



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: Tactical Holdings LLC

Address: 2543 E. Kalispell Avenue, Sierra Vista, AZ 85650

Phone: 602-717-8356

Email: hchera@gmail.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:

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): Hardeep Cheira

Parcel Number(s) (APN): PO 407-68-013C, 407-68-010, 407-68-008B, 407-68-007A

Total Acreage: 115.54 (per new survey attached)

Current Zoning Designation: RU-4

Proposed Zoning Designation: Light Industrial (LI)

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	City of Douglas
Sewer/Septic*	City of Douglas
Electricity	APS
Fire Protection	NA
Waste Disposal	City of Douglas (upon annexation, private company in the interim)

* 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.

To rezone 115.54 acres providing a development area near the new Douglas Commercial Port of Entry where light industrial businesses can be established including a new truck stop at the Southwest corner of the new connector road and State Route 80. These activities are likely to create jobs, increase tax revenue, and increase property values in the surrounding area.

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.

115.54 acres of vacant land with one old well site and windmill located on parcel number 407-68-007 which is identified on the attached survey.

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.

A truck stop, warehousing, and storage are the primary planned uses. See attached conceptual drawing.

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

Not at this time, but it is highly likely that the other landowners in the area will also seek similar rezoning to take advantage of the opportunities that the new port will bring.

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.

City of Douglas through planned utility extensions.

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

8. Estimate the total gallons of water needed for the proposed use of the site (daily or annual usage) To be determined by site specific future development needs. (low water use is projected)

Supplemental Questions Continued

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

The primary use is expected to be warehousing, storage, and a truck stop which has low water use. All Cochise County requirements will be adopted in the building permit process as it relates to water use.

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.

See attached conceptual drawing with proposed intersection 1/2 mile west of the proposed connector road on State Route 80 and secondary road that will intersect with the new connector road. We are planning on using existing ingress, egress, and utility easements as show on the attached survey map. Additionally, some of our land will need to be dedicated to the public to connect to the new intersection 1/2 mile west of James Ranch Road and the connector road.

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

A detailed traffic study is planned for the new intersection 1/2 mile west of James Ranch Road taking into account our proposed development as outlined in the conceptual drawing.

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.

The new intersection 1/2 mile west of James Ranch Road will connect to the new connector road. See attached concept drawing. Traffic will increase once the new commercial port of entry is completed and construction progresses in the rezoned area.

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 two-page notification letters was mailed out on April 22, 2025, to all the surrounding landowners as per county requirement. No responses were received.

14. Date of mailing by applicant: April 22, 2025

15. Mailing radius: 600 feet

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:

5/30/25

April 22, 2025

Tactical Holdings LLC
Hardeep Cheira, Manager
2543 E. Kalispell Avenue
Sierra Vista, AZ 85650

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 Light Industry. The purpose of this rezoning is to build warehousing, storage, and a truck stop.

Location: The rezoning is located south of W. Highway 80 and N. James Ranch Road west of Douglas AZ. The property totals 115.76 acres (tax parcel 407-68-007A, the east 44.93 acres of tax parcel 407-68-013C, tax parcel 407-68-010, and tax parcel 407-68-008B).

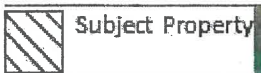
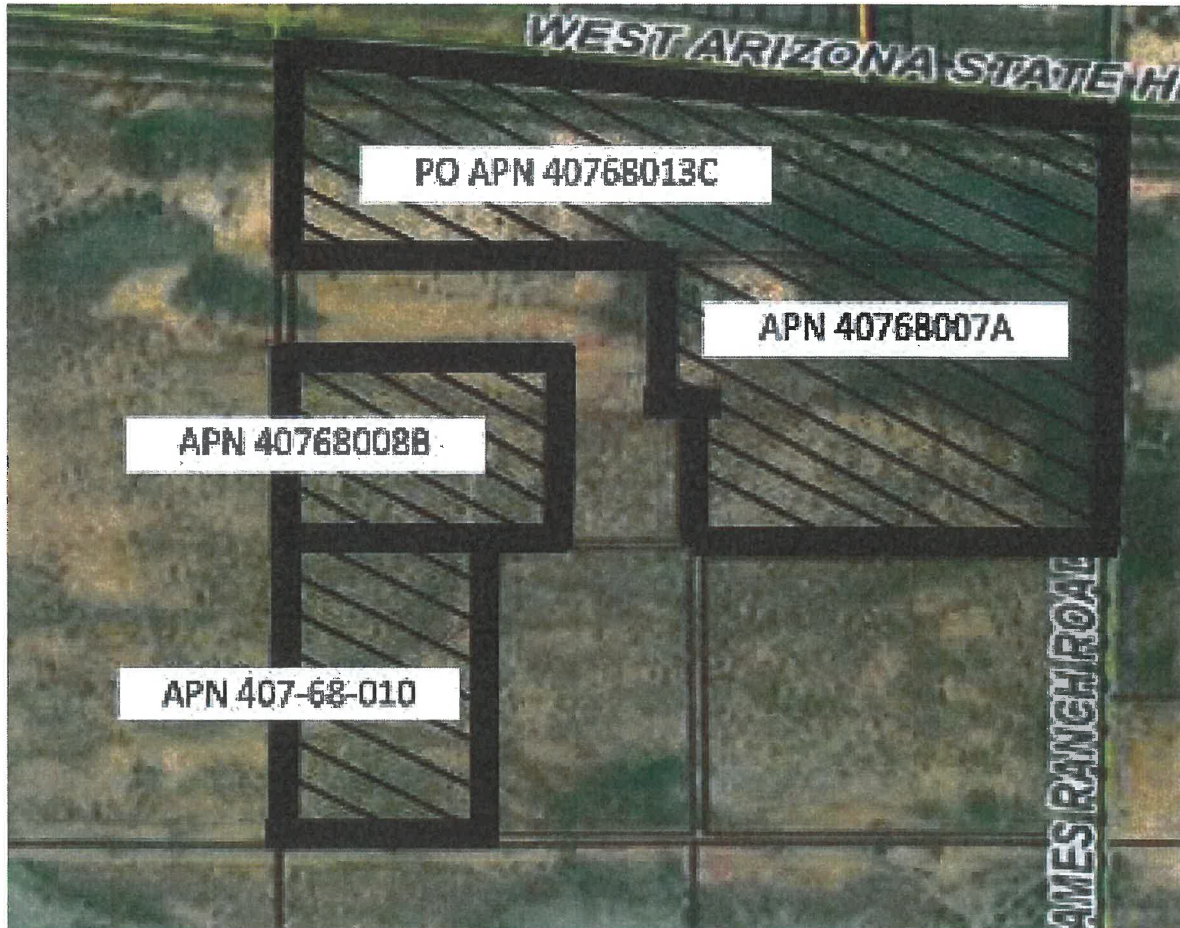
Public Hearing Information: Once my application is accepted by the county, two public hearings will be scheduled to discuss this rezoning proposal. The meetings will provide an opportunity for residents to express their views and/or concerns regarding the proposed changes.

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.

Hardeep Cheira
2543 E. Kalispell Avenue
Sierra Vista, AZ 85650

hchera@gmail.com

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 developmentservices@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>



Thank you for your attention to this notification.

Sincerely,

Hardeep Cheira

Tactical Holdings LLC

Proposed Curb Cut at State HWY 80
& Point Road

PO APN 40768013C

APN 40768008B

Proposed Frontage Road

APN 407-68-010

State HWY 80

APN 40768007A

Proposed Left In / Left Out
Onto Connector Road

North James Ranch Road

CPOE

