



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: DIANNA FISCHER

2. Mailing Address: 2437 N. CALLE VISTA

HUACHUCA CITY AZ 85616
 City State Zip Code

3. Telephone Number of Applicant: 520-235-5520

4. Telephone Number of Contact Person if Different: N/A

5. Email Address: dianna.f276@gmail.com

6. Assessor's Tax Parcel Number: 106-04-044A (Can be obtained from your County property tax statement)

7. Applicant is (check one):

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

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
 1-800-752-3745
 highway@cochise.az.gov
 floodplain@cochise.az.gov

- If corporation, corporate resolution designating applicant to act as agent: N/A
- If partnership, written authorization from partner: N/A
- 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

- 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: NB & MH 72

14. Indicate proposed Zoning District for Property: MH 72

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: MOBILE HOME
& SMALL SHED

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

LEGITIMIZE MOBILE HOME

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?

N CALLE VISTA

21. What off-site improvements are proposed for streets or easements used by traffic that will be generated by this rezoning? NONE

22. How many driveway cuts do you propose to the streets or easements used by traffic that will be generated by this rezoning? NONE

23. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	WHEATSTONE	
Sewer/Septic	EXISTING	
Electricity	SSVEC	
Natural Gas	SW GAS	
Telephone	N/A	
Fire Protection	IN TAXES	

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).

REMOVAL OF COMMERCIAL ZONING IN RESIDENTIAL

NEIGHBORHOOD

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: Araina Fischer

Date: 9-21-18

CONSENT SIGNATURE FORM

PTA File No.: 200902
Mail Recorded Document to:
Dianna Fischer

1250 W Garnette
Tucson, AZ 85705

WARRANTY DEED

RVFM 13 Series LLC., a Delaware limited liability company

GRANTOR

hereby CONVEYS and WARRANTS TO:
Dianna Fischer, a married woman as her sole and separate property

GRANTEE
for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
the following described tract(s) of land in Cochise County, State of Arizona:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

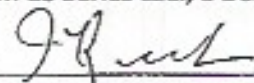
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restriction obligations and liabilities, as may appear of record.


The Grantor warrants the title against all persons whomsoever.

Dated: May 26, 2017

RVFM 13 Series LLC., a Delaware limited liability company

by:


Jonathan Buerkert as ~~Managing Member~~ of VPM Holdings, LLC
The Managing Member

Authorized Signer 

[see following page for notary acknowledgment]

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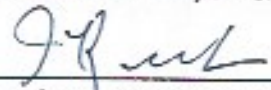

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The Managing Member *Authorized Signer* 

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EXHIBIT 'A'
LEGAL DESCRIPTION

Lots 9 through 12, inclusive, of COCHISE RANCHETTES, a subdivision of Cochise County, Arizona, according to the plat of record in the office of the Cochise County Recorder in Book 4 of Maps, page 67 thereof