



Development Services

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

Lot Development Admin Modification Application

The Lot Development Administrative Modification process is available to grant relief to property owners who find they are not able to fully comply with select site development standards. This process allows flexibility in how some of the site development standards are applied to individual lots. It also minimizes procedural delays and ensures due process in the review of unique and exceptional development situations.

The following site development standards may be eligible for a modification of up to 25 percent: minimum setbacks, maximum site coverage, maximum building/structure height and minimum required parking spaces. Also, minimum site area may be reduced as follows:

- For any lots that are in a zoning district with a minimum site area of one acre or smaller, the minimum site area may be reduced up to 10 percent.
- For any lots that are in a zoning district with a minimum site area of more than one acre, the site area may be reduced up to 4 percent.

Property Info

Parcel Number(s) (APN):

Zoning Designation:

Applicant Info

Name:

Address:

Subject Property Address (if different):

Phone Number:

Email:

Processing Fee

\$150. 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
- Site plan
- A non-refundable processing fee

Additional Info

1. Which site development standard modification is requested by this application? (select one)

- Up to 25% reduction in setbacks. If so, describe
- Up to 25% increase in maximum site coverage. If so, describe
- Up to 25% increase in building/structure height. If so, describe.
- Up to 25% reduction in number of required parking spaces onsite. If so, describe.
- Up to 10% reduction site area (zoning districts with minimum site area one-acre and smaller only). If so, describe
- Up to 4% reduction site area (zoning districts with minimum site area of more than one-acre only). If so, describe

Additional Info Continued

2. Provide a justification for the modification being requested.

3. Will the proposed modification substantially reduce the amount of privacy currently enjoyed by nearby property owners?

4. Describe any impact the modification may have on traffic, drainage, or any other relevant utilities.

Acknowledgment

By typing their name below, the applicant hereby certifies that information contained in this application and accompanying plans and documents is true and correct. The applicant understands that if any of this information is false, it may be grounds for denial or future revocation.

Signature:

Date: