

# SNELL & WILMER

## Zoning Group

Nick Wood, Esq  
Attorney

Mike Maerowitz, Esq  
Attorney

Noel J. Griemsmann, AICP  
Sr. Urban Planner

Ryan McCann, AICP  
Urban Planner

Maggie Dellow, AICP  
Urban Planner

Simran Shah  
Assistant Planner

Sarah Schiele  
Planner Technician

Freeport Minerals Corporation – Cochise County  
Rezoning Application

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Freeport Minerals Corporation – Cochise County  
Application Form



## 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: Noel J. Griemsmann, Snell & Wilmer LLP

Address: 1 E Washington St Suite 2700 Phoenix Arizona 85004

Phone: (602) 382-6824

Email: ngriemsmann@swlaw.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: **William Cobb** Digitally signed by William Cobb  
Date: 2025.10.31 13:58:46 -07'00' Date: 10-31-2025

### 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): Freeport Minerals Corporation f.k.a. Phelps Dodge Corporation

Parcel Number(s) (APN): 40816009E

Total Acreage: 102.21

Current Zoning Designation: Residential (R-36)

Proposed Zoning Designation: General Business (GB)

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	At time of future development, requested information will be provided.
Sewer/Septic*	At time of future development, requested information will be provided.
Electricity	At time of future development, requested information will be provided.
Fire Protection	At time of future development, requested information will be provided.
Waste Disposal	At time of future development, requested information will be provided.

\* 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.

This rezoning application will bring the Site into conformance with the Comprehensive Plan.

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.

The Site is currently undeveloped and vacant.

**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.

At this time, no specific development plans are proposed, however, this rezoning will help facilitate future economic development along the Highway 80 corridor near the City of Douglas.

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

Yes, the Site is adjacent to another Freeport Minerals Corporation property (APN 408-180-25C), which is zoned GB.

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.

At time of future development, requested information will be provided.

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

Site is currently vacant.

8. Estimate the total gallons of water needed for the proposed use of the site (daily or annual usage) No development is currently proposed.

**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 purpose of this rezoning is to bring the site into conformance with the Comprehensive Plan and no development is currently proposed. Future development plans will include details on modern methods to minimize water use, recycle/water, and/or enhance onsite natural recharge.

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.

At time of future development, requested information will be provided.

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

This request will have no impact on traffic volumes.

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.

No development is currently proposed with this application. Site will remain in its current condition.

**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 notice letter describing project details will be sent to property owners within 750-feet of site boundary lines.

14. Date of mailing by applicant: 10-31-2025

15. Mailing radius: 750-ft

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): To be filled by the owner at a later date

Date:

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Simran Shah  
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Sarah Schiele  
Planner Technician

Freeport Minerals Corporation – Cochise County  
Concept Plan

Concept plan is not applicable to this application. No new development is proposed.

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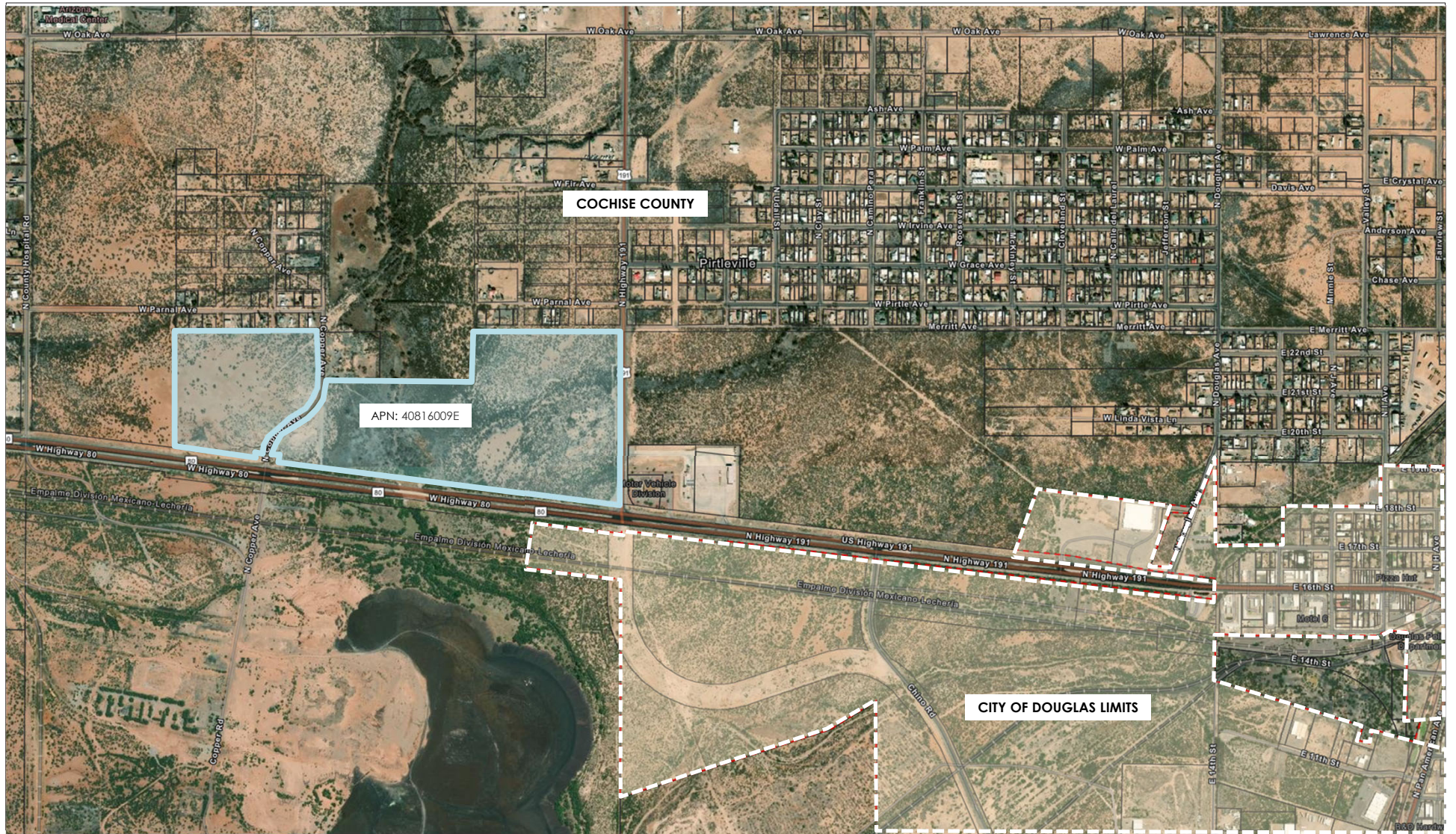
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Freeport Minerals Corporation – Cochise County

Site Aerial



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1 East Washington Street, Suite 2700, Phoenix, AZ 85004



NOT TO SCALE

**PROPOSED DEVELOPMENT AREAS**  
COCHRISE COUNTY

Exhibit: A

Address: Hwy 80 & Hwy 191

Date: October 2025

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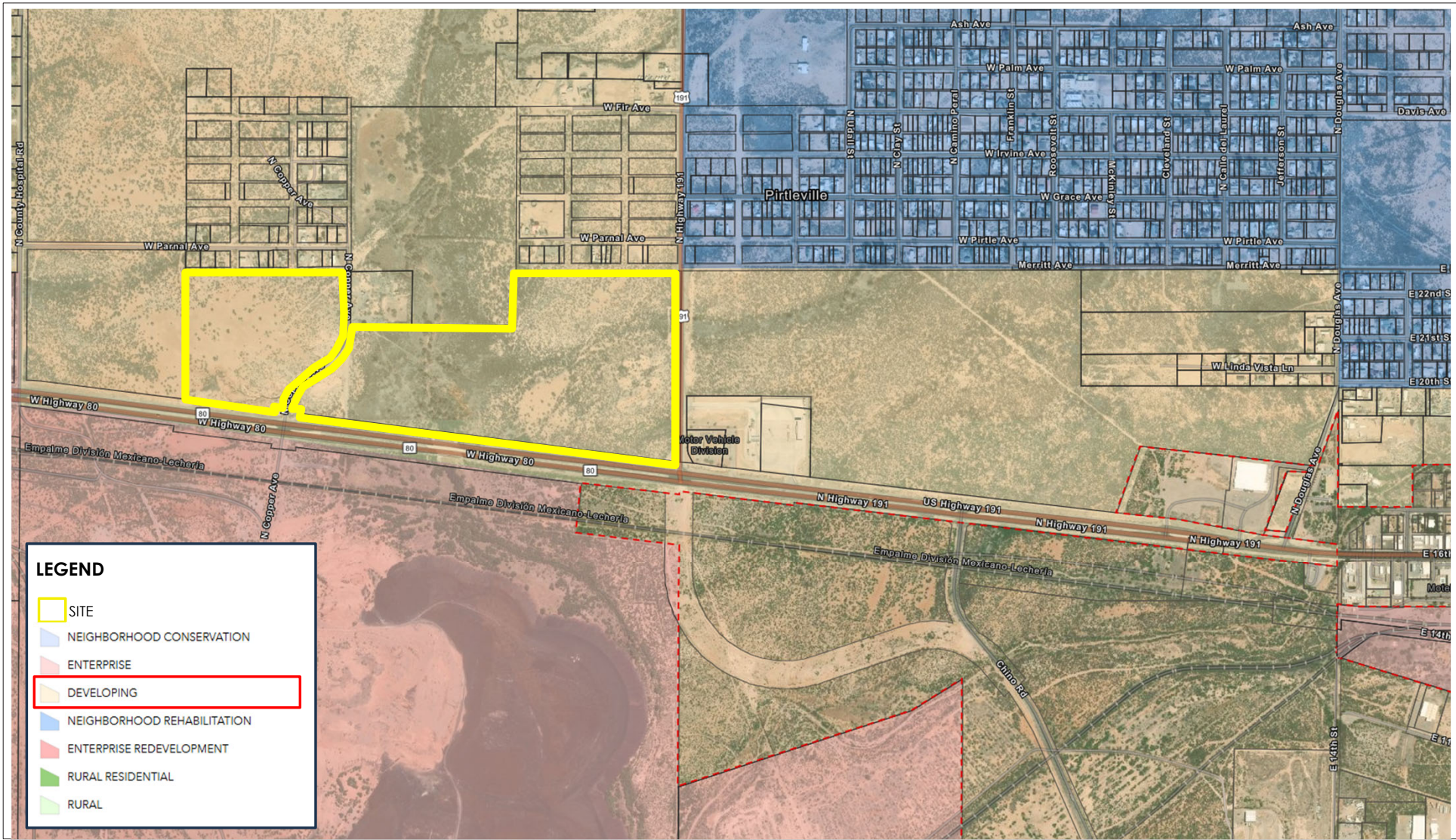
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Freeport Minerals Corporation – Cochise County  
Comprehensive Plan Designation



**LEGEND**

- SITE
- NEIGHBORHOOD CONSERVATION
- ENTERPRISE
- DEVELOPING
- NEIGHBORHOOD REHABILITATION
- ENTERPRISE REDEVELOPMENT
- RURAL RESIDENTIAL
- RURAL

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**COMPREHENSIVE PLAN DESIGNATION  
COCHISE COUNTY**

Exhibit: B

Address: Hwy 80 & Hwy 191

Date: October 2025

# SNELL & WILMER

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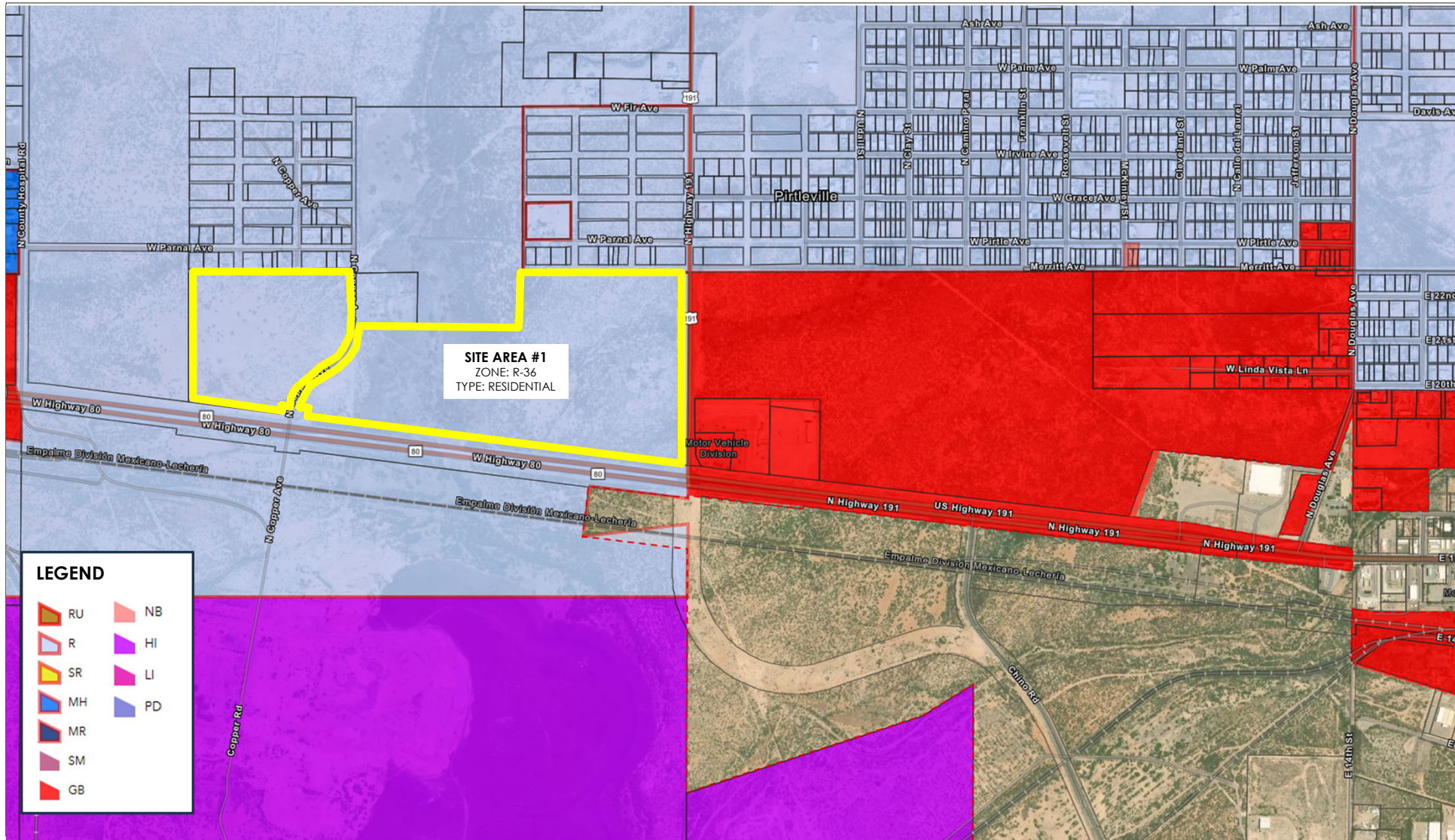
Ryan McCann, AICP  
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Simran Shah  
Assistant Planner

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Freeport Minerals Corporation – Cochise County  
Current Zoning Map



**SITE AREA #1**  
 ZONE: R-36  
 TYPE: RESIDENTIAL

**LEGEND**

	RU		NB
	R		HI
	SR		LI
	MH		PD
	MR		
	SM		
	GB		

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**CURRENT ZONING MAP**  
 COCHISE COUNTY

Exhibit: C

Address: Hwy 80 & Hwy 191

Date: October 2025

# SNELL & WILMER

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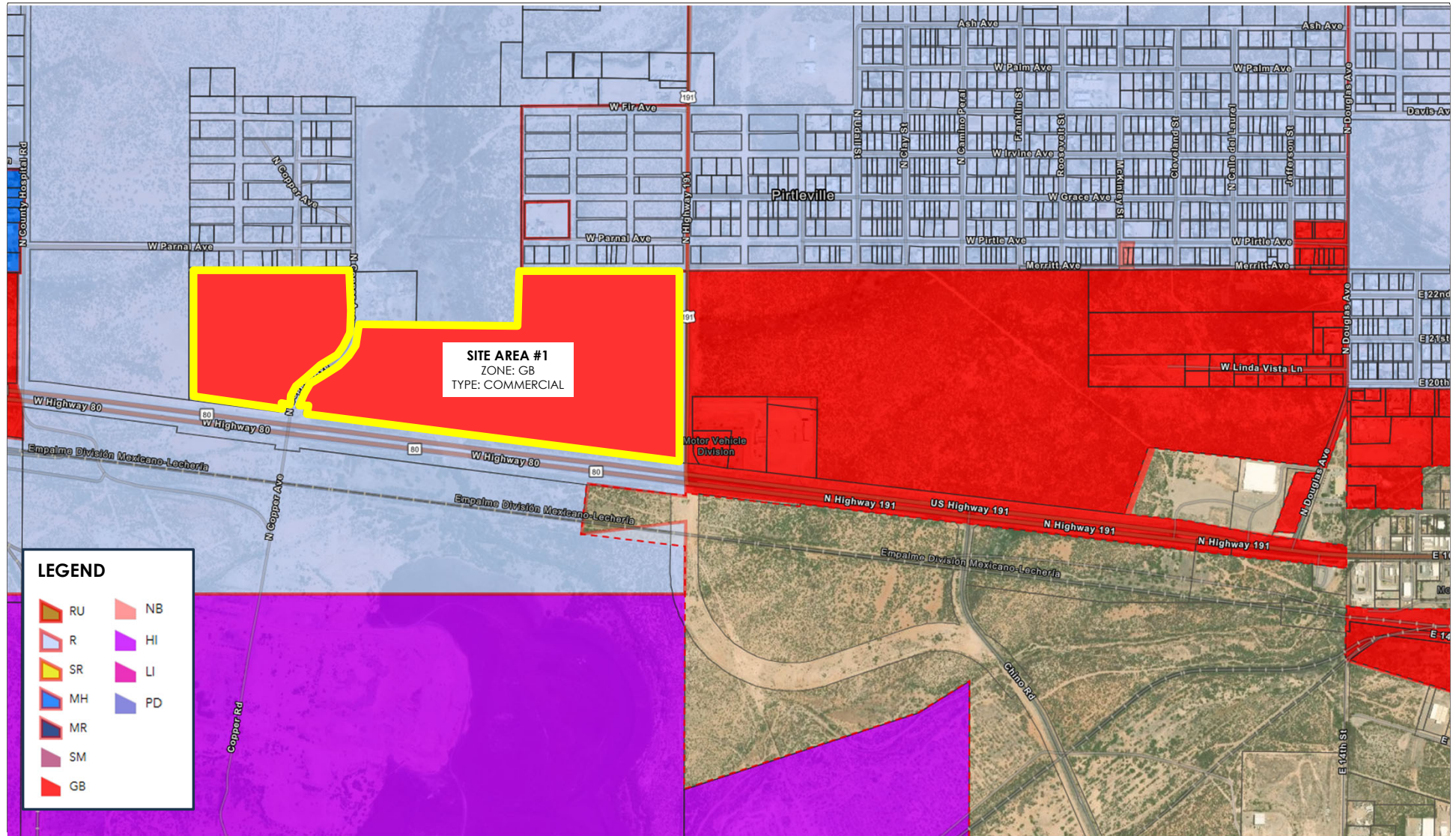
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Sarah Schiele  
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Freeport Minerals Corporation – Cochise County  
Proposed Zoning Map



**SITE AREA #1**  
 ZONE: GB  
 TYPE: COMMERCIAL

**LEGEND**

	RU		NB
	R		HI
	SR		LI
	MH		PD
	MR		
	SM		
	GB		

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NOT TO SCALE

**PROPOSED ZONING MAP**  
 COCHISE COUNTY

Exhibit: D  
 Address: Hwy 80 & Hwy 191  
 Date: October 2025

# SNELL & WILMER

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Assistant Planner

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Freeport Minerals Corporation – Cochise County  
Draft Notice Letter

October 31, 2025

**Re: Rezoning Notification for the Property Located at the Northwest Corner of US 191 and SR 80 in Unincorporated Cochise County, Arizona**

Dear Property Owner or Neighborhood Organization Representative,

The purpose of this letter is to inform you that on behalf of Freeport Minerals Corporation (“Freeport”), we have recently filed rezoning request for the 102.2-acre site located at Northwest Corner of US 191 and SR 80, otherwise known as Cochise County Assessor Parcel Number 408-16-009E, as shown on Exhibit A (the “Property”).

The request is to change the existing zoning designation of the Property from R-36 (Residential District, one dwelling per 36,000 square feet) to GB (General Business District), herein the “Request.” The General Business zoning district classification is consistent with the County’s Comprehensive Plan land-use designations.

**Project Overview.** The Property is currently vacant and undeveloped. Freeport proposes to rezone the Property to GB to bring the Property into conformance with the existing Cochise County Comprehensive Plan. At this time, no specific development plans are proposed, however, this rezoning will help facilitate future economic development along the Highway 80 corridor near the City of Douglas.

**Public Hearing Information:** Once our 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.

Please feel free to contact me or Noel Griemsmann, Urban Planner, at (602) 382-6824 or via e-mail to [ngriemsmann@swlaw.com](mailto:ngriemsmann@swlaw.com) should you have any questions regarding this proposal, wish to express your thoughts, and/or request reasonable assistance with respect to this notice. You may also make your opinions known on this case by writing to the Cochise County Planning and Zoning Division, 1415 Melody Lane, Building F, Bisbee, Arizona 85603. Your letter will be made part of the case file.

Again, I would be happy to answer any questions or discuss any comments that you may have regarding this proposal. Thank you for your attention to this letter.

Sincerely,  
Snell & Wilmer

*Michael Maerowitz*

Michael T. Maerowitz



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Simran Shah  
Assistant Planner

Sarah Schiele  
Planner Technician

Freeport Minerals Corporation – Cochise County  
Draft Mailing Lists  
750-Foot Buffer Property Owners

ARVIZU JOSE LUIS  
1263 E 17TH ST APT B BLDG 251,  
DOUGLAS, AZ 85607

ARZATE RICHARD L  
526 D AVE,  
DOUGLAS, AZ 85607

BALICH ALEXANDER | BALICH FAMILY  
TRUST  
10127 15TH PL SE,  
LAKE STEVENS, WA 98258

BEBB GLENN  
1459 BURTON ST,  
SAN DIEGO, CA 92111

CABARGA BRENDA LEE  
3281 W SHADOW PARK WAY,  
ORO VALLEY, AZ 85742

CARTER JACK E & JOYCE M  
UNKNOWN ADDRESS,  
,

CORNIDEZ ROGELIO & ANGELINA  
CELESTE  
PO BOX 103,  
DOUGLAS, AZ 85607

DEL RIO ALEJANDRA  
PO BOX 806,  
PIRTLEVILLE, AZ 85626

DELGADO PRISCILLA | ESPINOZA JOSEF  
ETAL  
6691 S DRIFT BOAT DR,  
TUCSON, AZ 85757

DOUGLAS CITY OF | C/O CITY CLERK  
425 E 10TH ST,  
DOUGLAS, AZ 85607

GARCIA ANITA T & JOSE LUIS  
214 5TH ST,  
DOUGLAS, AZ 85607

GRIFFITH KAY F  
PO BOX 837,  
PIMA, AZ 85543

IBARRA IRMA YOLANDA  
2400 N COPPER AVE,  
DOUGLAS, AZ 85607

LADD FAM TRUST  
2861 W HIGHWAY 92,  
BISBEE, AZ 85603

LEATHERMAN MARIA GUADALUPE  
PO BOX 212,  
PIRTLEVILLE, AZ 85626

LOPEZ YANIRA  
1210 17TH ST APT 273,  
DOUGLAS, AZ 85607

LUCKENBILL CHRISTOPHER DANIEL  
6319 W KINGS AVE,  
GLENDALE, AZ 85306

MAGANA FLORENCIA TORRES  
1887 W PARNAL AVE,  
DOUGLAS, AZ 85607

MARTINEZ ARMANDO A  
2300 W INA RD APT 2303,  
TUCSON, AZ 85741

MENDOZA OSCAR S & ROSE MARY  
PO BOX 101,  
PIRTLEVILLE, AZ 85626

MORALES BERNARDO  
2819 E 15TH ST,  
DOUGLAS, AZ 85607

MUNGARAY CECILIA & ENRIQUE  
MEDRANO  
PO BOX 342,  
PIRTLEVILLE, AZ 85626

NELSON WINFRED GENE & | NELSON  
BARBARA GENE  
734 HAMILTON AVE,  
PASADENA, CA 91104

NORIEGA BALDEMAR & ANA A  
PO BOX 226,  
PIRTLEVILLE, AZ 85626

NORIEGA ISABEL & SILVIA  
PO BOX 186,  
PIRTLEVILLE, AZ 85626

PEDREGO JESUS E  
1625 E 21ST ST,  
DOUGLAS, AZ 85607

PHELPS DODGE CORP  
36 W HIGHWAY 92,  
BISBEE, AZ 85603

PIPER GEORGINE G  
1926 W PARNAL AVE,  
DOUGLAS, AZ 85607

RAMOS MARGARITA  
1599 11TH ST,  
DOUGLAS, AZ 85607

REDONDO CARMEN DALILA CORELLA  
PO BOX 315,  
PIRTLEVILLE, AZ 85626

ROQUENI LUIS Q  
PO BOX 97,  
DOUGLAS, AZ 85608

SANCHEZ RAMON B  
214 5TH ST,  
DOUGLAS, AZ 85607

SANDOVAL MIGUEL  
PO BOX 167,  
DOUGLAS, AZ 85608

SMITH MICHAEL L  
1805 W PARNAL AVE,  
DOUGLAS, AZ 85607

STATE OF ARIZONA  
205 S 17TH AVE,  
PHOENIX, AZ 85007

STATE OF ARIZONA | DEPARTMENT OF  
TRANSPORTATION  
205 S 17TH AVE,  
PHOENIX, AZ 85007

TAYLOR MONICA  
1772 W PARNAL AVE,  
DOUGLAS, AZ 85607

VALDEZ GERARDO ALONSO  
2470 N COPPER AVE,  
DOUGLAS, AZ 85607

VALENCIA JUDITH | MCCLAIN NORMA  
MARTINEZ DE  
PO BOX 125,  
PIRTLEVILLE, AZ 85626

VALENZUELA JORGE ALBERTO MOLINA  
526 CARMELITA AVE,  
DOUGLAS, AZ 85607

VASQUEZ NORMA ALICIA  
2310 W SILVERBELL OASIS WAY,  
TUCSON, AZ 85745

VAZQUEZ NATANAEL QUINTANA AND  
CLAUDIA IMELDA  
PO BOX 493,  
PIRTLEVILLE, AZ 85626

VEZEY FAMILY TRUST AGREEMENT |  
SCHROEDER VALERIE J TRUST  
AGREEMENT  
15919 E GENOA WAY,  
FOUNTAIN HILLS, AZ 85268

ZAMORA BOBBY & RAQUEL  
PO BOX 858,  
PIRTLEVILLE, AZ 85626



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Freeport Minerals Corporation – Cochise County  
Legal Description

**LEGAL DESCRIPTION**

S2 SEC10 LYING N OF NLY BNDRY OF HWY 80 EXC N440' OF NWSE & EXC  
NWSW LESS 1.99AC DED TO COUNTY SEC10-24-27 114.05AC