

Rezoning Docket Z-18-09 (Contreras)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

I had the same problem when I was Bulding my House and had to acquire more land.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Fernando Noe

SIGNATURE(S):

Fernando Noe

YOUR TAX PARCEL NUMBER: 102-39-015 C1 (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 Thursday, November 1, 2018** to be included in the staff report to the Commission, and by **Thursday, November 27, 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 November 1 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 November 14, 2018 for the Planning and Zoning Commission and December 4, 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

October 26, 2018

Re: Docket Z-18-09 (Contreras)

Dear Robert Kirschmann and Cochise County Planning and Zoning,

I am writing as the owner of 2301 S Naco Highway (102-39-011L) in response to the proposed zoning of the property of Mr. Contreras. Unfortunately my wife nor I will be available to attend the public hearings with Cochise County Planning and Zoning Commission and Board of Supervisors regarding this issue. We will be out of the state regrettably. For this reason I am submitting our opinions via email and a handwritten letter.

First for some background, my wife Valeria Sedano and I purchased our property spring of 2018. A large decision for buying this property (2.5 acres) was dependent on the regulations for the smaller 9000 sq. ft property (Mr. Contreras'). Once we learned that this small property that essentially is a floating island within our larger property is zoned as an R – 18 and does not have the possibilities of future construction projects, we decided to buy the beautiful spacious 2301 S Naco Hwy property. To speak clearly, we only bought the property with the knowledge that no one would be able to build within this small plot surrounded by our larger plot.

As you can imagine we are not for the idea of changing the zoning of this small plot (or other plots for that matter) to a zoning for a smaller residence. These desires do not come from the fact that we do not like neighbors or that we do not want the community around us to be able to grow and flourish. No, we feel that construction in this 9000 sq. ft plot would be intrusive to us as owners of 2301 S Naco Hwy. Our intentions for 2019 is to start construction of our own residential structure and we fully intend to respect the regulations of not constructing within 50 feet of property boundaries. Mr. Contreras' property is roughly 90 feet x 100 feet. By doing the basic math, I do not see any possibility that by constructing a residential space of 1000 sq. ft (which he proposes) he would be able to maintain 50 feet of buffer between any property lines. Not to mention construction activities, waste, machinery, etc. this seems to be more intrusive of a request than we are comfortable with. We like to remain flexible, but seeing as this proposed residential structure of Mr. Contreras is planned as a secondary vacation home, we are putting our desires and respect of boundaries first.

After speaking with Mr. Contreras on the phone, we are **confident in our decision of not supporting this rezoning of the property** of Mr. Contreras (Docket Z-18-09) from an R-18 to an R-9. We ask that you please take in consideration our opinions as the neighbors primarily affected by this rezoning when coming to a decision on this matter.

Thank you for your cooperation and cordiality of this matter.

Sincerely,



Zachary Palma

OCT 26 2018

John Paul Contreras
P.O Box 91813
Tucson, Az 85752

9/10/2018

Dear Friends and Neighbors,

My name is John Paul Contreras I am representing myself. I own a vacant lot that is 9000 Square feet and I am looking to put a small home on it. The parcel number is 102-39-011k. I have owned the vacant lot since September 9, 2006.

The project will include:

- One 800 to 1350 Square foot Home

The parcel is currently zoned Residential, one home per 18,000 square feet (R-18). With my lot only being (9,000 square feet I am unable to build a home without rezoning my parcel. Therefore, I am required to go through the rezoning process to build my home. Part of that process includes getting feedback from you, our neighbors.

You will also be receiving a letter from the county, with contact information in case of objections to the project. If you have any concerns, questions or objections we ask and encourage you to contact us first. We are happy to address them, and it may be something we haven't thought of that will make the project that much better. We hope that this will be the start of a very cooperative relationship.

Thank you for your time and consideration. Please find my contact information below:

John Paul Contreras
P.O Box 91813
Tucson, Az 85752

Oct 26, 2018

Mr. Contreras

Sorry it has taken so long to return
your notice of rezoning request.

I have no problem with having this area
rezoned. I have already received a letter
from Cochise County.

Since my brothers and sister are now gone,
I am considering selling this lot. I am
trying to get more information as it was
purchased some time ago by my father.
I understand it's a small lot. If you
know of anyone who might be interested
in purchasing it, please let me know.

Good Luck with your project.

Sincerely

Gloria Guadalupe Gallego
Parcel # 102-39-011 H4

gloriag_2008@yahoo.com.

480-276-4663 - cell

Brian Burke
4N070 Swift Rd.
Addison, IL. 60101

9-21-2018

Dear John Contreras,

I am contacting you regarding your letter addressed to my sister Shelia Haskins. Shelia Haskins, Eileen Esler (my sister) and I together own the nearby parcel 02-39-010 9 in Bisbee Az. I believe I am agreeable with your proposal and would like to speak to you at you convenience.

I can be reached at:

630-651-8735.

Zachary Palma
2301 S Naco Hwy
Bisbee, AZ 85603

9/27/18

Mr. Contreras,

Thank you for the cordial letter regarding your thoughts on your property, me and my wife appreciate the communication.

We are familiar with the roughly 90ft x 100ft piece of property floating in the northeastern realm of our property. My wife and I are currently remodeling a travel trailer to temporarily live in during the construction of our house. Our design and plans for construction are underway and we plan on submitting permits to the county in early October to build an adobe house on the northern half of our property. We bought this property back in late spring with the goals of creating an inviting, uniquely designed, isolated, natural space that is not too far from the town of Bisbee.

With this in mind we are curious what your plan is to do with this small piece of property that you have. As zoning rules go, I am under the impression that building limits need to be 50ft away from property lines. That seems to leave you with negative room from all sides to build. Are you thinking of putting in a manufactured home, build a tiny house, etc? How would you access the property? How would you maintain boundaries? We are curious.

To state clearly, we are very much fans of DIY people and love neighbors. Without more information this sounds like a cool idea (and something that we have done or would do), but the idea of that happening basically within our land sounds rather intruding (hence building and zoning codes). We purchased the property with the information that the small island does not have zoning capabilities for building. This was a factor in our decision to buy the 2.5 acres in sunset acres.

I hope this letter is not rude, but rather direct and honest. I await a letter from the county still.

Zachary Palma