



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: chaquitta Smith

Address: 816 W Emery St Cochise , AZ 85606

Phone: 4803347220

Email: azfostermom24@gmail.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: Chaquitta Smith

Date: 08/15/2026

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): CHAQUITTA SMITH

Parcel Number(s) (APN): 20621307A

Total Acreage: 2.14

Current Zoning Designation: SR-43

Proposed Zoning Designation: RU-2

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	
Sewer/Septic*	Existing on-site septic system. No public sewer connection proposed.
Electricity	
Fire Protection	
Waste 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.

Request to rezone the subject property from SR-43 to RU-2 to allow greater flexibility for residential use and future residential development consistent with the RU-2 zoning district.

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.

Existing residential structure currently under development/construction for use as the primary residence, with existing on-site septic system and leach field. ”

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.

Continued residential use of the parcel, including completion of the existing primary residence and potential future residential accessory structures or uses permitted within the RU-2 zoning district.

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

No. The parcels immediately surrounding the subject property are primarily zoned SR-43.

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.

Private hauled-water system with on-site water storage tanks.

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

Minimal current water use; property is under residential development.

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

Approximately 250 gallons per day for residential use.

Supplemental Questions Continued

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

Use of water-efficient plumbing fixtures, water-conscious landscaping, and preservation of natural drainage areas to promote on-site infiltration and minimize unnecessary water use

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.

Permanent legal access is provided from W. Emery Street, a public roadway. Vehicular ingress and egress to the property will be from W. Emery Street.

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

Minimal to no significant impact anticipated. The property is intended for residential use and the rezoning is not expected to substantially increase traffic on surrounding roads. ”

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 is proposed from W. Emery Street. No additional driveway cuts or relocation of existing access points are proposed.

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.

Required citizen review notices were mailed to surrounding property owners within the designated notification area. As of the date of this application, no responses or objections have been received. No changes to the rezoning request have been necessary based on public feedback. ”

14. Date of mailing by applicant: 08/14/2026

15. Mailing radius: 300 feet

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): CHAQUITTA SMITH

Date: 08/28/2026

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

Acknowledgments Continued, Prop 207 Waiver

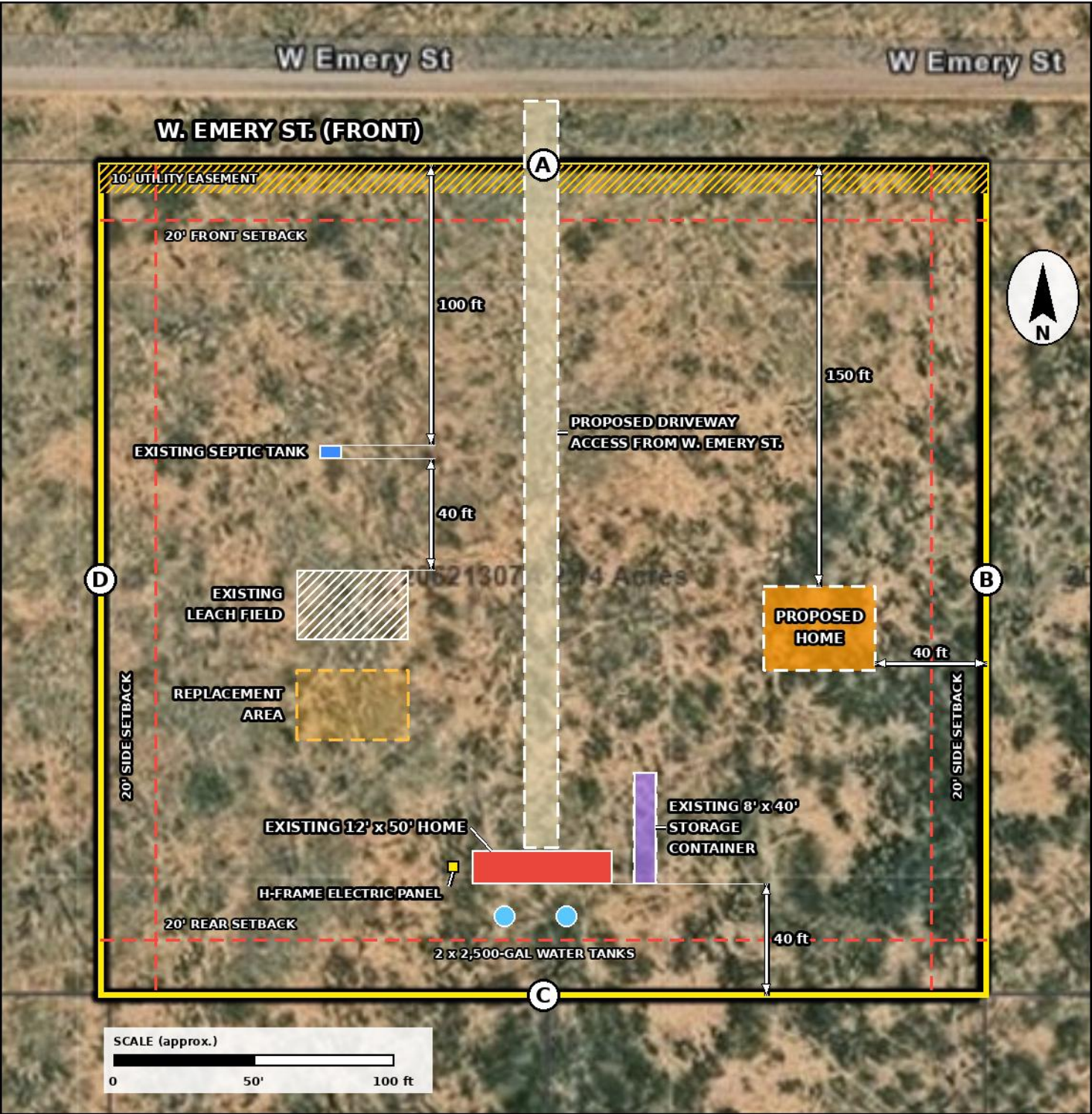
By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is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

Date: 08/28/2026

PROPOSED HOME - CONCEPT SITE PLAN

Site address: 816 W. Emery St., Cochise, AZ 85606 | Parcel 20621307A | Prepared for County Zoning review



SITE DATA

Parcel area: 2.14 acres (approx. 93,218 sq ft)
Existing home, 12' x 50': 600 sq ft
Existing container, 8' x 40': 320 sq ft (not in total)
Existing structure footprint: 600 sq ft (about 0.6% of lot)
Proposed home: 150' from N line, 40' from E line; size TBD
Setbacks shown: 20' on all sides
Utility easement: 10' along W. Emery St. frontage

UTILITIES / WASTE

Water: 2 x 2,500-gal storage tanks (5,000 gal total)
Electric: H-frame service panel beside home
Waste: existing septic tank + existing leach field
Replacement area reserved next to leach field
Access: driveway from W. Emery St.

Concept plan on aerial photo. Locations and dimensions are approximate; not a survey.