



## 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: Norma Kastre owner of BJ Real Estate LLC

Address: 2794 West Skyline Road, Benson AZ 85602

Phone: 602-291-2888

Email: NormaKastre@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: Norma J. Kastre

Date: 09/24/2024

### 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.

**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	Wells on property, no change in projected water use
Sewer/Septic*	Septic already existing, no projected change
Electricity	Already on premise, no projected change. SSVEC is provider
Fire Protection	Unchanged
Waste Disposal	Waste Management, no projected change

\* 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.

Currently and historically operated in excess of 45 years as Contract Construction Services with BJ Drilling Co Inc business primary yard and office locations. RU 4 zoning with special use permit via Cochise County currently and seeking to have HI zoning for same use and convey exclusions for other HI permitted uses such as slaughter house, recycle center, transfer stations etc.

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.

Office and shop buildings, single manufactured home residence, construction storage areas for pipe and equipment as seen on google map current overhead and Cochise County GIS parcel map.

**Supplemental Questions Continued**

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

Unchanged from current use with low water use landscaping including succulents and established trees, continued use of the two septic systems and leach field areas, and filter/recycle any water use for water-jet metal cutting.

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.

No change from current with and primary ingress/egress off of Skyline Road.

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

No projected change in volume and/or type of traffic.

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 increase or decrease requested.

**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): Norma Kastre

Date: 09/25/2024

**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
12407003B	BJ Real Estate LLC	Norma Kastre Owner of BJ Real Estate LLC	09/25/2024
12407003A	BJ Real Estate LLC	Norma Kastre Owner of BJ Real Estate LLC	09/25/2024