



Cochise County Development Services

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INTEROFFICE MEMO

Date: May 25, 2022
To: Cochise County Board of Supervisors
From: Paul Esparza, Building Official
Subject: Docket S-03-02 Rancho Arizona Assurance Agreement Extension

This is the sixth request for an extension of the Assurance Agreement for the Rancho Arizona Subdivision. The subdivision consists of 48 lots zoned RU-4 which is located one-half mile west of Palominas Road and one-half mile south of Three Canyons Road in Hereford. The average lot size is 3.33 acres. At the time of Tentative Plat approval, a density bonus was automatically granted to anyone subdividing ten or more lots. The Final Plat and Assurance Agreement was approved by the BOS on June 13, 2006.

The Assurance Agreement under current consideration would expire on July 6, 2022, if not extended by Board action. The developer had delayed the start of construction on the subdivision improvements to coordinate with County staff on the relocation of the subdivision entrance road which now aligns with Boundary Road where it connects to Palominas Road. The developer has since chip sealed Boundary Road and Caballero Loop which serves the easternmost lots in the subdivision. Four lots have been released with building permits issued and construction underway.

This extension request is for Pioneer Title Agency, Inc. as Trustee under Trust Number 515034; and James W. Sandlin and Terry L. Russell and Cochise County as Beneficiaries of Trust Number 515034 to extend the Assurance Agreement to July 6, 2025.

Sample Motion:

Madame Chair, I move to approve extension of the Rancho Arizona Subdivision Assurance Agreement with Pioneer Title Agency, Inc. as Trustee under Trust Number 515034 to July 6, 2025.

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