



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

Applicant's Name: Charles Dave Blevins

Name of All Property Owner(s): CARLSON GARY A & BARBARA M JT LIV TRUST

Applicant Mailing Address:

9416 N Del Rio Way, Citrus Springs, Fl 34434

Street # Town State Zip code

Subject Property Address (if different than mailing address):

E Camino De Mesa Whetstone AZ

Street # Town State Zip code

Email Address: sparky445@hotmail.com

Phone Number: 3524460385

Tax Parcel Number(s): 10618009C 10618009D

Current Growth Area Category: _____

Proposed Growth Area Category: _____

Current Land Use Designation: Residential

Proposed Land Use Designation: Residentail

Area Plan Designation (if applicable): _____

Existing Zoning: R-18

Proposed Zoning: RU-4

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

Major Street or Major Street Intersection: E Camino De Mesa

How many acres are included in the amendment? 25.76

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)
6. Public Hearing – Board of Supervisors (Approval or Denial)

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.

To be able to utilize the county Opt Out Program and build with green building methods for greener build. The Request will provide for a downzone and will look more in line with the area than the current zoning of R-18. Will be utilizing solar and wind power for better sustainability.

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.

Unknown

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).

Has water main from Whetstone water to south but still is a native dirt road and no farther

Improvements have been made in area

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

Yes, Letter attached

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

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, lots to west are of same size and configuration and lot to east is over 600 acres RU-4 zc

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

Date



Rezoning Application

Development Services

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

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: Charles Dave Blevins

Address: 9416 N Del Rio Way, Citrus Springs, FL 34434

Phone: 352-446-0385

Email: sparky445@hotmail.com

Describe your relationship to this application (select one):

Property owner (skip next question)

Authorized agent

The undersigned, registered property owners of the property subject to this application, do hereby grant the authorized agent noted above to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application.

Signature:

Date:

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. Checks are payable to the Cochise County Treasurer.

Required Submittals

- This application
- A concept plan
- Consent signature form, for applications with multiple property owners (attached)
- A non-refundable processing fee

Property Info

Property Owner Name(s):

Parcel Number (s) (APN):

Total Acreage:

Current Zoning Designation

Proposed Zoning Designation

Are you applying for more than one zoning district on a single parcel? If yes, 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.

Yes No

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

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 No N/A, no deed restrictions

* 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.

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	
Sewer/Septic*	
Electricity	
Fire Protection	
Waste Disposal	

Supplemental Questions

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

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.

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

Supplemental Questions Continued

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

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

The proposed District 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 water current 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.

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

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

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

Supplemental Questions Continued

10. Describe the permanent legal access to the property. State which streets or easement 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.

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

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.

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.

Supplemental Questions Continued

14. 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

15. 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

Acknowledgements

By typing their name below, the applicant certifies that they are the property and all information in this application and on the site plan is accurate. They understand that if any information is false, it may be grounds for denial or revocation of this permit.

Signature:

Date:

The following form must be completed where there are multiple property owners, multiple parcels subject to the request, or if there is an authorized agent acting on behalf of the property owners.

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. (See next page, attach additional pages if necessary)

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Charles Blevins
9416 N. Del Rio Way
Citrus Springs, FL 34434

71011097-WLS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,

Jay D. Carlson, Successor trustee to Gary A. Carlson and Barbara M. Carlson, Trustees of The Gary A. Carlson and Barbara M. Carlson Joint Living Trust dated April 26, 2000 do/does hereby convey to

Charles Blevins, a single man

the following real property situated in Cochise County, Arizona:

See Exhibit A attached hereto and made a part hereof.

Pursuant to A.R.S § 33-404, the names and addresses of the beneficiaries of the above referenced Trust are disclosed in the Trust Disclosure Exhibit attached hereto and incorporated herein by reference.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

The Grantor warrants the title against all persons whomsoever.

DATED: January 18, 2024

The Gary A. Carlson and Barbara M. Carlson Joint Living Trust dated April 26, 2000

Jay D Carlson Successor Trustee

Jay D. Carlson. Successor Trustee

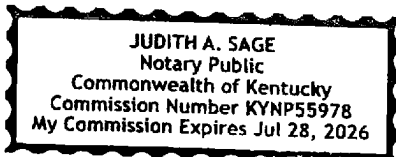
State of *KY* }
County of *Jefferson* } ss.

The foregoing instrument was acknowledged before me this 24 day of JANUARY, 2024, by **Jay D. Carlson. Successor Trustee** of The Gary A. Carlson and Barbara M. Carlson Joint Living Trust dated April 26, 2000.

Judith A. Sage

NOTARY PUBLIC

My commission expires: 7-28-2026



Beneficiary Disclosure Exhibit

Pursuant to A.R.S. § 33-404, the following are the name(s) and address(es) of the beneficiary(ies) of the Trust, which the undersigned understands and acknowledges may be included by Pioneer Title Agency, Inc. as a "Trust Disclosure Exhibit" attached to any deed/deed of trust being recorded by Pioneer Title Agency, Inc. in a pending transaction with the Trust.

The Gary A. and Barbara M. Carlson Joint Living Trust dated April 26, 2000

Beneficiary Name and Address: Jay D. Carlson
8407 Biggin Hill Lane, Louisville, KY 40220

Beneficiary Name and Address: Jon H. Carlson
11610 Chinook Court, Louisville, KY 40299

Beneficiary Name and Address: _____

Initials  

Exhibit A

PARCEL I:

The West 432.23 feet of the East 894.47 feet of the Southeast quarter of the Northeast quarter of Section 7, Township 20 South, Range 20 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona;

EXCEPT the South 30.00 feet thereof; and

EXCEPT all the coal and other minerals as reserved in the Patent from United States of America.

PARCEL II:

The East 462.24 feet of the Southeast quarter of the Northeast quarter of Section 7, Township 20 South, Range 20 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona;

EXCEPT the East 30.00 feet and the South 30.00 feet thereof; and

EXCEPT all the coal and other minerals as reserved in Patent from United States of America.

Parcel: 10618009D

[Tax Info](#)

Owner:

CARLSON GARY A & BARBARA
TRUST

Address:

C/O JAY CARLSON
3407 BIGGIN HILL LN
LOUISVILLE, KY 40220

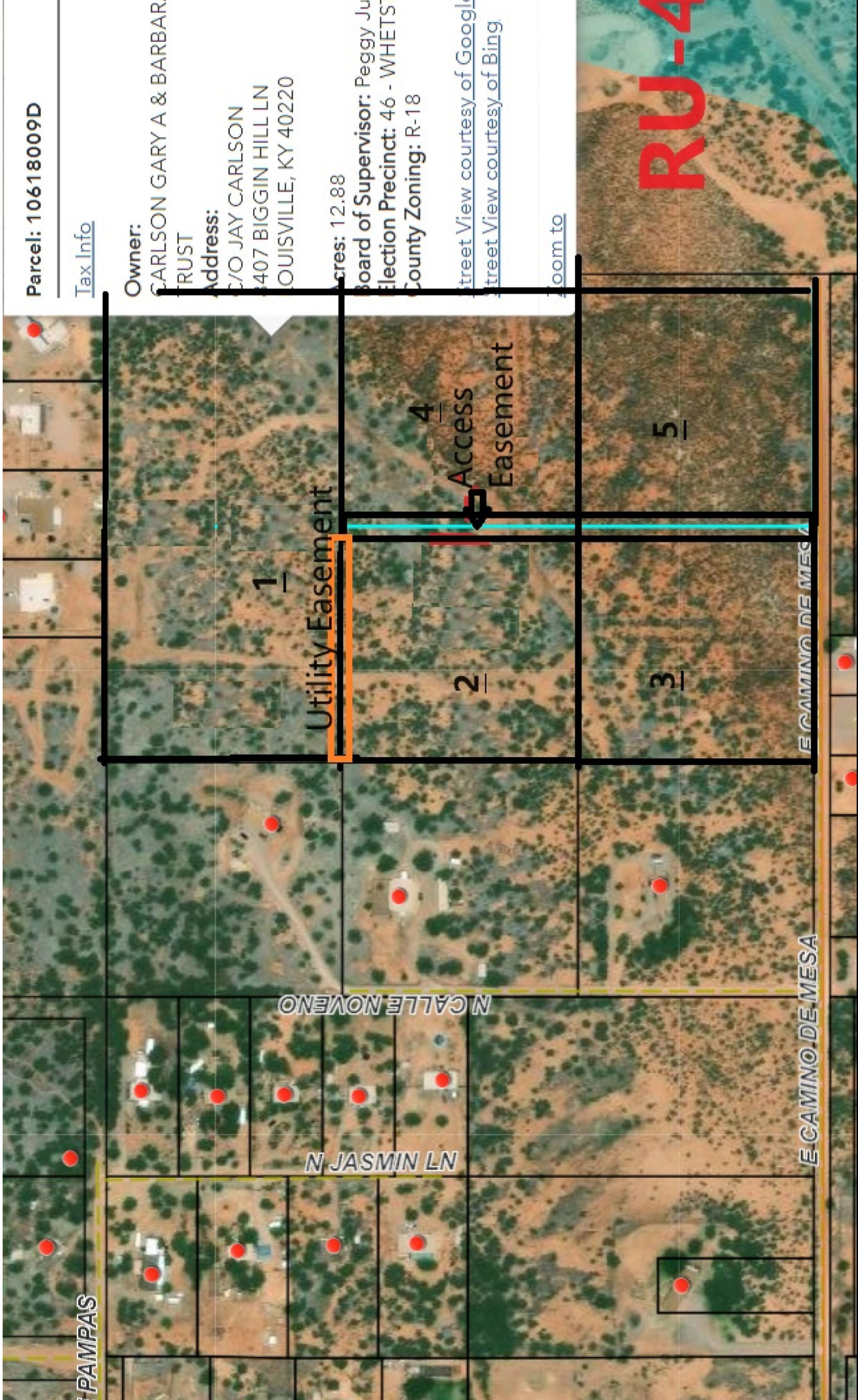
Acres: 12.88

Board of Supervisor: Peggy Ju
Election Precinct: 46 - WHETS
County Zoning: R-18

[Street View courtesy of Google](#)

[Street View courtesy of Bing](#)

[Zoom to](#)



RU-4