



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: RUPINDER PANESAR

2. Mailing Address: 25419 111th Ave SE

KENT WA 98030
City State Zip Code

3. Telephone Number of Applicant: 206-240-4491

4. Telephone Number of Contact Person if Different: Om PARKASH (Agent)

5. Email Address: Omp8@yahoo.com

6. Assessor's Tax Parcel Number: 407-34-037 (Can be obtained from your County property tax statement)

7. Applicant is (check one):

- Sole owner: NO - see Attached addendum
- Joint Owner: _____ (See number 8)
- Designated Agent of Owner: _____

▪ If not one of the above, explain interest in rezoning: Buyer, mutual contract

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): Individual/Buyer

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: Rural

14. Indicate proposed Zoning District for Property: Heavy Industrial

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: _____ (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: - NO -

18. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. Please attach a site plan: Truck Stop, Grocery, Gas retail, RV parking.

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

- 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?

Traffic Entering from US Hwy-191

21. What off-site improvements are proposed for streets or easements used by traffic that will be generated by this rezoning? Signage of Business, Ingress and egress

22. How many driveway cuts do you propose to the streets or easements used by traffic that will be generated by this rezoning? 2 (In and out)

23. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	well, need to install	After Rezoning Approval
Sewer/Septic	Septic, need to install	"AS SAME"
Electricity	→ Available	"AS SAME"
Natural Gas	propane (need to install)	"AS SAME"
Telephone	Available	"AS SAME"
Fire Protection	As per district ruling	"AS 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).

I am in transport business over 10 years, I would like to open truck stop on this location, there is no truck stop nearby us Hwy-191 in Douglas city and adjoining area.

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: [Signature] 2/28/20

Date: 03/18/2020 (submitting)

PROPOSED PARCEL # 407-34-037

FOR REZONING - HEAVY INDUSTRIAL (HI)

DOUGLAS-AZ

Sketch Details

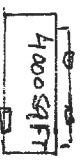


SHAPE OF PARCEL

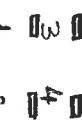
← US HWY#191 → HWY-191



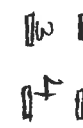
TRUCKS PARKING AREA



C-STORE WITH SHOWERS & TOILETS



Fueling Dispensers for CARS



Fueling Dispensers for TRUCKS



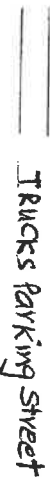
INGRESS



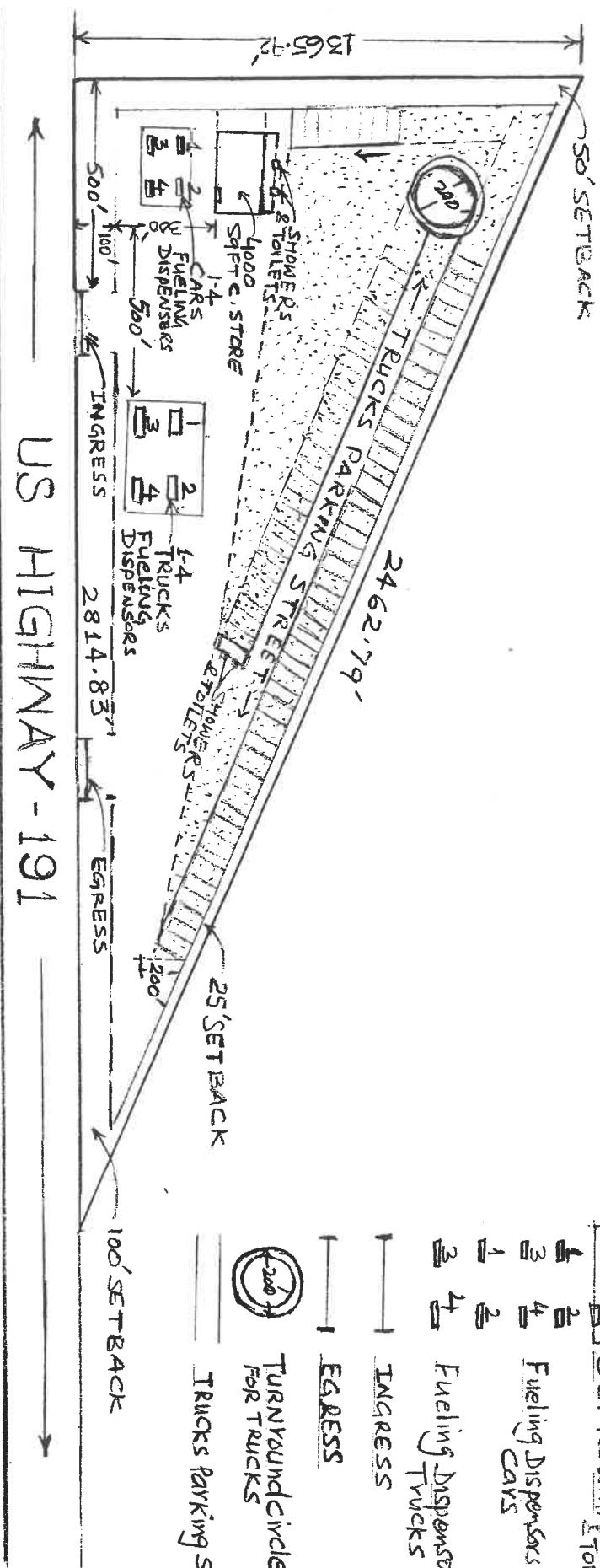
EGRESS



TURNAROUND CIRCLE FOR TRUCKS



TRUCKS PARKING STREET



From: Rupinder Panesar,

25419 111th Ave SE

Kent WA 98030

To: Cochise County Community Development,

1415 Melody Lane, Building E

Bisbee, AZ 85603

Subject: For Rezoing to Heavy Industrial (HI) of Parcel # 407-34-037 .

Respected Planning Supervisor, Planner-2, and Admin Staff,

I am Rupinder Panesar, got this parcel under contract for buying from seller of 483, LLC, which is expected to close at escrow as July 6, 2020. I got permission from seller 483, LLC,(Addendum Attached) to submit application for rezoing this parcel to Heavy Industrial-HI.


The purpose of my buying this parcel adjoining to Hwy-191 is to start my own business as Truck Stop, Which provide Gas retail, Grocery, parking, rest room facility to truckers, (pl see the Attached Site plan). This project may develop within 2-3 years and may be estimated cost us between \$1.5 to 3.5 million.

This opportunity will generate employment for the people living around and better customers services to the local community, cars and truck drivers to stop by and get their needful items and retail gas at reasonable price.

I am requesting to all Cochise county community development officers, planners and admn. staff, to make my site plan approved and make community growth.

I authorized my Broker/Agent Mr. Om Parkash, to discuss, receive emails, pays dues, and attend all meetings on my behalf with Cochise county in this regarrds.

With Best Regards, Thanks a lot,

 2/28/20
(Rupinder Panesar) Ph: 253 880 7878

Email: Rup2006@hotmail.com

My Broker/Agent's Om Parkash, Phone : 206 240 4491

Email: omp8@yahoo.com

From

Rupinder Panesar, (Business Name: TRUCK STOP)

March 26, 2020

Dear Friends and Neighbors,

My name is Rupinder Panesar and I represent Business-AS ,TRUCK STOP, (Retail Grocery, Gas and Truck Parkings), For the local community and betterment of the arund area. We have are looking to establish a new business at Parcel # 407-34-037 (adjoining Hwy-191) to Heavy Industrial (HI) rezoing. I am in trucking business experience about 10 years.

Our Project will include :

-Building about 4000 sqft for convenient store, with rest rooms facilities

-Expected to hire about 8-12 employees

-About 40-85 parking for truckers.

The County requires us to go through the zoning process of acquiring a special use authorization. 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 obections 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 though 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 as below:



Rupinder Panesar,

25419 111th Ave SE

Kent WA 98030

Ph: 206 880 7878, & 206 240 4491

Email: Rup2006@hotmail.com, & Omp8@yahoo.com

483 LLC
16245 N 32ND WAY
PHOENIX AZ 85032

ZAMORA ALFREDO
PO BOX 531
ELFRIDA AZ 85610

CALHOUN GORDON
2515 E 12TH ST
DOUGLAS AZ 85607

ZAMORA ALFREDO G & SABRINA J
PO BOX 531
ELFRIDA AZ 85610

DURAZO JOSE LUIS
1713 PICO ALTO
EL PASO TX 79935

FISHER EDWARD M
5815 N HASS RD.
DOUGLAS AZ 85607

FLORES MANUEL EUGENIO
PO BOX 4004
DOUGLAS AZ 85608

FORTUNE JOHN C & FLORINDA A
6246 S DARK WATER WAY
TUCSON AZ 85706

GRIFFIN GWENDOLYN GAY REVOCATED
PO BOX 5007
TUCSON AZ 85703

KIMBRO KERRY & KELLY V GLENN-KIMBRO
PO BOX 1195
DOUGLAS AZ 85608

KT CATTLE INC
PO BOX 6307
AMADO AZ 85645

LANDMARK TITLE ASSURANCE AGENCY
PO BOX 1655
SOUTH BEND IN 46634

40734037

Cochise Assessor Parcel # 407-34-037



Property Information

Property Owner 483 LLC
Property Address , AZ
 Cochise County
Tax Mailing Address 483 LLC
 2425 E Mescal St
 Phoenix, AZ 85028-2532
Property Type (4710) RANCH PROP
Legal Class (02-0R) AG/VAC
 LAND/NON-PROF, REAL
 PROP & IMPS
Lot/Block/Tract 27/23/0

Area Information

Subdivision
Section/Town/Range 15/23/27
Census Tract 000600
Census Block 1258
Latitude 31.4285707128667
Longitude -109.560462840435
Tax Area 2700
School Districts Douglas Unified District#27

Plat Map View Plat Map PDF

Legal Description

Abbr. Legal Description N/A

Full Legal Description

POR OF NE & N2SE BY M&B BEG S4 COR SEC 15 & 22
 N1320.48' TO POB N2307.89' TO W BNDRY OF US HWY 666
 S30DEG 32MIN E724.92' TO W BNDRY OF HWY S28DEG
 41MIN E ALNG W BNDRY OF HWY 1922.48' N89DEG
 52MINW1296.35' TO BEG SEC 15 23 27 34.34AC

Land Areas

Lot
 Size: 34.34 acres / 1,495,850 sqft

No Structure Information:

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
10/18/2007	483 LLC	CALHOUN FAMILY TRUST	\$668,380	\$0	\$433,147	Grant Deed			2007-33826

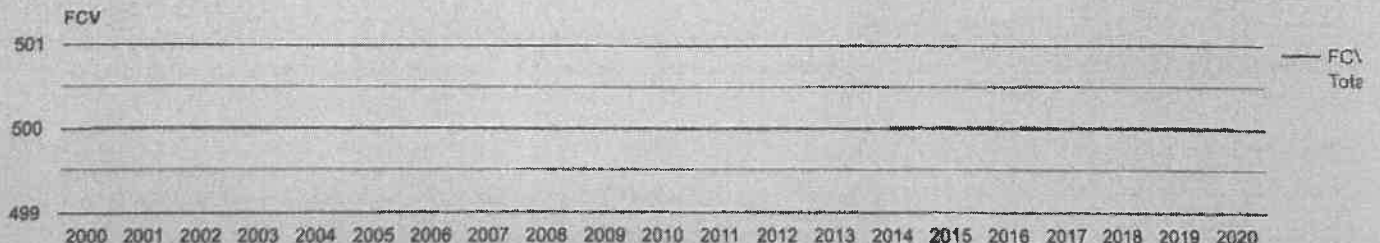
Loan History

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
10/18/2007	483 LLC	CALHOUN FAMILY TRUST	\$433,147		2007-33827

Tax Assessment History

Full Cash Value (FCV) Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)

	2016 Final	2017 Final	2018 Final	2019 Final	2020 Prelim
FCV Improvement	\$0	\$0	\$0	\$0	\$0
FCV Land	\$500	\$500	\$500	\$500	\$500
FCV Total	\$500	\$500	\$500	\$500	\$500
FCV YoY Change	0%	0%	0%	0%	0%
Assessed FCV	\$0	\$0	\$0	\$0	\$0
LPV Total	\$500	\$500	\$500	\$500	\$500
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$11	\$11	\$11	\$10	\$0



AR



Print | Close Window

Subject: RE: [FWD: Rezoning Application for Heavy Industrial]
 From: "Kirschmann, Robert" <RKirschmann@cochise.az.gov>
 Date: Tue, Mar 17, 2020 11:08 am
 To: "omp8@yahoo.com" <omp8@yahoo.com>
 Cc: "mollie@anderson-realty.com" <mollie@anderson-realty.com>
 Attach: Image002.png

Good morning,

Please note that email address was spelled incorrectly on your original email to me.

1. The Fee is \$500, plus \$15 per acre. The site is 39 acres so (39x15= \$585) = \$1,085. Please make the check out to Cochise County Treasurer or CCT.
2. Items #7-9 can be handled by providing written, notarized authorization by the current owner, granting you permission to apply for the rezoning.

Please let me know if you have any other questions.

Best regards,

Robert Kirschmann
 Planner II
 Cochise County Community Development
 Development Services Department
 1415 Melody Lane, Building E
 Bisbee, AZ 85603
 520-432-9248
 520-432-9278 fax



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

From: mollie@anderson-realty.com <mollie@anderson-realty.com>
 Sent: Tuesday, March 17, 2020 10:42 AM
 To: Kirschmann, Robert <RKirschmann@cochise.az.gov>
 Subject: [FWD: Rezoning Application for Heavy Industrial]

CAUTION: EXTERNAL EMAIL*

Mollie Anderson, REALTOR
 Exp. Star Realty, Inc.
 9034 N. 23rd Avenue Suite #14

[Print](#) | [Close Window](#)**Subject:** RE-ZONING CLASSIFICATION**From:** "Romero, Shannon" <SRomero@cochise.az.gov>**Date:** Tue, Mar 17, 2020 12:40 pm**To:** "MOLLIE@ANDERSON-REALTY.COM" <MOLLIE@ANDERSON-REALTY.COM>**Attach:** Image001.png

AR



This email is in reference to an earlier conversation we had on the phone regarding how soon a change in rezoning would change the value or the assessment ratio of a property being sold.

The classification for a property that is vacant with any zoning classification whether residential, commercial or heavy industrial all remain at legal class 2 with a 15% assessment ratio. This will only change once an improvement has been added to the property. The zoning classification will not change the assessment ratio if the property remains vacant.

Once an improvement has been added then the appraiser will determine use and the assessment ratio will be as follows:

Commercial	18%
Residential	10%

If you have any other questions please feel free to contact me.

Shannon Romero
*Office Manager/
Technical Support Administrator*



Cochise County Assessor's Office
(520) 432-8650

ADDENDUM 1

Document updated
June 1993



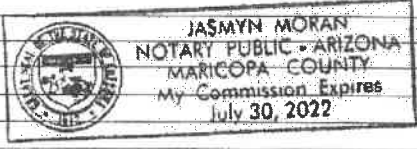
The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



1. This is an addendum originated by the: Seller Buyer Landlord Tenant.
2. This is an addendum to the Contract dated 03/17/2020 MO/DA/YR between the following Parties:
3. Seller/Landlord: 483, LLC
4. Buyer/Tenant: Rupinder Panesar
5. Premises: 00XX Haas Road, Douglas, AZ 85607
6. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises:
7. **THIS ADDENDUM SHALL SERVE AS THE SELLERS LETTER OF AUTHORIZATION FOR BUYER TO APPLY FOR HI (HEAVY INDUSTRIAL) ZONING**
- 8.
9. Page 5 of 10 Section 6. DUE DILIGENCE Lines-195-212 Shall include Seller's permission to allow Buyer(s) to apply for HI (Heavy Industrial) zoning on one parcel only, at Buyer's expense. Parcel identified as parcel number 407-34-037. Buyer(s) shall keep the property free and clear of liens, shall indemnify and hold Seller harmless from all liability, claims, demands, damages, and costs, and shall repair all damages arising from the inspection, if any.
- 10.
- 11.
- 12.
- 13.
14. Page 1 of 10 Section 1c. Line 10. Shall be amended to read, \$10,000.00. Buyer shall deposit the remaining, \$5,000.00 into escrow immediately after the city planning meeting of May 13, 2020 and before the plans are sent to the Board of Supervisors meeting for final approval, for a total of \$10,000.00. In the event of a delay by city or county officials only, the dates shall be adjusted accordingly and agreed to by both the Buyer and Seller.
- 15.
- 16.
- 17.
- 18.
19. Buyer agrees to submit the zoning application in a timely manner and before March 27, 2020 to meet the time schedule of the city planners meetings to be held on May 13, 2020. Upon the approval of the city planners May 12, 2020 the application will be sent to final Board of Supervisors for final approval. Both Buyer and Seller understand that the Board of Supervisors final meeting may take three to four weeks for final approval.
- 20.
- 21.
- 22.
- 23.
24. Upon the Buyer(s) obtaining final approval for HI (Heavy Industrial) zoning on parcel 407-34-037 Buyer(s) down payment and earnest money in the amount of \$10,000.00 will become non-refundable and forfeited for any reason whatsoever, except Seller's default.
- 25.
26. All other terms and conditions to remain the same.
- 27.
- 28.

29. EXECUTED this 18 day of March 2020

30.
31. Angela Rodriguez
32. Angela Rodriguez, Managing Member



33. Jasmyn Moran
34. Notary Public
35. My Commission Expires: July 30, 2022

42. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.
43. Angela Rodriguez 3-18-2020
44. Seller Buyer MO/DA/YR Seller Buyer MO/DA/YR
45. Landlord Tenant Landlord Tenant
46. JP 3/18/20
47. Seller Buyer MO/DA/YR Seller Buyer MO/DA/YR
48. Landlord Tenant Landlord Tenant

49. **For Broker Use Only:**
 Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
MO/DA/YR

