



Cochise County
Community Development
Development Services Department

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

Docket No. SU- 93-086
Date Received 3/5/18
Receipt No. 2018-001284

SPECIAL USE AUTHORIZATION MODIFICATION REQUEST
(TO BE PRINTED IN INK OR TYPED)

TAX PARCEL NUMBER: 105-46-001 H

PHYSICAL ADDRESS OF THE PROPERTY: 56 FOLKLORE TRAIL, HEREFORD, AZ 85615

APPLICANT: MIKE RUTHERFORD, PRESIDENT B.O.D.

CONTACT TELEPHONE NUMBER: 520-458-8961

EMAIL ADDRESS: MIKE@RDIINC.US

PROPERTY OWNER (IF OTHER THAN APPLICANT): UNIVERSITY OF ARIZONA SOUTH

PROPERTY OWNER'S MAILING ADDRESS: 1140 N. COLUMBO AVE, SIERRA VISTA, AZ 85635
ATTN: CHUCK SMITH

REQUIRED SUBMITTALS

- Special Use Authorization modification request form with all questions completely answered.
- A Site Plan in 8 1/2 "x 11" or 11" x 17" hard copy, or in jpg or pdf format.
- If the applicant is not the property owner, provide a letter from the property owner granting permission to the applicant to apply for the Special Use Authorization modification request and to act as the owner's representative.
- Any other information necessary to adequately analyze your modification request.
- Fees (\$150.00)
- Other submittals as required based on the scope of the modification request.
 - Parking and Circulation Plan
 - Hydrology/Hydraulic Report
 - Traffic Impact Analysis (TIA), Traffic Impact Statement (TIS), or Traffic Report (TR):
 - Outdoor Lighting Plan including lumen count

Development Services
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

Staff will advise you if any of the above attachments are required.

Modification Request Description

In the following sections, thoroughly describe the proposed modification(s) 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 proposed modification(s) to permitted uses, structures and activities on the property.

THERE ARE NO PHYSICAL CHANGES. WE HAVE THE SPACE FOR 31 ADDITIONAL PARKING SPACES. THERE WAS AN OVRSITE, WHEN THE NEW BUILDING WAS BUILT, AND NO ONE REQUESTED ADDITIONAL, APPROVED, PARKING SPACES.

Provide the following information if a change is proposed.

SATURDAY AND SUNDAY 12:00 - 4:30. OTHER DAYS AT RANDOM FOR SPECIAL EVENTS. I.E. CLASSES, MEETINGS.
Days and hours of operation: Days: _____ Hours (from _____ AM to _____ PM)
Number of employees: Current: ^{AFP} 6 Future: ^{AFP} 6

Site Plan

In order to adequately review the proposed Special Use modification(s) request on the property, a Site Plan must include at a minimum the following information:

- Parcel boundaries and adjacent roads;
- The general location, size and height of all structures and uses (existing and proposed), including minimum setbacks from parcel boundaries, washes and road travel ways;
- The general location, number, and surface of parking spaces to be provided, including ADA parking;
- Location, surface, and width of driveways;
- Proposed and existing screening and landscaping;
- Proposed and existing signs;
- Proposed and existing outdoor lighting;
- Any significant topographical features (washes, hills, rock outcroppings, wetlands) and cultural features of the property and adjacent parcels;

- If applicable, project phasing (approximate schedule of uses and construction) and any other information deemed necessary to effectively review the Special Use.

Applicant's Statement

I hereby certify that I am the owner or duly authorized owner's agent and all information in this Special Use modification request, and required attachments, and on the site 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 *K.M. Rutherford*

Print Applicant's Name K.M. (MIKE) RUTHERFORD

Date signed 3-5-18



THE UNIVERSITY OF ARIZONA
Business Affairs

SENIOR VICE PRESIDENT FOR
BUSINESS AFFAIRS AND
CHIEF FINANCIAL OFFICER

Administration Building Room 712
P.O. Box 210066
Tucson, AZ 85721-0066
Ofc: 520-621-5977
Fax: 520-621-7714

Via email (PEsparza@cochise.az.gov) and
First Class Mail

Cochise County Development Services
Attn: Paul Esparza
1415 Melody Land, Bldg. E
Bisbee, AZ 85603

Re: Special Use Authorization Modification Request
Docket No. SU-93-086

Dear Mr. Esparza:

This letter serves as authorization by the Arizona Board of Regents, for and on behalf of the University of Arizona, for Mike Rutherford, Board President of Arizona Folklore Preserve, Inc. to seek a modification of the Special Use Authorization for 56 Folklore Trail, Hereford, AZ 85615, Cochise County Tax Parcel Number 105-46-001H. This authorization is limited to the Special Use Authorization Modification Request filed on March 5, 2018, and attached to this letter as Exhibit A.

Please do not hesitate to contact me if you have any questions regarding the foregoing.

Sincerely,

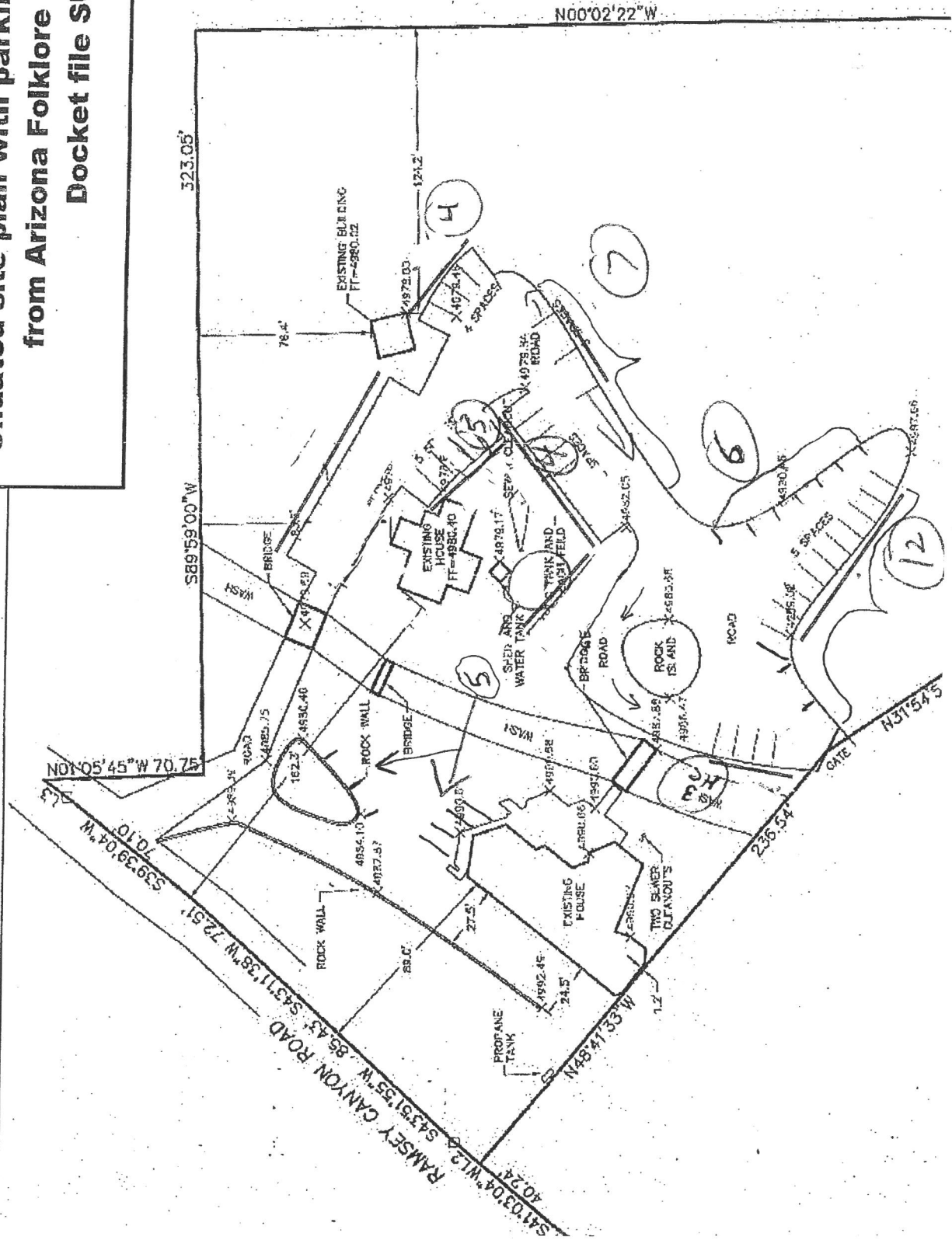
Gregg Goldman
Sr. Vice President for Business Affairs & Chief Financial Officer

c: Melody Buckner
Joel Hauff
Heather K. Gaines



**Undated site plan with parking layout
from Arizona Folklore Preserve
Docket file SU-93-08A**

Parking Spaces	
12	spaces
4	spaces
3	spaces HC
5	spaces
4	spaces
6	spaces
7	spaces
5	spaces
<hr/>	
46	TOTAL



N00°02'22"W

N01°05'45"W 70.75'

S39°39'04"W 10.10'

RAMSEY CANYON ROAD
S41°03'04"W 12.85' 54°31'35"W 86.43' S43°11'38"W 72.61'

N48°41'33"W 14.18'

N31°54'5"



March 5, 2018

Dear Friends and Neighbors,

My name is Mike Rutherford and I represent The Arizona Folklore Preserve. We have an existing special use authorization to conduct our business and we are looking to request modification(s) to that business located at:

56 Folklore Trail, Hereford, AZ. 85615
Parcel Number: 150-46-001H

We have been in business 26 years, I have 26 years experience with the AFP.

Our modification request will include: 31 Parking Stalls

The county requires us to go through the zoning process of acquiring a modification(s) to our special use authorization. Part of that process includes getting feedback from you, our neighbors.

You will also be receiving a letter from the county, with contact information in case of any objections to the special use modification(s) request. If you have any concerns, questions, or objections, we ask and encourage you to contact us first. We are happy to address them, and it may be something we haven't thought of that will make the Arizona Folklore Preserve that much better. We hope that this will be the start of a very cooperative relationship.

Thank You for your time and consideration. Please find my contact information below:

M. Rutherford, Pres. B.O.D.

Mike Rutherford, President B.O.D.
458-8761 (R.D.I. Office)
mike@rdiinc.us

NATURE CONSERVANCY 1510 E FT LOWELL TUCSON AZ 85719	RADIOLOGY ASSOCIATES OF THE DESI 73355 GRAPEVINE PALM DESERT CA 92260	KOLLING THOMAS JOHN & CHRISTINE 14847 S 46TH ST PHOENIX AZ 85044
MOUNT-HALL REVOCABLE TRUST 5070 N LA LOMITA TUCSON AZ 85718	THATCHER SUSAN RAE 33 E BROWN CANYON RD HEREFORD AZ 85615	DOOLEY SCOTT W & TERRI J ROSSI-DO 250 E OSO TRL HEREFORD AZ 85615
HUISH JOSEPH A & ROXANA B 1645 E KASTI TRL SIERRA VISTA AZ 85650	BAYS GEORGE N & PATRICIA A 2055 E YAQUI ST SIERRA VISTA AZ 85650	CRIMMINS DANIEL & BRIGITTE 4838 LA CANADA SIERRA VISTA AZ 85635
GRIMES JULIE L & DENNIS R 114 E RAMSEY CANYON RD HEREFORD AZ 85615	HECOX CHARLES E 39 E BROWN CANYON RD HEREFORD AZ 85615	NEWMAN REX ALLEN LIVING TRUST 8567 HAUSER CT LENEXA KS 66215
MOSES RAYMOND & PHOEBE GILLMAN 556 W FRY BLVD SIERRA VISTA AZ 85635	HOGAN SEAN C & ALLISON J 3332 YOSEMITE CT SIERRA VISTA AZ 85650	SNAPP TRUST P O BOX 254 HEREFORD AZ 85615
ROWLAND PETER D & ALLERTON SUSAN P O BOX 257 DURANGO CO 82302	SMITH ESTATE REVOCABLE TRUST 85 E RAMSEY CANYON RD HEREFORD AZ 85615	USA 711 14TH AVE STE A SAFFORD AZ 85546
KNOTT JAMES & MAUREEN KAY XXX 71 E ELLE LN HEREFORD AZ 85615	SCUDDER LISA M & GREG S 196 RAINBOW DR APT 9665 LIVINGSTON TX 77399	CARLSON ROBERT H & SUSAN S P O BOX 1867 SITKA AK 99835
GRIFFIN GAIL REVOCABLE LIVING TRU PO BOX 10 HEREFORD AZ 85615	NEWMAN DON O & BETTY L REV LIVIN 181 RAMSEY CANYON RD HEREFORD AZ 85615	CLOSE SALLY E 58 E RAMSEY CANYON RD HEREFORD AZ 85615
BONDURANT ALAN B & MELISSA 89 RAMSEY CANYON RD HEREFORD AZ 85615	STOCK MARGARET J 851 CATALINA DR SIERRA VISTA AZ 85635	FAIRFIELD PATRICK S & PAMELA S 64 E RAMSEY CANYON RD HEREFORD AZ 85615
HUNN BRUCE P & NANCY S MEHAFFIE 18 FARRENKOPF LN THOMPSON FALLS MT 59873	SWENSON EDMUND C PO BOX 1180 HEREFORD AZ 85615	GABBERT HAROLD E JR & JUDY E 76 E RAMSEY CANYON RD HEREFORD AZ 85615

WITSCHI WILLIAM A & DONNA C J
68 E FOLKLORE TRL
HEREFORD AZ 85615

HUMPHREY ALAN J & VICTORIA M REV
237 E OSO TRL
HEREFORD AZ 85615

SMITH-ROSSI FAMILY TRUST
2342 E KACHINA TRL
SIERRA VISTA AZ 85650

DESANTIS LIVING TRUST
31 E RAMSEY CANYON RD
HEREFORD AZ 85615

SULLIVAN PATRICK H & LISA LEE
35 RAMSEY CANYON
HEREFORD AZ 85615

CERUTTI-FINCH IRREVOCABLE TRUST
6110 E INDIGO SKY RD
HEREFORD AZ 85615

KUHN MARGARET ANN REVOCABLE T
9981 S PALOMINAS RD
HEREFORD AZ 85615

BAYS GINA M
195 E RAMSEY CANYON RD
HEREFORD AZ 85615

ELLIS ROSE
44 RAMSEY CANYON RD
HEREFORD AZ 85615

LEITNER PATRICIA A & WADE A
1805 S CEYLON PL
TUCSON AZ 85748

TOMBSTONE CITY OF
P O BOX 339
TOMBSTONE AZ 85638

MORIAH KAREN
14065 S CHINO PL
TUCSON AZ 85736

BELOKA LLC
1805 S CEYLON PL
TUCSON AZ 85748