



## 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: Ronald Lee Engelkes Jr

Address: 8243 W Winchester Easement

Phone: 520-979-7226

Email: coachron24@msn.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: Ronald Lee Engelkes Jr

Date: 10/30/24

### 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): Ronald &amp; Jessica Engelkes

Parcel Number(s) (APN): 20909240A

Total Acreage: 5.3 acres

Current Zoning Designation: Residential R-36

Proposed Zoning Designation: Rural-4

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 Rural 4



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	Not registered
Sewer/Septic*	Need to install
Electricity	Sulphur Springs Valley Electric
Fire Protection	None
Waste Disposal	None

\* 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.

I am looking to covert the zoning to Rural 4 land to apply for the onwer opt-out permit. I am having a huge issues in finding contractors to work on the property. I am not getting call backs since it will be a small job. I am looking to install a 1000 septic for a family of four. I am excited that Cochise County Offers this type of program. The property is 18 miles from the town of Wilcox in what I considered to be rural land. I am looking to install a barndominium. I have my setbacks in place and I spoke to my two neighbors about the conversion. They have no issues with me doing this.

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.

Right now I have two large sheds I am looking to convert to tiny homes for my family of four. I have a shipping container that I WILL NOT use for holding our belongings inside of. I have one ramada for shade.

**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.

The two large sheds are as follows: 12x32 playhouse barn facing southwest and another 12X40 barn facing south.

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

Not sure.

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.

I am hauling in water looking to expand my existing well to a depth of 500 ft. Right now it is dry.

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

40 gallons a day I am guessing

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

40 gallons a day we like to conserve water usage

**Supplemental Questions Continued**

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

I am looking to run grey water for out plants and would like to make a small farm on the property. My family is excited to raise goats, chickens and maybe have a horse. We want to live the homestead life. I would love to install several rain water collection sites on the property to harvest water collection during the wet months.

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.

Private road (Winchester Easement) is where our driveway is located. I am not looking to install anymore roads or opening onto the property.

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

None very light traffic in the area

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.

NONE

**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.

Not sure how to answer this question.

14. Date of mailing by applicant:

15. Mailing radius: One mile

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): Ronald Lee Engelkes Jr

Date: 10/30/24

**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
20909240A	Ronald & Jessica Engelkes	Ronald and Jessica Engelkes	10/30/24

**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): Ronald & Jessica Engelkes

Date: 10/30/24

WEST WINCHESTER EASEMENT

8243 West Winchester Easement

Barn

Ramada

Chicken coop

20909240A



Access road off Winchester Easement

30 foot setback  
Septic

House 40 X 24

Owner:

ENGELKES RON/  
Address:  
8243 W WINCHE  
WILLCOX, AZ 85

Acres: 5.24

Board of Superv  
Election Precinct  
County Zoning:  
Use Code: 0013

Street View cou

Change View

Zoom to

The land is 5.34 and looking to covert to R-4 for the owner opt out program  
The well will have to be decided later on where to be place (will be hauling in water)  
Family of four to live inside residence  
Will put in a 1,000 gallon septic  
Electrical needs to be upgrade to 240v current have 110v