



**Cochise County
Community Development
Planning, Zoning and Building Safety Division**

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

COCHISE COUNTY REZONING APPLICATION

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

1. Applicant's Name: Carla J. Reaves

2. Mailing Address: PO Box 1810, Sierra Vista AZ 85636

Sierra Vista AZ 85636
City State Zip Code

3. Telephone Number of Applicant: (520) 266-3114

4. Telephone Number of Contact Person if Different: (520) 266-3114

5. Email Address: cochiserooting@aol.com

6. Assessor's Tax Parcel Number: 106-04-110A (Can be obtained from your County property tax statement)

7. Applicant is (check one):

- Sole owner: X
- Joint Owner: _____ (See number 8)
- Designated Agent of Owner: _____
- If not one of the above, explain interest in rezoning: _____

7. If applicant is not sole owner, attach a list of all owners of property proposed for rezoning by parcel number. Include all real parties in interest, such as beneficiaries of trusts, and specify if owner is an individual, a partnership, or a corporation:

- List attached (if applicable): N/A

8. If applicant is not sole owner, indicate which notarized proof of agency is attached:

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
1-800-752-3746
highway@cochise.az.gov
floodplain@cochise.az.gov

- 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: _____
- Copy of title report: _____
- Copy of tax notice: X
- 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. N/A

12. Is more than one parcel contained within the area to be rezoned? Yes _____ No

- If yes and more than one property owner is involved, have all property owners sign the attached consent signature form.

13. Indicate existing Zoning District for Property: Cochise County RU-4

14. Indicate proposed Zoning District for Property: Cochise County 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: B (A County planner can provide this information.)

16. Comprehensive Plan Designation or Community Plan: NC (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: Westerly side : home, 2-car detached garage, workshop, storage shed. Easterly side: large storage bldg (quansat hut/metal)

18. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. Please attach a site plan: Westerly : single family residence Easterly . storage household/personal

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 _____ N/A

- 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?
Home/garage/wkshop/sheds - gate N. Appaloosa Pl.
Large storage bldg - gate Camino de Mesa

21. What off-site improvements are proposed for streets or easements used by traffic that will be generated by this rezoning? N/A No improvements needed.

22. How many driveway cuts do you propose to the streets or easements used by traffic that will be generated by this rezoning? 0 Existing entrances are sufficient

23. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	Northern Sunrise	same
Sewer/Septic	" "	same
Electricity	SSVEC	same
Natural Gas	N/A	same
Telephone	Century Link	same
Fire Protection	Whetstone Fire	same

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).

Need to sell the westerly side of property
(home/garage/etc.) and we have moved all of
our furniture & personal belongings into storage
shed on Easterly side. No additional structures
are being built; everything will remain same.

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: Carly Meares

Date: 3/26/2018

Carla Reaves
2472 N. Appaloosa Place
Huachuca City, AZ 85616
(520)266-3114

March 23rd, 2018

Dear Friends and Neighbors,

My name is **Carla Reaves**, current property owner of the above-listed residential address. We have lived out here since October 2012, raised several of our children here, and have loved this beautiful Whetstone scenery and neighborhood. However, due to a serious family medical situation (which occurred approx. one year ago,) we decided to move closer to our eldest daughter and grandson. We planned to move into her home, to provide needed assistance, while putting our personal belongings into our storage building, also located on the property.

The county requires us to go through the process of rezoning our property from RU-4 to two (2) parcels at RU-2, which are both already separated by a 6' block wall. This rezoning would allow us to sell our large home/2-car detached garage/workshops/etc. (which is located on one side of the block wall) and still be able to keep ownership of our storage building (located on the other side of the block wall) for our household/personal belongings. We will not be adding/taking away any of the existing structures; just simply separating the properties into 2 parcels.

Part of this process includes getting feedback from our friends and neighbors; therefore, we would appreciate a favorable response. You will also be receiving a letter from the county in case you have additional questions or concerns. Please feel free to contact me, directly, as I welcome any responses.

Thank you, in advance, for your time and consideration of this request. I appreciate the warm and friendly neighborhood comradery. We will miss our home and all of you so much!!

Sincerely,

Carla and Everette Reaves

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