus acre parcel into four (4) individual Parcels A, B, C & D. Parcels A and B, both 2.0 acres in size, are to be offered for sale.

Parcel C consists of 0.82 acres and will be combined with other existing parcels (APN #'s 105-29-018, 019 & 020) to the immediate east owned by the Applicants, James W. and Robbie A. Colville, to create a larger residential lot/parcel with increased buffer to any new residence(s). The cumulative land comprising Parcel C plus the just identified parcels to the east are to be combined into one new Parcel at the Assessor's Office. As we further understand the proposal, Parcel D (containing 0.48 acres) will be offered for sale or gifted to the owner of the two parcels (APN #'s 105-29-021 & 022) immediately to the east of said Parcel D.

Traffic Analysis

Access to the site is provided by is taken from Parker Canyon Rd., the access road to Parker Canyon Lake, via Coronado Trail and Canelo Hills Trail. In fact, Canelo Hills Trail is a platted right-of-way that terminates at the subject parcel's east boundary. With the proposed re-zoning conditions, two new residential units would be allowed, rather than one. This will potentially result in an increased average trip generation estimate of 9.52 to 19.04 vehicle trips per day. Accordingly, this re-zoning would theoretically increase the potential traffic impacts on the roadway network slightly. While it would allow double the number of housing units than currently allowed under existing zoning, it is not likely to create new traffic circulation patterns or overburden the maintained access roadways.

County Maintenance of Roadway Network

This area has historically been maintained as primitive roads, most created in the timeframe of 1969-1975. The roads have rights of way that were dedicated to the public (i.e. Cochise County) with recordation of the Parker

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

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



Cochise County Community Development

Highway and Floodplain Division

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

INTEROFFICE MEMO

Date: January 24, 2018
To: Robert Kirschmann, Planner II
From: Teresa Murphy, Right-of-Way Agent
Subject: Z-18-02 (Coleville)

Background: The applicant is requesting a rezoning from RU-4 (Rural; one dwelling per 4 acres) to RU-2 (Rural; one dwelling per 2 acres). This request is to facilitate the creation of an additional lot. The subject parcel is 5.3 acres.

The subject parcel, APN 105-28-004B, is located on the north and south side of Canelo Hills Trail, west of Parker Lakeview Estates, in the community of Parker Lake. It is further described as being situated in Section 17 Township 23 South Range 19 East of the Gila and Salt River Base and Meridian, in Cochise County, Arizona. The applicant is Jim Coleville.

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 via Highway 82, to Upper Elgin Road, to Elgin Canelo Road, to SR 83/Parker Canyon Road.
- Canelo Hills Trail is a County Maintained Road (MI #148) and is classified as Rural Minor Access.
- That portion of Canelo Hills Trail within Parker Lakeview Estates was dedicated to the public at a width of 50' in Book 4, of Maps and Plats, pages 92 & 92A. Right-of-way for the portion of Canelo Hills Trail that bisects the subject parcel has not been perfected.

Recommendation:

- Right-of-way dedication is not required for Canelo Hills Trail at this time. It is strongly recommended that the applicant establish the private easements referred to in the application as to not impede access once the parcel is split and sold off.

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

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



***Cochise County Planning Department &
Fry Fire District***

**Joint Project Review Approval for Commercial Permits &
Subdivisions.**

Attn:

Date: January 9, 2018

Project Name: 18-02 (Coleville)

Project Address: Parker Canyon Lake

Project Tax ID #: 105-28-004B

Scope of Project:

- APPROVED**
- APPROVED with CONDITIONS**
- DENIED**
- APPROVAL NOT REQUIRED**
- FRY FIRE FEES PAID**

The Fry Fire District has no concerns regarding this project. Thank You.

**Respectfully,
Ed Shiver
Fire Marshal
Fry Fire District
4817 S Apache Ave
Sierra Vista AZ. 85650
Office: 520-378-2222
Cell: 520-559-0131
Email: pshiver@fryfiredistrict.com**

Rezoning Docket Z-18-02 (Coleville)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

It seems to make good sense aesthetically & physically. I own the parcel
immediately adjacent to the north and plan to do the same thing. I hope Mr. Coleville will
not oppose my zoning request forthcoming in the future.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): David Gallaher

SIGNATURE(S): David Gallaher
Suzanne Gallaher

YOUR TAX PARCEL NUMBER: 105 25004C (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission and the Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than **5 PM on Wednesday, January 24, 2018** to be included in the staff report to the Commission, and by **Thursday, February 15, 2018** to be included in the staff report to the Board of Supervisors. We cannot make exceptions to these deadlines; however, if you miss the written comment deadline for any staff report you may still mail or send e-mail comments to Robert Kirschmann at rkirschmann@cochise.az.gov. Comments received after the January 24 deadline must be received prior to the public meeting date to be verbally noted at the meeting. You may also personally make a statement at the **public hearing on February 14, 2018 for the Planning and Zoning Commission and February 27, 2018 for the Board of Supervisors**. NOTE: Please do not ask the Commissioners or Board members to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Robert Kirschmann, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Rezoning Docket Z-18-02 (Coleville)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

I have no objection.

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Linda M. Grant

SIGNATURE(S):

Linda M. Grant

YOUR TAX PARCEL NUMBER: 10529024 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission and the Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 5 PM on Wednesday, January 24, 2018 to be included in the staff report to the Commission, and by Thursday, February 15, 2018 to be included in the staff report to the Board of Supervisors. We cannot make exceptions to these deadlines; however, if you miss the written comment deadline for any staff report you may still mail or send e-mail comments to Robert Kirschmann at rkirschmann@cochise.az.gov. Comments received after the January 24 deadline must be received prior to the public meeting date to be verbally noted at the meeting. You may also personally make a statement at the public hearing on February 14, 2018 for the Planning and Zoning Commission and February 27, 2018 for the Board of Supervisors. NOTE: Please do not ask the Commissioners or Board members to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Robert Kirschmann, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

COCHISE COUNTY

JAN 27 2018

PLANNING

Rezoning Docket Z-18-02 (Coleville)

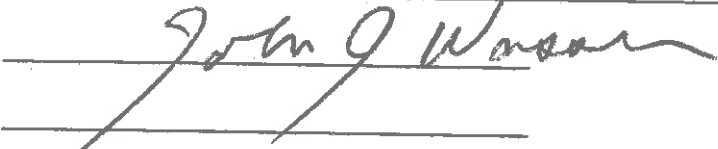
YES, I SUPPORT THIS REQUEST
Please state your reasons:

seems the road has already divided
the parcel. No brainer.

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): John Wasser

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: Lot 113 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission and the Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 5 PM on Wednesday, January 24, 2018 to be included in the staff report to the Commission, and by Thursday, February 15, 2018 to be included in the staff report to the Board of Supervisors. We cannot make exceptions to these deadlines; however, if you miss the written comment deadline for any staff report you may still mail or send e-mail comments to Robert Kirschmann at rkirschmann@cochise.az.gov. Comments received after the January 24 deadline must be received prior to the public meeting date to be verbally noted at the meeting. You may also personally make a statement at the public hearing on February 14, 2018 for the Planning and Zoning Commission and February 27, 2018 for the Board of Supervisors. NOTE: Please do not ask the Commissioners or Board members to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Robert Kirschmann, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603


Rezoning Docket Z-18-02 (Coleville)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): DANA HEROLD

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: 10529095 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission and the Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 5 PM on Wednesday, January 24, 2018 to be included in the staff report to the Commission, and by Thursday, February 15, 2018 to be included in the staff report to the Board of Supervisors. We cannot make exceptions to these deadlines; however, if you miss the written comment deadline for any staff report you may still mail or send e-mail comments to Robert Kirschmann at rkirschmann@cochise.az.gov. Comments received after the January 24 deadline must be received prior to the public meeting date to be verbally noted at the meeting. You may also personally make a statement at the public hearing on February 14, 2018 for the Planning and Zoning Commission and February 27, 2018 for the Board of Supervisors. NOTE: Please do not ask the Commissioners or Board members to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Robert Kirschmann, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603