



# COCHISE COUNTY COMMUNITY DEVELOPMENT

*"Public Programs... Personal Service"*

## COCHISE COUNTY PLANNING DEPARTMENT COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE (TO BE PRINTED IN INK OR TYPED)

TAX PARCEL NUMBER

APPLICANT

ADDRESS

CONTACT TELEPHONE NUMBER

EMAIL ADDRESS:

PROPERTY OWNER (IF OTHER THAN APPLICANT)

ADDRESS

DATE SUBMITTED

Special Use Permit Public Hearing Fee (if applicable)	\$ <input type="text"/>
Building/Use Permit Fee	\$ <input type="text"/>
<b>Total paid</b>	\$ <input type="text"/>

### ----- PART ONE - REQUIRED SUBMITTALS

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (6) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. **(Please note that nine (9) copies will be required for projects occurring inside the Uniform Building Code enforcement area. In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.)**
4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.
5. Proof of Valid Commercial Contractor's License. (Note: any building used by the public and/or employees must be built by a Commercial Contractor licensed in the State of Arizona.)

6. Hazardous or Polluting Materials Questionnaire, if applicable.

**OTHER ATTACHMENTS THAT MAY BE REQUIRED DEPENDING ON THE SCOPE OF THE PROJECT**

1. Construction Plans (possibly stamped by a licensed Engineer or Architect)
2. Off-site Improvement Plans
3. Soils Engineering Report
4. Landscape Plan
5. Hydrology/Hydraulic Report
6. Traffic Impact Analysis (TIA): **Where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near or over capacity, the applicant may be required to submit additional information on a TIA.**
7. Material Safety Data Sheets
8. Extremely Hazardous Materials Tier Two Reports
9. Detailed Inventory of Hazardous or Polluting Materials along with a Contingency Plan for spills or releases

The Commercial Permit Coordinator/Planner will advise you as soon as possible if and when any of the above attachments are required.

**PART TWO - QUESTIONNAIRE**

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 confusion once the permit is issued.

**SECTION A - General Description** (Use separate sheets as needed)

1. What is the existing use of the property? The property is vacant at the present.  
It has an old camper trailer, used tires, and debris.
2. What is the proposed use or improvement? We plan to provide a dirt  
racetrack that will be affordable for the general public  
to race and attend for entertainment.
3. Describe all activities that will occur as part of the proposed use. In your estimation, what impacts do you think these activities will have on neighboring properties? We will race cars, trucks  
Go Karts, Tractor Pulls, + Demo Cars, etc.. The property and roads will be improved increasing their property value.
4. Describe all intermediate and final products/services that will be produced/offered/sold.  
We will sell food, drinks, and beer at the concession.  
Also we will provide t-shirts and souvenirs, and possibly race fuel.

5. What materials will be used to construct the building(s)? (Note, if an existing building(s), please list the construction type(s), i.e., factory built building, wood, block, metal)

We will build concrete or metal buildings.

6. Will the project be constructed/completed within one year or phased? One Year   
Phased  if phased, describe the phases and depict on the site plan.

Phase 1 - Dirt Parking Lot, Portable Food Concession, Portable Toilets, & Ticket Booths  
Phase 2 - Crushed Aggregate Parking Lot; Concrete Building for Food Concession & Restrooms, & Metal Building for Ticket Booths.

7. Provide the following information (when applicable):

A. Days and hours of operation: Days: Fri-Sat Hours (from 3:00 <sup>Pm</sup> ~~AM~~ to 11:00 PM)

B. Number of employees: Initially: 10 Future: 20  
Number per shift Seasonal changes 0

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.  
75-150

(2) Total trucks (e.g., by type, number of wheels, or weight)  
Water Truck, Grader, Tractor, Trucks, & Trailers

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site?  
South toward Interstate 10 and Old Stewart Rd

(4) If more than one direction, estimate the percentage that travel in each direction  
Just One Direction

(5) At what time of day, day of week and season (if applicable) is traffic the heaviest  
Occasional FRIDAYS & Saturdays 3:00 PM to 11:00 PM

Circle whether you will be on public water system or private well If private well, show the location on the site plan.

D. Estimated total gallons of water used: per day 4000-6000 per Race per year 30,000

Will you use a septic system? Yes  No  If yes, is the septic tank system existing?  
Yes \_\_\_ No \_\_\_ Show the septic tank, leach field and 100% expansion area on the site plan.

G. Does your parcel have permanent legal access\*? Yes  No  if no, what steps are you taking to obtain such access?

\*Section 1807.02A of the Cochise County Zoning Regulations stipulates that no building permit for a non-residential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.

H. For Special Uses only - provide deed restrictions that apply to this parcel if any.  
Attached  NA

8. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	<input type="text"/>	DRIVE A WELL
Sewer/Septic	<input type="text"/>	PORT-A-Toilet
Electricity	Sulpher Springs Valley Elect Co	<input type="text"/>
Natural Gas	N/A	<input type="text"/>
Telephone	<input type="text"/>	MOBILE
Fire Protection	WILLCOX FIRE Dept	WATER TRUCK & FIRE EXT on PROPERTY

**SECTION B - Outdoors Activities/Off-site Impacts**

1. Describe any activities that will occur outdoors.

2. Will outdoor storage of equipment, materials or products be needed? Yes  No  if yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

3. Will any noise be produced that can be heard on neighboring properties? Yes  No  if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

4. Will any vibrations be produced that can be felt on neighboring properties? Yes  No  if yes; describe the level and duration of vibrations. What measures will be taken to prevent vibrations from impacting neighboring properties?

5. Will odors be created? Yes  No  If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

6. Will any activities attract pests, such as flies? Yes  No  If yes, what measures will be taken to prevent a nuisance on neighboring properties?

7. Will outdoor lighting be used? Yes  No  If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specifications.

8. Do signs presently exist on the property? Yes  No  If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.

A.

B.

C.

D.

9. Will any new signs be erected on site? Yes  No  If yes, show the location(s) on the site plan. Also, draw a sketch of the sign to scale, show the copy that will go on the sign and **FILL OUT A SIGN PERMIT APPLICATION** (attached).

10. Show on-site drainage flow on the site plan. Will drainage patterns on site be changed?  
Yes  No

If yes, will storm water be directed into the public right-of-way? 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.

11. What surface will be used for driveways, parking and loading areas? (i.e., none, crushed aggregate, chipseal, asphalt, other)

12. Show dimensions of parking and loading areas, width of driveway and exact location of these areas on the site plan. (See site plan requirements checklist.)

13. 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. **Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.**

**SECTION C - Water Conservation and Land Clearing**

1. If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be addressed. 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. The Planning Department has prepared a *Water Wise Development Guide* to assist applicants. This guide is available upon request. If the site one acre or larger, what specific water conservation measures are proposed? Describe here or show on the site plan submitted with this application.

A well will be drilled providing water. ~~to~~ Water trucks will keep the track watered which will reduce the amount of dust.

2. How many acres will be cleared? 42 1/2 acres  
If more than one acre is to be cleared describe the proposed dust and erosion control measures to be used (Show on site plan if appropriate.) We will use a water truck,

crushed aggregate, river rock, and culverts if needed.

**SECTION D - Hazardous or Polluting Materials**

Some businesses involve materials that can contaminate the soil, air, water, waste disposal system or environment in general. Precautions must be taken to protect the environment when such products are distributed to or from the site, stored, manufactured, processed, disposed of, or released as raw materials, products, wastes, emissions, or discharges (When sold or incorporated in a product these materials are required to have Material Safety Data Sheets (MSDS) supplied by the manufacturer.) Examples of such products include but are not limited to paint, solvents, chemicals and chemical wastes, oil, pesticides, herbicides, fertilizers, radioactive materials, biological wastes etc.

Does the proposed use have any activities involving such materials?

Yes  No  If yes, complete the attached *Hazardous or Polluting Materials Use Questionnaire*.

**Note:** Depending on quantities, this question does not apply to ordinary household or office products or wastes such as cleansers, waxes or office supplies. Answer YES only if the materials are involved in the commercial or special use process or if landscaping or maintenance chemicals (pesticides, fertilizers, paints, etc.) will be present in quantities greater than 50 pounds (solids) or 25 gallons (liquids).

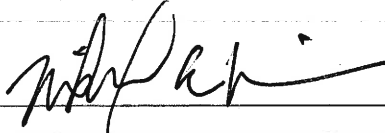
If you answer NO to this question but in the County's experience, the type of business proposed typically uses such materials, you will be asked to complete the *Hazardous or Polluting Materials Questionnaire* prior to processing this Commercial Use/ Building/ Special Use Permit.

**Applications that involve hazardous or polluting materials may take a longer than normal processing time due to the need for additional research. The Arizona Department of Environmental Quality Compliance Assistance Program can address questions about Hazardous Materials (1-800-234-5677, ext. 4333).**

**SECTION E - Applicant's Statement**

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit.

Applicant's Signature



Print Applicant's Name

Richard Wilson

Date signed

10-25-19

October 24, 2019

Neva L. Finn  
9648 S. Mountain Shadow Drive  
Tucson, AZ 85739

REF: 202-49-010 – 5364 N. Quiet Time Hill, Willcox AZ 85643

To Whom It May Concern:

I am the legal owner of the property listed above; I am in the process of selling my property to Richard E. Wilson and Julia A. Wilson. I give my permission for the Buyers to apply for a Special Use Permit for the above property.

Please feel free to contact me with any questions or concerns.

Sincerely,

Authentisign

*Neva L. Finn*

10/24/2019 4:32:43 PM MST

Neva L. Finn



# COCHISE COUNTY COMMUNITY DEVELOPMENT

*"Public Programs...Personal Service"*

## Special Use Project Application

### Applicant's Certification & Acknowledgement

By signing below, I certify that:

1. I am the Owner or authorized Agent of the Owner of the property being developed.
2. I am applying for the meetings/ review(s) indicated below.
3. I have read and understand the information provided in this Application Guide.
4. This application is complete and accurate to the best of my knowledge. Submission of false information may constitute fraud, and may be punishable by fine, imprisonment, or both pursuant to A.R.S. §13-2310.
5. I hereby request all inspections necessary to process this application, and if the permit is issued I request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit.

By signing below, I acknowledge that:

6. Incomplete or inaccurate submittals by the Owner, Applicant or any other representative may result in delays, return of submittals, or denial of this application.
7. The submittal is subject to an administrative review of 10-business days (5-business days initial review, 5-business days resubmittal review) at which time I will receive written or electronic notice if the application is complete or, in the case of an incomplete application, a list of deficiencies that need to be corrected. An application will not pass the review for administrative completeness until all deficiencies have been corrected.
8. If the County does not issue a written or electronic notice of administrative completeness within the 10-business days, the application will be deemed administratively complete and the substantive review process begins.
9. The overall review time is 130-business days.
10. The substantive review process is 120-business days.

By signing below, I acknowledge that:

11. A complete response to any correspondence will be submitted to Cochise County for any subsequent reviews.
12. The Applicant or Agent will be sent written or electronic notice of a license approval or denial within the substantive review period.
13. All required permits must be obtained prior to any construction and that failure to obtain permits may result in fines or other penalties.
14. The Applicant or Agent is responsible for all changes and additional time required to correct plans and/or development as a result of differences between the proposed use and what is permitted in the zoning district in which the property lies.
15. The project review process and timeframe is suspended when a project triggers the requirement for an application for approval by an Outside Agency, the Planning and Zoning Commission, and/or the Board of Supervisors. If either the Planning and Zoning Commission or the Board of Supervisors approves the request contained in the application, then Community Development Department will resume the project review process. If the Board of Supervisors denies the request, then the Community Development Department will consider the project to be denied.

By signing below, I acknowledge that:

16. An appeal protesting any denial of an application may be made to Cochise County Community Development Department, Planning Division Deputy Director, Beverly Wilson, 1415 Melody Lane, Bldg. E. Bisbee, Arizona 85603. The appeal shall set forth all relevant facts pertaining to the denial, and must be in writing. It must be filed within ten-days from the date of the denial letter.
17. If the County does not issue to the Applicant the written or electronic notice granting or denying a license within the **overall** time frame or within the mutually agreed upon time frame extension, the county SHALL refund the Applicant all fees charged for reviewing the applications and SHALL excuse any fees not yet paid. The refund SHALL be made within 30-working days after the expiration of the agreed upon time frame pursuant A.R.S. § 11-1605(J).



Signature

Date

**RICHARD WILSON** **10-25-19**

Print Name/Firm

Owner  Agent

**Customer Information:**

**Date:** 10/24/2019  
**Project Name:** Wilcox International Raceway  
**Client:** Richard Wilson  
**Address:** 5364 N Quiet Time Hill  
Wilcox, AZ 85643  
**Email:** rwilsonoffroad@gmail.com

**Project Details:**

**AHJ:** Cochise County  
**Zone:** SR-43, SR-12  
**Site Area:** 42.09 Acres  
**Legal Description:** AG/Vacant Land/Non-Profit  
**Parcel Number:** 202-49-010-142

**Contents:**

- C1 - Cover
- A1 - Phase One
- A2 - Phase 2

**Project Summary:**

Proposed plan for the creation of Wilcox International Raceway, a 3/8 mile dirt circle track with two lane tractor pull area in middle of circle track. Phase one includes dirt circle track, a general admission parking lot, pit parking lot, spectator bleachers, portable storage, portable toilets, portable ticket booth, and portable concessions. Phase two includes the above with the addition of permanent structures for the storage, toilet, ticket booth, and food concession buildings. Phase two will also include aggregate paving for both the general parking lot and pit parking lot.



**DRAWN BY:** GH

**DESCRIPTION**  
RaceTrack Proposal



1

**PROJECT NAME**  
Wilcox International  
Raceway

**Project Address**  
5364 N Quiet Time Hill  
Wilcox, AZ 85643

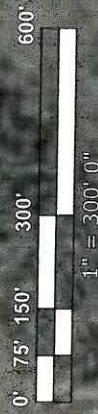
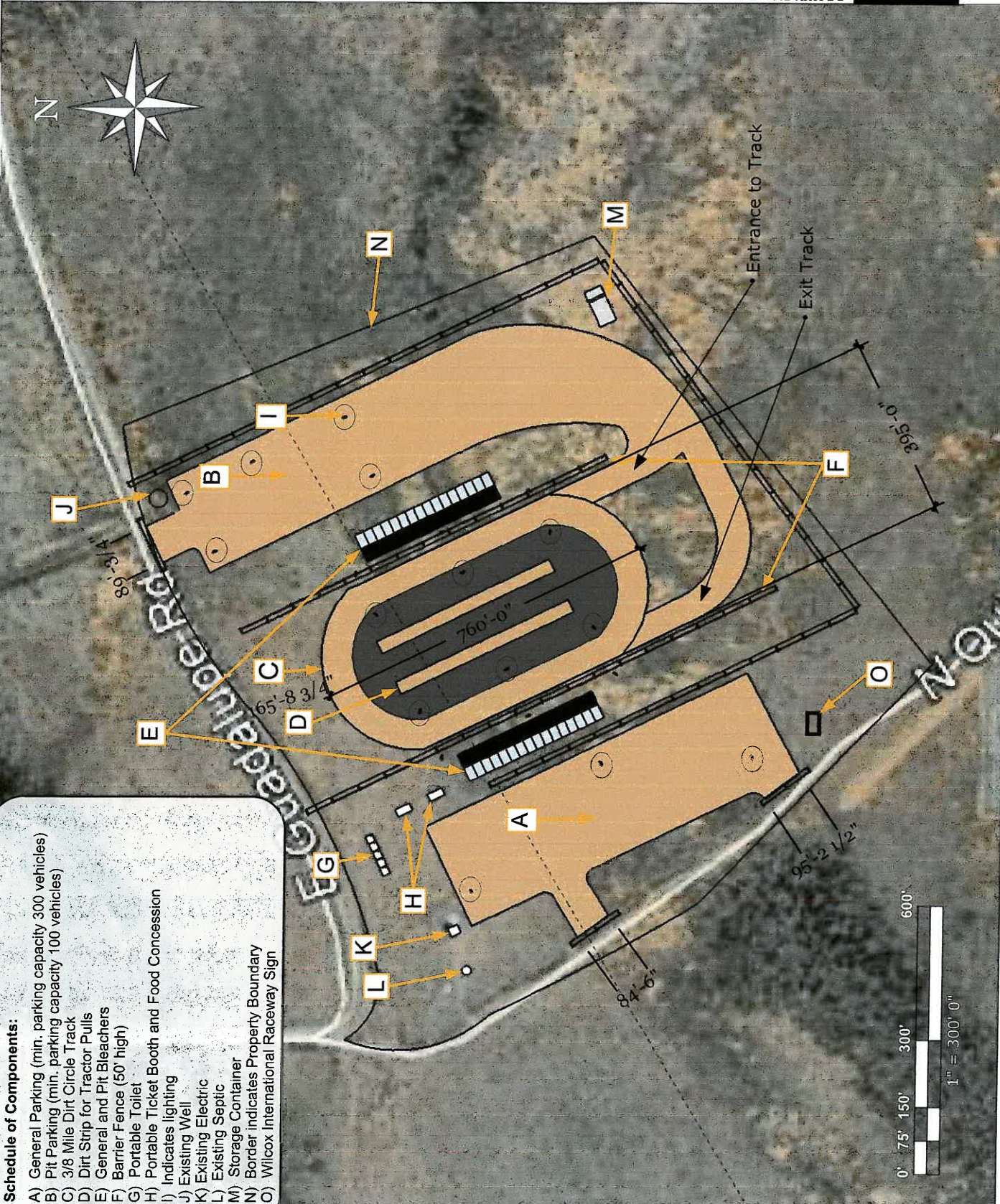
**ISSUE**  
10/24/19

**PROJECT OWNER**  
Richard Wilson

**Project Address**  
3401 N. Mesquite Road  
Cochise, AZ 85606

**Schedule of Components:**

- A) General Parking (min. parking capacity 300 vehicles)
- B) Pit Parking (min. parking capacity 100 vehicles)
- C) 3/8 Mile Dirt Circle Track
- D) Dirt Strip for Tractor Pulls
- E) General and Pit Bleachers
- F) Barrier Fence (50' high)
- G) Portable Toilet
- H) Portable Ticket Booth and Food Concession
- I) Indicates lighting
- J) Existing Well
- K) Existing Electric
- L) Existing Septic
- M) Storage Container
- N) Border indicates Property Boundary
- O) Wilcox International Raceway Sign



**PROJECT OWNER**  
Richard Wilson  
Project Address  
3401 N. Mesquite Road  
Cochise, AZ 85606

**ISSUE**  
10/24/19

**PROJECT NAME**  
Wilcox International  
Raceway  
**Project Address**  
5364 N Quiet Time Hill  
Wilcox, AZ 85643

**DRAWN BY:**  
GH  
**DESCRIPTION**  
Phase One

**A**

**1**

- Schedule of Components:**
- A) General Parking (min. parking capacity 300 vehicles)
  - B) Pit Parking (min. parking capacity 100 vehicles)
  - C) 3/8 Mile Dirt Circle Track
  - D) Dirt Strip for Tractor Pulls
  - E) General and Pit Bleachers
  - F) Barrier Fence (50' high)
  - G) Restroom Building
  - H) Ticket Booth and Food Concession
  - I) Dashed Circle Indicates lighting
  - J) Existing Well
  - K) Existing Electric
  - L) Existing Septic
  - M) Storage Container
  - N) Border indicates Property Boundary
  - O) Wilcox International Raceway Sign



**PROJECT OWNER**  
Richard Wilson  
3401 N. Mesquite Road  
Cochise, AZ 85606

**ISSUE**  
10/24/19

**PROJECT NAME**  
Wilcox International  
Raceway  
5364 N Quiet Time Hill  
Wilcox, AZ 85643

**DRAWN BY:**  
GH  
**DESCRIPTION**  
Phase Two

**From:** [Richard Wilson](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** Re: SU-19-10 (Wilson Raceway)  
**Date:** Tuesday, November 19, 2019 5:50:32 PM

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**CAUTION: EXTERNAL EMAIL\***

Mr Kirschmann,

We plan to have 300 in Phase 1 and 500 in Phase 2.

Thanks,  
Richard Wilson

On Tue, Nov 19, 2019 at 2:51 PM Kirschmann, Robert <[RKirschmann@cochise.az.gov](mailto:RKirschmann@cochise.az.gov)> wrote:

Good afternoon Mr. Wilson,

I am starting to prepare my staff report the Planning Commission. I will probably have several questions for you in the next week or so.

My question at the moment, is what is the maximum capacity of the spectator seating in phase 1 and at the final phase?

Thank you,

**Robert Kirschmann**

Planner II

Cochise County Community Development

Development Services Department

1415 Melody Lane, Building E

Bisbee, AZ 85603

520-432-9248

520-432-9278 fax

**From:** [Richard Wilson](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** Wilson Raceway  
**Date:** Sunday, December 22, 2019 6:33:57 PM

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**CAUTION: EXTERNAL EMAIL\***

Robert,

I received one letter of opposition regarding the racetrack. I also received three phone calls from the individuals who owned the property surrounding ours who supported our racetrack.

Sincerely,  
Richard Wilson

This E-mail is from an **EXTERNAL** address. **DO NOT click on links or open attachments unless you trust the sender and know the content is safe.** If you suspect this message to be phishing, please report it using the Phish Alert Button at the top of the email, or forward to [cochise.az.gov@missedspam.com](mailto:cochise.az.gov@missedspam.com) or contact IT support at 520-432-8301.