



Development Services

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

Comprehensive Plan Map Amendment

The Cochise County Comprehensive Plan guides long-term development and growth and is updated every ten years. Amendments may be considered between updates to reflect changes in growth patterns, development needs, or public policy. Amendments must be supported by evidence demonstrating that the current land use designation no longer reflects existing or projected conditions. Otherwise, the existing designation is presumed appropriate. Amendments may be initiated by property owners or the County and are processed in accordance with the Comprehensive Plan.

Applicant Info

Name: Carl Mashburn

Describe your relationship to this application (select one):



Property owner (skip next question)



Authorized agent

By typing their name below, the undersigned property owner of the property subject to this application hereby authorizes the agent identified above to act on their behalf in all matters related to the processing, review, and approval of this application, including the submission of materials and receipt of correspondence.

Signature: Carl Mashburn

Date: 24Aug2026

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): CJB Mashburn Family Trust, Carl and Joanne Mashburn (beneficiaries)

Parcel Number(s) (APN): 107-65-121D

Total property size (acres or square feet): 9.13 Acres

Current Comprehensive Plan Land Use Category and Designation:
MR-72 (MH-2) Multifamily/Manufactured Homes

Proposed Comprehensive Plan Land Use Category and Designation:
RU 4-single family per 4 acres of land

Area Plan Designation (if applicable):

Current Zoning Designation: MR 72/MH2 Multifamily/Manufactured Homes per 3600 sqft

Supplemental Questions

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

☐

Yes — Proposed zoning designation:

☒

No

2. Explain why the current Comprehensive Plan land use designation no longer reflects existing or projected growth patterns.

Seeking a downgrade from MR 72 to MH 2. The MR 72 (MH2) designation anticipates concentrated manufactured-home residential development at densities that have not materialized in this area and are not projected to. The prevailing and emerging pattern here is low density, one acre of more parcels of land. While there are manufactured homes on the vicinity, they sit on small lots.

Physical and regional constraints reinforce that low density rural use is the appropriate use. The RU-4 with one dwelling generates a fraction of the demand on water demand that the denser residential growth anticipated under the current designation would require. It is a meaningful consideration given documented ground water sustainability concerns in the Sierra Vista and the Upper San Pedro basin. In addition, the FEMA mapped flood hazard on the parcel further limits feasibility of concentrated development.

Supplemental Questions Continued

3. Provide specific evidence supporting the need for the amendment (for example: development trends, rezonings, infrastructure improvements, or changes in the surrounding area).

Approximately, 90% of unincorporated Cochise County is zoned rural and the prevailing pattern in the immediate vicinity of this parcel is likewise low-density rural. The concentrated manufactured home development designation contemplates has not occurred here and is not projected to.

Additional trends are water resources. The upper San Pedro basin is depleting and RU 4 one dwelling per four acre preserves and reduces the water demands. There is an absence of urban infrastructure such as sewer and municipal water to support the demand needed for MR-72 (MH-2).

This 9.13-acre property is one of the larger intact holdings in the vicinity. Surrounding development has occurred as individual residential properties generally around 1-2 acres with a mix of site built and mobile homes. This parcel has not been subdivided into that pattern and the owner seeks to keep it intact for

4. Explain why the proposed Comprehensive Plan land use designation is more appropriate than the existing designation.

The requested changes reduce allowed density and intensity. The current designation permits higher density residential development; RU 4 limits one dwelling per 4 acres therefore the amendment lessens demand on groundwater and infrastructure rather than increasing it which is meaningful benefit given documented groundwater sustainability concerns in the area.

It remains compatible with the surrounding area as RU4 permits mobile homes alongside site-dwellings.

5. Explain how this request is in the interest of Cochise County. Include discussion of consistency with Comprehensive Plan goals and policies, economic development, efficient use of infrastructure, and orderly growth.

This request serves Cochise County interests across each of these areas the County weighs:

- Consistency with Comprehensive Plan goals and policies. The Comprehensive Plan adopted in March 2026 emphasizes responsible growth and preservation of the County's rural character. This plan brings an intact parcel into alignment with that predominant plan supported pattern rather than reserving it for denser residential growth the Plan does not prioritize for this area.

- Efficient use of infrastructure. As the amendment lowers the allowed density, it reduces rather increases demand on public infrastructure and water resources.

- Orderly growth. Directing this parcel to a Rural designation consistent with the surrounding region and the majority of the County promotes the coordinated, harmonious development pattern the Plan is intended to achieve and avoids an isolated pocket of higher-intensity designation out of step with the area's trajectory.

Supplemental Questions Continued

6. Describe changes in the area that support this request. Examples may include new development, rezonings, changes in nearby land uses, or improvements to roads, water, sewer/septic, or other utilities.

Downzoning the development, however, the change is consistent with March 2026 Comprehensive Plan that emphasizes with the County's rural character and water conservation efforts.

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

☐

Yes

☒

No

8. Describe your citizen review process. Include how and when notice was provided, whether any responses were received (from mailed notice or meetings), and how the application has addressed or incorporated any feedback.

One hundred and thirty-five (135) letters were mailed to residents within 1000 ft of the parcel. We received 4 responses (attached to the application). Residents responded via email and one additional phone call asked if this amendment to RU 4 would mean less development for the area and parcel, which was confirmed and responded that the request is for one single family home per 4 acres. One resident asked about where the parcel is in relation to the private water company facility and asked what was going to be done with the land - which the reply was that we are building a single-family home per 4 acres. All were very supportive of the measure to downgrade the parcel to RU 4

9. Date notice was mailed by applicant: 14Aug2026

10. Mailing Radius (based on Growth Area designation):

☐

Growth Area A or B: 1,500 feet

☒

Growth Area C or D: 1,000 feet

Acknowledgment

By typing their name below, the applicant certifies that all information contained in this application and any associated submittals is true, accurate, and complete to the best of their knowledge. The applicant understands that any false, misleading, or incomplete information may

Signature: Carl Mashburn

Date: 24Aug2026

Acknowledgment Prop 207 Waiver

By typing their name below, the property owner acknowledges that approval of this application may result in a reduction of existing rights to use, divide, sell, or possess the property that is the subject of this application. The property owner further acknowledges that they have voluntarily requested the action sought through this application. With full knowledge of the rights granted under A.R.S. §§ 12-1132 through 12-1138, the property owner hereby waives any and all claims for diminution in value of the property resulting from any action taken by Cochise County in response to this application.

Signature (Property Owner): Carl Mashburn

Date: 24Aug2026



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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: Carl Mashburn

Address: 611 West Filoree Lane, New River AZ 85087

Phone:

Email:

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): Mashburn CBJ Family Trust - (Beneficiaries) Carl and Joanne Mashburn

Parcel Number(s) (APN): 10765121D

Total Acreage: 9.13 Acres

Current Zoning Designation: MR-2 (formerly MH-72)

Proposed Zoning Designation: 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	Pueblo Del Sol Water Company (future connection)
Sewer/Septic*	Septic (in plans)
Electricity	SSVEC (future connection)
Fire Protection	Frye District
Waste Disposal	Private Waste Disposal in future

* 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.

The purpose of this request is to rezone the 9.13 acres (APN 10765121D) from MR2 to RU4 to allow construction of a single owner -occupied single family residence with customary accessory structures to be built by the property owners as owner builders.

This should be supported for the following reasons:

- 1) The request results in a very low density. The proposal is for one single family on 9.13 acres. This is substantially less dense than the adjoining residential development and is consistent with the rural character the requested rezoning is intended to preserve.
- 2) The parcel's physical constraints make for a large-lot rural rezoning appropriate. A significant portion of the property lies within the mapped floodplain of a major wash. A hydrology report 

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.

No structures are present on the parcel. Currently vacant land. Site plan has proposed build plans

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.

Single Family home with three car garage approx 2,000 sqft livable with appropriate septic installed according to county codes.

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

The parcel is bordered by vacant land zoned MR-2 (MH-72) to the east, vacant land to the west and to the south by an established subdivision of custom single family homes on 0.75 acres and larger.

While immediately adjacent parcels do not currently carry the requested designation, the request is for less intense zoning than the current designation. The proposed use of one single family 

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.

Pueblo Del Sol Water company (private water just west of parcel)

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

None at the present. vacant land

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

200 gallons per day for normal house hold consumption once home is built

Supplemental Questions Continued

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

We are engineering gray water system in home for irrigation to plants. Rainwater catchments with gutters on home. The landscape in floodplain will remain as desert.

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.

Access will be made off of Wakefield Rd which is a public road south of the parcel.

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

Minimal given a single family home.

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 will be placed off of Wakefield road. No existing cuts and will increase the driveways on the north side of Wakefield by one.

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.

On 14Aug2026, 135 letters were mailed to residents within 1000 ft of the parcel. 3 responses were received. One requested a follow up call which was completed the day after the request. The resident asked what the plans were and was provided with the building of a single family home using the owner build amendments in Cochise County.

Another resident requested similar information and similar response was provided. The third resident was strongly in favor of less development in the area. We received six (6) return to senders.

14. Date of mailing by applicant: 14Aug2026

15. Mailing radius: 1000 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

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): Carl Mashburn

Date: 25Aug2026

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): Carl Mashburn

Date: 25Aug2026

SITE PLAN

REZONING APPLICATION

MASHBURN PROPERTY

APN	10765121D
PARCEL SIZE	9.13 acres
LOCATION	E. Wakefield, Sierra Vista, AZ
CURRENT ZONING	
PROPOSED ZONING	
OWNER	C. & J. Mashburn
WATER	Pueblo Del Sol Water Co.
SEWER	Proposed on-site septic
ELECTRIC	SSVEC
FIRE	Frye Fire District
SCALE	1" = 60'-0"
DATE	AUGUST 2026

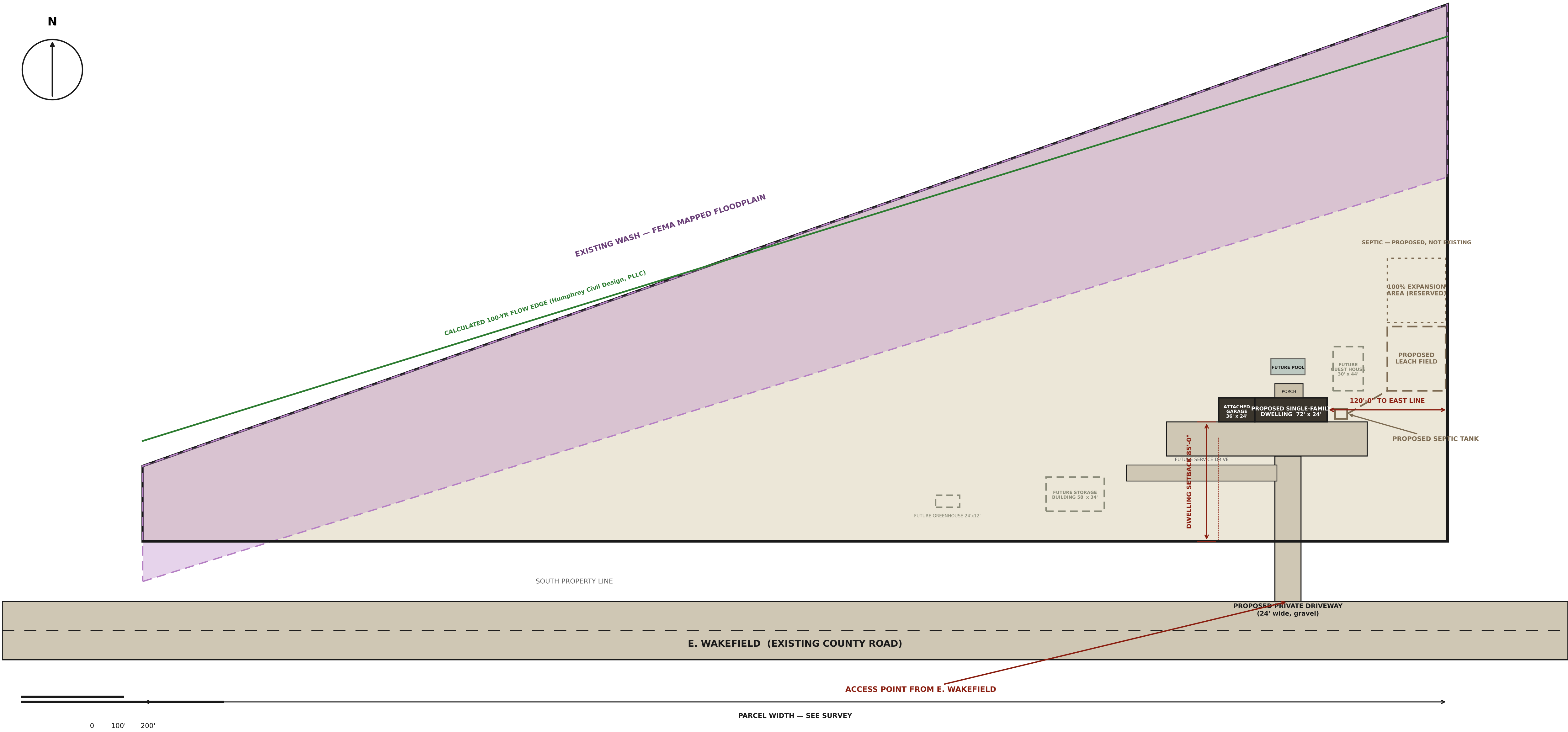
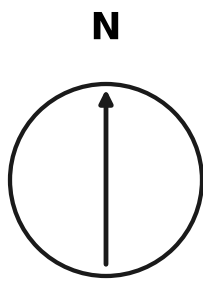
LEGEND

- Proposed structure
- Future accessory structure
- Proposed septic / leach field
- Driveway / access
- FEMA mapped floodplain
- Calculated 100-yr flow edge
- Parcel boundary

SITE PLAN NOTES

- Parcel is currently VACANT. No existing structures, wells or septic systems.
- Septic system and 100% expansion area shown are PROPOSED. Design and permit by ADEQ / County Environmental Health.
- NO WELL PROPOSED. Water service by Pueblo Del Sol Water Company.
- Access from E. Wakefield via private driveway. No new public road proposed.
- Boundary shown is schematic pending record survey.
- A portion of the parcel lies within the mapped floodplain of an existing wash. All structures are located outside the floodplain, on the southern portion of the parcel. Min. finish pad EL. 4563.4 (2 ft above base flood elevation).
- Floodplain Use Permit and Elevation Certificate to be obtained prior to construction.

PARCEL — 9.13 ACRES · APN 10765121D



PROPOSED STRUCTURES: Single-family dwelling 72' x 24' (1,728 SF) with attached 3-car garage 36' x 24' (864 SF) and covered porch.

FUTURE ACCESSORY STRUCTURES (shown dashed): guest house, storage building, greenhouse, swimming pool. ALL STRUCTURES ARE PROPOSED — PARCEL IS CURRENTLY VACANT.