



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A ZONING AMENDMENT: REZONING

Applicant's Name: Diamond AR, LLC

Name of All Property Owner(s): Arthur W. Rivas

Applicant Mailing Address:

P.O. Box 549 Sierra Vista Arizona 85636

Street # Town State Zip code

Subject Property Address (if different than mailing address):

None yet

Street # Town State Zip code

Email Address: arivas@kwrconst.com

Phone Number: 520-249-0124

Tax Parcel Number: 10723030B

Current Zoning Designation: R-36

Proposed Zoning Designation: ~~GB~~ LI

Comprehensive Plan Land Use Category/Growth Area: A

Comprehensive Plan Land Use Designation: Developing

Area Plan Designation (if applicable): NA

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.

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.

There are none.

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.

Selling empty property. Nothing proposed

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

North Ten Pond Place

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

Minimal

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.

None

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.

All feed back was positive

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	Liberty Water	
Sewer/Septic	Septic	
Electricity	SSVEC	
Natural Gas	SWG	
Telephone	COX	
Fire Protection	SVFD	
Waste Disposal	WM	

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

Yes, All are available

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?

None

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?

None

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

JWR

3 of the 4 properties i own are "GB" and am going to sell the one that needs rezoning to someone who is going to use for a business.

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 a request to a LESS 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.

None

Water Use:

Estimate the total gallons of water needed for the proposed use: per day 0 per year 0

Please indicate your water source. Land only

If your property is served by a private well, show the existing or proposed location on the site plan.



October 04, 2021

Dear Friends and Neighbors,

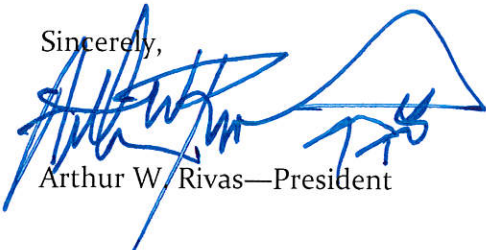
My name is *Arthur W. Rivas* and I represent *KWR Construction, Inc./Diamond AR, LLC*. We have an existing property and are looking to establish a new business sometime in the near future at *Parcel #10723030B*. It currently is zoned as Residential (R-36) and I have No intention of building a livable dwelling on it. I would like to rezone it as General Business (GB) for any future resale or development.

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 objections 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 thought of that will make the project that much better.

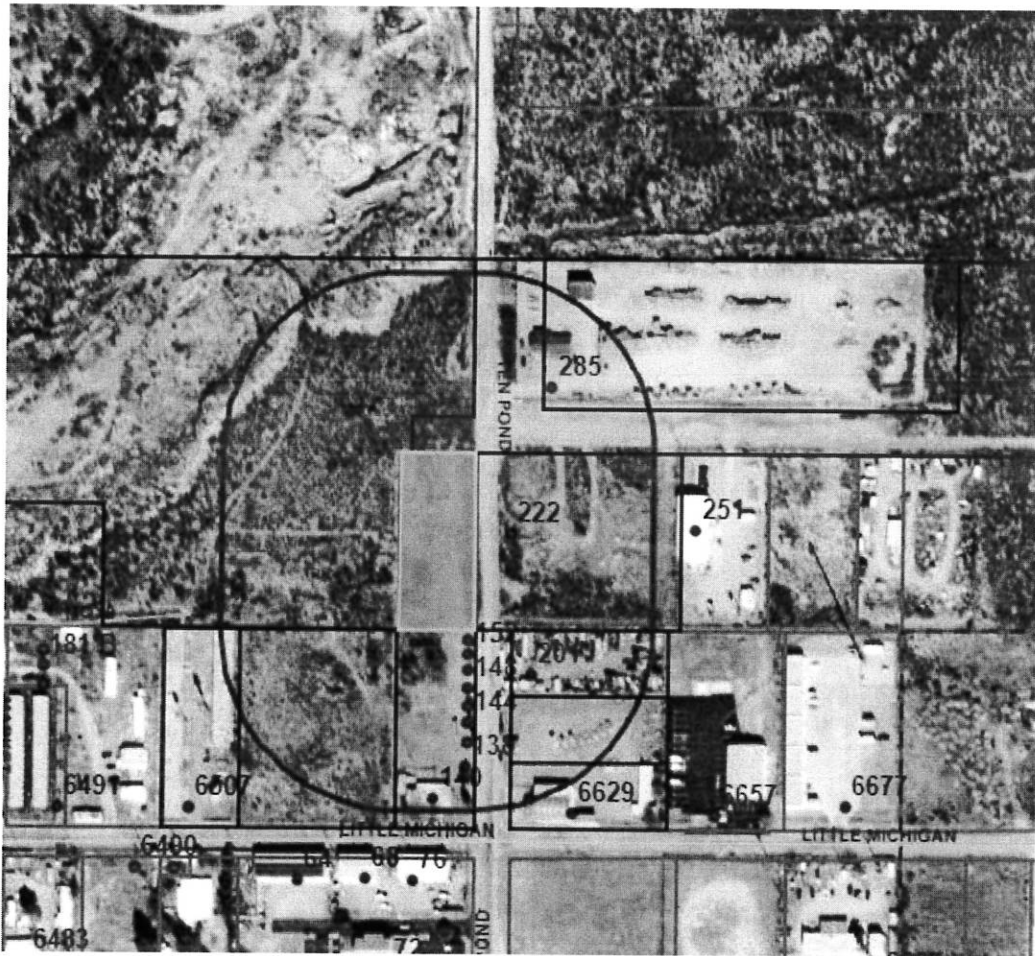
Thank you for your time and consideration. Please find my contact information below:

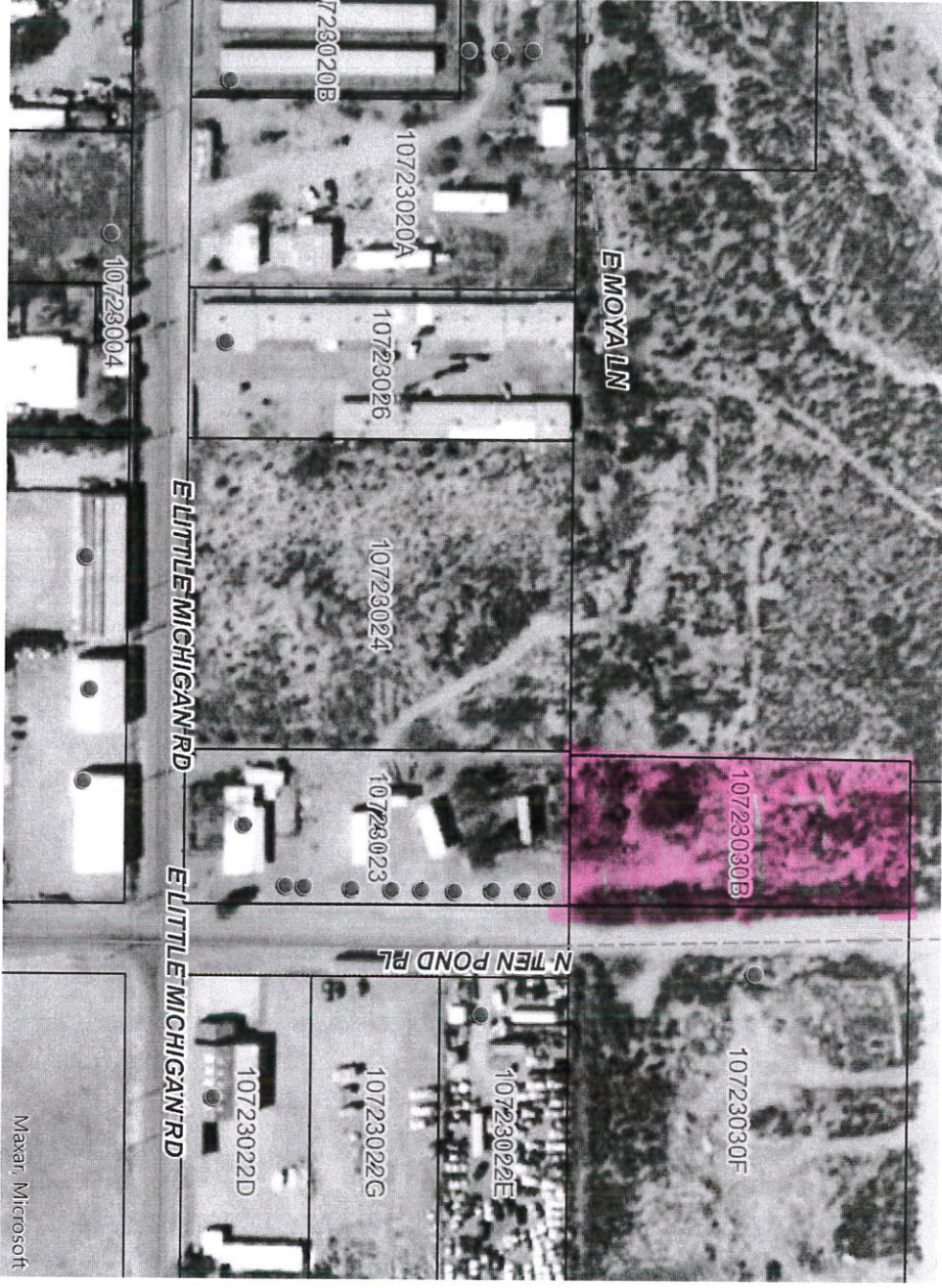
Sincerely,



Arthur W. Rivas—President

76 N. Ten Pond Place
Sierra Vista, Arizona 85635
(520) 459-8950 Office (520) 459-8951 Fax
ROC 259677 B-01/ 328242 CR-11- arivas@kwrconst.com





10723030B

10723030F

EMOYAL LN

N TEN POND PL

10723022E

10723022G

10723022D

10723023

10723024

10723026

10723020A

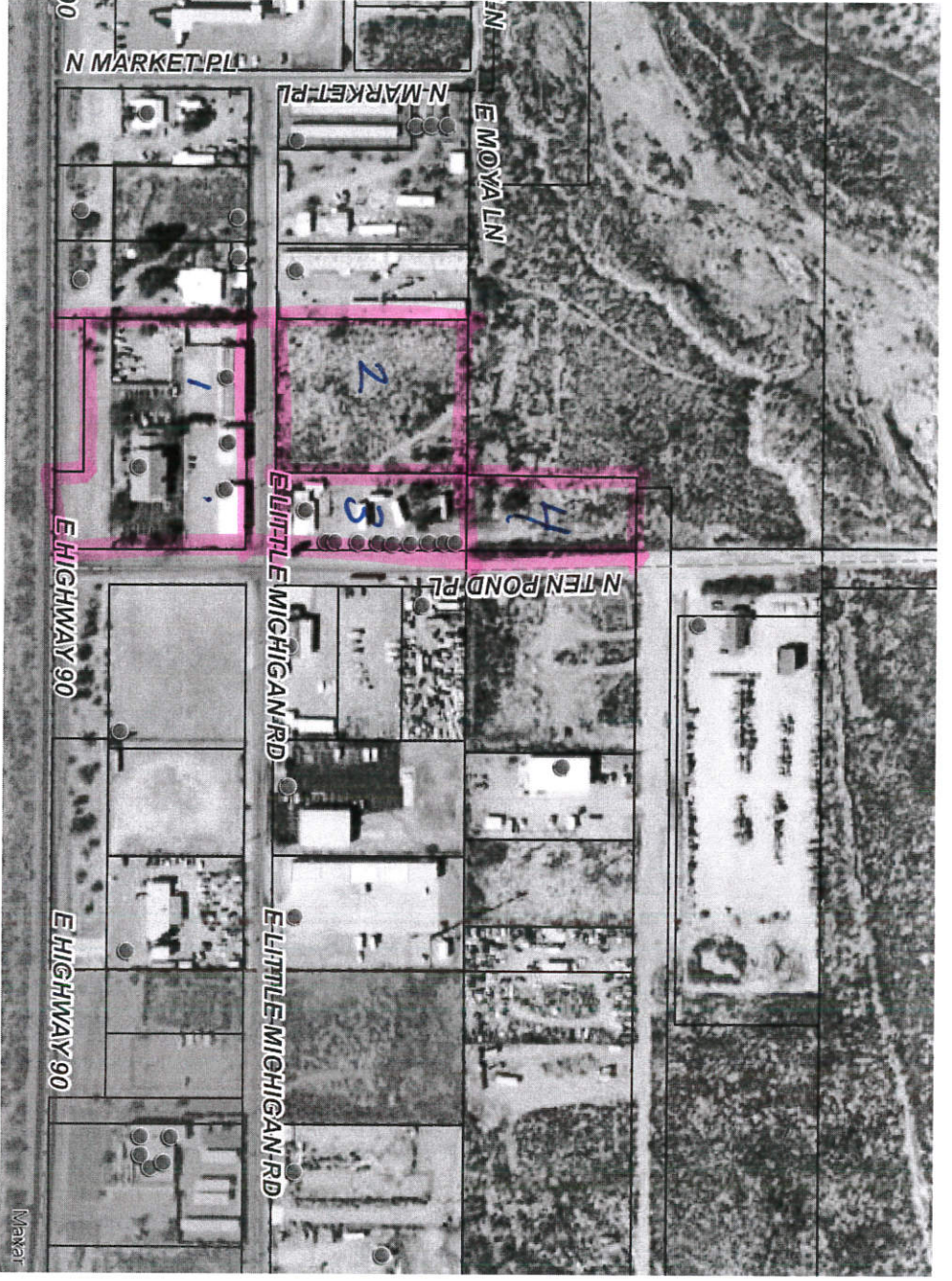
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Mapa

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2

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To Whom it May Concern.

Of all the letters sent to the surrounding businesses, CABCO and Perrill Construction contacted me by phone and recommended I zone for Light Industrial (LI).

The potential owners will be using it product distribution, there will be a building with an office or two and storage area. The size buildings and layout are not available currently, although they do plan to develop.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Arthur W. Rivas', is written over the word 'Sincerely,'. The signature is fluid and cursive, with a large loop at the end.

Arthur W. Rivas

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Sierra Vista, Arizona 85635
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arivas@kwrconst.com