



NOTICE OF MEETING
Cochise County, Planning and Zoning Commission

August 10, 2011 at 4:00

Cochise County Complex
Board of Supervisors, Hearing Room
1415 W. Melody Lane, Building G
Bisbee, Arizona 85607

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.

PUBLIC HEARING, Docket Z-11-05: A request to downzone a parcel of land from GB (General Business) to R-18 (one dwelling per 18,000 square feet). The subject property consists of two parcels (Parcel# 106-24-013 and 106-24-014) and is approximately 55,190.53 square feet in size. There is an existing garage and warehouse with living quarters on the site. It is located at 2136 N. Coronado Frontage Road, Huachuca City, AZ.

Applicant: Everette and Carla Reaves

ANNOUNCE ACTION TAKEN (If the Commission forwards a recommendation regarding the ordinance to the County Board of Supervisors, this docket will be heard in a public hearing

before the Board of Supervisors at or after 10:00 a.m. on August 23, 2011, at the same location as the Commission meeting.)

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

PUBLIC HEARING, Docket SU-11-10: The Applicant seeks Special Use authorization from the Planning and Zoning Commission in order to establish an outdoor recreation facility per Cochise County Zoning Regulations, Section 607.07. An existing pumpkin patch is on the property, which has previously been designation as Ag-exempt. This proposal is to allow outdoor recreation uses such as hay rides, barrel train rides, and a petting zoo. The subject property (Parcel #106-05-001) is located north of Huachuca City on Highway 92 at West Ivey Road

Applicant: James Goad

ANNOUNCE ACTION TAKEN – (Note: Any individual disagreeing with this action has the right to appeal to the Board of Supervisors within 15 days. An application for appeal is available this afternoon with the Clerk, at our office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the “Permits and Packets” link.)

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

PUBLIC HEARING, Docket Z-11-07: The Applicant seeks to rezone an 8,400 square foot parcel of land from MH-72 (Manufactured Home District, one dwelling per 7,200 square feet) to GB (General Business), in order to facilitate a Contract Construction Services land use. The Applicant, Robert Hannon of New Mountain Plumbing, intends to construct a 1,216 square foot plumbing shop on the property and operate his business from the subject parcel. It is located at 110 N. 5th Street in Sierra Vista.

Applicant: Robert Hannon

ANNOUNCE ACTION TAKEN (If the Commission forwards a recommendation regarding the rezoning to the County Board of Supervisors, this docket will be heard in a public hearing before the Board of Supervisors at or after 10:00 a.m. on September 27, 2011, at the same location as the Commission meeting.)

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

PUBLIC HEARING, Docket Z-11-02: A request to rezone a parcel of land from TR-9 (one dwelling per 9,000 square feet) to MR-1 (one dwelling per 3,600 square feet). The subject property (Parcels 102-57-139C & 139E) is approximately 14,239 square feet in size and has an existing mobile home on the site. It is located at 3724 South Rogers Avenue in Naco, AZ.

Applicant: Blanca Ruiz.

ANNOUNCE ACTION TAKEN – (If the Commission forwards a recommendation regarding the rezoning to the County Board of Supervisors, this docket will be heard at a future public hearing before the Board of Supervisors)

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

PUBLIC HEARING, Docket SU-11-11: The Applicant seeks Special Use authorization from the Planning and Zoning Commission in order to establish a Contract Construction Services (607.13) / Professional Services (607.26) land use on the 581-acre subject property. The intent is to install and operate a 10' x 40' modular office building for use as a construction office as well as a sales office for the proposed Copper Hills subdivision to the North. The subject property is located west of Bisbee on Highway 92 to northbound access just past Milepost 346.

Applicant: Alan Thome, represented by Jerry Greutzemacher.

ANNOUNCE ACTION TAKEN – (Note: Any individual disagreeing with this action has the right to appeal to the Board of Supervisors within 15 days. An application for appeal is available this afternoon with the Clerk, at our office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the “Permits and Packets” link.)

Item 6 – (Page) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, Docket Z-11-06: A request to rezone a parcel of land from RU-4 (one dwelling per four acres) to SR-2 (one dwelling per two acres), in order to develop the land through the Cochise County Subdivision process. The subject property (Parcel# 124-01-013H) is approximately 550 acres in size and is located at 1670 South J-6 Road, Benson, AZ.

Applicant: Easter Mountain Ranch, LLC.

ANNOUNCE ACTION TAKEN (If the Commission forwards a recommendation regarding the rezoning to the County Board of Supervisors, this docket will be heard in a public hearing before the Board of Supervisors at or after 10:00 a.m. on September 13, 2011, at the same location as the Commission meeting.)

6. **PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS**
7. **PENDING AND RECENT MATTERS**
 - A) **FUTURE AGENDA ITEMS/DOCKETS**
 - B) **BOARD OF SUPERVISORS'S ACTIONS**
8. **CALL TO COMMISSIONERS ON RECENT MATTERS**
9. **ADJOURNMENT**