



Rezoning Application

Development Services

520-432-9300
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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: **Jeff Thiede**

Address: **250 S. Ocotillo Avenue, Benson, Arizona 85602**

Phone: **520.686.1309**

Email: **teamthiede@gmail.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: 11/15/2024

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. 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): **Jeff Thiede**

Parcel Number (s) (APN): 117-05-054A (3.99 acres) and 117-05-042 (1.17 acres) and 117-05-043 (1.17 acres)
Parcels will be combined by county assessor to meet 4 acres.

Total Acreage: **6.33**

Current Zoning Designation **SR-43/NB**

Proposed Zoning Designation **RU-4**

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? **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 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	Hauled water (Rainwater harvest and possible/proposed well. See site plan.)
Sewer/Septic*	Septic (See site plan.)
Electricity	Off-grid solar (See site plan.)
Fire Protection	Sunsites-Pearce Fire Department
Waste Disposal	Southwest Disposal

Supplemental Questions

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

Re-zone to RU-4 to accommodate owner/builder opt-out. Additionally, other parcels in the area, less than 1/2 mile away, have done this same re-zone to SR-174 or RU-4.

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, there are NO existing structures on ANY of the parcels.

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.

I anticipate a home, ranging from 1,000 square feet to 1,200 square feet; two-car garage; and, down the road should my funds permit, an ALQ. (See site plan.)

Water tanks for hauled water/rainwater catchment; and, down the road should my funds permit, a well. (See site plan.)

Off-grid solar array. (See 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.

Yes! Other parcels in the area, less than 1/2 mile away, have done this same re-zone to SR-174 or RU-4.

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.

Water tanks for hauled water/rainwater catchment; and, down the road should my funds permit, a well. (See site plan.)

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

Zero.

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

Way less than 25,000 gallons annually - which is approximately "half" of an exempt residential well capable of delivering 35 gallons/minute.

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

Initially, I shall maintain water tanks for hauled water. I anticipate rainwater catchment from the roof of my ~1,000 square foot house. (One inch of rainwater collected from my home's 1,000 square feet of roof should translate to nearly 600 gallons targeted for my tanks.)

Note, one inch of rainfall collected from my roof translates to:

1,000 square feet [*] 144 cubic inches per square foot [/] 1 gallon per 231 cubic inches = 600 gallons.

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.

Access to the property shall be effected via a turn towards the north from W. Towner Street, a public road. Additionally, no other homes are presently on this section of W. Towner Road; I shall be the only one driving on this section of W. Towner Road.

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

Negligible impact; I am retired and it will be just me living at the 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.

One driveway cut; no 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.

Having had my pre-re-zoning meeting and the fact that I seek to re-zone to a lower density, I am under the impression that the county mails letters to my neighbors; hence, I have no access to public comments.

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: Jeff Thiede

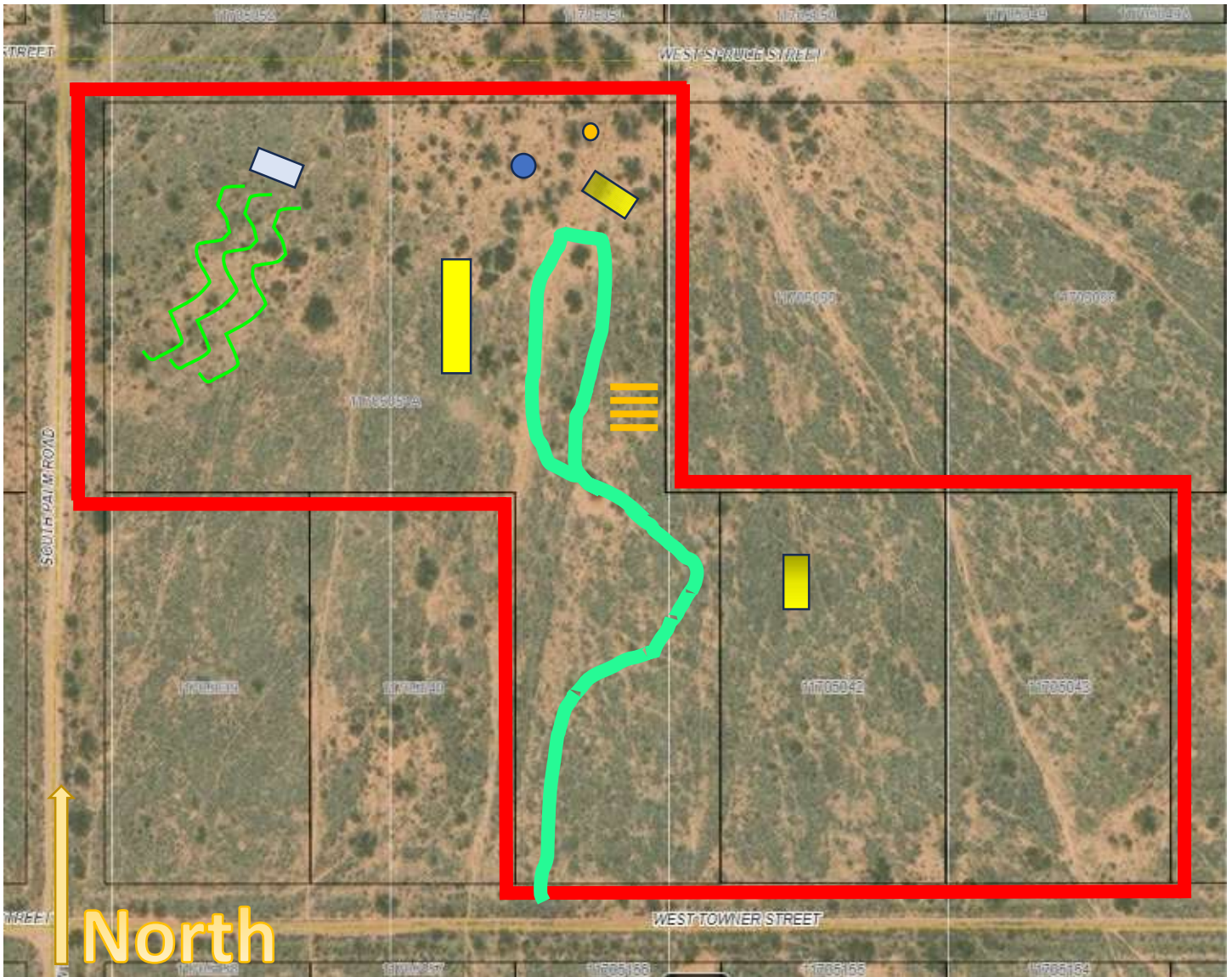
Date: 12/28/23 (rev. 10/25/24, 11/15/24)

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

Sunsites/Pearce Parcel Merger (Six Acres)

Proposed merger of parcels 117.05.054/A, ...042, and ...043
NOT TO SCALE (but close!)



Boundary



House (~1,000 sq. ft.)



Shed (200 sq. ft.)



Greenhouse (200 sq. ft.)



Well



Water storage tank



Driveway



Off-grid solar array



Septic tank and leach lines

Note: ALL buildings shall be AT LEAST 20' feet from property boundaries, except 10' for solar.