



**Cochise County**  
**Community Development**  
**Planning, Zoning and Building Safety Division**  
*Public Programs...Personal Service*  
[www.cochise.az.gov](http://www.cochise.az.gov)

**MEMORANDUM**

**TO:** Cochise County Board of Supervisors  
**THROUGH:** Ed Gilligan, County Administrator  
**FROM:** Robert Kirschmann, Planner II  
**FOR:** Daniel Coxworth, AICP, Development Services Director  
**SUBJECT:** Docket Z-18-04 (Vicencio)  
**DATE:** April 12, 2018 for the April 24, 2018 Meeting

**APPLICATION FOR A REZONING**

The Applicant is requesting a rezoning from RU-4 (Rural; one dwelling per 4 acres) to RU-2 (Rural; one dwelling per 2 acres). The request is to facilitate the creation of up to five lots. The subject parcel totals 10 acres.

The subject parcel, APN 203-10-006C, is located on the northwest corner of West Red Rose Lane and South Taylor Road in Willcox. They are further described as being situated in Section 10 of Township 14 South, Range 24 East of the G&SRB&M, in Cochise County, Arizona. The Applicant Sylvia Vicencio.

**I. Planning Commission Recommendation**

At the Planning and Zoning Commission Meeting of April 11, 2008 the Planning Commission unanimously recommended approval of Z-18-04 (Vicencio) to the Board of Supervisors.

**II. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES**

Parcel Size: 10.00 (435,084 sq. ft.)  
 Current Zoning: RU-4 (Rural; one dwelling per 4 acres)  
 Proposed Zoning: RU-2 (Rural; one dwelling per 2 acres)  
 Growth Area: B  
 Plan Designation: Developing  
 Area Plan: None  
 Existing Uses: Single family home/vacant land  
 Proposed Uses: Up to 5 2 acre lots

**Zoning/Use of Surrounding Properties**

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Single family residential/vacant land
South	GB	Single family residential/Vacant land
East	RU-4	Single family residential/Vacant land
West	R-36	Single family residential/Vacant land

**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](mailto: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](mailto:highway@cochise.az.gov)  
[floodplain@cochise.az.gov](mailto:floodplain@cochise.az.gov)

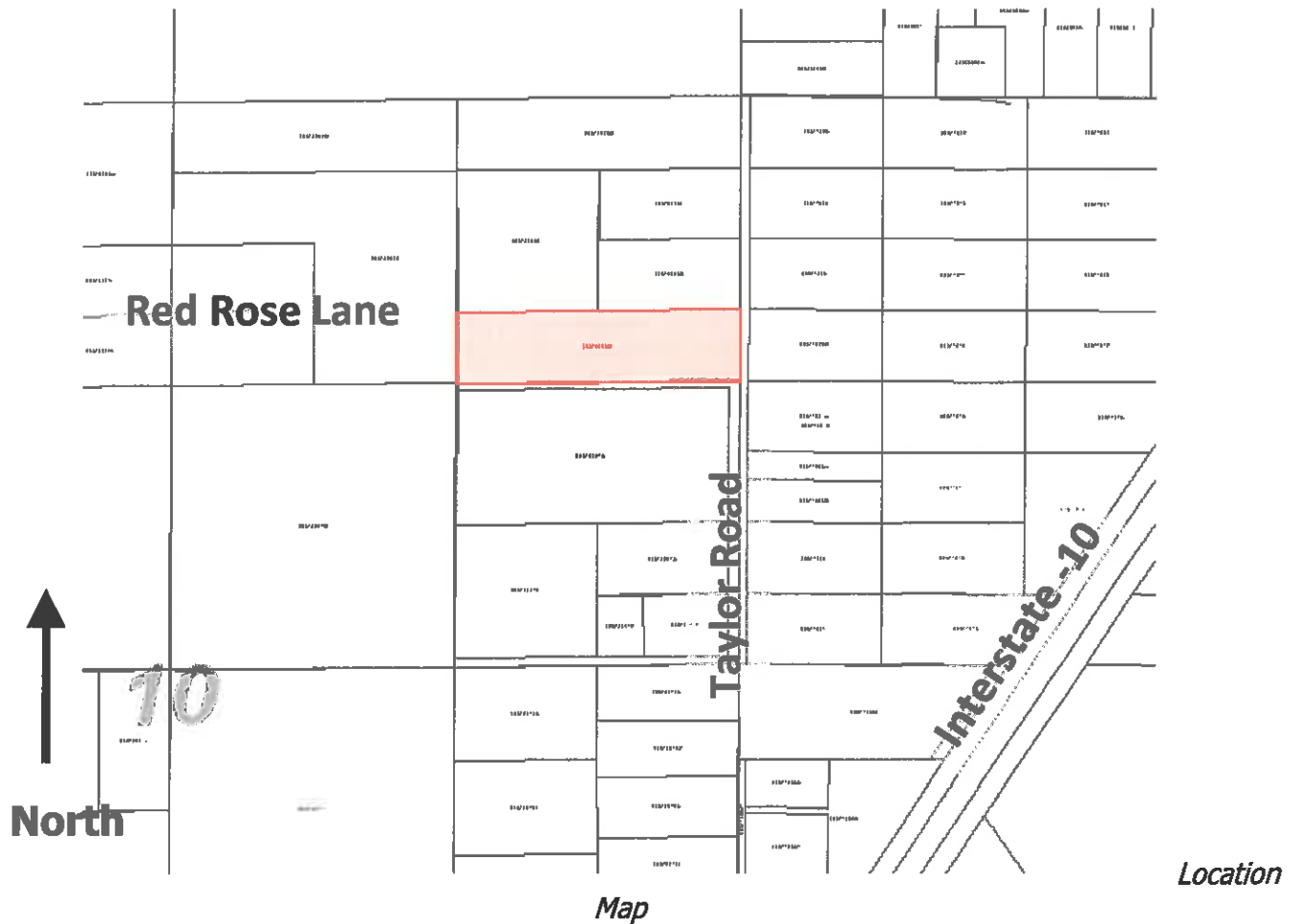
**III. PARCEL HISTORY**

- 2004- Replacement Single Family Home
- 2002- Replacement Manufactured Family Home
- 1998- Manufactured Home

**IV. NATURE OF REQUEST**

The Applicant is requesting to amend the zoning on a 10-acre parcel in the Willcox area from RU-4 to RU-2. This request is to facilitate splitting the parcel into lots of two acres minimum. There is an existing single-family home on the property fronting on Taylor Road. Current zoning allows the applicant to split the property into two lots today. However, the owner would like to be able to give a portion of the lot to each of her children. The applicant is only proposing to create a total of four lots, however this rezoning would allow up to a total of five lots.

The newly created lots would take access off of Red Rose Lane to Taylor Road. The zoning in the area is mixed with RU-4 (4-acre minimum lots) north and west of the parcel, R-36 (36,000 square foot lots) to the east and General Business to the South.





*Aerial*

**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 "B" and is considered a "Developing" area per the Comprehensive Plan. RU-2 zoning is permitted in the Category "B," "Developing Areas" 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. Eleven of the criteria are applicable to this request. Eight of the criteria are met as is, and two are met with the recommended Conditions of approval. One factor does not comply.

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

The concept plan provided by the Applicant depicts one four-acre lot (where the residence is) and three additional 2 acre lots. The three new parcels will take access from Red Rose Lane.

**2. Compliance with Applicable Site Development Standards: Complies**

As noted above, the 10-acre site currently has one single family home constructed on it. 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 travel ways.

**3. Adjacent Districts Remain Capable of Development: Complies**

The proposal would not affect the development prospects of any neighboring property. The surrounding zoning districts verify from General Business south across Red Rose to R-36 east across Taylor road and RU-4 to the north and west.

**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**

The surrounding area consists of single family homes, mostly on larger lots. However, there are several lots that currently are smaller than 2 acres, including one of the respondents in opposition to this request. The request will be compatible with the surrounding residential uses. While the surrounding area north and west of the parcel is zoned RU-4, the parcel immediately to the south across Red Rose Lane is designated as General Business. A wide variety of commercial business, multi family or single family with lot sizes of 3,600 square feet

**6. Rezoning to More Intense Districts: Complies**

As indicated above, while this request would create a higher density zoning district, the parcel to the south is designated as General Commercial and the lots to the east are all designated as R-36, much higher density than this proposal will create.

**7. Adequate Services and Infrastructure: Complies with Conditions**

All roadways currently exist. Taylor Road is a paved, County maintained road. However, there is only an easement in place. A condition of approval is included requiring dedication for Taylor Road in order to perfect the right-of-way. Red Rose Lane is a non-maintained dirt road with an easement currently in place.

**8. Traffic Circulation Criteria: Complies**

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

**9. Development Along Major Streets: Complies**

The existing single-family home takes access off Taylor Road. No new road cuts will be required to Taylor Road. The new single-family homes would all take access of Red Rose Lane.

**10. Infill: Not Applicable**

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



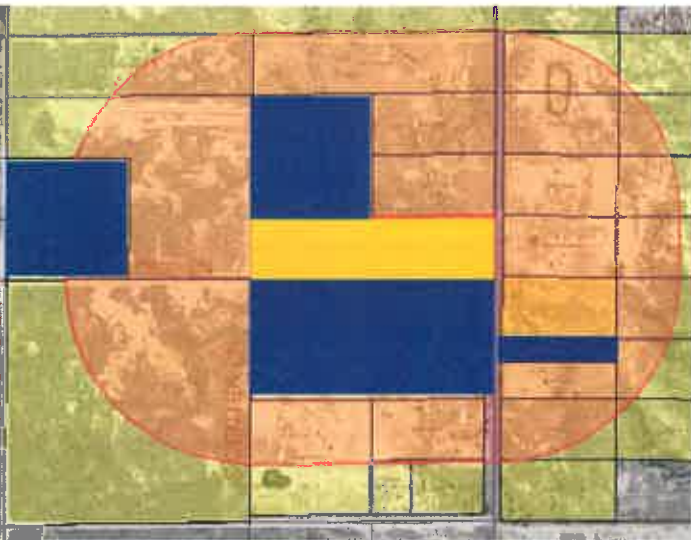
**11. Unique Topographic Features: Not Applicable**

The site is flat with no significant slope.

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

Upon submittal of the single-family homes, water conservation measures must be detailed.

**13. Public Input: Does Not Comply**



The Applicant completed a Citizen Review, and Staff mailed notices to neighboring property owners within 1,000 feet of the subject property on March 8, 2018. Staff posted the property on March 22, 2018 and published a legal notice in the *San Pedro Valley Sun-News* on March 21, 2018. Staff received four letters in opposition. One letter in opposition is directly across Red Rose Lane and is designated as General Commercial. Another was on the east side of Taylor Road, designated

as R-36 and also has a parcel under 2 acres in size. The other two parcels are designated RU-4 and are located north and east of the request.

**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 opposition. That opposition is mentioned in detail above.

**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 10-acre parcel located on the northwest corner of Taylor Road and Red Rose Lane. At this time, the area is characterized by open expanses, with current development occurring on a Rural scale. The Comprehensive Plan designates the site as Developing.

**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 General Commercial Land Use to the south and the RU-4 to the north;
2. The Comprehensive Plan policies prescribe designates this area as developing and RU-2 is a permitted zoning district;
3. The rezoning would provide a buffer between the General Commercial, R-36 and the RU-4 zoning designations.

**Factors Against Approval**

1. Staff has received four letters of opposition
2. The item does not comply with Public Input factor

**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 10-acre parcel located at the northwest corner of Taylor Road and Red Rose Lane 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 applicant shall be required to dedicate right of way to the County prior to issuance of any permits for the parcel.

**VIII. ATTACHMENTS**

- A. Complete Staff Report
- B. Application
- C. Citizen Response
- D. Agency Response



**Cochise County  
Community Development  
Development Services**

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

**REZONING APPLICATION**

1. Applicant's Name: Sylvia Vicencio (Representative)
  2. Mailing Address: 1209 S. Taylor Rd  
Willcox AZ 85643
- |      |       |          |
|------|-------|----------|
| City | State | Zip Code |
|------|-------|----------|
3. Telephone Number of Applicant: 207) 612 1011
  4. Telephone Number of Contact Person if Different: (    ) \_\_\_\_\_
  5. Email Address: vicencios@live.com
  6. Assessor's Tax Parcel Number: 203 510 - 006 C 4  
(Can be obtained from your County property tax statement)
  7. Applicant is (check one):
    - Sole owner: \_\_\_\_\_
    - Joint Owner: Ruben + Sylvia Vicencio (See number 8)
    - Designated Agent of Owner: \_\_\_\_\_
    - If not one of the above, explain interest in rezoning: \_\_\_\_\_
  - a. 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): Ruben Vicencio S
  - b. 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.

**Bisbee Office**  
1415 Melody Lane, Building E  
Bisbee, Arizona 85603  
520-432-6300  
520-432-8278 fax  
1-877-777-7958  
planningandzoning@cochise.az.gov

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Bisbee, Arizona 85603  
520-432-6300  
520-432-8337 fax  
1-800-782-3745  
highway@cochise.az.gov  
floodplain@cochise.az.gov

8. 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: \_\_\_\_\_

9. Will approval of the rezoning result in more than one zoning district on any tax parcel?  
▪ Yes \_\_\_\_\_ No X

10. 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.

11. 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.

12. Indicate existing Zoning District for Property: in: R4

13. Indicate proposed Zoning District for Property: R2

Note: A copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached. Review these criteria and supply all information that applies to your rezoning. Feel free to call the Development Services Department with questions regarding what information is applicable.

14. Comprehensive Plan Category: By Developing (A County planner can provide this information.)

15. 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.**

16. Describe all structures already existing on the property: House, well, enclosure,

Shed, tractor

17. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. Please attach a site plan: Lot size change from R-4 to R-2 will propose to divide property in 2 acre lots.

18. Are there any deed restrictions or private covenants in effect for this property?

- Yes \_\_\_\_\_ No x None known
- 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)

19. Which streets or easements will be used for traffic entering and exiting the property?

Red Rose and Or

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

21. How many driveway cuts do you propose to the streets or easements used by traffic that will be generated by this rezoning? 3 or 4

22. Identify how the following services will be provided:

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

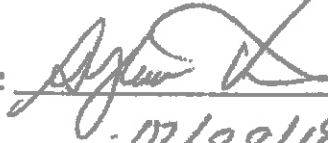
23. This section provides an opportunity for you to explain the reasons why you consider the rezoning to be appropriate at this location. The attached copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached for your reference (attach additional pages as needed).

The reasons we would like to rezone our property is because of our children. We would like to pass down an acre for each one. This way they have the opportunity to build for their future. Thanks.

24. 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: \_\_\_\_\_

 Ruben Vicencia

Date: \_\_\_\_\_

02/28/18

PHILIP S. LEIENDECKER  
 COCHISE COUNTY ASSESSOR  
 PO BOX 188  
 BISBEE, AZ 85803

RETURN SERVICE REQUESTED

(520) 432-8630

Re: 20310006C

VICENCIO RUBEN & SYLVIA  
 93 CRESCENT ST  
 SKOWHEGAN ME 04876-4953

**2018 RESIDENTIAL NOTICE OF VALUE**

**THIS IS NOT A TAX BILL**

• **Full Cash Value (FCV):** Full Cash Value is the value set by statute. If no statutory formula is prescribed, Full Cash Value is synonymous with market value; which is the estimate of value developed annually by using standard appraisal methods and techniques. The FCV will not be used to calculate primary or secondary taxes starting in Tax Year 2015.

• **Limited Property Value (LPV):** Beginning with the 2015 Tax Year, the Limited Property Value is the basis for calculating all property taxes. The LPV is determined by a statutory formula which limits the amount by which it can increase each year. The LPV can equal but cannot exceed the FCV.

• **Classification:** If the Property Class, shown on this Notice, is Property Class 3 (an owner's or a qualified family member's primary residence) or Property Class 4, Subclass 1 (a non-primary residence), and if this property is rented to any person, you must report the residential-rental use of this property to the County Assessor. Failure to report the residential-rental use may result in a civil penalty pursuant to A.R.S. § 33-1902.

Please see the back of this Notice for:

- Definitions of a "Primary Residence", "Non-Primary Residence" and "Qualified Family Member" to ensure your property is correctly classified.
- Appeal information.

PARCEL ID NUMBER: 20310006C

NOTICE DATE: 03/01/2017

APPEAL DEADLINE: 05/01/2017

**FULL CASH VALUE**

**LIMITED PROPERTY VALUE**

	FULL CASH VALUE				LIMITED PROPERTY VALUE			
	Legal Class	Value	Assessment Ratio	Assessed Value	Legal Class	Value	Assessment Ratio	Assessed Value
2018	4.2	128,220	10.0	12,822	4.2	128,220	10.0	12,822
2017	4.2	128,303	10.0	12,830	4.2	128,303	10.0	12,830

Description: SECTION: 10 TOWNSHIP: 14 RANGE: 24 ACRES: 9.99  
 REP-OF SURVEY BK2 PG18 S2S2 LOT 1 SEC10-14-24, 9.

Property Classification	Description	Assessment Ratio
Three (3)	Owner's or Qualified Family Member's Primary Residence	10 %
Four, Subclass One (4.1)	Owner's Non-primary Residence	10 %
Four, Subclass Two (4.2)	Residential-Rental (Not a Qualified Family Member)	10 %

**SEPARATE ADDENDUM STATEMENT:** Pursuant to A.R.S. § 42-15103(3), the following has been included to inform all residential use property owners that:

- If the property listed on this Notice of Value is used for residential-rental purposes as defined in A.R.S. § 42-12004 (2), but is currently classified (as shown above) as being the owner's or a "qualified family member's" primary residence (Property class 3), or as a non-primary residence (Property class 4, Subclass One), you must register the subject property with the County Assessor as being a residential-rental use property (Property Class 4, Subclass Two) pursuant to A.R.S. § 33-1902. Failure to register with the Assessor may subject you to a civil penalty.
- If this property is a residential-rental use property and if you fail to register it with the County Assessor after receiving this Notice of Value, the city or town in which your property is located may impose a civil penalty of one hundred-fifty dollars per day, payable to the city or town for each day of violation. Further, that city or town may impose "enhanced inspection and enforcement measures" on your property.
- Several Arizona cities and towns impose a "Transaction Privilege Tax" on persons engaged in the business of leasing residential use property. You may access the Model City Tax Code, Section 445, via the website <http://modelcitytaxcode.az.gov> for more information on which cities and towns impose this tax to determine if you are also required to report the residential-rental use of your property to the city or town in which the subject property is located. The website provides a telephone number to call to obtain answers to questions regarding the applicable requirements of the Transaction Privilege Tax program. Failure to pay the applicable tax could result in a penalty or fine by the city or town.
- Residential-rental use properties are required to comply with the Arizona Landlord and Tenant Law, pursuant to A.R.S. Title 33 (Property), Chapters 10 and 11.



STATS

4 ACRES

2 Acre

2 Acre

2 Acre

W/Red Rose Ln

Sylvia Vicencio

Parcel #

203-10-006 C6

Entrance for the  
2 acre parcels  
will be from  
Red Rose Lane

## Rezoning Docket Z-18-04 (Vicencio)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

*This area is zoned R U 4 and changing zoning will lower property values. Changing zoning will create more areas like little Mexico with close neighbors. We don't need more property with lower values.*

(Attach additional sheets, if necessary)

PRINT NAME(S): Jay Douglas Kuhn

SIGNATURE(S): Jay Douglas Kuhn

YOUR TAX PARCEL NUMBER: 203-10-006 F3 (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 Monday, March 26, 2018 to be included in the staff report to the Commission, and by Monday April 2, 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](mailto:rkirschmann@cochise.az.gov). Comments received after the March 26 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 April 11, 2018 for the Planning and Zoning Commission and April 24, 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

MAR 26 2018

PLANNING

Z-18-04 - Vicencia PRR

### Rezoning Docket SU-18-04 (Verdugo)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

*Too crowded, too much people, too much TRAFFIC.*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional sheets, if necessary)

PRINT NAME(S):

\_\_\_\_\_

SIGNATURE(S):

*Robert E. Johnson*  
\_\_\_\_\_

YOUR TAX PARCEL NUMBER: 203 1000 79 (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 Monday, March 26, 2018 to be included in the staff report to the Commission. We cannot make exceptions to the deadline; however, if you miss the written comment deadline you may still mail or send e-mail comments to Robert Kirschmann at [rkirschmann@cochise.az.gov](mailto:rkirschmann@cochise.az.gov). Comments received after the March 26 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 April 11, 2018 for the Planning and Zoning Commission. NOTE: Please do not ask the Commissioners 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

MAR 27 2018

PLANNING

## Rezoning Docket Z-18-04 (Vicencio)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

We just bought our property (18.4 acres) on Dec 28, 2017. It was zoned RV4 and we liked that for privacy. The property for rezoning is all along our NW border line. We are concerned if it will become rental property as she is already renting out her home on the corner of that property. If it gets rezoned there will be more wells drilled and unsightly power poles. More traffic, more dust. Will it lower our property values?

(Attach additional sheets, if necessary)

PRINT NAME(S):

James M Neises Eileen T Neises

SIGNATURE(S):

James M Neises  
Eileen T Neises

YOUR TAX PARCEL NUMBER: 20310001M (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 Monday, March 26, 2018 to be included in the staff report to the Commission, and by Monday April 2, 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](mailto:rkirschmann@cochise.az.gov). Comments received after the March 26 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 April 11, 2018 for the Planning and Zoning Commission and April 24, 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.

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Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Rezoning Docket Z-18-04 (Vicencio)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

I don't want more traffic, and more noise. Afraid of having neighbors that have a lot of junk around. I would like it to stay the way it is. I already have a bad neighbor right next to me.

(Attach additional sheets, if necessary)

PRINT NAME(S): JACINTO, VARGAS

SIGNATURE(S): Lucinto Vargas

YOUR TAX PARCEL NUMBER: X 20311003A (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 Monday, March 26, 2018 to be included in the staff report to the Commission, and by Monday April 2, 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](mailto:rkirschmann@cochise.az.gov). Comments received after the March 26 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 April 11, 2018 for the Planning and Zoning Commission and April 24, 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.

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**Cochise County**  
**Community Development**  
**Highway and Floodplain Division**

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

**INTEROFFICE MEMO**

**Date:** March 8, 2018  
**To:** Robert Kirschmann, Planner II  
**From:** Teresa Murphy, Right-of-Way Agent  
**Subject:** Z-18-04 (Vicencio)

**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). The request is to facilitate the creation of up to five lots. The subject parcel totals 10 acres.

The subject parcel, APN 203-10-006C, is located on the northwest corner of West Red Rose Lane and Taylor Road in Willcox. They are further described as being situated in Section 10 of Township 14 South, Range 24 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona. The applicant is Sylvia Vicencio.

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 I-10 to Taylor Lane
- Red Rose Lane
  - Not a County Maintained Road
  - South 30 feet dedicated to the Public per Docket 1189, page 480; North 30 feet roadway easement per Record of Survey Book 2, page 18
- Taylor Road
  - County Maintained Road (MI #1000)
  - West 50 feet roadway easement per Record of Survey Book 2, page 18
  - Declared County Highway at a width of 66 feet per Resolution 84-61, August 27<sup>th</sup>, 1984

**Recommendation:**

- In order to perfect the right-of-way for Taylor Road, we request dedication at this time.

**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

## **Kirschmann, Robert**

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**From:** McCoy, Randy  
**Sent:** Thursday, March 08, 2018 4:35 PM  
**To:** Kirschmann, Robert  
**Subject:** RE: Docket Z-18-04 (Vicencio)

Robert ,

Thank for the opportunity to comment on this rezoning request . At this time the Building Department has no concerns or comments on the rezoning request .

Randy McCoy  
Interim Building Official  
Cochise County Community Development  
1415 Melody Lane , Bldg. E  
Bisbee , AZ 85603  
520-432-9266  
520-432-9278  
[rmccoy@cochise.az.gov](mailto:rmccoy@cochise.az.gov)

Public Programs , Personal Service  
[www.cochise.az.gov](http://www.cochise.az.gov)

**From:** Kirschmann, Robert  
**Sent:** Thursday, March 08, 2018 8:09 AM  
**To:** Garcia, Teresa M <[TGarcia@cochise.az.gov](mailto:TGarcia@cochise.az.gov)>; Murphy, Teresa <[TMurphy@cochise.az.gov](mailto:TMurphy@cochise.az.gov)>; McCoy, Randy <[RMcCoy@cochise.az.gov](mailto:RMcCoy@cochise.az.gov)>; Solis, Joaquín <[JSolis@cochise.az.gov](mailto:JSolis@cochise.az.gov)>; Simmons, Bradley A <[bsimmons@cochise.az.gov](mailto:bsimmons@cochise.az.gov)>; Orduno, Eida E <[EOrduno@cochise.az.gov](mailto:EOrduno@cochise.az.gov)>; Flores, Dora V <[DFlores@cochise.az.gov](mailto:DFlores@cochise.az.gov)>; [jstoddard@willcoxcity.org](mailto:jstoddard@willcoxcity.org)  
**Cc:** BOS-Supervisors <[BOSSupervisors@cochise.az.gov](mailto:BOSSupervisors@cochise.az.gov)>; PNZ-Commission <[PNZCommission@cochise.az.gov](mailto:PNZCommission@cochise.az.gov)>; Gardner, Peter B <[PGardner@cochise.az.gov](mailto:PGardner@cochise.az.gov)>; Esparza, Paul <[PEsparza@cochise.az.gov](mailto:PEsparza@cochise.az.gov)>; Coxworth, Daniel <[dcoxworth@cochise.az.gov](mailto:dcoxworth@cochise.az.gov)>  
**Subject:** Docket Z-18-04 (Vicencio)

Good morning,

Please see the attached transmittal for a rezoning near Willcox. Please have comments to me by Monday March 26, 2018 .

Thank you,

**Robert Kirschmann**  
Planner II  
Cochise County Community Development  
Development Services Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603  
520-432-9248  
520-432-9278 fax

*Public Programs...Personal Service*