



# Cochise County

Development Services  
Planning Division

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

## APPLICATION FOR A ZONING AMENDMENT: REZONING

Applicant's Name: Stronghold Petroleum

Name of All Property Owner(s): Stronghold Petroleum LLC

Applicant Mailing Address:

P.O. Box 676 St. David AZ 85630  
Street # Town State Zip code

Subject Property Address (if different than mailing address):

79 N. Apache Trl. St. David AZ 85630  
Street # Town State Zip code

Email Address: ApacheMobilePark@gmail.com

Phone Number: 520-720-4634

Tax Parcel Number: 120-18-0093

Current Zoning Designation: R-18/GB

Proposed Zoning Designation: GB

Comprehensive Plan Land Use Category/Growth Area: C

Comprehensive Plan Land Use Designation: NC

Area Plan Designation (if applicable): St. David

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.

Current use is ~~the~~ Landscaping There is a mobile  
Home part adjacent

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.

Gas Station with C/S  
C/S 3500 sq  
3 Fuel islands (6 pumps)  
2 High Speed  
Diesel

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

Highway 80 & Sybil Rd

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

TBD Traffic Study in process

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.

2

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.

*we have received many citizen phone calls to the notices we sent out. Seems to be all 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	St. David Water	
Sewer/Septic	Septic	
Electricity	Sulphur Springs	
Natural Gas	Southeast Gas	
Telephone	Cox, Century Link	
Fire Protection	St. David Fire Dept	
Waste Disposal	San Pedro Sanitation	

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

yes, All Development Standards ~~are~~ will be employed

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

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

*yes, two joining lots are currently GB*

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.

Water Use:

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

Please indicate your water source. *St. David Domestic Water*

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

List any strategies you will employ, on site, to minimize water use, recycle water, and/or enhance onsite natural recharge.

*Drought resistant plants  
water conserving desert landscape  
low use drip irrigation*

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.

*[Handwritten Signature]*

*10/2/2022*  
Date

Applicant Signature

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
<i>120-18-00908</i>	<i>Rick R Goodman Trust</i>	<i>[Signature]</i>	<i>10/2/2022</i>
<i>120-18-009B</i>	<i>Stranhold Petroleum LLC</i>	<i>[Signature]</i>	<i>10/2/2022</i>



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## APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

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Name of All Property Owner(s): Stronghold Petroleum LLC

Applicant Mailing Address:

P.O. Box 676 St. David AZ 85630  
Street # Town State Zip code

Subject Property Address (if different than mailing address):

79 N. Apache Trl St. David AZ 85630  
Street # Town State Zip code

Email Address: Apchemobileparts@gmail.com

Phone Number: 520 720 4634

Tax Parcel Number(s): 120-18-009B

Current Growth Area Category: NC 3

Proposed Growth Area Category: Developing

Current Land Use Designation: C

Proposed Land Use Designation: C

Area Plan Designation (if applicable): St. David

Existing Zoning: R1B / CB

Proposed Zoning: GB

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

Major Street or Major Street Intersection:  Hwy 80 & Sybil Rd

How many acres are included in the amendment? 8.5

Describe your relationship to this application. (Select one)

- I am the property owner
- I am an authorized agent for the property owner
- This is a County-initiated amendment

If the applicant is not the property owner, please attach a notarized letter of authorization to this application for non-County initiated requests.

### The Purpose of Comprehensive Plan Amendments

The Comprehensive Plan Growth Area Categories and Designations contained within the Comprehensive Plan are designed to provide a measure of protection to the existing character of an area. **An amendment must be justified by citing specific examples of existing or future growth patterns that do not support continuing the pattern that is implied by the existing Area Category or Designation. Otherwise, the presumption is in favor of retaining the existing Area Category or Designation.**

### What is the Process?

1. Pre-application meeting with County planning staff
1. Public Participation Process (Applicant)
2. Application Notification to relevant organizations (if applicable, major amendments only)
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)
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### Required Submittals

1. This application
2. Map showing the boundaries of the proposed amendment; label streets and other important landmarks such as Township, Range and Section lines. See our website for an example map: <https://www.cochise.az.gov/development-services/amend-comprehensive-plan>
3. Letter of Authorization (for authorized agents, if applicable)
4. Processing Fee

Please state the reason for this request, citing specific examples of existing or future growth patterns, for why this request should be supported.

*We are building a fuel station/convenience store and could make the turns so much safer with a little more room.*

Describe any changes that have occurred in the area that support your request. Such changes may include the deterioration of surrounding development, a change in character in the area due to capital improvements, non-conforming development by exempt entities, or approval of special uses or rezonings.

*Retaining Natural Development of the area*

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Describe any extensions of urban standard facilities and services (including major road improvements and extension of waste disposal systems and water service) in the area have changed the optimum type of development appropriate for the subject parcel(s).

*Water lines have been updated as well as the gas lines.*

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Is there substantial support from property owners for the proposed change? Please indicate yes or no and explain.

*yes, incredible Community Support*

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Describe the public involvement process associated with this request. Describe how this application has responded to the feedback received.

*We have posted signs and sent notification letters to property owners near us.*

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Does this request include any parcels that currently have the "Developing" Designation? (Select one)

Yes  No

Will this request provide a harmonious transition between the existing designations?

*yes, we believe so.*

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.

  
Applicant Signature

*10/2/2022*  
Date



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Proposed Zoning: GB

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

Major Street or Major Street Intersection:  Hwy 80 & Sybil Rd

How many acres are included in the amendment? 8.5

**Bisbee Office**  
1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9278 fax  
planningandzoning@cochise.az.gov

Describe your relationship to this application. (Select one)

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*We are building a fuel station/business store and could make the town so much safer with a little more room.*

Describe your relationship to this application. (Select one)

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*We are building a Fuel Station/Convenience Store and could  
make the forms so much safer with a little more  
room.*



# EXHIBIT "A"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 17 SOUTH, RANGE 21 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF COCHISE, ARIZONA



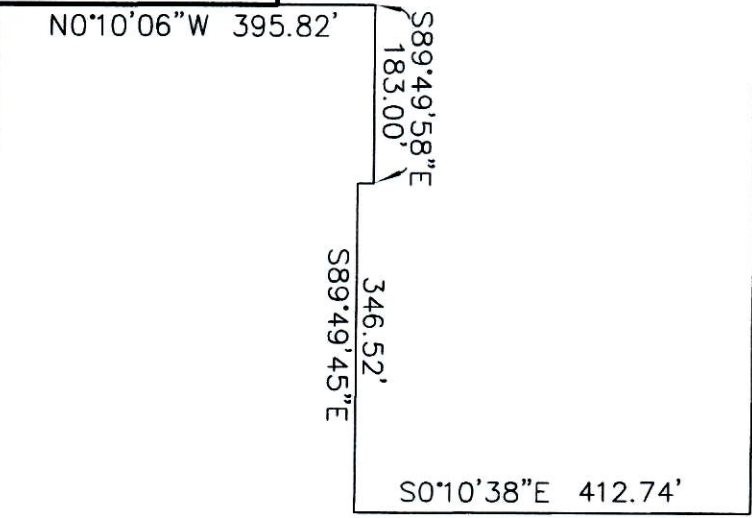
1649.91'  
S89°50'01"E

SW 1/4  
SEC. 32  
R. 32E.  
T. 17S.

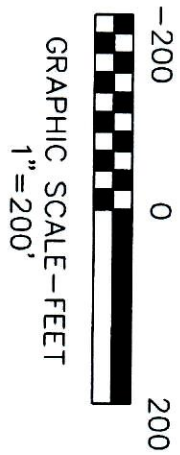
APN 120-18-009A

APACHE MOBILE HOME PARK  
ZONING R-18

SIBYL RD.  
N0°10'06"W 792.00'



STATE ROUTE 80



EXPIRES 3/31/23

**H&H**  
Land Surveying  
LLC

2259 N. Ocotillo Rd., Benson, AZ 85602  
hale@hahlandsurveying.com Ph. 520.221.1231

JOB. NO. 22-029	DATE: SEPT. 2022
DRAWN BY: JH	SHEET 1 OF 2

## LEGAL DESCRIPTION – PROPOSED GENERAL BUSINESS

A portion of the Southwest Quarter of Section 32, Township 17 South, Range 21 East of the Gila and Salt River Meridian, County of Cochise, State of Arizona, more particularly described as follows:

**Beginning** at a railroad spike at the Southwest corner of said Section 32, a 3" aluminum cap stamped RLS 36913 at the West Quarter corner of said Section 32 lies North 00°10'06" West, 2637.81 feet, and is the basis of bearings for this description;

thence along the South line of said Section 32, South 89°50'00" East, 1120.45 feet to a mag nail and washer stamped RLS 51967;

thence leaving said South line, North 00°10'06" West, 293.18 feet;

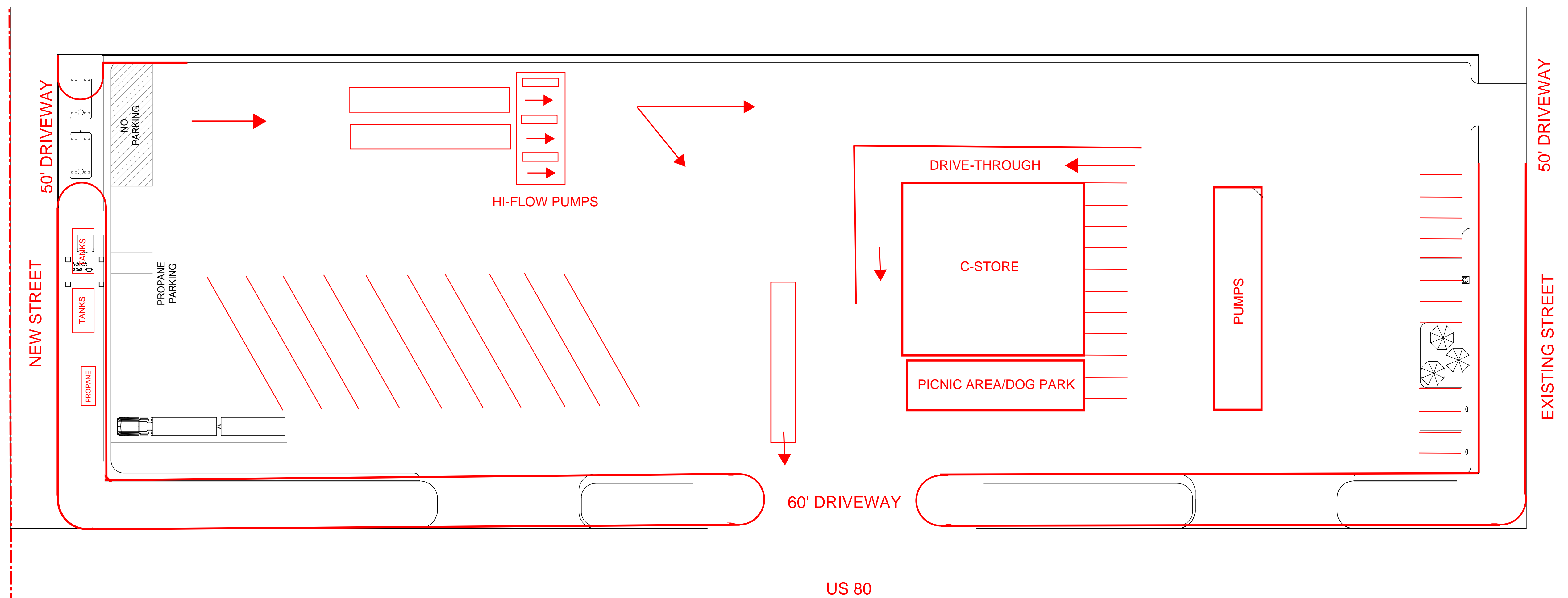
thence North 89°50'00" West, 1120.45 feet;

thence South 00°10'06" East, 293.18 feet to the **True Point of Beginning**;

Contains 7.54 acres, more or less.



Exp. 3/31/23



**MAIN FLOOR PLAN**  
**1 : 300**

**NOT FOR  
CONSTRUCTION**

**OPTION 1**

**St. David**

**MAIN FLOOR PLAN**

Project number	A00
Date	23 May '22
Drawn by	Author
Checked by	Checker

**2**

Scale 1 : 300