



# Cochise County

Development Services  
Planning Division

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

## APPLICATION FOR A ZONING AMENDMENT: REZONING

Applicant's Name: Valerie Simon

Name of All Property Owner(s): Valerie Simon

Applicant Mailing Address:

7855 97th Court, Vero Beach, FL 32967

Street #                                      Town                                      State                                      Zip code

Subject Property Address (if different than mailing address):

0000 KC Williams Dr, Huachuca City, AZ 85616

Street #                                      Town                                      State                                      Zip code

Email Address: val\_simon8@yahoo.com

Phone Number: 772-913-0365

Tax Parcel Number: 106-15-020G

Current Zoning Designation: RU-2

Proposed Zoning Designation: RU-4

Comprehensive Plan Land Use Category/Growth Area: Category D Rural Residential

Comprehensive Plan Land Use Designation: Private/Residential

Area Plan Designation (if applicable): Babocomari Plan Area Low Density Residential

Is more than one parcel included in this request? (Select one)  Yes  No

If more than one property owner is involved, all property owners must sign the attached consent signature form.

Are you applying for more than one zoning district on a single parcel?  Yes  No

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.

Describe your relationship to this application. (Select one)

I am the property owner

I am an authorized agent for the property owner

If the applicant is not the property owner, please attach a notarized letter of authorization to this application.

### **The Purpose of Re-Zoning**

The purpose of zoning is to guide the development of land in accordance with the County's Comprehensive Plan, and to promote the public health, safety and general welfare of the County's residents. Zoning districts specify permitted land uses, minimum lot sizes, and certain site development standards such as setbacks and screening. Because Cochise County encompasses a large and diverse area, there are 34 individual zoning districts, ranging from rural and residential districts to business and industrial districts. When property is rezoned, all uses permitted within the new district can be permitted on the rezoned parcel.

### **What is the Process?**

1. Pre-application meeting with County planning staff.
2. Citizen Review Process – the applicant must send notice to all property owners within a radius of no less than 300 feet of the subject parcel(s), as shown on the most recent available records of the last property tax assessment. The County Zoning Inspector may expand the mailed notification area to greater than a 300-foot radius at time of application acceptance if there are compatibility concerns associated with the request. Note: this step is not required for rezonings to less intensive districts.
3. Application Submittal
4. Technical review by relevant internal staff and external agencies
5. Public Hearing – Planning and Zoning Commission (Recommendation to the Board of Supervisors)
6. Public Hearing – Board of Supervisors (Approval or Denial)

### **Required Submittals**

1. This application
2. Citizen Review Report
3. Land use/concept plan -drawn to scale showing the existing and proposed District boundaries and an accurate legal description of the area being petitioned for amendment. See our website for an example plan: <https://www.cochise.az.gov/development-services/rezoning>
4. Letter of Authorization (for authorized agents, if applicable)
5. Copy of survey with an associated legal description (if more than one zoning district is requested on a single parcel, if applicable)
6. Processing Fee

Please state the reason for this request and why it should be supported.

I'm planning to keep the 20 acre parcel intact for a single residence, and would like

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to avoid paying the additional fees associated with developing a parcel classified as RU-2.

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The RU-4 designation represents the original zoning of the Babocamari Area Plan and

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is consistent with the goal of limiting growth in this environmentally-sensitive area.

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Is this request consistent with all deed restrictions or private covenants in effect for this property?

Yes

No

Not applicable (no deed restrictions or covenants)

Describe all **existing** structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

No existing structures--vacant land

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Describe all **proposed** structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

Single family residence

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Which streets or easements will be used for traffic entering or exiting the property? (Please label on the accompanying plan)

KC Williams Lane

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What impact will this have on the traffic volume of roads serving this subject property?

Less impact (than splitting the parcel into a maximum of 10 2-acre parcels)

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How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

One driveway for future residence. There are currently no driveways.

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Will this rezoning encourage/result in the use of any residential street for through traffic to and from the proposed District? Note: this only applies to rezonings to GB, LI, or HI. Rezonings to any other district should select "not applicable."

Yes     No     Not applicable

Does the subject parcel have site access onto a major road?

Yes     No

Please indicate whether the subject property occurs within the following:

- Within the Sierra Vista Sub-Watershed Overlay Zone
- Within two miles of the San Pedro Riparian National Conservation Area
- Within one mile of the Babocomari River
- None of the Above

If the subject property is within one of the previously mentioned zones, are you interested in a voluntary retirement of development rights in exchange for a concomitant density increases elsewhere in the County?

Yes     No

Please describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your rezoning application has incorporated the feedback you received.

Not applicable since rezoning to a less intensive district

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Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well	well (to be installed)	
Sewer/Septic	septic system (to be installed)	
Electricity	Sulphur Springs Valley	
Natural Gas	NA	
Telephone	NA	
Fire Protection	Whetstone Fire District	
Waste Disposal	NA	

Can the subject parcel accommodate typical uses within the proposed zoning district in full compliance with all applicable site development standards? Explain.

Yes, this parcel can accommodate typical uses for RU-4 such as single and multiple

household dwellings in full compliance with all applicable site development standards

because it is 20 acres with ample room for development given the required setbacks, etc.

Will any adjacent parcels be reduced in size or altered in shape as a result of this amendment? If so, will they remain capable of reasonable future development in full compliance with the Zoning Regulations?

No

Is there a significant amount of nonconforming uses in the area currently? Will this amendment result in additional nonconforming lots or uses in the area?

No; no

Is the proposed zoning adjacent to, or near, other parcels with the same zoning designation? Explain.  
Yes. Most parcels in the Babocomari Ranch are zoned RU-4. Adjacent parcels are zoned  
RU-4, RU-2, or R-36.

Is the proposed zoning district more intense than the one in place currently? Please select one of the following statements:

- The proposed District is buffered by an intermediate District of sufficient size to provide a reasonable transition of intensity from the existing area.
- The proposed District is a reasonable extension of a similar density District within the area;
- The proposed District provides a transition between an existing less intense District and a more intensive District or an arterial street; or
- The proposed District is designed to provide adequate protection to the adjacent less intense development in the form of enhanced screening, landscaping, setbacks, large lot size, building orientation, or other design measures.
- Not applicable, this is not a request to a more intense zoning district.

Are there any areas of unstable soils, steep slopes, severe washes, floodplains on the subject parcel? If so, please indicate their location on the concept plan. Indicate how these areas will be protected from future development.

There is a wash that runs from west to east through the section of the property,  
and a wash to the north of the property. The location of any future residence, well, etc.  
will be in compliance with required setbacks of these washes.

Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

Yes  No

