



NOTICE OF MEETING  
Cochise County, Planning and Zoning Commission

**March 14, 2012 at 4:00**

Cochise County Complex  
Board of Supervisors, Hearing Room  
1415 W. Melody Lane, Building G  
Bisbee, Arizona 85603

**AGENDA**

**1. 4:00 P.M. - CALL TO ORDER**

**THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING**

- 2. ROLL CALL** (Introduce Commission members, explain quorum and requirements for taking legal action.)
- 3. CALL TO THE PUBLIC** (Opportunity for members of the public to speak on any item not already on the agenda).
- 4. APPROVAL OF PREVIOUS MONTH'S MINUTES**
- 5. NEW BUSINESS**

**Item 1 – (Page 1) Introduce docket and advise public who the applicants are.**

**NOT A PUBLIC HEARING, Docket S-05-05 (La Marquesa Conservation Subdivision Tentative Plat and Waiver Extension):**

This request is for approval of an additional one-year time extension for the La Marquesa Subdivision Tentative Plat and consideration of a tabled Waiver from the Residential Conservation Subdivision Requirement for a water company. The Tentative Plat was approved by the Board of Supervisors on February, 5, 2007, and has been extended three times. The current Tentative Plat extension expired on February 5, 2012. The Developer is Mr. Patrick Kirk and the Project Engineer is Mr. Blaine Reely of

Monsoon Consultants in Tucson. The subdivision is a 103-lot Residential Conservation subdivision located on 317 acres zoned RU-4 (Rural; one home per 4 acres).

The parcel is located on the north side of Three Canyons Road in Hereford, about one mile east of Highway 92.

**Item 2 – (Page 9) Introduce docket and advise public who the applicants are.**

**PUBLIC HEARING, Docket Z-12-01 (Hodai):** The Applicant requests to downzone two parcels of land from TR-36 (Residential, 1 dwelling per 36,000 square feet) to RU-4 (Rural, 1 dwelling per 4 acres) in order to qualify for the Owner-Builder amendment to the County Building Code.

The property subject to the request (Parcel Nos. 401-37-262 and 263), which are undeveloped and unaddressed, are located generally ¼ mile East of Rancho Del Sol Road and ¾ mile South of Austin Henley Road, near Elfrida, AZ. The property is further described as being situated in Section 30 of Township 19, Range 27 of the G&SRB&M, in Cochise County, AZ. The Applicant is Bo Hodai.

**ANNOUNCE ACTION TAKEN** (If the Commission makes a recommendation, the docket will be heard at a future Board of Supervisors meeting at the same location as the Commission meeting).

**Item 3 – (Page 24) Introduce docket and advise public who the applicants are.**

**PUBLIC HEARING, Docket SU-12-02 (Casanova):** The Applicant seeks Special Use authorization from the Planning and Zoning Commission in order to establish a Motion Picture Studio, allowed as a Special Use in the Rural (RU-4) District per Section 607.19 of the Zoning Regulations. The proposal is for a full-sized, professional movie production operation on the 135-acre parcel, and would include an old west town site, other outdoor set areas, a commercial parking area, staging areas for equipment and production trailers. The subject property (Parcel No. 130-91-00F) is located at 5031 W. Althaus Lane in Double Adobe, AZ. It is further described as being situated in Section 12 of Township 23, Range 25 East of the G&SRB&M, in Cochise County, Arizona. The Applicants are Chris Poulos and Tony Casanova.

**Item 4 – (Page 54) Introduce docket and advise public who the applicants are.**

**PUBLIC HEARING, Docket Z-12-02 (Jones):** This is a request to rezone a parcel of land from TR-18 (Transitional Residential, one dwelling per 18,000 square feet) to GB (General Business). The subject property (Parcel# 403-23-008) is approximately 24,786.34 square feet (.057 acres) in size. It is located at 10391 North Highway 191, Elfrida, AZ. The property is further described as being in Section 15, Township 20 South, Range 26 East of the G&SRB&M in Cochise County, Arizona. The Applicant is Mary Jones.

**ANNOUNCE ACTION TAKEN** (If the Commission makes a recommendation, the docket will be heard at a future Board of Supervisors meeting at the same location as the Commission meeting).

**Item 5 – (Page 74) Introduce docket and advise public who the applicants are.**

**PUBLIC HEARING, Docket SU-12-01 (Ritenour):** The Applicant seeks Special Use authorization to establish and operate a powder coating business in a General Business Zoning District, per Section 1205.01 (Manufacturing) of the Cochise County Zoning Regulations. The Applicant proposes to use an existing 1,500 sq.-ft. tenant space on a half-acre parcel (parcel no. 106-70-111) located at 689 W. Fry Blvd. in Sierra Vista. The property is further described as being in Section 34, Township 23 South, Range 21 East of the G&SRB&M in Cochise County, Arizona. The Applicant is Mr. Zane Ritenour.

**6. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS**

**7. CALL TO COMMISSIONERS ON RECENT MATTERS**

**8. ADJOURNMENT**

Pursuant to the Americans with Disabilities Act (ADA), Cochise County does not, by reason of a disability, exclude from participation in or deny benefits or services, programs or activities or discriminate against any qualified person with a disability. Inquiries regarding compliance with ADA provisions, accessibility or accommodations can be directed to Chris Mullinax, Safety/Loss Control Analyst at (520) 432-9720, FAX (520) 432-9716, TDD (520) 432-8360, 1415 Melody Lane, Building F, Bisbee, Arizona 85603.