



# Cochise County

Development Services  
Planning Division

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

## APPLICATION FOR A ZONING AMENDMENT: REZONING

Applicant's Name: Stone Canyon Ranch LLC

Name of All Property Owner(s): Stone Canyon Ranch, LLC

Applicant Mailing Address:

6809 S Hwy 83 Elgin, AZ 85611  
Street # Town State Zip code

Subject Property Address (if different than mailing address):

7563 S Hwy 83 Elgin, AZ 85611-9311  
Street # Town State Zip code

Email Address: rockyealey@hotmail.com

Phone Number: 208-582-4333

Tax Parcel Number: 105-28-006

Current Zoning Designation: RU 4

Proposed Zoning Designation: RU 2

Comprehensive Plan Land Use Category/Growth Area: \_\_\_\_\_

Comprehensive Plan Land Use Designation: \_\_\_\_\_

Area Plan Designation (if applicable): \_\_\_\_\_

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.

Highway 83 divides the 16.92 acres into two parcels, leaving about 3 acres on the East side of the highway, which is already a sub-standard parcel under the current RU4 zoning. The remaining land on the West side of the highway has several good homesites which could be better utilized under the RU2 zone. There are other existing RU2 zones between this parcel and Parker Lake.

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.

The portion on the east side of the hwy has a well, two small houses (about 840 sq ft each), and the remains of a larger building that was destroyed by fire

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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.

*no proposed structures at this time*

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

*Highway 83*

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

*a slight increase from the possible new homes*

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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.

no new driveways are proposed. There are currently  
two driveways from the highway - one on each side.

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. Rezoning 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 increase 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.

Other than government land, there is only one  
privately owned parcel of land within the 300'  
notification area.

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	property owners	one new well on W side
Sewer/Septic	existing septic on E. side	future home to install on W side
Electricity	None	solar
Natural Gas	None	bottle gas
Telephone	None	not needed
Fire Protection	Elgin/Canelo Voluntee Fire Dept	none
Waste Disposal	None	

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

yes

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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 effect on adjacent parcels

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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?

There is not a significant amount of nonconforming uses in the area. This zoning change will not result in any new nonconforming uses. In fact, it will reduce the existing nonconforming use by bringing the portion East of the highway into conformance.

Is the proposed zoning adjacent to, or near, other parcels with the same zoning designation? Explain.

it is near other parcels zoned RU2 between this parcel  
and Parker Lake

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.

A wash flows thru the parcel on the west side  
of the highway

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

The undersigned, do hereby file this application with the Cochise County Planning and Zoning Commission. 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.

Lynn Hansen  
Applicant Signature

3/25/22  
Date

The following form **must** be completed where there are multiple property owners or multiple parcels subject to the request.

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.

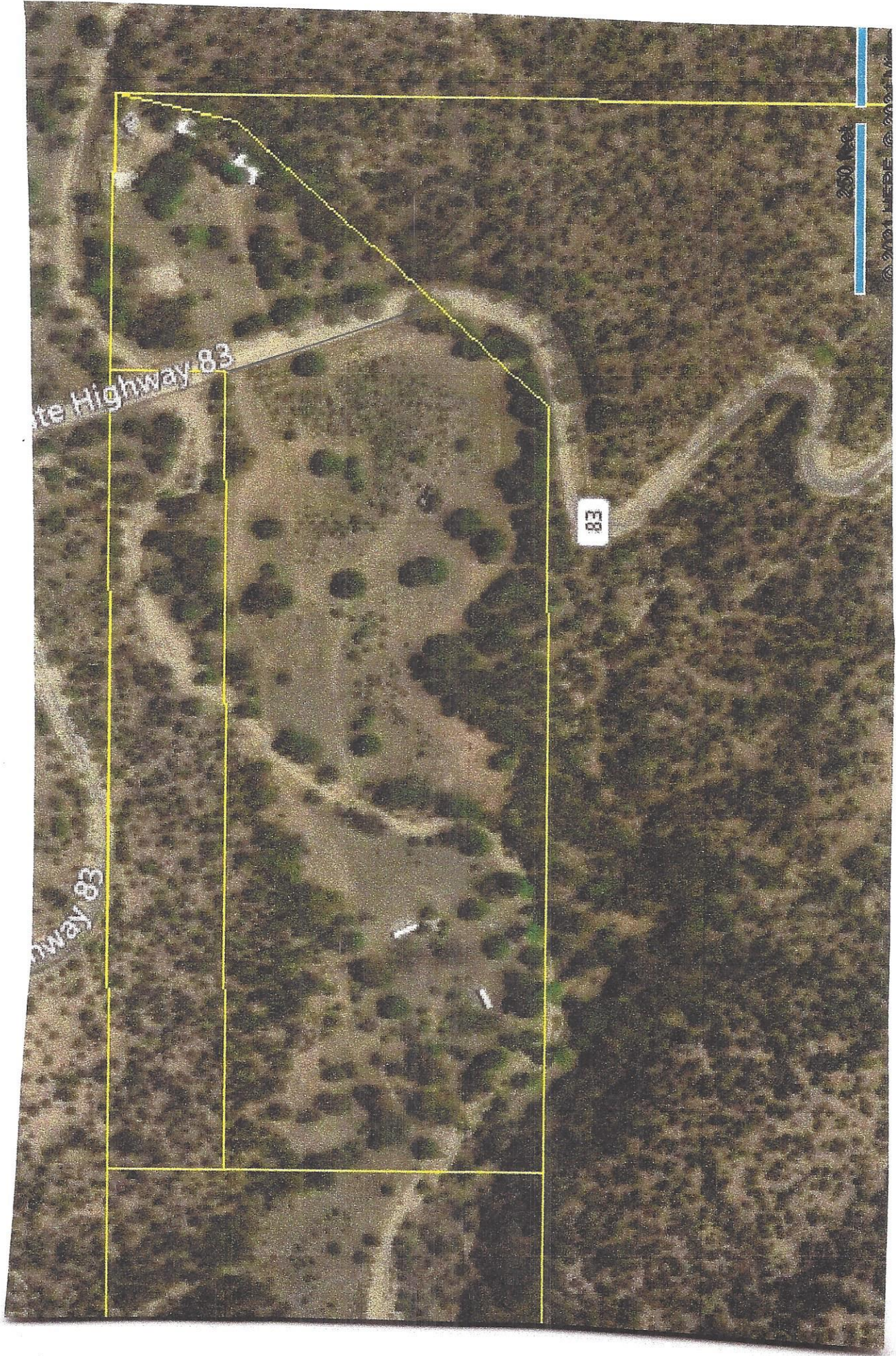
**Consent Signature Form**

Parcel Number	Owner of Record, Printed Name and Address	Signature	Date
105-28-007	Parsons Family Trust Wilbur R Parsons 2800 Oriole Dr Sierra Vista, AZ 85635-5434		3/25/22

UNABLE TO LOCATE THIS PERSON



N  
1" = 200'

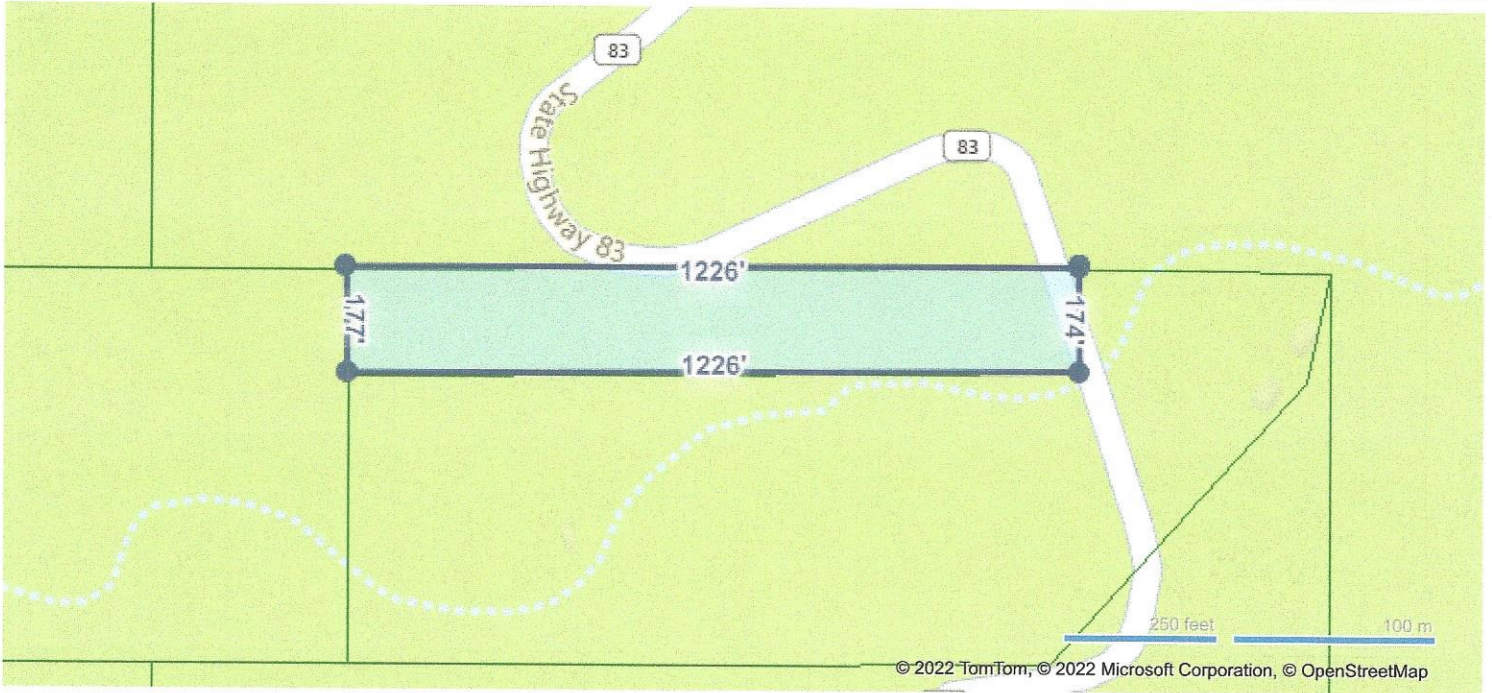


Highway 83

Highway 83

83

250 Feet



**LOCATION**

<b>Property Address</b>	No Address Available Hereford, AZ 85615
<b>Subdivision</b>	
<b>Carrier Route</b>	
<b>County</b>	Cochise County, AZ

**GENERAL PARCEL INFORMATION**

<b>Parcel ID/Tax ID</b>	105-28-007
<b>Township</b>	23S
<b>Range</b>	19E
<b>Section</b>	17
<b>2010 Census Trct/Blk</b>	21/3
<b>Assessor Roll Year</b>	2020

**PROPERTY SUMMARY**

<b>Property Type</b>	Open Space
<b>Land Use</b>	Vacant Land
<b>Improvement Type</b>	
<b>Square Feet</b>	

**CURRENT OWNER**

<b>Name</b>	Parsons Family Living Trust
<b>Mailing Address</b>	2800 Oriole Dr Sierra Vista, AZ 85635-5434

**SCHOOL INFORMATION**

These are the closest schools to the property

<b>Colonel Johnston Elementary School</b>	9.9 mi
Elementary: Pre K to 2	Distance
<b>General Myer Elementary School</b>	9.7 mi
Elementary: 3 to 5	Distance
<b>Colonel Smith Middle School</b>	10.3 mi
Middle: 6 to 8	Distance

**SALES HISTORY THROUGH 03/07/2022**

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
5/27/2005		Parsons Wilbur R		Joint Tenancy		50518/761
7/17/1987	\$22,000	Parsons Wilbur R		Joint Tenancy Deed		

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount
<b>Appraisal Year</b>	2020	<b>Assessment Year</b>	2020
<b>Appraised Land</b>	\$49,497	<b>Assessed Land</b>	\$7,425
<b>Appraised Improvements</b>		<b>Assessed Improvements</b>	