



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: Garth + Cheryl St. Germain

2. Mailing Address: 2490 Thunderbird Drive

Sierra Vista AZ 85650
City State Zip Code

3. Telephone Number of Applicant: (520) 559 0204

4. Telephone Number of Contact Person if Different: _____

5. Email Address: GSAINT08050@ADL.COM

6. Assessor's Tax Parcel Number: 106-15-020MD (Can be obtained from your County property tax statement)

7. Applicant is (check one):

- Sole owner: _____
- 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): _____

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: _____
- 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: /
- Other, list: _____

10. Will approval of the rezoning result in more than one zoning district on any tax parcel?

- Yes _____ No ✓

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: 3

14. Indicate proposed Zoning District for Property: 3

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: Babacomari Area Plan (A County planner can provide this information.)

16. 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, Section A.

17. Describe all structures already existing on the property: nothing on site

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

Permitted residence

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

- No _____ Yes X
- If yes, is the proposed zoning district compatible with all applicable deed restrictions/private covenants? Yes X 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?

E VALLEY VIEW TRAIL

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

PRIVATE ROADS

22. How many driveway cuts do you propose to the streets or easements used by traffic that will be generated by this rezoning? 1

23. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	WELL	
Sewer/Septic	SEPTIC	
Electricity	SSVEC	
Natural Gas	PROPANE	
Telephone		
Fire Protection	WHEATSTONE FIRE	

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).

We purchased 8 acres. Our deed says RU-4, "which allows one resident per 4 acres." We want to build 1 house on 8 acres. (Pls see Baboquivari Area Plan, date 9/21/2005, provided by Pioneer Title)
8 acres far exceeds ~~4~~ 36 minimum.

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.

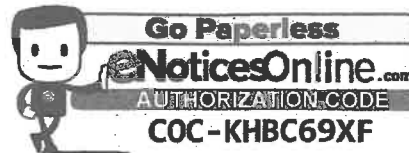
Applicant's Signature: 

Date: 1/16/2020 

COCHISE COUNTY PROPERTY TAX STATEMENT 2019



Catherine L. Traywick
Cochise County Treasurer
 PO Box 1778
 Bisbee AZ 85603-2778



Parcel #: 106-15-020M0 Roll #: 24071

42757*163**G50**0.822**1/2*****AUTO5-DIGIT 85607
 ST GERMAIN GARTH DAVID & CHERYL ANNE
 9441 S SAN ESTEBAN DR
 VAIL AZ 85641-2081



First Half Due By **11/01/2019** \$232.42
 Second Half Due By **05/01/2020** \$232.42
TOTAL AMOUNT DUE: \$464.84

2019 Taxable Value: \$3,454.00
 Tax Rate Per \$100 Taxable Value: \$13.4579

Total Tax: \$464.84
 Special District: \$0.00
 LESS: State Aid: \$0.00
TOTAL DUE: \$464.84

Situs Address:

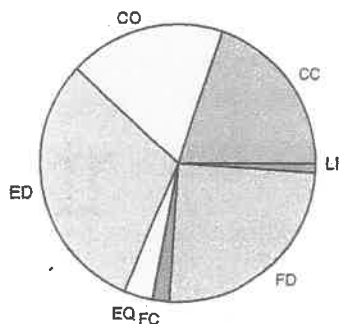
Legal Description: THE S1056.66' OF PCL PCL A PER R/S
 BK28 PG38 AKA A POR OF LOT 8 SAN IGNACIO DEL BABOC

TAX AND OTHER CHARGES DETAIL

Area Code: 0170

Distribution of your Tax Levy of \$464.84

Voter Approved = \$131.44



Key	Taxing Authority	2018 Taxes	2019 Taxes	% of Tax	Phone #'s
CC	COCHISE COUNTY	92.38	92.38	19.87%	520-432-9200
	COMMUNITY COLLEGE	82.98	84.68	18.22%	520-515-3684
SD	TOMBSTONE SD #1	165.84	140.56	30.24%	520-457-2217
	COCHISE CNTY JOINT TECHNOLOGY	1.74	1.74	0.37%	520-642-3526
	STATE SCHOOL TAX EQUALIZATION	16.38	15.78	3.39%	602-716-6843
EC	COCHISE COUNTY FCD #80-49	8.96	8.96	1.93%	520-432-9326
FD	WHETSTONE FD	104.42	112.26	24.15%	520-456-1717
	FIRE DISTRICT ASSISTANCE FUND	3.46	3.46	0.74%	520-432-8987
LI	COCHISE COUNTY LIBRARY DIST	5.02	5.02	1.08%	520-432-8930
TOTALS		481.18	464.84		

GRAPH INCLUDES COMBINED EDUCATION,
 FIRE DISTRICTS, COCHISE COUNTY AND
 OTHER DISTRICTS

For parcel information, receipts and payment options, please visit our website <https://parcelinquirytreasurer.cochise.az.gov>.

RETURN THIS STUB WITH SECOND
 HALF PAYMENT

**2ND
 HALF**

Parcel Number: 106-15-020M0 Roll #: 24071
 Make check payable to: **Cochise County Treasurer**

Payment must be hand delivered or postmarked by
May 1, 2020. By law there is no GRACE PERIOD.

2nd Half 2019 \$232.42

ST GERMAIN GARTH DAVID & CHERYL ANNE
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