

Cochise County

\$575  
2-20-04 (Seal)

FEB 19 2020  
Development Services



**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: Larry Seal II

2. Mailing Address: 250 Orkney Drive

Mount Jackson                      VA                      22842  
City    State    Zip Code

3. Telephone Number of Applicant: 540-630-1498

4. Telephone Number of Contact Person if Different: land line: 540-477-2458

5. Email Address: chuckoseal7@gmail.com

6. Assessor's Tax Parcel Number: 401 37 105A (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: R36

14. Indicate proposed Zoning District for Property: Ru4

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: D (A County planner can provide this information.)

16. Comprehensive Plan Designation or Community Plan: D rural (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: None

18. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. Please attach a site plan: 12'x32' or 12'x48' house,

10'x20' shed, solar panels, Garden area,

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

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

*ll*

- 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?

A private unmaintained road will be used. Property is not located on public road.

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? 2 (along the 2 road fronts)  
each of

23. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	E Hrida town water	Water tank (hauled water)
Sewer/Septic	none	compost
Electricity	none	off grid solar
Natural Gas	none	none
Telephone	none	cell phone
Fire Protection	none	Smoke alarm, Fire extinguishers, brush control, water suppression

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).

Minimum lot size is met, other existing R44 properties in the vicinity,  
Comprehensive Plan Cat: D-Rural, Several Degrees Environmental Science,  
Natural Resources Mgt., and Biology, please see attached sheet.\*  
My wife is a school teacher.

25. AFFIDAVIT

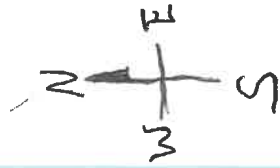
I, the undersigned, do hereby file with the Cochise County Planning Commission this petition for rezoning. I certify that, to the best of my knowledge, all the information submitted herein and in the attachments is correct. I hereby authorize the Cochise County Planning Department staff to enter the property herein described for the purpose of conducting a field visit.

Applicant's Signature: Larry W. Seal II

Date: Feb. 11, 2020

24. Approximately 90% of the area is zoned R44.  
I Class A contracted for 16 years commercial + residential in the state of Virginia. I was also an employee of the University of Arizona in the early 2000's. My wife and I will build an off grid house enjoying the purposes and benefits instituted by the R44 designation provided for by the respectable and historic Cochise County. While times may change in the future, fortunately R44 exists to date. So I humbly and respectfully submit this application. Your time is greatly appreciated.

Site Plan  
401-37-105A



← private Road →

↑ entrance

440'

solar Panels

shed

20'L

10'W

98'

House

12'W

32' or 48' L

~~193'~~ 193'

210'

garden

↑ entrance

← Private Road →

ld  
vided  
y.  
nately  
fully

Site Plan  
401-37-105A



← private Road →

↑ entrance

440'

solar Panels

shed

20'

10'w

98'

House

12'w

32' or 48' L

~~193'~~

210'

garden

↑ entrance

← private Road →

# Rezoning Docket Z-20-04 (Seal)

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

*Should have been zoned this way in the first place*

**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

*Steve L Faccio Temple W Faccio*

SIGNATURE(S):

*Steve L Faccio  
Temple W Faccio*

YOUR TAX PARCEL NUMBER: 401-37-73804 (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 4 p.m. on Friday, April 3, 2020, to be included in the staff report to the Commission. 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 email comments to Dan Coxworth at [dcoxworth@cochise.az.gov](mailto:dcoxworth@cochise.az.gov). Comments received after the April 3 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 3, 2020, for the Planning and Zoning Commission and April 21, 2020, 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: Dan Coxworth, Director  
Cochise County Planning Department  
1415 Melody Lane, Building F  
Bisbee, AZ 85603

## Rezoning Docket Z-20-04 (Seal)

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

I will probably also ask to have mine rezoned once I have a larger parcel as most other parcels to the west of the area are zoned as Rural (R4). I am working on ownership of parcel 401-41-700 and may ask to combine both parcels as one parcel over 4 acres & would also want rezoned as R4 being a rural area. Thanks!

**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

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(Attach additional sheets, if necessary)

PRINT NAME(S):

Tom Gray

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: 401-41-703 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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# Rezoning Docket Z-20-04 (Seal)

Cochise  
County  
Development  
Services  
MAR 25 2020

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

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**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

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(Attach additional sheets, if necessary)

PRINT NAME(S):

John R. Vicente

SIGNATURE(S):

*John R. Vicente*

YOUR TAX PARCEL NUMBER: 401-41-70406 (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 4 p.m. on Friday, April 3, 2020, to be included in the staff report to the Commission. 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 email comments to Dan Coxworth at [dcoxworth@cochise.az.gov](mailto:dcoxworth@cochise.az.gov). Comments received after the April 3 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 3, 2020, for the Planning and Zoning Commission and April 21, 2020, 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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Bisbee, AZ 85603

# Rezoning Docket Z-20-04 (Seal)

Cochise  
County

MAR 31 2020

Development  
Services

**YES, I SUPPORT THIS REQUEST**  
Please state your reasons:

I seem Jerry want to build his house.  
However as long I will be able to build my  
Family business (Bed and breakfast) when we ~~are~~ ready.  
ready

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

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(Attach additional sheets, if necessary)

PRINT NAME(S): Christine Stewart

SIGNATURE(S): C Stewart

YOUR TAX PARCEL NUMBER: lot 112 (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 4 p.m. on Friday, April 3, 2020, to be included in the staff report to the Commission. 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 email comments to Dan Coxworth at [dcoxworth@cochise.az.gov](mailto:dcoxworth@cochise.az.gov). Comments received after the April 3 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 3, 2020, for the Planning and Zoning Commission and April 21, 2020, 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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MAR 31 2020

Development Services

# Rezoning Docket Z-20-04 (Seal)

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

I support this request because I feel that further development of this land should be encouraged.

**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

JAMES B. GUSTAFSON

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: 401-37-40909 (the eight-digit identification number found on the tax statement from the Assessor's Office) Roll #: 94518

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 4 p.m. on Friday, April 3, 2020, to be included in the staff report to the Commission. 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 email comments to Dan Coxworth at [dcoxworth@cochise.az.gov](mailto:dcoxworth@cochise.az.gov). Comments received after the April 3 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 3, 2020, for the Planning and Zoning Commission and April 21, 2020, 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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# Rezoning Docket Z-20-04 (Seal)

Cochise  
County  
MAR 31 2020  
Development  
Services

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

I have no objection to parcel being changed from Residential to Rural. If this will help with his stay here, I totally agree with this request. JC

**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Pamela A. Condron William M. Condron - Deceased 1/21/2020

SIGNATURE(S):

Pamela A. Condron

YOUR TAX PARCEL NUMBER: 40137718 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Bisbee, AZ 85603

# Rezoning Docket Z-20-04 (Seal)



**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

*I feel it will improve the value of my property*

**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): ROBERT E. STIFF

SIGNATURE(S): *Robert E Stiff*  
40137118

YOUR TAX PARCEL NUMBER: 401 37118 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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# Rezoning Docket Z-20-04 (Seal)

Cochise  
County  
Development  
Services  
MAR 26 2020

**YES, I SUPPORT THIS REQUEST**  
Please state your reasons:

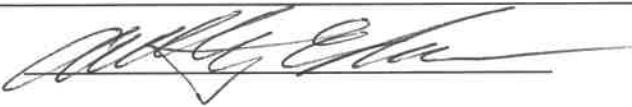
*As a land owner in the area for over 45 yrs. I support the development of the area. My only concern is what this rezoning would do to the status of my 2.5 acre parcel.*

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

(Attach additional sheets, if necessary)

PRINT NAME(S):

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: 40137275 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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MAR 19 2020

Development Services

### Rezoning Docket Z-20-04 (Seal)



**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

I would like to build a single family residence with a shed.

**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): Estela Barajas- Antolin Barajas- Armando Barajas

SIGNATURE(S): Estela Barajas Antolin Barajas  
Armando Barajas

YOUR TAX PARCEL NUMBER: 40137017 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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# Rezoning Docket Z-20-04 (Seal)



**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

Sub lot OK

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**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

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(Attach additional sheets, if necessary)

PRINT NAME(S):

Rosemary DeGroat

SIGNATURE(S):

Rosemary DeGroat

YOUR TAX PARCEL NUMBER: 40137247 (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 4 p.m. on Friday, April 3, 2020, to be included in the staff report to the Commission. 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 email comments to Dan Coxworth at [dcoxworth@cochise.az.gov](mailto:dcoxworth@cochise.az.gov). Comments received after the April 3 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 3, 2020, for the Planning and Zoning Commission and April 21, 2020, 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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## Rezoning Docket Z-20-04 (Seal)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

*I would prefer that the area around my property remain zoned as residential.*

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(Attach additional sheets, if necessary)

PRINT NAME(S):

*Doris F. Chisler*

SIGNATURE(S):

*Doris F. Chisler*

YOUR TAX PARCEL NUMBER: 401-37-178 (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 4 p.m. on Friday, April 3, 2020, to be included in the staff report to the Commission. 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 email comments to Dan Coxworth at [dcoxworth@cochise.az.gov](mailto:dcoxworth@cochise.az.gov). Comments received after the April 3 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 3, 2020, for the Planning and Zoning Commission and April 21, 2020, 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  
Development  
Services  
MAR 20 2020

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

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**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

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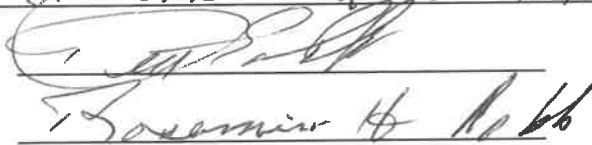
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(Attach additional sheets, if necessary)

PRINT NAME(S):

Dewitt E. Cobb Rosamund H. Cobb

SIGNATURE(S):



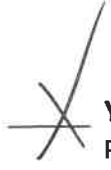
YOUR TAX PARCEL NUMBER: 4013723500 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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 4 p.m. on Friday, April 3, 2020, to be included in the staff report to the Commission. 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 email comments to Dan Coxworth at [dcoxworth@cochise.az.gov](mailto:dcoxworth@cochise.az.gov). Comments received after the April 3 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 3, 2020, for the Planning and Zoning Commission and April 21, 2020, 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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MAR 19 2020  
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**YES, I SUPPORT THIS REQUEST**  
Please state your reasons:

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

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(Attach additional sheets, if necessary)

PRINT NAME(S): Cliffon Thompson Lori Thompson

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: 20505696, 20608116, 40137141 (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 4 p.m. on Friday, April 3, 2020, to be included in the staff report to the Commission. 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 email comments to Dan Coxworth at [dcoxworth@cochise.az.gov](mailto:dcoxworth@cochise.az.gov). Comments received after the April 3 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 3, 2020, for the Planning and Zoning Commission and April 21, 2020, 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: Dan Coxworth, Director  
Cochise County Planning Department  
1415 Melody Lane, Building F  
Bisbee, AZ 85603

# Rezoning Docket Z-20-04 (Seal)

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

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**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

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(Attach additional sheets, if necessary)

PRINT NAME(S):

OK SUN RICHARDSON

SIGNATURE(S):

OK Sun Richardson

YOUR TAX PARCEL NUMBER: \_\_\_\_\_ (the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO: Dan Coxworth, Director  
Cochise County Planning Department  
1415 Melody Lane, Building F  
Bisbee, AZ 85603

## Rezoning Docket Z-20-04 (Seal)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

I WOULD LIKE TO KEEP THE PRESENT ZONING IN TRACT. I THINK IT MAKES MORE SENSE FOR A DEVELOPER TO COME IN WITH TRACT HOMES.

(Attach additional sheets, if necessary)

PRINT NAME(S): RONALD BRINCHURST

SIGNATURE(S): \_\_\_\_\_

401-37-48602, 401-37-48705

YOUR TAX PARCEL NUMBER: 401-37-48808 (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 4 p.m. on Friday, April 3, 2020, to be included in the staff report to the Commission. 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 email comments to Dan Coxworth at [dcoxworth@cochise.az.gov](mailto:dcoxworth@cochise.az.gov). Comments received after the April 3 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 3, 2020, for the Planning and Zoning Commission and April 21, 2020, 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 F  
Bisbee, AZ 85603