

April 27th due

Docket No. SU-18-08
Date Received 03/29/18
Receipt No. 18-1386



Cochise County
Community Development
Development Services Department
Public Programs...Personal Service
www.cochise.az.gov

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

TAX PARCEL NUMBER/APN 104-80-024 B

APPLICANT Elmer Kropf

PHYSICAL ADDRESS OF THE PROPERTY 11660 S. Rough Rider RD
Hereford AZ 85615

CONTACT TELEPHONE NUMBER 520-216-1952

EMAIL ADDRESS: kropfhomestead@gmail.com

PROPERTY OWNER (IF OTHER THAN APPLICANT) _____

PROPERTY OWNER'S MAILING ADDRESS P.O. Box 727
Hereford AZ 85615

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

Bisbee Office
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.

36x48 residence = under construction
 26x33 metal building for storage + workshop
 2 small storage sheds 8x14 and 8x26

Describe the proposed uses, structures, and activities.

use the existing facilities to build smaller structures for now and progressing to larger structures by summer or fall

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

portable chicken coops
 " storage buildings
 " garages
 " horse sheds
 " cabins
 " dog kennels

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

starting ASAP and putting up 48x78 shop by March 2018

only family members employed

Provide the following information (when applicable):

Days and hours of operation: Days: ^{mon} ~~sat~~ Hours (from 8 AM to 6 PM)

Number of employees: Initially: 3 Future: 5 ~~only family members~~

Number per shift Seasonal changes no seasonal changes

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

incoming 1 per wk 2 = 18 wheeler loads per year
outgoing 2 per wk everything else on flatbed trucks and trailers

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

N/A

Describe the physical access to your site.

3 1/2 miles of unpaved roads

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>well</u>	
Sewer/Septic	<u>septic</u>	
Electricity	<u>off-grid = solar</u>	
Natural Gas		
Fire Protection		

Describe all outdoor storage and activities.

loading and unloading trucks with forklift
stacking bundles of lumber outdoors

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?

very minimal if any
enough distance to closest neighbors that they should not be able to detect noise and vibrations

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

our activities should not attract any pests

What screening, if any is proposed?

natural screening i.e. existing mesquite trees and planting more trees

Describe all outdoor lighting, including lighted signs.

very minimal outdoor lighting on buildings and no lighted signs

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

~~at~~ no signs planned at this time

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? none

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

N/A

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.

N/A

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

Native trees or if anything else used, we would water with grey water

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 Elmer Kroft

Print Applicant's Name Elmer Kroft

Date signed March 26, 2018

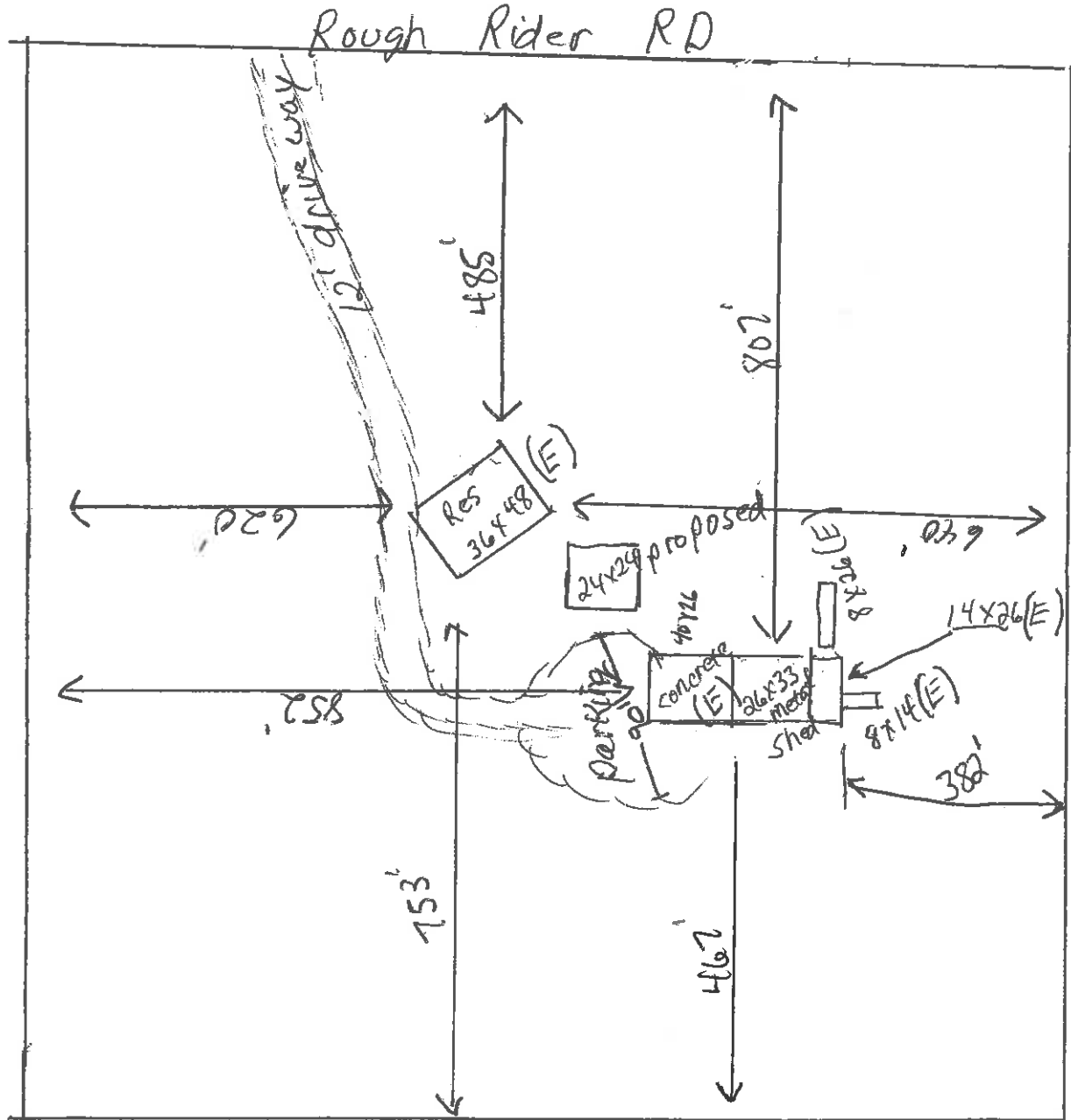
April 12, 2018.

We as a family have after hearing concerns from some of our neighbors, decided to amend our application and do away with plans to build the 48x78 shop.

Elmer Shop

Parcel # 104-80-024 B

Elmer Kropf



HOMESTEAD STRUCTURES

March 22, 2018

Dear Friends and Neighbors,

We are the Elmer and Renee Kropf family. We moved to the area in November of last year, coming from Harrison, Arkansas as part of a church outreach. In Arkansas we owned and operated a small family business of building structures, beginning with chicken coops, storage sheds and progressing eventually to small cabins. We would like to establish a similar business here at our new home (11660 S. Rough Rider Road, Hereford, AZ) (Parcel #104-80-0248). We plan to build the structures on our property, then put them on a lot in town for retail sales.

Our project will include:

- Existing 855 sq ft shop building (possible expansion to 3,744 sq ft in future)
- 3 or 4 family member employees

The County requires that we go through the zoning process of acquiring a "Special-use Authorization". Part of that process includes obtaining feedback from YOU, our neighbors who own property within one mile of our location.

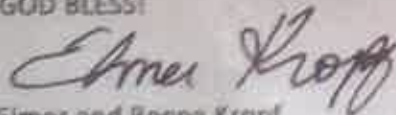
You will also be receiving a letter from the County with contact information in case of objections to this project. We ask and encourage you to contact us if you have any such concerns, questions, or objections so that we may address them. There may be something we haven't thought of that will make this project that much better.

You are welcome to come see us at 11660 S. Rough Rider Road, Hereford. We enjoy meeting our new neighbors!

Our mailing address is PO Box 727, Hereford, AZ 85615 or you may contact us directly at (520) 216-1952 - Ask for Elmer.

Thank you for your time and consideration;

GOD BLESS!



Elmer and Renee Kropf
Rochelle, Todd, Travon, Kaitlyn and Kianne

Kirschmann, Robert

From: Elmer Kropf <kropfhomestead@gmail.com>
Sent: Monday, April 30, 2018 9:30 AM
To: Kirschmann, Robert
Subject: Responses to letter

Mr Kirschmann,

we sent out 68 letters.

Responses:

-0....by mail

-2....by phone

-1....came to our house

-1....talked beside the road

Negative: 1

Positive: 3

Would it be helpful to have the names of those who responded and whether it was negative or positive? Also we heard a couple responses through other neighbors; one positive, one negative.

Thank you for your time,

The Kropfs

On Fri, Apr 27, 2018, 9:40 AM Kirschmann, Robert <RKirschmann@cochise.az.gov> wrote:

Good morning,

Please find the comments from our Transportation Department. There are no big surprises to me in there. Please review and let me know if you have any questions.

Best regards,

Robert Kirschmann

Planner II

Cochise County Community Development

Development Services Department