



COCHISE COUNTY
Arizona

Development Services

520-432-9300
 developmentsservices@cochise.az.gov
 www.cochise.az.gov
 1415 Melody Ln, Bdg F
 Bisbee, Arizona 85603

**Comprehensive Plan Map
Amendment**

The Cochise County Comprehensive Plan serves as the fundamental guiding document for the long-term development and growth of Cochise County. It is updated every ten years. Occasionally, map adjustments may be necessary in the interim to reflect changing community priorities, a shift in the economy, or evolving demographics. These adjustments, or amendments, may be resident- or County-initiated and follow the amendment procedures outlined in the Comprehensive Plan.

Applicant Info

Name: Baby Bajinder / Sunaka LLC / *om Parkash*

Address: 25419 11th Avenue SE, Kent WA 98030

Phone: 206 240 4491

Email: omp8@yahoo.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.

Signature: *Baby Bajinder*

Date: 1/30/2025

Required Submittals

This application

A copy of the neighborhood notification letter and any information provided to the public

A non-refundable processing fee

Processing Fees

\$350: Expansion of existing growth area and/or amendment of plan area designation. \$750: Establishment of a new growth area. 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.

Property Info

Property Owner Name(s): Baby Bajinder / Sunaka LLC

Parcel Number(s) (APN): 302-15-001D

Total size of property (in acreage or square feet): About 33 acres

Current Land Use Category and Designation: Rural, Growth Area D

Proposed Land Use Category and Designation: Developing, Growth Area C

Area Plan Designation (if applicable): n/a

Property Zoning Designation: RU-4 (requesting rezone to GB)

Supplemental Questions

1. Is there a concurrent rezoning amendment associated with this request?



Yes, state the proposed zoning General Business



No

2. State the reason for this request.

We want to amend the county comprehensive plan to allow us to rezone the entire property to GB. About 50 acres are designated as developing and 33 acres are designated rural. The plan amendment application is for the west 33 acres.

Supplemental Questions Continued

3. Explain why this request is in the interest of the County to support.

We are proposing a truck stop for this property which is appropriate since the property has direct access to Interstate 10. The site has an existing convenience store and fuel sales will be added along with truck parking and mechanic facility. These improvements would bring additional sales tax revenue to the county.

4. Describe any changes that have occurred in the area that support your request. Such changes may include the deterioration of surrounding development, a change in character in the area due to capital improvements (road improvements), non-conforming development by exempt entities, or recent approvals of special uses or rezonings.

The property is within one mile of the Business Loop commercial corridor within Bowie. A part of one of our properties was already zoned business in the 1990's.

5. Describe any extensions of urban standard facilities and services (including major road improvements and extensions of waste disposal systems and water service) in the area have changed the optimum type of development appropriate for the subject parcel(s).

We plan on using a portion of this property for truck parking and will not need utility extensions in the near future.

6. Does this request include any parcels that currently have the "Developing" designation? (Select one)



Yes



No

Supplemental Questions Continued

7. Describe your citizen review process. Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your application has incorporated the feedback you received.

We mailed notices as required using the list provided by the county.

8. Date of mailing by applicant: January 2025

9. Mailing radius (1,000' A, B, C/1,500' D): 1500'

Acknowledgment

By typing their name below, the applicant certifies that all information in this application and on all associated submittals 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:

Date: 30 January 2025

Acknowledgment 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):

Baby Balsinde

Date: 30 January 2025



COCHISE COUNTY
Arizona

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:	BABY BALJINDER / (Sunaka, LLC) / Om Parkash
Address:	25419 111th Ave SE KENT WA 98030
Phone:	(206) 240-4491
Email:	omp8@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:	Baby Baljinder, Om Parkash Date: 11/17/2025
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): *BABY BALWINDER/OM PARKASH*

Parcel Number(s) (APN): *APN-302-15-011, APN-302-15-01H (.6254 acre), APN-302-15-013D and -302-15-001D*

Total Acreage: *About 107 Acres*

Current Zoning Designation: *R4-4*

Proposed Zoning Designation: *GB (General Business)*

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 existing on one parcel
Sewer/Septic*	- PRIVATE
Electricity	- SSVEC
Fire Protection	- BOWIE, AZ
Waste Disposal	- SW DISPOSAL

* 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.

owner will have plan to put 2-3 more businesses, Truck fueling station, parking of Trucks, and Truck repair and Tyre shop.

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.

convenience store, Gas pumps, RV Park on site
Now

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.

Attached concept plan.

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

'yes' All parcels adjacent

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.

existing well & one new well. Later when start construction according to the plan

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

existing well small may get less than 100 gallon a day
Later may be 200 gallon or about

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

200 gallon or about this

Supplemental Questions Continued

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

Our engineering & construction plan will show some good options; when submit plan for permitting

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.

27'-Legal Access may need to widen (back to the big parcel (85+ Acres) but other 3 parcel have enough access.

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

It is business loop road, will have very minimal effect of traffic, should be fine.

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.

It will not change any driveway or Increase, already have driveway to all front properties (Parcels) and we will comply ADOT Requirement at the time.

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.

yes will do -

14. Date of mailing by applicant: *about March, 2025 / January, 2025*

15. Mailing radius: *± 2 miles (1500 Feet Area)*

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.

Baby Balsinder
Signature (applicant):

Date: *1/17/2025*

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
<i>302-15-011</i>	<i>Baby Balsinder</i>	<i>Baby Balsinder</i>	<i>1/17/2025</i>
<i>302-15-014</i> <i>(.625 Acres)</i>	<i>Baby Balsinder</i> <i>Tom Parkash</i>	<i>Baby Balsinder</i> <i>[Signature]</i>	<i>1/17/2025</i>
<i>302-15-013D</i>	<i>Baby Balsinder</i>	<i>Baby Balsinder</i>	<i>1/17/2025</i>
<i>302-15-001D</i>	<i>Baby Balsinder</i>	<i>Baby Balsinder</i>	<i>1/17/2025</i>

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): *Baby Balinder*Date: *11/17/2025*
11/17/2025



**COCHISE
COUNTY**
Arizona

Development Services

520-432-9300
 developmentsservices@cochise.az.gov
 www.cochise.az.gov
 1415 Melody Ln, Bdg F
 Bisbee, Arizona 85603

**Special Use
Application**

Special Uses are activities or uses that, because of their unique characteristics, potentially could generate greater impacts than uses permitted in a zoning district. Due to these greater impacts, special uses are not granted administratively. Rather, they must be reviewed and approved by the Planning and Zoning Commission at a public hearing.

Applicant Info	
Name:	Baby Balsinder / Sumary LLC / om Parkash
Address:	25419 111th Ave SE Kent WA 98030
Phone:	(206) 240-4491
Email:	omps@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.	
Signature:	Baby Balsinder, om Parkash Date: 1/17/2025
Property Info	
Property Owner Name(s):	Baby Balsinder / om Parkash
Parcel Number (APN):	302-15-013D & 302-15-001D 302-15-011, 302-15-014
Property Size (in acreage or square feet):	107 Acres (about)
Property Zoning Designation:	R4 & G1B (Need all General Business & special use for Truck parking)

Processing Fees

\$500 + (\$20/acre, (\$2,000 acreage fee max)) 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

Project Info

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
Sewer/Septic*	septic
Electricity	on properties SSVEC
Fire Protection	As per plan / Bowie-FD
Waste Disposal	by company pickup SW Disposal

* 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.

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

Supplemental Questions

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

would like to have truck fueling on adjacent land of RV Park (portion of) and like to have truck parking next to parcels of this application - Truck stop

2. Describe all **existing** structures/uses present on the subject property. Note: Show the location and size of existing structures on the accompanying site plan.

There is not structure for this proposal of use of (GIS) as special use
RV Park, Gas pumps, c-store, Residence

3. Describe all **proposed** structures/uses that will be placed on the property. Note: Show the location and size of proposed structures on the accompanying site plan.

As per plan (site plan), Fuel station, parking & Truck mechanic shop with Tyres center.

4. What materials will be used to construct the new building(s)? (Note, for an existing building(s), please also list the construction type(s), i.e., factory-built building, wood, block, metal).

Block & metal

5. Will the project be constructed/completed within one year or phased?

One year

Phased

Supplemental Questions Continued

5.a. If this is a phased project, describe the phases here and physically depict them on the site plan.

First phase truck fueling pad & 4-6 Pump dispensers to be installed after UST (Tanks)

6. Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.

Fuel, coffee & snacks

7. What are the days of the week and hours of operation (if applicable)?

To start with ~~we~~ ^{we} 5 AM to 10 PM. Parking will be available ~~at~~ ~~of~~ ~~needed~~ ~~than~~ 24 hours. ~~Let~~
(Parking will be available 24 Hrs.)

8. What are the number of employees expected to work onsite?

Initially: 2

Future: 4

9. 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.

There are already access established on these parcels to the Business Loop 1-10

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

Very minimal in the beginning and normal in 2-3 years.

10.a. Number of passenger vehicles entering and leaving the site (per day/week)?

may be 50-60 vehicles

10.b. Number of large trucks entering and leaving the site (per day/week)?

25-35 estimated ^{day} ~~week~~

Supplemental Questions Continued

10.c. At what time of day, day of week, and season (if applicable) will traffic be the heaviest?

may be slightly more during weekend
(days)

11. 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.

We use existing driveway, no need new
cut or increase/decrease, AS PER A DOT

12. What is your water source? If your property is served by a well, show the existing or proposed location of the well on the site plan. State whether the well is private or shared (if applicable).

Well (plan) attached)

13. Total gallons of water needed for the proposed use, either daily or annually:

between 100-200 gallons

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

will submit when engineering started
and plan ready for review
in 1-2 years or sooner

15. Describe your citizen review process. Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your special use application has incorporated the feedback you received. Upload a copy of the mailed notice to the portal.

yes will do as per rezoning Instructions
by the Cochise County Planning &
zoning department.
mailing letter in January, 2025

Supplemental Questions Continued

15.a. Date of mailing by applicant: *in 3 weeks by Jan 18, 2025*

15.b. Mailing radius: *1-2 miles (1500 Feet Area)*

16. Describe any outdoor activity associated with your special use proposal, if applicable.

*only Fueling & Trucks parking
& Trucks*

17. Will outdoor storage of equipment, materials or products be needed? If yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

only small cabin / or small storage building

18. Will any noise or vibrations be produced that can be heard or felt on neighboring properties on a regular basis? if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

*Its not effect Neighbor directly
Its away far from residential Area.*

19. Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

*If there any odors, not much
As per Cochise county Instructions*

Supplemental Questions Continued

20. Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to mitigate/discourage their presence?

~~Yes~~ Enclosed Dumpster Area.

21. Will additional dust be created on a regular basis? If yes, what measures will be taken to prevent this dust from escaping onto neighboring properties or roadways?

~~Yes~~ We ^{will} meet county requirements.

22. Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

Yes

No

23. Do you anticipate the need to clear more than one acre of vegetation? If so, describe the proposed dust and erosion control measures to be used and show their approximate location on site plan, if appropriate. Also, indicate if any drainage pattern alterations are proposed or necessary.

Very minimal vegetation on site, will be cleared during site work as per permitted by Cochise County Planning & zoning Department.

Acknowledgments

By typing their name below, the applicant certifies that all information in this application, on the site plan, and within any supplemental documents is true and accurate. They understand that if any information is false, it may be grounds for revocation of this permit. In addition, they hereby request all inspections necessary to process this application, and if the permit is issued, they request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit.

Applicant Signature: Baby Balinder, om Parakash Date: 11/24/2025

Acknowledgments Continued, Prop 207 Waiver

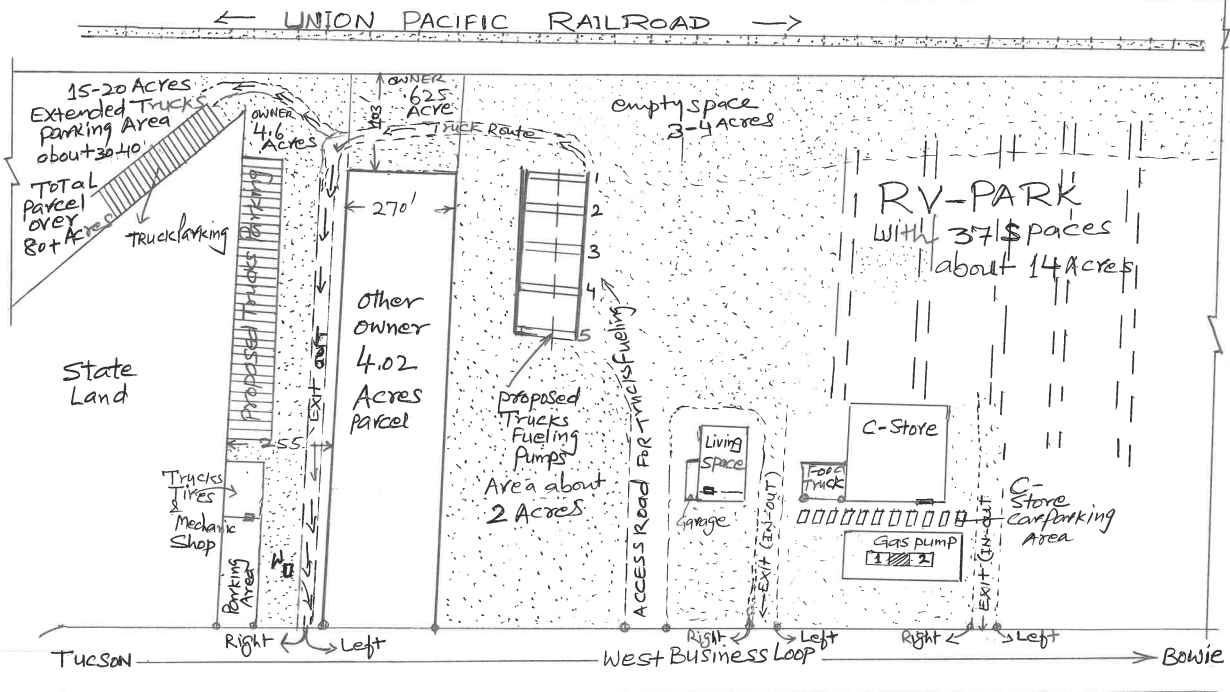
By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is 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.

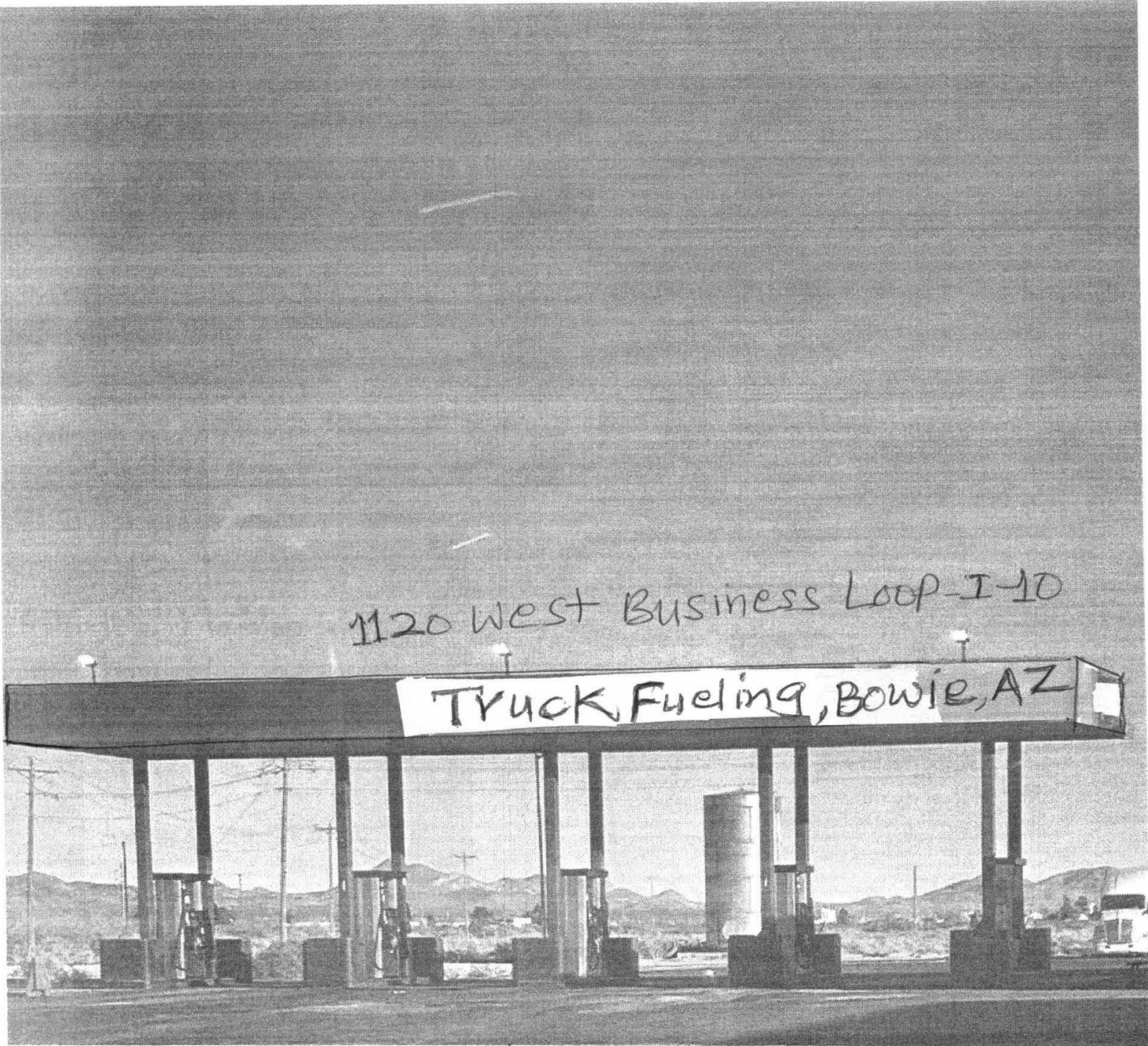
Signature (Property Owner): *Baby Balsinder,* Date: *1/24/2025*
Om Prakash

Scale 1"=150'

PROPOSED LAYOUT OF SITE FOR NEW BUSINESSES

REZONING - GENERAL BUSINESS, BOWIE, AZ
FOR TRUCKS FUELING, TRUCK PARKING & TRUCK-MECHANIC-TIRES SHOP





Tentative - Design Sketch of Site
(Elevation)

Truck repairs & Tire Center, Bowie, AZ



Tentative-Design elevation sketch of site