



## Development Services

520-432-9300  
developmentservices@cochise.az.gov  
www.cochise.az.gov  
1415 Melody Ln, Bdg F  
Bisbee, Arizona 85603

## Rezoning Application

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.

### Applicant Info

Name: Vici E. Seaver

Address: E. Border Road, Bisbee, AZ 85603

Phone: 520-954-4288

Email: sunispirit@yahoo.com

Describe your relationship to this application (select one):



Property owner (skip next question)



Authorized agent

By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application. (See final page if there are multiple property owners)

Signature: Vici E. Seaver

Date: 08/29/2024

### Processing Fees

\$400 rezoning to SM-174 or SM-87, \$450 + (\$2/acre (\$1,500 max.)) rezoning to RU-2, \$500 + (\$10/acre (\$3,000 max.)) rezoning to SR, R, SM-36, SM-18, SM-9, \$500 + (\$15/acre (\$4,000 max.)) rezoning to all other districts. Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.

**Required Submittals**

- This application
- A concept plan
- A copy of the neighborhood notification letter and any information provided to the public
- A non-refundable processing fee

**Property Info**

Property Owner Name(s): Vici E. Seaver

Parcel Number(s) (APN): APNs 101-39-008K and 101-48-001M

Total Acreage: 34.030

Current Zoning Designation: RU4

Proposed Zoning Designation: RU18

Is the property a result of a new split or will the rezoning request result in more than one zoning district on a single tax parcel? If yes, a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be submitted with this application.

Yes

No

Is there a concurrent comprehensive plan amendment associated with this request?

Yes, state proposed category/designation

No

**Project Info**

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.

Yes

N/A, no deed restrictions

### Project Info Continued

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	Utility Company/Service Provider
Water/Well	Private Well
Sewer/Septic*	Existing septic on 4 acres with house
Electricity	APS
Fire Protection	Naco Fire Department
Waste Disposal	NA

\* If the property is, or will be, served by a septic system, indicate the location of the septic system and the 100% expansion area on the site plan. State whether the system is existing or proposed.

### Supplemental Questions

1. State the reason for this request and why it should be supported.

I want to protect ALL of my property from future development. The back parcel (101-39-008K) (29.757 ac.) is a sanctuary for wildlife with an ephemeral pond and several bosque areas.

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

Existing structures are on the 4.273 ac. (101-48-001M) are a 1900 sf. home, a 208 sf. guest house, a 576 sf. bunkhouse, 2 small sheds and a 576 sf. pole barn. There are now existing structures on the 29.757 ac. piece (101-39-008K)

**Supplemental Questions Continued**

3. Describe all **proposed** structures/uses that will be placed on the parcel. Note: Show the location and size of proposed structures on the accompanying site plan.

No additional structures will be placed on either parcel.

4. Is the property adjacent to, or near, other parcels with the same zoning designation as what is being proposed? Explain.

I am not aware of my neighbors' zoning.

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



Not applicable, this is a request to a LESS intense zoning district.



The proposed zoning is an extension of a similar density zoning within the area.



The proposed zoning provides a transition between an existing less intense district and a more intensive district or an arterial street.



The property can 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.

6. What is the existing or proposed water source? If the property is, or will be, served by a private or shared well, show the existing or proposed location on the site plan.

Existing private well on the 101-48-001M parcel. No well on the 101-39-008K parcel.

7. Estimate the total gallons of water needed for the existing use of the site (daily or annual usage)

I do not have a way to gauge water use from well. I guesstimate 250 daily.

8. Estimate the total gallons of water needed for the proposed use of the site (daily or annual usage)

No significant increase.

**Supplemental Questions Continued**

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

We have water collection tanks that move water away from buildings and washer and sinks are grey water plumbed. Water from horse troughs is recycled to water vegetation when troughs are cleaned.

10. Describe the permanent legal access to the property. State which streets or easements will be used by traffic to enter or exit the property. Specify whether the vehicular access is from a public road, private road, or easement, and label all legal access on the concept plan.

There is an easement/driveway to my home (parcel 101-48-001M). The only access to the back parcel (101-39-008K) is the old railroad bed.

11. What impact will this request have on the traffic volume of roads that serve the subject property?

None.

12. 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

**Supplemental Questions Continued**

13. 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. Submit a copy of any material provided to the public.

A letter was sent to all concerned neighbors to inform them of my intentions to change the zoning of my property. No responses were received.

14. Date of mailing by applicant: 08/14/2024

15. Mailing radius: 1 mile or less: everyone with property in the Bisbee Junction neighborhood.

16. Indicate whether the subject property occurs within the following (select at least one):

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

I'm not sure

17. 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

Not Applicable



**Acknowledgments Continued, Prop 207 Waiver**

By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Cochise County as result of the filing of this application.

Signature (Property Owner): Vici E. Seaver

Date: 08/29/2024



# Comprehensive Plan Map Amendment

## Development Services

520-432-9300  
developmentservices@cochise.az.gov  
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The Cochise County Comprehensive Plan serves as the fundamental guiding document for the long-term development and growth of Cochise County. It is updated every ten years. Occasionally, map adjustments may be necessary in the interim to reflect changing community priorities, a shift in the economy, or evolving demographics. These adjustments, or amendments, may be resident- or County-initiated and follow the amendment procedures outlined in the Comprehensive Plan.

### Applicant Info

Name: Vici E. Seaver

Address: E. Border Road, Bisbee, AZ 85603

Phone: 520-954-4288

Email: sunisspirit@yahoo.com

Describe your relationship to this application (select one):



Property owner (skip next question)



Authorized agent

By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application.

Signature:

Date:

### Required Submittals



This application



A copy of the neighborhood notification letter and any information provided to the public



A non-refundable processing fee

**Processing Fees**

\$350: Expansion of existing growth area and/or amendment of plan area designation. \$750: Establishment of a new growth area. Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.

**Property Info**

Property Owner Name(s): Vici E. Seaver

Parcel Number(s) (APN): APNs 101-39-008K and 101-48-001M

Total size of property (in acreage or square feet): 34

Current Land Use Category and Designation: Category C, Neighborhood Conservation

Proposed Land Use Category and Designation: Category D, Rural

Area Plan Designation (if applicable): n/a

Property Zoning Designation: R-36

**Supplemental Questions**

1. Is there a concurrent rezoning amendment associated with this request?



Yes, state the proposed zoning RU-18



No

2. State the reason for this request.

I am requesting a comprehensive plan amendment to rural so I can rezone my property to rural to preserve the large acreage. I have no intention of splitting my property into smaller parcels.

**Supplemental Questions Continued**

3. Explain why this request is in the interest of the County to support.

There are many large parcels east of Bisbee Junction that are rural and services are limited. I want to preserve natural features of the property which includes a pond and several bosque areas.

4. 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 (road improvements), non-conforming development by exempt entities, or recent approvals of special uses or rezonings.

This area has not changed much and has retained its rural character. My property is zoned R-36 like many others but should be zoned rural. A neighbor has recently requested a down zone from R-36 to RU-4 and I would also like to down zone my property to rural.

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

There have been no significant changes to existing services or infrastructure in this area.

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

Yes

No

**Supplemental Questions Continued**

7. Describe your citizen review process. Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your application has incorporated the feedback you received.

I mailed letters to neighbors within 1000' feet of my property as required. No responses have been received.

8. Date of mailing by applicant: 8/14/2024

9. Mailing radius (1,000' A, B, C/1,500' D): 1000'

**Acknowledgment**

By typing their name below, the applicant certifies that all information in this application and on all associated submittals is true, accurate, and to the best of their knowledge. They understand that if any information is false, it may be grounds for denial or revocation of this permit.

Signature: Vici E Seaver

Date: 8/30/2024

**Acknowledgment Prop 207 Waiver**

By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Cochise County as result of the filing of this application.

Signature (Property Owner): Vici E. Seaver

Date: 8/30/2024