



**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: Lisa & Michael W. Carroll

2. Mailing Address: 2160 E Fry Blvd. Ste C5-416

Sierra Vista, AZ 85635  
 City State Zip Code

3. Telephone Number of Applicant: 619-813-2726

4. Telephone Number of Contact Person if Different: \_\_\_\_\_

5. Email Address: yumalisa@hotmail.com

6. Assessor's Tax Parcel Number: 106 - 15 - 045 B (Can be obtained from your County property tax statement)

7. Applicant is (check one):  
 106 - 15 - 045 C  
 106 - 15 - 045 D  
 106 - 15 - 045 E  
 106 - 15 - 045 F

- 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  
 planninandzoning@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: \_\_\_\_\_ (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: NONE

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18. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. Please attach a site plan: SINGLE FAMILY HOME (1)

BARN AND STABLE STRUCTURES FOR HORSES.

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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?

oak and kc Williams

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	WELL	
Sewer/Septic	SEPTIC	
Electricity	LIBERTY UTILITIES/SOLAR	
Natural Gas	PROPANE	
Telephone	NONE	
Fire Protection	FRY FIRE DISTRICT	

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).

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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: Lisa Small Michael Carroll

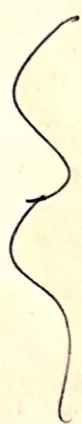
Date: 5-27-2020

**OF PROPERTY OWNERS WITHIN THE PROPOSED ZONING DISTRICT**

This form is to be completed if there is more than one property owner and more than one parcel within the proposed zoning district.

I, the undersigned owner of record of property which lies within the area of the proposed rezoning set forth in the attached application, do hereby consent to the proposed change of zoning district boundary or reclassification of the property(ies) sought for rezoning. I do hereby certify and declare that I was afforded an opportunity to read the full and complete application prior to affixing by signature hereon.

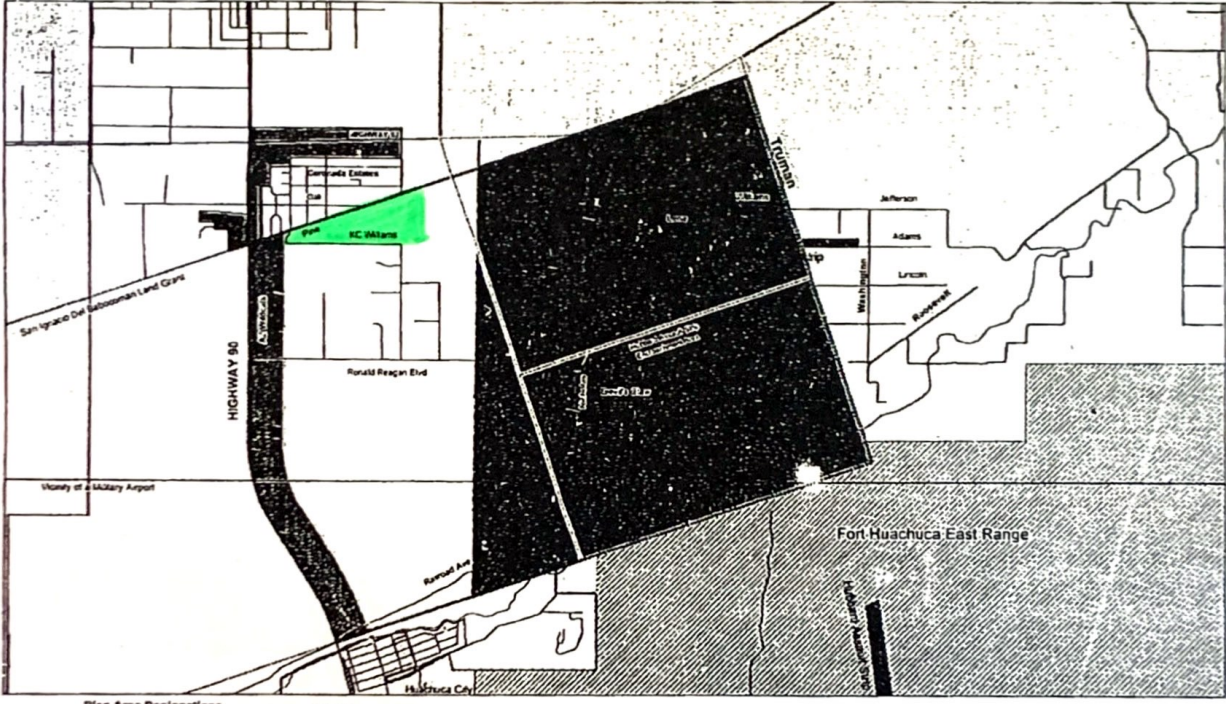
Parcel Number	Owner of Record, Printed Name & Address	Signature	Date
106-15-045 B	Lisa Carroll & Michael W Carroll 2160 East Fry Blvd	<i>Lisa Carroll</i>	5-27-2020
106-15-045 C	Ste C5-416	<i>Michael Carroll</i>	5-27-2020
106-15-045 D	Sierra Vista, AZ 85635	" "	" "
106-15-045 E	" "	" "	" "
106-15-045 F	" "	" "	" "



(Attach separate pages if necessary)

Rezoning Application Evaluation Criteria

Section 2208.03.B. of the Cochise County Zoning Regulations provides fifteen (15) rezoning evaluation



050935785

- Plan Area Designations**
- Enterprise
  - Low Density Residential
  - Rural Residential
- Surrounding Area Designations**
- Rural
  - Developing
  - Neighborhood Conservation
  - Enterprise
- Other Designations**
- Plan Area Boundary
  - Incorporated City
  - Fort Huachuca
  - Category B Growth Area Boundary
  - Watercourse

**Babocomari Plan Area  
Adopted 9/6/2005**





ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP  
(Deed)

Lisa Carroll and Michael W. Carroll, wife and husband, each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says:

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated January 13, 2020, and executed by Whetstone Survivors LLC, an Arizona Limited Liability company, as Grantors, to Lisa Carroll and Michael W. Carroll, wife and husband, as Grantees, and which conveys certain premises described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named therein, not as Tenants in Common nor as a Community Property Estate nor as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

DATED: January 13, 2020

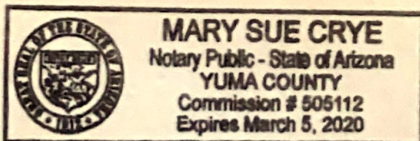
*Lisa Carroll*  
\_\_\_\_\_  
Lisa Carroll

*Michael W. Carroll*  
\_\_\_\_\_  
Michael W. Carroll

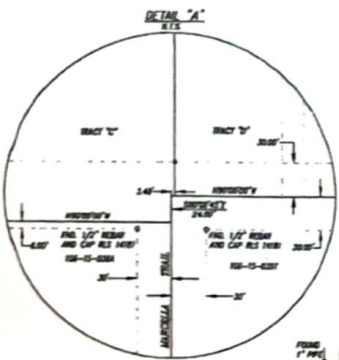
State of Arizona }  
County of *Yuma* } ss.  
~~Coconino~~ }  
*Yuma*

The foregoing instrument was acknowledged before me this 16th day of January, 2020, by Lisa Carroll and Michael W. Carroll.

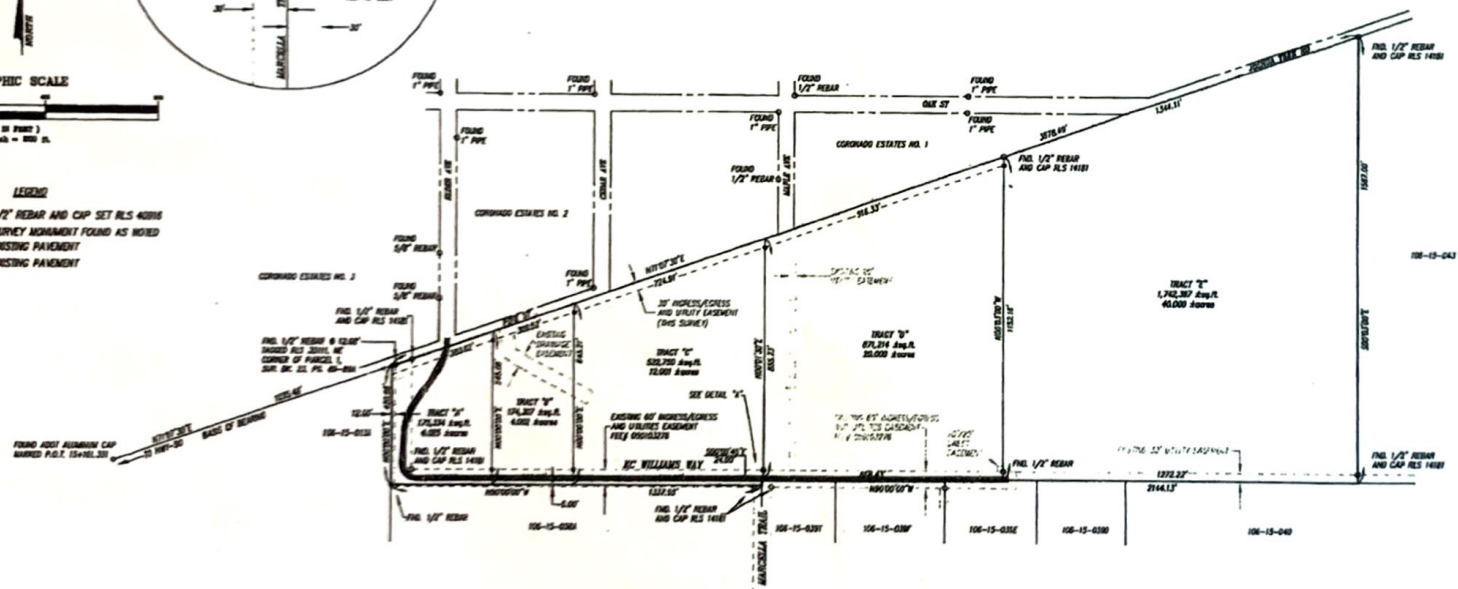
*Mary Sue Crye*  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: 3/5/2020



RECORD OF SURVEY AND DIVISION  
OF A PORTION OF PARCELS 1 & 2  
SAN IGNACIO DEL BABOCOMARI PRIVATE LAND GRANT  
TOWNSHIP 20 SOUTH, RANGE 20 EAST  
GILA AND SALT RIVER MERIDIAN  
COCHISE COUNTY, ARIZONA



- LEGEND**
- 1/2" REBAR AND CAP SET RLS 4000
  - SURVEY MONUMENT FOUND AS NOTED
  - X — X — EXISTING PAVEMENT



**EASEMENT DESIGNATION**

WHETSTONE FINANCIAL GROUP LLC, an Arizona limited liability company, hereby dedicates the easement, shown and clearly marked on the map for the transmission use and benefit of the present and future owners, their parties, heirs and successors without the need of further grant to the use of the easement in favor of the tracts are located in the San Ignacio del Babocomari Private Land Grant, Township 20 South, Range 20 East of the Gila and Salt River Meridian, Cochise County, Arizona.

WHETSTONE FINANCIAL GROUP LLC, an Arizona limited liability company

By: *[Signature]*  
The *[Signature]*, as Attorney-in-Fact

State of Arizona  
County of Cochise

Witness my hand and official seal on this 1st day of February, 2011 by the County Clerk of Cochise County, Arizona.

By: *[Signature]*  
Notary Public

**BASIS OF BEARING:**

BEARINGS BASED ON THE NORTH LINE OF THE SAN IGNACIO DEL BABOCOMARI PRIVATE LAND GRANT, TOWNSHIP 20 SOUTH, RANGE 20 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, BETWEEN A FOUND ADJUST ALUMINUM CAP BARRIED P.O.T. 25411.33 AND A FOUND 1/2" REBAR TAPPED RLS 3001 AT THE NE CORNER OF PARCEL 1 AS SHOWN ON A RECORD OF SURVEY RECORDED IN SURVEY BOOK 23 AT PAGES 80 AND 81A AT THE COCHISE COUNTY RECORDER'S OFFICE, COCHISE COUNTY, ARIZONA, BEARING BEING N107°21'.

**SOURCE DOCUMENTS:**

DEED FOR THE SUBJECT PARCELS AS RECORDED IN THE COCHISE COUNTY RECORDER'S OFFICE AT THE FOLLOWING: OLD PLAT AND REVISED METEOROLOGICAL PLAT, RECORD OF SURVEY AND DEEDS OF RECORD INCLUDING RECORDS OF SURVEYS RECORDED IN SUR. BOOK 21, PAGE 80-81A AND SUR. BOOK 21, PAGE 23.

**ACREAGE SUMMARY:**

TRACT "A" = 4,023 SQUARE FEET  
TRACT "B" = 4,023 SQUARE FEET  
TRACT "C" = 4,023 SQUARE FEET  
TRACT "D" = 4,023 SQUARE FEET  
TRACT "E" = 4,023 SQUARE FEET  
TRACT "F" = 4,023 SQUARE FEET  
TRACT "G" = 4,023 SQUARE FEET  
TRACT "H" = 4,023 SQUARE FEET  
TRACT "I" = 4,023 SQUARE FEET  
TRACT "J" = 4,023 SQUARE FEET  
TRACT "K" = 4,023 SQUARE FEET  
TRACT "L" = 4,023 SQUARE FEET  
TRACT "M" = 4,023 SQUARE FEET  
TRACT "N" = 4,023 SQUARE FEET  
TRACT "O" = 4,023 SQUARE FEET  
TRACT "P" = 4,023 SQUARE FEET  
TRACT "Q" = 4,023 SQUARE FEET  
TRACT "R" = 4,023 SQUARE FEET  
TRACT "S" = 4,023 SQUARE FEET  
TRACT "T" = 4,023 SQUARE FEET  
TRACT "U" = 4,023 SQUARE FEET  
TRACT "V" = 4,023 SQUARE FEET  
TRACT "W" = 4,023 SQUARE FEET  
TRACT "X" = 4,023 SQUARE FEET  
TRACT "Y" = 4,023 SQUARE FEET  
TRACT "Z" = 4,023 SQUARE FEET

**CERTIFICATION:**

I HEREBY CERTIFY THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT THE PROPERTY CORNERS AND BOUNDARIES SHOWN ARE AS SHOWN HEREON.

*[Signature]*  
COURT CLERK  
COCHISE COUNTY, ARIZONA  
OFFICE 01/26/2011

**RECORDING DATA**

STATE OF ARIZONA  
COUNTY OF COCHISE

FILED FOR RECORD AT THE REQUEST OF ACCURATE LAND SURVEYING, LLC ON THIS 11th DAY OF FEBRUARY, 2011, IN BOOK 46, OF MAPS AND SURVEYS AT PAGE 72.

WITNESS MY HAND AND OFFICIAL SEAL OF THE DAY AND YEAR ABOVE WRITTEN.

*[Signature]*  
COCHISE COUNTY RECORDER

FILED \_\_\_\_\_ PAGE \_\_\_\_\_

BOOK \_\_\_\_\_

ACCURATE LAND SURVEYING, LLC  
1000 N. GILBERT AVENUE, SUITE 100  
TULSA, OKLAHOMA 74104  
(918) 438-7711

REVISIONS

SCALE 1"=200'  
DRAWN JBR  
DESIGNED JBR  
CHECKED JBR  
JBR NO. 11-0278

PAGE ESTIMATES SHEETS

Page  
1  
Of  
1

SEC

TN 20

RG 20

BOOK 106

MAP 15 2/14

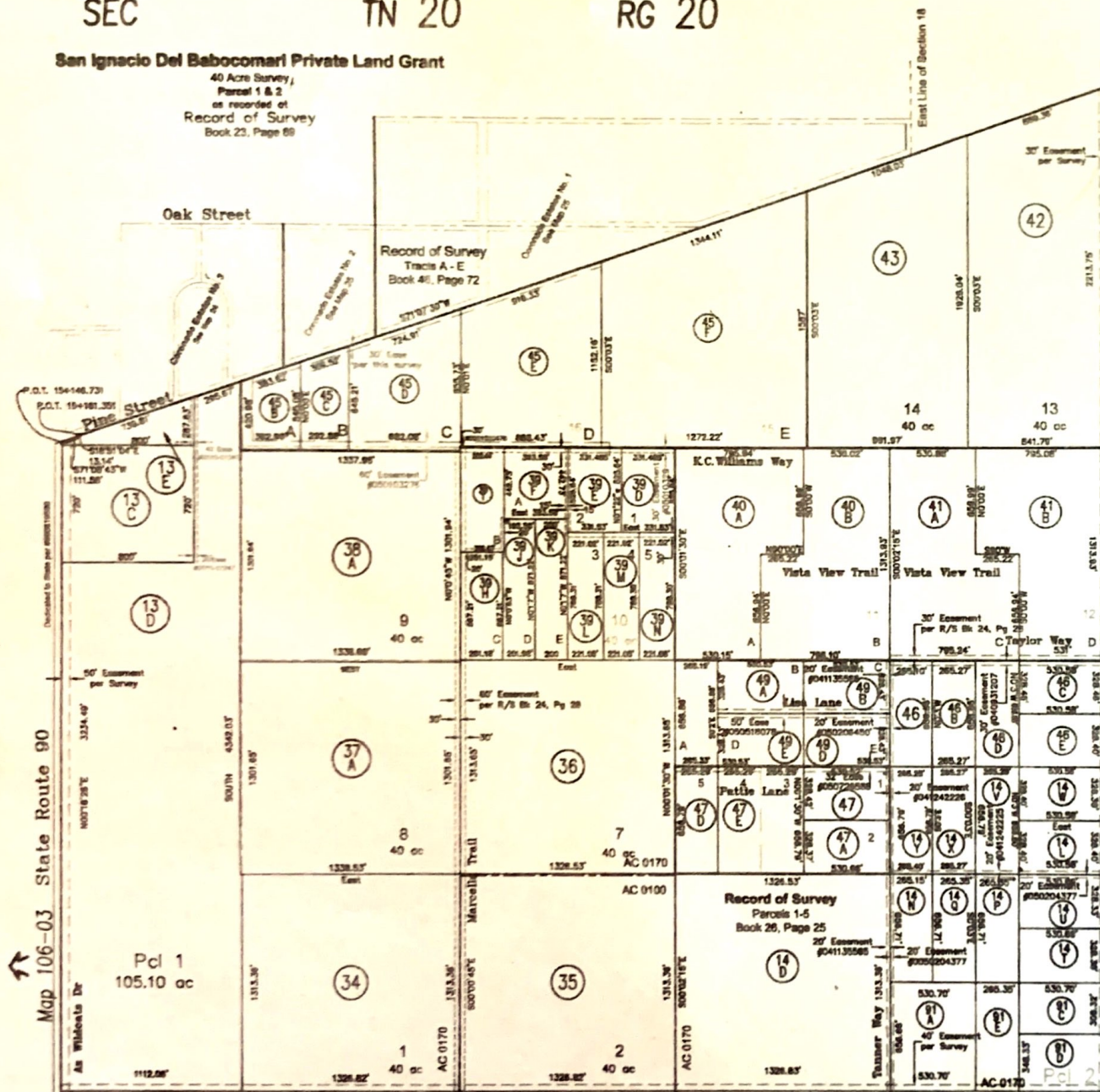
AREA CODE 0100/0170

San Ignacio Del Babocomari Private Land Grant

40 Acre Survey,  
Parcel 1 & 2  
as recorded at  
Record of Survey  
Book 23, Page 88

Township Map 106-15 Pg 1

Key Map 106-15 Pg 1



Map 106-03 State Route 90

AC 0100

Notes:

1. S22W1/4 of Pcl 2 Record of Survey Book 26, Page 25 Pcls 1-6
2. W2 Lot 10 of Pcl 2 Record of Survey Book 27, Page 4 Pcls A-E (internal easements dedicated per this survey)
3. E2 Lot 10 of Pcl 2 Record of Survey Book 27, Page 5 Pcls 1-6 (internal easements dedicated per this survey)
4. N2W1/4 of Pcl 2 per R/S Book 27, Page 7 Pcls A-E

Pcl 3  
106-15  
Page 3

Pcl 4  
106-15  
Page 3

Record of Survey  
Tracts A - D  
Book 46, Page 88

San Ignacio Del Babocomari Private Land Grant

Resubdivision of Parcel 2  
of Book 23, Page 88  
40 Acre Survey  
Lots 1, 2 & 7 - 16  
as recorded at  
Record of Survey  
Book 24, Page 28

Zuni Drive

Valley View Trail



Pcl 12  
106-15  
Page 6

SCALE 1" = 600'

Cochise County Assessor  
This map created as a working record  
and does not constitute a survey

COCHISE COUNTY

Creation Date: 10/19/2004  
Revision Date: 05/16/08