



## 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:	Patrick W. Willson
Address:	102-53-017
Phone:	520.560.6519
Email:	manard5150@yahoo.com
Describe your relationship to this application (select one):	
<input checked="" type="checkbox"/> Property owner (skip next question)	<input type="checkbox"/> 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: Patrick W. Willson	Date: 10/09/24
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): Patrick W. Willson

Parcel Number(s) (APN): 102-53-017

Total Acreage: 5.01

Current Zoning Designation: R36

Proposed Zoning Designation: RU4

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	well / poss city water
Sewer/Septic*	yes
Electricity	APS
Fire Protection	Naco Fire Dept
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.

It is a currently zoned for 5 houses. I would like to just have one house and add some storage for my belongings.

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.

Currently an approximate 8 x 20 shed in the center west portion of the acreage and cement block water storage tank approximately 6 x 12. These are circled in red in the attached jpeg.

**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.

One (1) 12 x 32 Tiny House north central portion of the acreage  
Three (3) 8 x 40 connex boxes for storage

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

R36 to the west and south and part of the east and commercial property to the east.

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.

It has a well and a water line to the north that we may access. May attempt reclaiming rainwater.

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

Currently undeveloped.

8. Estimate the total gallons of water needed for the proposed use of the site (daily or annual usage) 2,000 - 3,000 annually. It will be a secondary residence.

**Supplemental Questions Continued**

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

Reclaim water for tiny house.

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.

Proposed access from Purdy Lane. Two 14'0" gates for ease of access. I have several large trailers that going through a smaller access at that degree would make difficult. One gate will generally only be used for normal travel.

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

Should be none. None anticipated.

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.

There is currently a drive that is overgrown. A new drive is proposed to include a culvert and double gates as described above.

**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.

NA

14. Date of mailing by applicant: NA

15. Mailing radius: NA

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**

By typing their name below, the applicant certifies that all information in this application and on the site plan 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 (applicant): Patrick W. Willson

Date: 10/09/24

**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. (Attach additional pages if necessary)

Parcel Number (APN)	Property Owner Name	Typed Signature	Date
102-53-017	Patrick W. Willson	Patrick W. Willson	10/09/24

**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): Patrick W. Willson 

Date: 10/09/24

102-53-017  
Current Owner  
Patrick Willson

