



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: Kesean Coleman

Address: 1901 Harrison Street, Suite 1630, Oakland, CA 94612

Phone: 503.419.8030

Email: kcoleman@adapturerenewables.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): Karry, Keith, J Kathryn, Stephen and Phillip A Klump

Parcel Number(s) (APN): 20244012, 20244017, 20267002, 20286002, 20316007

Total Acreage: 1470 acres (total parcel area), 878 acres (total area proposed for rezoning)

Current Zoning Designation: Residential (R-36)

Proposed Zoning Designation: Rural (RU-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

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	N/A
Sewer/Septic*	N/A
Electricity	N/A
Fire Protection	N/A (Wilcox is closest Fire Station)
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.

Adapture Renewables is working with the Klump Family (Landowners) to develop a utility-scale solar project on the parcels proposed for rezoning (Figure 1). Utility-scale solar is not allowed on residential zoned parcels so we are requested to rezone the parcels to rural. Two of the parcels (APN 20286002, 20244012) are already split between the residential and rural zoning. The current land use is rangeland on all parcels. The nearest existing homes are located approximately 0.25 miles west of the area proposed for rezoning. None of the area proposed for rezoning is planned for subdivision or residential development nor does it contain any existing roads or infrastructure which would support residential development. The rezoning would extend the adjacent rural zoning west by 0.75 miles.

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.

All parcels proposed for rezoning contain no existing residential structures. One of the parcels with split zoning (20244012) contains cattle pens and associated structures in the northern portion of the parcel. No other parcels contain any type of development except for cattle fencing.

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.

Adapture Renewales plans to develop a utility-scale solar project (Figure 2). The project will include photovoltaic (PV) panels on tracking structures, access roads, electrical inverters, fencing, and underground electrical cabling. The majority of the project will be located on rural zoned lands to the east, but the project will extend onto the proposed rezoning area. An operations and maintenance building and a substation will be included in the project, but will not be located in the area proposed for rezoning.

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

Yes. All parcels east of the proposed rezoning area are currently zoned as Rural. This rezoning would extend the existing Rural zoning 0.75 miles west. The proposed rezoning would leave residential zoning between the rural zoned area and the town of Wilcox.

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.

A well would be located at the proposed O&M facility (outside of rezoning area).

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

Approximately 125/gal/day for cattle. Well is located on property outside of rezoning area.

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

Zero. Well for panel washing will be outside rezoning area and use less than 15/gal/day.

Supplemental Questions Continued

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

During construction, the project may use on on-site well or contract water from off-site source. If an on-site well is used, it will not be located in the area proposed for rezoning.

Project will use a minimal amount of water during operation (approximately equivalent to one residential home).

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.

A final design for the utility-scale solar project has not yet been established, but access is expected from either E Stewart Street (South side of area) or E Patte Road (Northwest side of area). Access will extend off of the public road onto private property (leased to project) and extend to our project area.

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

During construction, traffic is expected to increase. During operation, traffic will be limited to less than 10 vehicle trips per day.

A traffic analysis will be provided as part of the Special Use Permit Application for the Utility-scale Solar Project.

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 project will have one access point off an existing public road. This will be a new access point and will not require relocation of any existing cuts.

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.

14. Date of mailing by applicant:

15. Mailing radius:

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): _____

Date: _____

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
20244012	Phillip A. Klump	See Attached	
20244017	Stephen Klump and Shaye Klump	See Attached	
20267002	Karry Keith Klump and J. Kathryn Klump	See Attached	
20286002	Stephen A. Klump	See Attached	
20316007	Phillip A. Klump	See Attached	
20319018A	Phillip Shannon Klump	See Attached	
20319036C	Phillip Shannon Klump	See Attached	

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): See Attached

Date:

AGENT LETTER OF AUTHORIZATION

The individuals below (together, "Landowners") hereby certify that they are the owners of parcel numbers 20244012, 20316007, 20269007D, 20321001, 20321003, located in Cochise County, Arizona (the "Property"). Landowners hereby authorize Kesean Coleman, Development Manager with [Adapture Renewables, Inc.], to act as Landowner's agent in all matters relating to the Copper Rose Energy Center [solar/BESS] project being developed on the Property, and to sign documents related to such project on Landowner's behalf.

Please contact Landowner(s) directly if you have any questions.

LANDOWNER:

By: Philip A. Klump
Name: Philip A. Klump
Date: 10/9/2025
Contact: 920 253 0712

LANDOWNER:

By: Shannon Klump
Name: Shannon R. Klump
Date: 10/9/2025
Contact: 520-253-1223

STATE OF ARIZONA } ss.
COUNTY OF COCHISE

This instrument was acknowledged before me this 9 day of Oct, 2025, by Philip A Klump Shannon R Klump
In witness whereof I herewith set my hand and official seal.
Lisa Smith, NOTARY PUBLIC



AGENT LETTER OF AUTHORIZATION

The individuals below (together, "Landowners") hereby certify that they are the owners of parcel numbers 20244013, 20244015, 20244016, 20244017, 20266002, 20283003, 20283004, 20286002, 20321002B, located in Cochise County, Arizona (the "Property"). Landowners hereby authorize Kesean Coleman, Development Manager with [Adapture Renewables, Inc.], to act as Landowner's agent in all matters relating to the Copper Rose Energy Center [solar/BESS] project being developed on the Property, and to sign documents related to such project on Landowner's behalf.

Please contact Landowner(s) directly if you have any questions.

LANDOWNER:

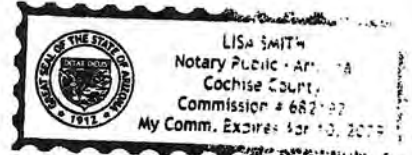
By: [Signature]
Name: Stephen A. Klump
Date: 10/9/25
Contact: 520 507 6200

LANDOWNER:

By: [Signature]
Name: Shaye Klump
Date: 10/9/25
Contact: 520-678-1080

STATE OF ARIZONA }
COUNTY OF COCHISE } ss.

This instrument was acknowledged before me this 9 day of Oct, 2025, by Stephen A Klump Shaye Klump
In witness whereof I herewith set my hand and official seal.
[Signature], NOTARY PUBLIC



AGENT LETTER OF AUTHORIZATION

The individuals below (together, "Landowners") hereby certify that they are the owners of parcel numbers 20319018A and 20319036C, located in Cochise County, Arizona (the "Property"). Landowners hereby authorize Kesian Coleman, Development Manager with [Adapture Renewables, Inc.], to act as Landowner's agent in all matters relating to the Copper Rose Energy Center [solar/BESS] project being developed on the Property, and to sign documents related to such project on Landowner's behalf.

Please contact Landowner(s) directly if you have any questions.

LANDOWNER:

By: Karry Keith Klump
Name: Karry Keith Klump a/k/a Karry K. Klump
Date: 10/9/25
Contact: (520) 384-3397

LANDOWNER:

By: Phillip A. Klump
Name: Phillip A. Klump
Date: 10/9/2025
Contact: 520 253 0742

LANDOWNER:

By: J. Kathryn Klump
Name: J. Kathryn Klump
Date: 10/9/25
Contact: (520) 384-3397

LANDOWNER:

By: Shannon Klump
Name: Shannon R. Klump
Date: 10/9/25
Contact: 520-253-1223

LANDOWNER:

By: Stephen A. Klump
Name: Stephen A. Klump
Date: 10/9/2025
Contact: 520 507 6200

STATE OF ARIZONA }
COUNTY OF COCHISE } SS.

This instrument was acknowledged before me this 9 day of Oct, 2025, by Karry Keith Klump J. Kathryn Klump
in witness whereof I herewith set my hand and official seal.



LANDOWNER:

By: Shaye Klump
Name: Shaye Klump
Date: 10/9/25
Contact: 520-678-1080

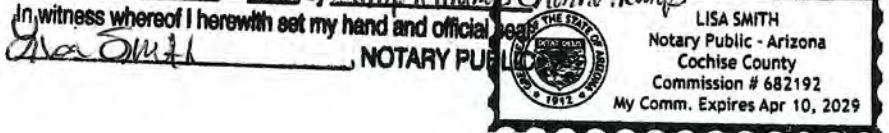
STATE OF ARIZONA }
COUNTY OF COCHISE } SS.

This instrument was acknowledged before me this 9 day of Oct, 2025, by Stephen A Klump Shaye Klump
in witness whereof I herewith set my hand and official seal.



STATE OF ARIZONA }
COUNTY OF COCHISE } SS.

This instrument was acknowledged before me this 9 day of Oct, 2025, by Phillip A Klump Shannon Klump
in witness whereof I herewith set my hand and official seal.



AGENT LETTER OF AUTHORIZATION

The individuals below (together, "Landowners") hereby certify that they are the owners of parcel numbers 20321002E, 20283013, 20244033, 20320001, 20323001, and 20267002, located in Cochise County, Arizona (the "Property"). Landowners hereby authorize Kesean Coleman, Development Manager with [Adapture Renewables, Inc.], to act as Landowner's agent in all matters relating to the Copper Rose Energy Center [solar/BESS] project being developed on the Property, and to sign documents related to such project on Landowner's behalf.

Please contact Landowner(s) directly if you have any questions.

LANDOWNER:

By: Karry Keith Klump
Name: Karry Keith Klump a/k/a Karry K. Klump
Date: 10/9/25
Contact: (520) 384-3397

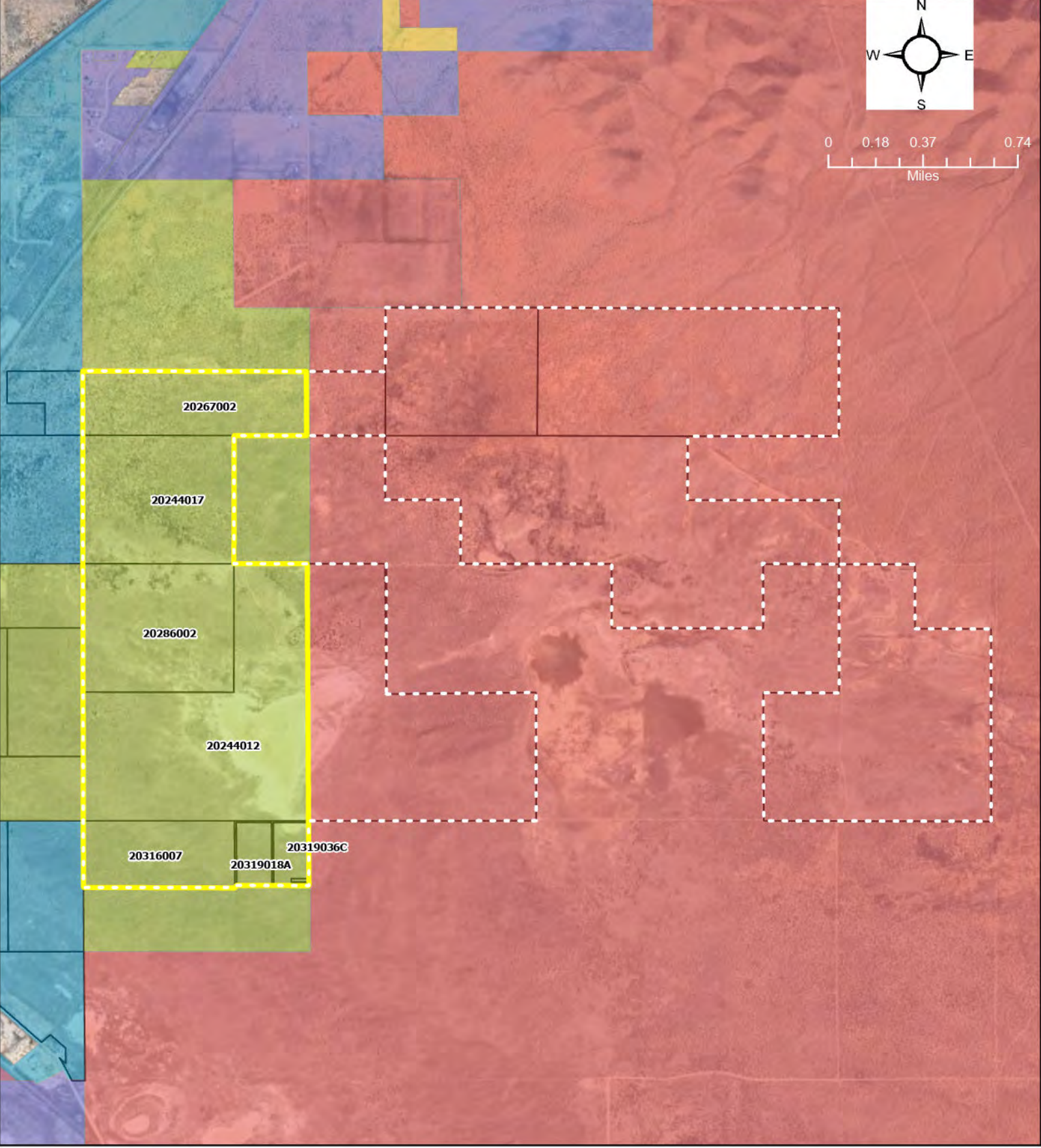
LANDOWNER:

By: J. Kathryn Klump
Name: J. Kathryn Klump
Date: 10/9/25
Contact: (520) 384-3397

STATE OF ARIZONA }
COUNTY OF COCHISE } ss.

This instrument was acknowledged before me this 9 day of Oct, 2025, by Karry Keith Klump
In witness whereof I herewith set my hand and official seal. J. Kathryn Klump
Lisa Smith, NOTARY PUBLIC













Legend

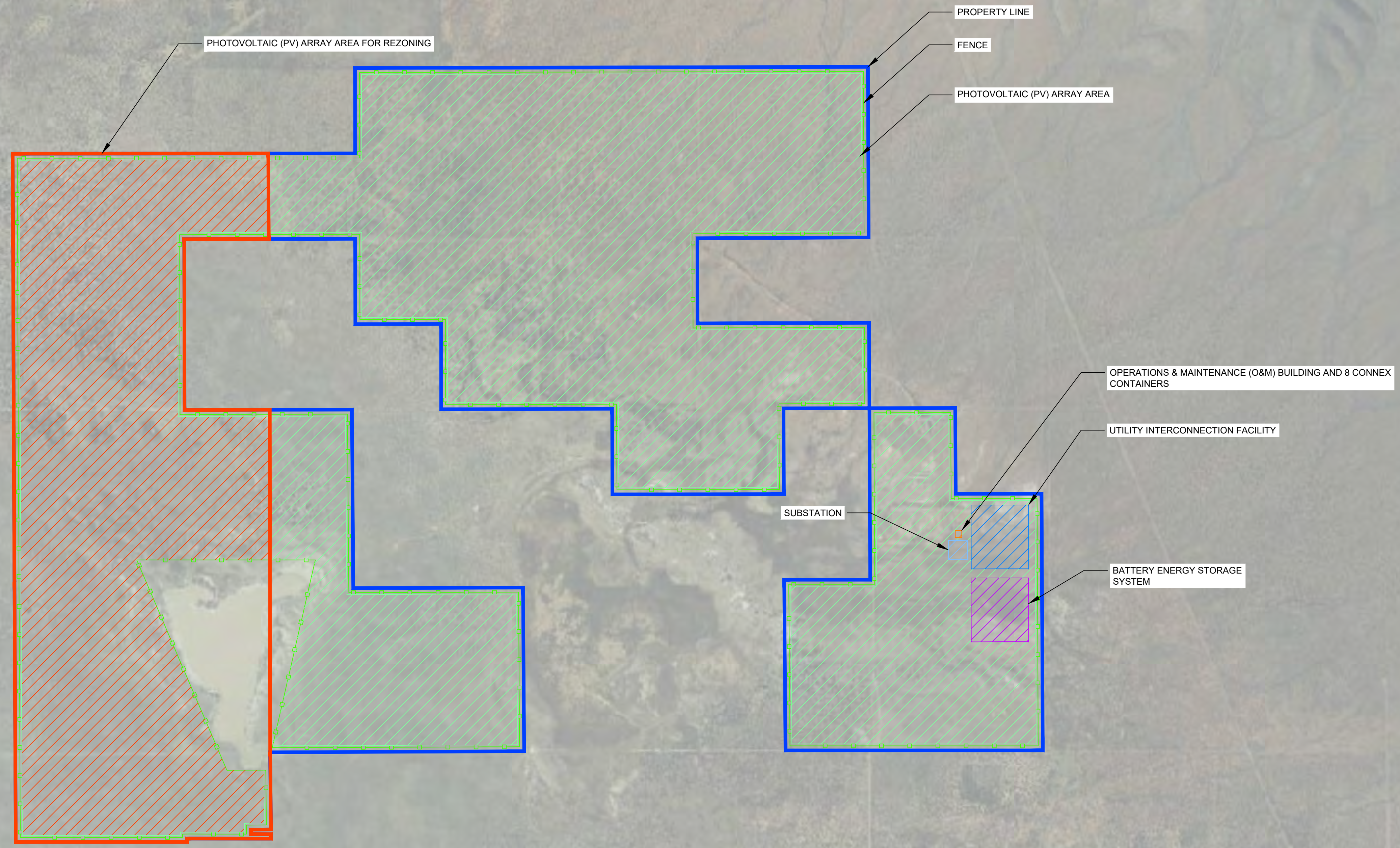
- Parcel Boundary
- Copper Rose Project Area
- Rezoning Area
- ZONING**
- COMMERCIAL
- SINGLE-FAMILY RESIDENTIAL
- INDUSTRIAL
- MULTI-FAMILY RESIDENTIAL
- RESIDENTIAL
- RURAL

**Figure 1 Parcel Map
Rezoning Application
Cochise County, AZ
Adapture Renewables**



LEGEND:

-  PROPERTY LINE
-  FENCE LINE
-  PHOTOVOLTAIC (PV) ARRAY AREA
-  SUBSTATION
-  BATTERY ENERGY STORAGE SYSTEM
-  OPERATIONS & MAINTENANCE (O&M) BUILDING AND 8 CONNEX CONTAINERS
-  PHOTOVOLTAIC (PV) ARRAY AREA FOR REZONING
-  UTILITY INTERCONNECTION FACILITY



REV	DESCRIPTION	DATE
A	REZONING SITE PLAN	09/18/2025
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
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 Oakland, CA 94612, USA

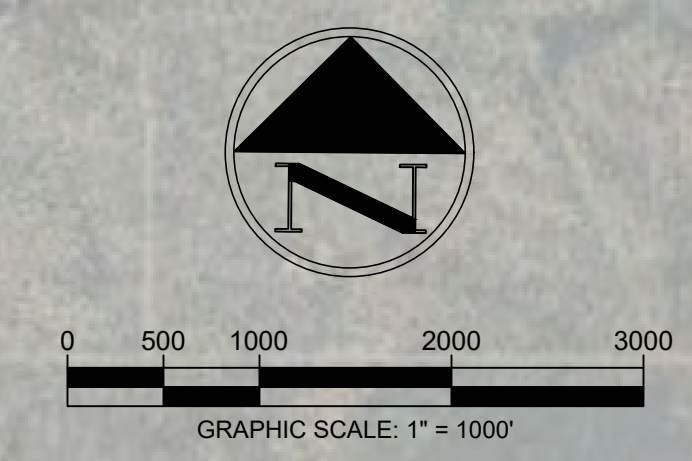
PROJECT NAME:
COPPER ROSE ENERGY

PROJECT ADDRESS:
WILLCOX, AZ

SEAL:	DATE: 09/18/2025
	PROJECT #: -
	DRAWN BY: JA
	CHECKED BY: TS

TITLE:
REZONING SITE PLAN

SHEET:



PLOT DATE: Friday, September 19, 2025