



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: | Ritenour Zane + Carina |
| Address: | 2077 Cougar Pl, HC AZ 85610 |
| Phone: | 520 249 4591 |
| Email: | zane@bjdrilling.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: | 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. 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): *Ritenour Zane + Carina*

Parcel Number(s) (APN): *105280050*

Total Acreage: *5.6*

Current Zoning Designation: *RU4*

Proposed Zoning Designation: *RU2 w/ road split for 2 parcels*

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* | ATA private septic |
| Electricity | n/a |
| Fire Protection | n/a |
| Waste Disposal | n/a |

* 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.
 The current parcel is already divided by the road. We would like the road, (or as close to) split the parcel in 2 parcels, 1 with 2 acres, the other with the remainder. Re zone as R2 so both parcels are conforming.

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.
 SFR - 624 ft² of living > 1439 ft²
 816 ft² of porch
 8x20 storage shipping container

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 proposed structures at this time.

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

Lots are non conforming R04. 90% of lots are under 1 acre.

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.

private well, at this time no current proposed location for the new split

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

min. water due to existing landscaping, 2500 g. ? annual

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

2500 g. ? annual

Supplemental Questions Continued

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

minimal disturbance of natural vegetation

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.

access for both parcels would be from Coronado Trl. which currently does not have an easement due to running through this property, which is why we are asking for the split.

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

none due to the property being used only periodically as a vacation spot.

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.

2 current driveways are existing

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.

Letters were sent and we have received 2 responses. One was concerned we were splitting the parcel into 6 lots, which we explained was not happening. Only 2 lots where the road already divides the parcel. And the other response was in question to if building was going to happen, we explained eventually a small cabin/structure would be built but not close to the road & with minimal site disturbance.

14. Date of mailing by applicant: 11/5/24

15. Mailing radius: 300'

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?

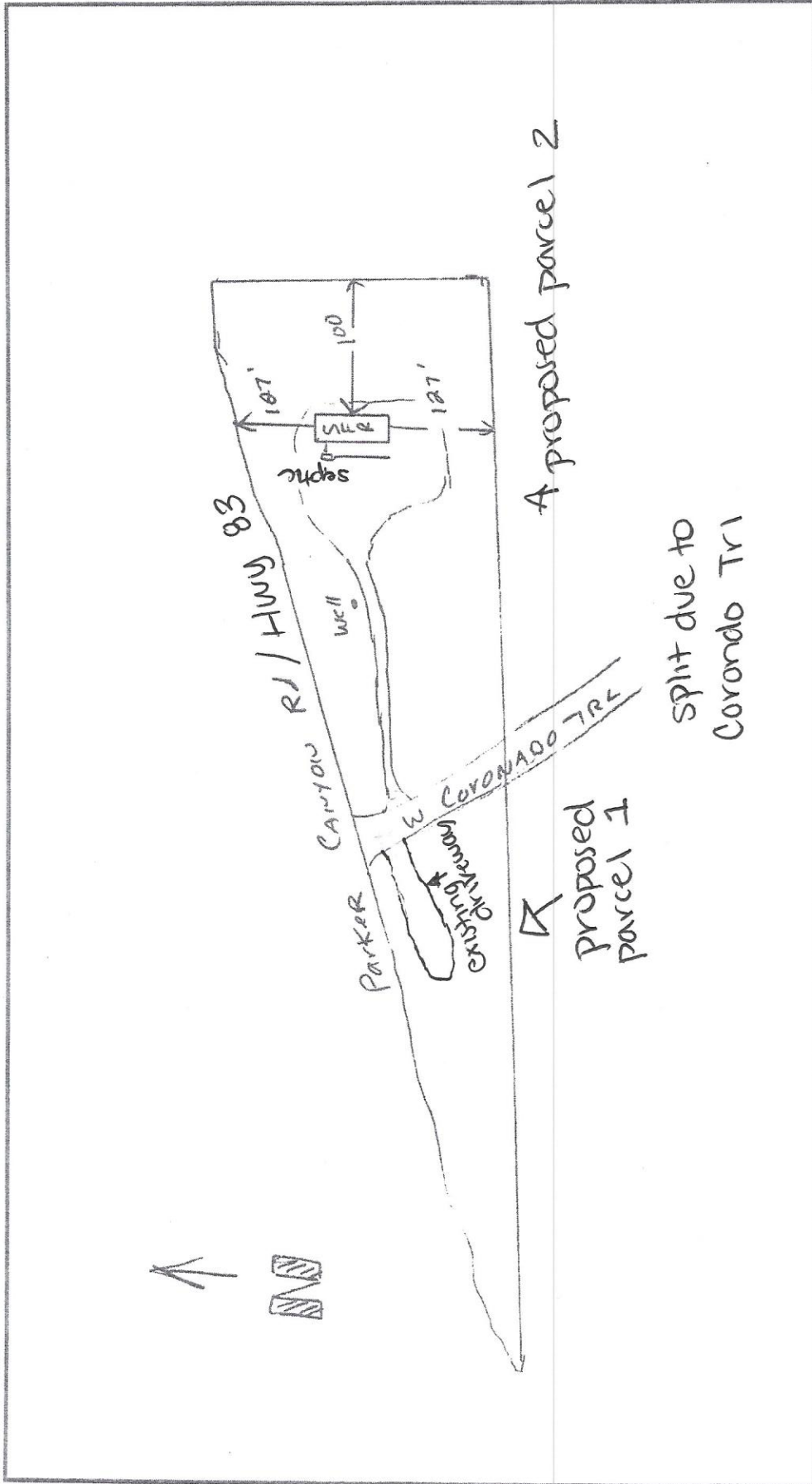
- Yes
 No
 Not Applicable

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):

Date:



I certify that this plan indicates all structures, correct property and building dimensions, setback distances, access and easement, road cuts, wells and /or any water course on or within 300 feet of the property to the best of my knowledge. I also certify that I have been to the site to confirm contours and accuracy of my proposed plans.

Designer's Signature: Zachary D. Smith Date: 8-14-23

All changes must be resubmitted

Parcel #: 105-28-005C Owner's Name _____ Designer's Name _____

5/7/08

Zane & Carina Ritenour
2077 N Cougar Place
Huachuca City, AZ 8616
zcrmobilerepair@outlook.com
520-249-4591
11/5/2024

Dear Neighbor,

Subject: Notice of Proposed Rezoning in Cochise County

I am writing to inform you about a rezoning proposal near your property. The details are as follows:

Rezoning Overview: I wish to change the zoning of my property from RU-4 to RU-2. This rezoning would increase the density on my property from one dwelling per 4 acres to one dwelling per 2 acres. The purpose of this rezoning is to officially divide the one lot into 2, where the road already divides the parcel. This would make both lots conforming 2 acre lots, in order to allow a long time family friend the ability to build a cabin on that parcel.

Location: The rezoning is located at 9155 W. Coronado Trail (tax parcel 105-28-005C) east of Parker Canyon Lake.

Public Hearing Information: Once my application is accepted by the county, two public hearings will be scheduled to discuss this rezoning proposal. The meetings will provide an opportunity for residents to express their views and/or concerns regarding the proposed changes.

How to Get Involved: You will soon receive a letter from the county, which will provide additional public hearing and case planner information. However, if you have any concerns, questions, or objections, I ask that you contact me first.

If you wish to participate in the public hearings or have questions about the approval process, you may contact the Cochise County Development Services Department at developmentsservices@cochise.az.gov or 520-432-9300. Feel free to visit the County's website to learn more about [rezonings](https://www.cochise.az.gov/254/Rezoning): <https://www.cochise.az.gov/254/Rezoning>

Thank you for your attention to this notification. Please respond with any questions or concerns within 15-days of receipt.

Sincerely,

Zane & Carina Ritenour