



**Cochise County**  
**Community Development**  
Planning, Zoning and Building Safety Division

Public Programs...Personal Service  
www.cochise.az.gov

Docket No. 50-18-01  
Date Received 12/29/18  
Receipt No. \_\_\_\_\_

**SPECIAL USE AUTHORIZATION QUESTIONNAIRE**  
**(TO BE PRINTED IN INK OR TYPED)**

TAX PARCEL NUMBER/APN 206-23-048 / 206-23-047

APPLICANT Tim Schmidt

PHYSICAL ADDRESS OF THE PROPERTY 402 E. Papago way  
Cochise AZ 85606

CONTACT TELEPHONE NUMBER 520-507-1977

EMAIL ADDRESS: timselectric@vfc.net

PROPERTY OWNER (IF OTHER THAN APPLICANT) \_\_\_\_\_

PROPERTY OWNER'S MAILING ADDRESS Po Box 204 Pearce AZ 85625

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**REQUIRED SUBMITTALS**

- Questionnaire with all questions completely answered (attached).
- A Concept Plan or Preliminary Site Plan in 8 1/2 " x 11" or 11" x 17" hard copy, or electronic in jpg or pdf format. Please note that if a Concept Plan is submitted for the Special Use Authorization, a complete Site Plan will be required when submitting the Non-Residential permit application.
- If the applicant is not the property owner, provide a notarized letter from the property owner granting permission to the applicant to apply for the Special Use Authorization and to act as the owner's representative.
- Any other Attachments or Information required to adequately analyze your request.
- Applicant's Certification and Acknowledgement

**Planning, Zoning and Building Safety**  
1415 Melody Lane, Building E  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9278 fax  
1-877-777-7958  
planningandzoning@cochise.az.gov

**Highway and Floodplain**  
1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9337 fax  
1-800-752-3745  
highway@cochise.az.gov  
floodplain@cochise.az.gov

- Fees (\$300.00)
- Other Submittals as required based on the type, scope, and location of the proposed project
  - Hazardous or Polluting Materials Report
  - Off-site Improvement Plans
  - Soils Engineering Report
  - Landscape Plan
  - Hydrology/Hydraulic Report
  - Traffic Impact Analysis (TIA), Traffic Impact Statement (TIA), or Traffic Report (TR):
  - Outdoor Lighting Plan including lumen count

The Planner will advise you if and when any of the above attachments are required.

### Project Description

In the following sections, thoroughly describe the proposed use that you are requesting. **Attach separate pages if the lines provided are not adequate for your response.** Answer each question as completely as possible to avoid delay in analyzing the request.

Describe the existing uses and structures on the property.

A 40X100 metal bldg - use, warehouse of materials, repair and maintenance of vehicles & equipment, Assembly of some electrical cabinets etc.

No retail storefront or customer traffic

Describe the proposed uses, structures, and activities.

we do ~~not~~ not currently propose any changes to the use of the property, structures, or activities

Describe all the products and services that will be produced or sold.

As Electrical Contractors we service all Residential, Commercial, industrial and Agricultural within the nominal 0-600 Volt Range including motors, transformers, generators etc.

What is the proposed time frame for construction and operation, including phasing if applicable?

no construction is anticipated at this time

Provide the following information (when applicable):

Days and hours of operation: Days: M-F Hours (from 6:00 AM to 5:00 PM)

Number of employees: Initially: 8-10 Future: 10-12

Number per shift Seasonal changes NA

Total truck traffic, including deliveries and shipment (e.g., by type, number of wheels, or weight)

Per week - 2, 18 wheelers, 3-4 delivery van type  
~~Per Day~~

At what time of day, day of week and season (if applicable) is traffic the heaviest?

NA. Normal business hours

Describe the physical access to your site.

Proposed: Concrete Approach to Arabian way, as  
Prescribed by Colchise County.  
Connecting to Graded, Compacted A-B driveway of 30' wide

Identify how the following services are or will be provided:

	Existing Utility Company/Service Provider	Proposed provisions to be made if services are not currently on site
Water	<u>Private well</u>	
Sewer/Septic	<u>Private Septic</u>	
Electricity	<u>SSVEC</u>	
Natural Gas	<u>NONE</u>	
Fire Protection	<u>Volunteer</u>	

Describe all outdoor storage and activities.

we strive to maintain a neat and orderly yard  
all Equipment is to be Parked in Straight rows  
and any material stacked in an orderly fashion.

What noise, vibrations, dust, smoke, or odors will be produced that can be detected on neighboring properties? How will they be mitigated, controlled, or reduced?

the operation of Trucks & Tractors will Produce minimal  
Smoke and Noise.  
dust is controlled reduced by Graveling driveways  
and Parking / Storage lot.

If any activities will attract pests, what measures will be taken to control them?

NA.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

What screening, if any is proposed?

NA  
\_\_\_\_\_  
\_\_\_\_\_

Describe all outdoor lighting, including lighted signs,

motion activated security lighting on metal bldg.  
\_\_\_\_\_  
\_\_\_\_\_

Describe the locations and dimensions of all existing and proposed signs, including any attached to a building.

NA. existing  
Proposed - Small 2'x3' direction sign @ Arabian & driveway  
\_\_\_\_\_  
\_\_\_\_\_

Is there any regulated flood plain on the property?

Yes \_\_\_ No

Are there any washes within 300 feet of the property?

Yes \_\_\_ No

Show on-site drainage flow on the site plan. Will drainage patterns on site be changed?

Yes \_\_\_ No

Will washes be improved with culverts, bank protection, crossings or other means?

Yes \_\_\_ No

If yes to any of these questions, describe and/or show on the site plan.

Show dimensions, locations, and materials of parking areas (including ADA parking), loading areas, and driveways.

Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)?

Yes  No \_\_\_ If yes, show details on the site plan.

How many acres will be cleared? NA.

If more than one acre is to be cleared, describe the proposed dust and erosion control measures to be used.

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What specific measures will be taken to conserve water on-site? Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described.

NA.

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Describe proposed landscaping, including what plants and materials are proposed.

NA

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Does the proposed use involve hazardous materials?

No  Yes  If yes, complete the attached Hazardous Materials attachment.

**Applicant's Statement**

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, any required attachments, and on the concept plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Special Use Authorization.

Applicant's Signature 

Print Applicant's Name Tim Schmidt

Date signed 12-28-17

206-23-47

Palago way

206-23-048

Rock wall

Gate

Lot 423

Lot 424

Well House

Guest House

Drive way

Rock wall

Arabian

Well

30x55 House

concrete

30x30

40x60x16

Gravel Equipment yard

Gate

30 wide Graded & Compacted A-B.

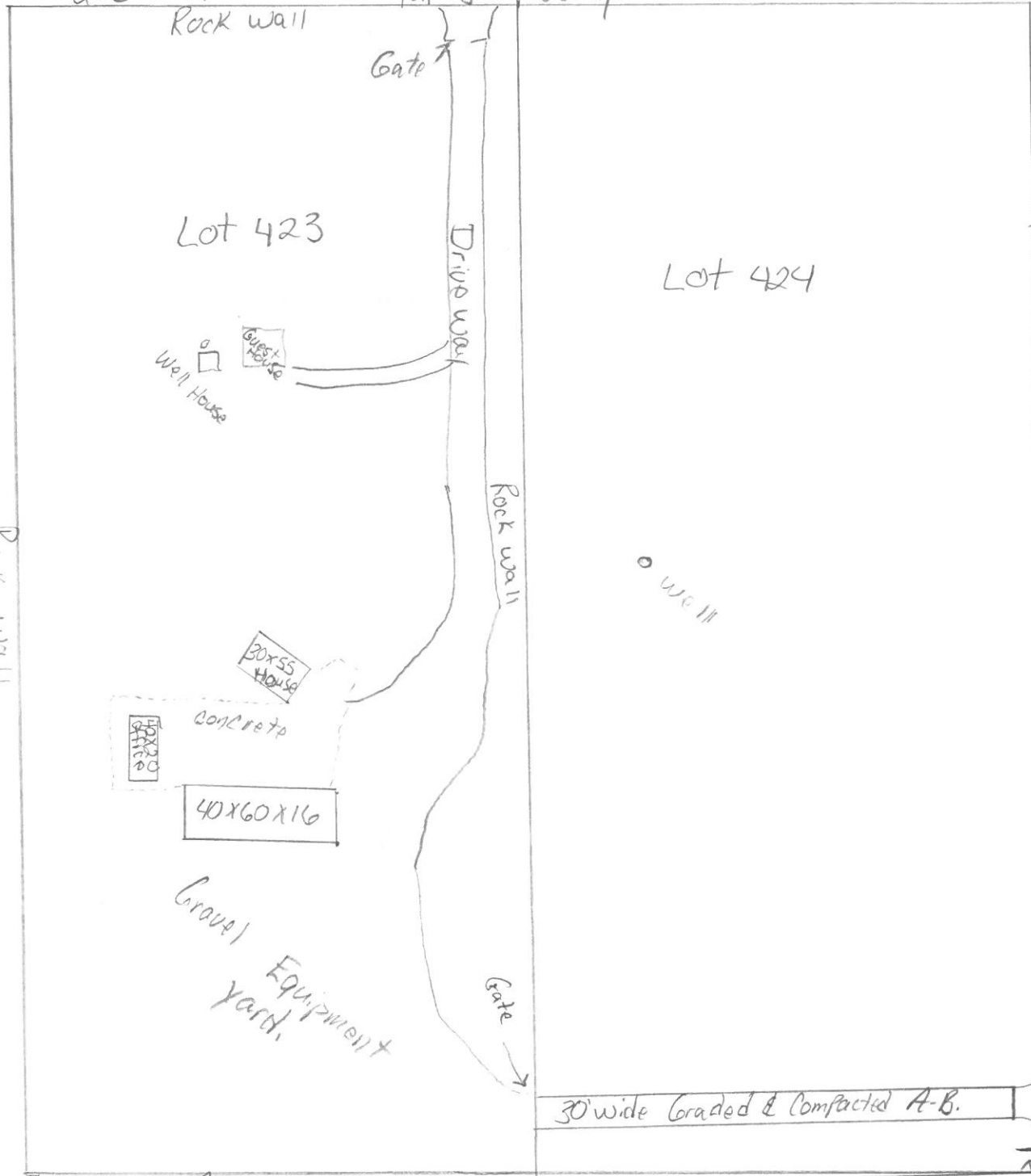
Proposed Type A Concrete Approach

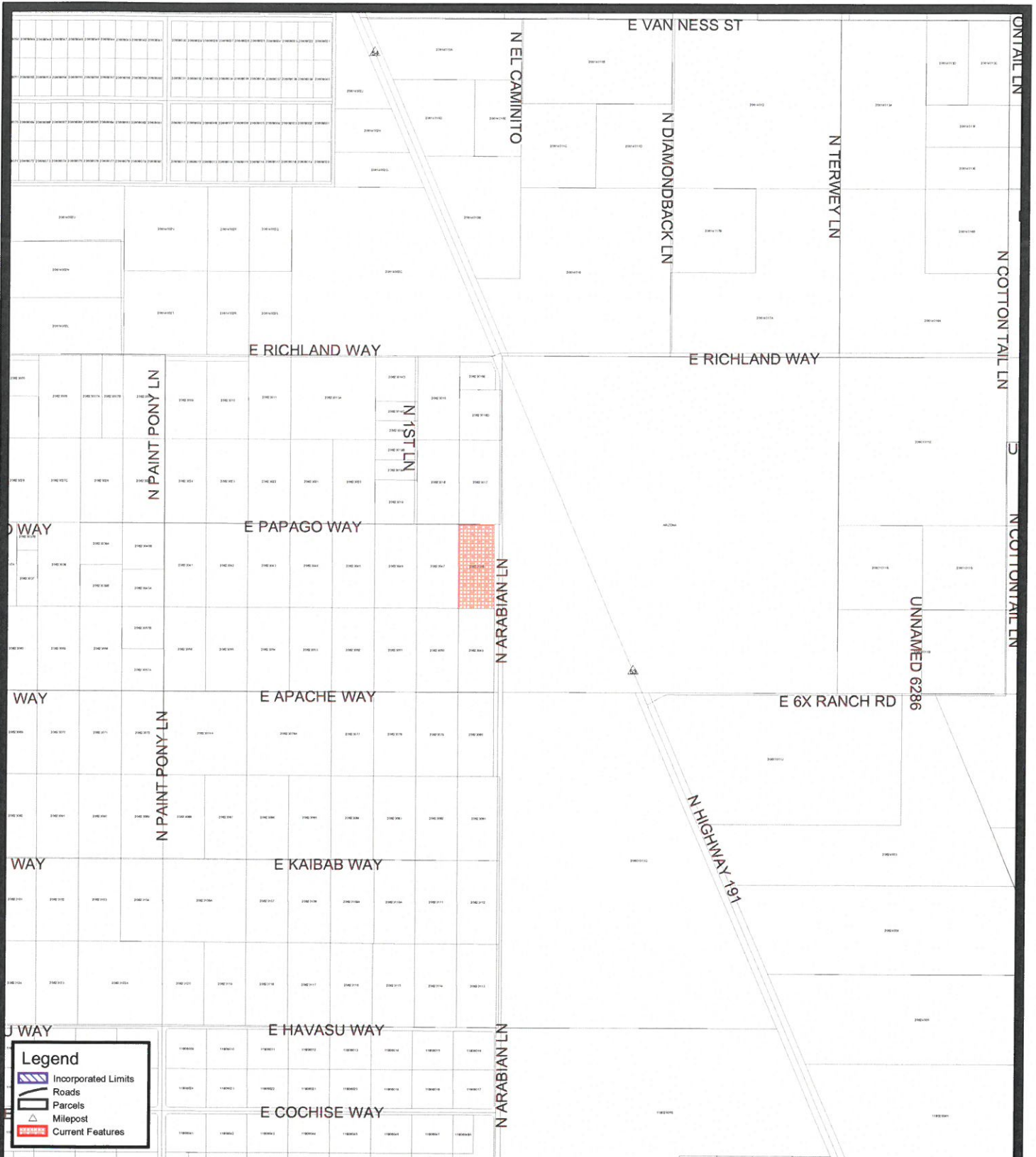
Proposed Sign

Rock wall

Rock wall

1" = 100'





**Legend**

- Incorporated Limits
- Roads
- Parcels
- Milepost
- Current Features



SU-18-01 (Tim's Electric

This map is a product of the Cochise County GIS Information Technology Dept.

0' 1" = 1068'

Special Use Docket SU-18-01 (Tim's Electric)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

think they will be good for the area.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): Larry Godek

SIGNATURE(S): Larry Godek

YOUR TAX PARCEL NUMBER: 206-23-044-8 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Wednesday, January 24, 2018 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Peter Gardner at the contact information listed on page one by February 13, 2018 to have your support or non-support verbally noted at the meeting; or you may personally make a statement at the public hearing on February 14, 2018. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Peter Gardner, Planner I  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

## Special Use Docket SU-18-01 (Tim's Electric)



**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

The applicant owns the property. The property has been set up for the business. It does not cause any harm to the property owners nearby.

**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Mike A and Coenelia Forsyth

SIGNATURE(S):

Mike A Forsyth  
Coenelia Forsyth

YOUR TAX PARCEL NUMBER: 203 23 084 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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COCHISE COUNTY

JAN 16 2018

PLANNING

## Special Use Docket SU-18-01 (Tim's Electric)

**YES, I SUPPORT THIS REQUEST**

Please state your reasons:

*The property is neat, clean and attractive - I see no reason to refuse this request. There is no disturbance from this business and I own this property so I would be one of the few to be affected. The truth be said - what Tim has done is an improvement - not a detraction!*

**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

*Janice B. Rice*

SIGNATURE(S):

*Janice B. Rice*

YOUR TAX PARCEL NUMBER: 20623051 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Wednesday, January 24, 2018 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Peter Gardner at the contact information listed on page one by February 13, 2018 to have your support or non-support verbally noted at the meeting; or you may personally make a statement at the **public hearing on February 14, 2018**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

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COCHISE COUNTY

JAN 16 2018

PLANNING

## Special Use Docket SU-18-01 (Tim's Electric)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

The Electric Business is Fine by me - "BUT"  
THE HOG BUSINESS in front of this  
property is A violation of the COVENANTS of  
ALL surrounding AREA. WHAT'S next??

(Attach additional sheets, if necessary)

WHY don't yall condemn & clean up  
All the old trash Houses  
in this AREA??

PRINT NAME(S):

CHUCK COCHRAN

SIGNATURE(S):

*Chuck Cochran*

Protecting property values  
will sustain taxes on same!

YOUR TAX PARCEL NUMBER: 206-23-021 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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COCHISE COUNTY

JAN 16 2018

PLANNING

## Special Use Docket SU-18-01 (Tim's Electric)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

I AM AGAINST DOCKET SU-18-01 (TIM'S ELECTRIC) REQUEST. TIM PUT THE CART BEFORE THE HORSE. HE IS LIKE THE DEER HUNTER WHO GOES HUNTING WITHOUT A HUNTING LICENSE AND SHOTS AND KILLS A DEER AND THEN TRIES TO OBTAIN A VALID HUNTING LICENSE TO LEGITIMIZE HIS KILL. RICHLAND RANCHETS WAS ESTABLISHED AS A RESIDENTIAL COMMUNITY AND NOT A COMMERCIAL COMMUNITY. IF ONE COMMERCIAL BUSINESS GETS IN HERE IT WILL SET A PRECEDENT FOR OTHERS TO FOLLOW.

(Attach additional sheets, if necessary)

PRINT NAME(S):

ROY C. MARKLE

SIGNATURE(S):

Roy C. Markle

YOUR TAX PARCEL NUMBER: 206-23-088 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

## Special Use Docket SU-18-01 (Tim's Electric)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

It is too close to my property.  
Noise Pollution, Exhaust Pollution, excessive traffic,  
and this is not a business district and has not  
been one ever. Frankly he should move the business to a  
business district.

(Attach additional sheets, if necessary)

PRINT NAME(S): David Scott

SIGNATURE(S): David Scott

YOUR TAX PARCEL NUMBER: 206-23-042 2 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

COCHISE COUNTY

JAN 18 2018

PLANNING

## Special Use Docket SU-18-01 (Tim's Electric)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

RICHLAND RANCHETTES area was established as a residential  
enclave and is zoned as such. That is the reason we bought  
and built a custom home in the area. The county's legal  
responsibility is to protect our interest and enforce the  
existing zoning laws.

(Attach additional sheets, if necessary)

PRINT NAME(S):

FRANKLIN L & SALLY A GORDON

SIGNATURE(S):

F L Gordon  
Sally A. Gordon

YOUR TAX PARCEL NUMBER: 206-23-074AD (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Cochise County Planning Department  
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Bisbee, AZ 85603

## Special Use Docket SU-18-01 (Tim's Electric)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

My father purchased the parcel my siblings and I now own in 1967 and was planning to build a house as it is zoned for single dwelling use. A house was never built and my siblings and I inherited the property in 1990. We put the lot up for sale in Oct, 2017. My concern is that our property will lose value and become unsaleable as it is zoned RU-4. We think that no one will want to purchase our lot next to a business that allows commercial freight deliveries several times a week.

(Attach additional sheets, if necessary)

PRINT NAME(S):

James Wright

SIGNATURE(S):

J. James Wright  
JAMES WRIGHT

YOUR TAX PARCEL NUMBER:

206-23-050

(the eight-digit identification number found on the tax

statement from the Assessor's Office)

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RETURN TO:

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Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

## Gardner, Peter B

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**From:** Nancy Hone <nancy@cowboytom.com>  
**Sent:** Monday, January 22, 2018 1:44 PM  
**To:** Gardner, Peter B  
**Cc:** Tom Hone  
**Subject:** Docket su-18-1 (Tim; Electric)

We are residents of Richland Ranchettes and writing in regards to the expansion of a commercial business known as Tim's Electric. We are against the expansion. We would hope the county will be attentive to the present residents that a commercial business could effect the value of our homes. It seems there is not any rules out here and the residents that take care and have pride in their homes will be losing more value in our area. We would also be against any expansion of raising hogs we feel there should be a cap on the head count. We would like to see more attention from the county in terms of upkeep in roads and other residents turning their property into junk yards. Our name is Tom and Nancy Hone. 297 E. Apache Way. Parcel number 206-23054 and 206-23043. Sincerely yours Nancy Hone



**Cochise County**  
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**Highway and Floodplain Division**

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## INTEROFFICE MEMO

**Date:** January 24, 2018  
**To:** Peter Gardner, Planner I  
**From:** Teresa Murphy, Right-of-Way Agent  
**Subject:** SU-18-01 (Tim's Electric)

**Background:** The applicant requests a Special Use Permit to legitimize an existing Contract Construction Services business established by a previous owner in Richland Ranchettes, Cochise, per Section 607.14 of the Zoning Regulations. The property is zoned RU-4 (Rural; one dwelling per 4 acres and accommodates an existing 4,000 sq.-ft. shop that is currently being used for an electrical contracting business. The previous owner built the structure as a residential accessory building, and used it for an irrigation business. The Applicants have requested a SUP in order to legitimize the use and apply for commercial access and expanded the existing structures. The 9.25 acre site, parcels 206-23-047 and 206-23-048, are located at 402 E. Papago Way in Cochise, Arizona and are more particularly described as lying within Section 35 Township 16 South Range 24 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona.

Right-of-Way Staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for county maintained roads.

**Analysis:**

- Access via Highway 191, west on North Arabian Land, west on E. Papago Way
- Papago Way is not a County Maintained Road. Arabian Lane is a County Maintained Road (MI # 27) and is classified as Rural Minor Access, with a 60' to 80' minimum right-of-way width.
- 30' wide public easements for Papago Way and Arabian Lane established on the plat for Richland Ranchettes Unit No. 4, Book 5, page 9A.

**Recommendation:**

- Further right-of-way dedication for Arabian Lane is requested at this time. Minimum right-of-way is 60 feet. County staff is able to prepare dedication documents for the right-of-way along the east boundary of the subject parcel.

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## MEMORANDUM

**Date:** January 24, 2018  
**To:** Peter Gardner, Planner I  
**From:** Dennis L. Donovan, P.E., Civil Engineer III, for Karen L. Lamberton, AICP, County Transportation Planner  
**Subject:** Tim's Electric (SU- 18-01)/Richland Ranchettes, Cochise/Parcel #'s 206-23-047 and 206-23-048/392 E. & 402 E. Papago Way

The Applicant, Tim Schmidt, is requesting a Special Use authorization to legitimize an existing electrical contracting business. The Applicant owns two parcels zoned RU-4 and totaling 9.25 acres in size at the southwest corner of E. Papago Way and Arabian Lane, about one-half mile south of the store at Richland Way and US Highway 191.

The westerly of the two parcels contains a 4,000 square foot building that is presently being used for the electrical contracting business. The previous owner built the structure as a residential accessory building and used it for an irrigation business. The Applicant has requested a Special Use Authorization in order to accomplish the following: legitimize the use; apply for commercial access; and to expand existing structures (although the SPECIAL USE AUTHORIZATION QUESTIONNAIRE indicates no new construction at this time.)

The electrical business consists of 8 to 10 employees, with future employees in the 10 to 12 range. The operation is active Monday thru Friday from 6AM to 5PM and the Applicant indicates about 2-18 wheeler semi-tractor/trailers and 3 to 4 delivery vans come and go each week. The owner proposes modifying access to the business by creating a driveway crossing the easterly parcel to Arabian Ln. Specifically, the Applicant proposes a Type A "concrete approach", or apron at Arabian Ln. as prescribed by Cochise County and a 30 feet wide compacted AB driveway connecting from Arabian Ln. to the business along the south side of the easterly parcel.

### Special Use Authorization Conditions

**Highway and Floodplain**  
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We have no objection to issuing the requested Special Use Authorization with the following conditions and advisory notes to the applicant:

1. In advance or concurrent with their first Commercial Permit application the applicant is required to provide a accurate site plan that clearly defines the measurements and construction materials for the driveway. If the driveway from Papago Way is to be also used for the business, we strongly urge that driveway to be covered with AB as well.
2. If Papago Way is to be used as part of the transportation circulation for the business, a Private Road Maintenance Agreement for Papago Way along the entire frontage of the two parcels will need to be provided.

#### **Driveway Access**

Primary Access will be taken from Arabian Lane, a County-maintained, chipped-sealed rural minor access roadway. Technically, the road way surface is DBST, or Double Bituminous Surface Treatment, and County records show there are 4 inches of Aggregate Base under the DBST surface. If the existing driveway and Papago Way from the business driveway to Arabian Lane is used in the business traffic circulation, we suggest an aggregate base course of 4 inches depth for road bearing and dust abatement.

#### **Traffic Analysis**

The electrical contracting business is expected to generate a fairly significant amount of vehicular traffic associated with the coming and going of employees and suppliers during the typical business day operation. Under existing zoning of one residence per 4 acres and using the ITE Trip Generation 9<sup>th</sup> Edition Manual, the estimated average traffic generated by two single family detached residences is 19.0 vehicle trips per day.

The electrical contracting business is generally regarded as Land Use Code 110, General Light Industrial. For estimates with a 4,000 square foot building and up to 12 employees, the average daily vehicle trips increases to as many as 36.2 vehicle trips per day. The range of rates and Peak AM and PM one-hour rates are similarly increased. Peak hour AM and PM estimates are as much as three times the number of vehicle trips for the business versus two residences in that busiest one-hour timeframe.

#### **Private Maintenance Agreement**

The applicant's existing and alternative access is off of a non-county maintained roadway, Papago Way. The applicant will be required, in keeping with the requirements of Zoning Regulation 1807.02 A., to provide a Private Maintenance Agreement at the Commercial Permit stage. This agreement will require the applicant to keep this segment of roadway in "passable" condition which means in a condition on which the average vehicle can travel on the roadway. A draft of the PRIVATE MAINTANENCE AGREEMENT, PAPAGO WAY, SU-18-01 (TIM'S ELECTRIC) is included with this MEMORANDUM.

This agreement does not require that the roadway be maintained to a county-maintained standard or to an all-weather condition. Like all other native surfaced roadways in the County the access roads to this site are subject to changing conditions which include sudden and severe flooding, ruts, erosion and blowing dust. There is no expectation that the applicant will maintain the private segment of the roadway in any better condition than the County can manage to do in severe weather conditions.

The Applicant will however, likely have a higher motivation to bring the roadway back into passable condition than other property owners in order to ensure adequate access to their employees as they arrive and leave for work and for job appointments. We understand that few customers will be accessing the business location, as it does not have a retail component. The Private Maintenance Agreement formalizes the higher degree of obligation that they would have as a business owner along this residential roadway.

**Advisory Note for the Applicant**

The conceptual plan is adequate for this Special Use application but will not be adequate at the Commercial Permitting stage. At the commercial permit stage additional details, including a sight distance triangle, per Zoning Regulation 1807.06 and/or Roadway Design Standards D-300, will be needed on the site plan or as a separate illustration. Details on the driveway width, driveway access radii will also be needed: design should comply with the County's Roadway Design Standards.

We also note that the new driveway, the 4,000 sf building, and a large portion of the 9-plus acre site falls within a designated floodplain. The question on Page 4 asking if there is any regulated flood plain on the property was incorrectly answered as no.