



Cochise County
Community Development
Planning, Zoning and Building Safety Division
Public Programs...Personal Service
www.cochise.az.gov

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.

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

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 *James A. Behrens* Date 12-29-20

JAMES A. BEHRENS - PIERCE FARM LLC CO.O .
Print Name/Firm Owner Agent

**COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE
(TO BE PRINTED IN INK OR TYPED)**

TAX PARCEL NUMBER 206-01-011J

APPLICANT Pieper Farms LLC

ADDRESS 1980 N Hwy 191 Cochise, AZ 85606

CONTACT TELEPHONE NUMBER 701-319-9307

EMAIL ADDRESS: jim.behrens@pieperfarmllc.com

PROPERTY OWNER (IF OTHER THAN APPLICANT) B Zaitz and Sons, LLC

ADDRESS 7696 40th St. NW
Williams, MN 56686

DATE SUBMITTED January 29, 2020

Special Use Permit Public Hearing Fee (if applicable)	\$ <u>150⁰⁰</u>
Building/Use Permit Fee	\$ <u>19,349.55</u>
Total paid	\$ <u>19,499.55</u>

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?

Potato warehouse (storage and washing).

What is the proposed use or improvement?

Additional potato storage only.

2. 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?

Potatoes will be hauled from the field at harvest time and put into storage. Little, if any, impact will be on neighboring properties. Slight increase in truck traffic.

3. Describe all intermediate and final products/services that will be produced/offered/sold.

Seed potatoes (undersized/oversized seed potatoes will be washed and sold).

4. 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)

Standard concrete poured slab. Factory designed/engineered all steel building. Insulation will be foam. Electrical standard as per existing codes.

5. 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.

Possible future expansion, depending on marketability, customer needs, etc.

6. Provide the following information (when applicable):

A. Days and hours of operation: Days: 6-7 Hours (from 6 AM to 8 PM)

B. Number of employees: Initially: 15-17 Future: 15-17 (regarding seasonal, June - Sept.)
Number per shift Seasonal changes _____

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.
5-8 personal vehicles

(2) Total trucks (e.g., by type, number of wheels, or weight)
Inbound: 200-250 (dependent on yield) tractor/trailer, number of axles 5-6, weight 80,000lbs max.
Outbound: 180-235 (dependent on yield) tractor/trailer, number of axles 5-6, weight 80,000lbs max.

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site?
Inbound: north and south, Hwy 191 N. Outbound: north on Hwy 191 to I-10.

(4) If more than one direction, estimate the percentage that travel in each direction
30% from the south on Hwy 191. 70% going north on Hwy 191.

(5) At what time of day, day of week and season (if applicable) is traffic the heavies
Regarding time of day, evenly through the day, 7 days a week, June and July is the heaviest.

Circle whether you will be on public water system or private well If private well, show the location on the site plan.
Estimated total gallons of water used: per day 2,000 gallons per day +/- **per year** 12,000-15,000 per year

Will you use a septic system? Yes _____ No X If yes, is the septic tank system existing?
Yes _____ No _____ Show the septic tank, leach field and 100% expansion area on the site plan.
Less than 10% of water going into the building will come out of the building. Balance is used for evaporative cooling

G. Does your parcel have permanent legal access*? Yes X 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 X

8. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	Private Well	None required
Sewer/Septic	Private	None required
Electricity	Sulphur Springs Valley Electric Cooperative, Inc.	Design plan in progress with Sulphur Springs for refrig/ventilation
Natural Gas	Southwest Gas	None required
Telephone	Valley Telecom Group	None required
Fire Protection	A-Flame Fire and Safety	Additional fire extinguishers for new building

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

None

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

Will any noise be produced that can be heard on neighboring properties? Yes ____ No X 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?

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

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

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

6. 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.

7. 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. _____

8. 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).

9. 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. Drain tile and retention pond

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

Class 5 gravel

11. 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.)

12. 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.

N/A

2. How many acres will be cleared? 0.85 - 0.90

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.) _____

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 X 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 *James A. Behrens* PIERSKINS LLC C.O.C.

Print Applicant's Name JAMES A. BEHRENS

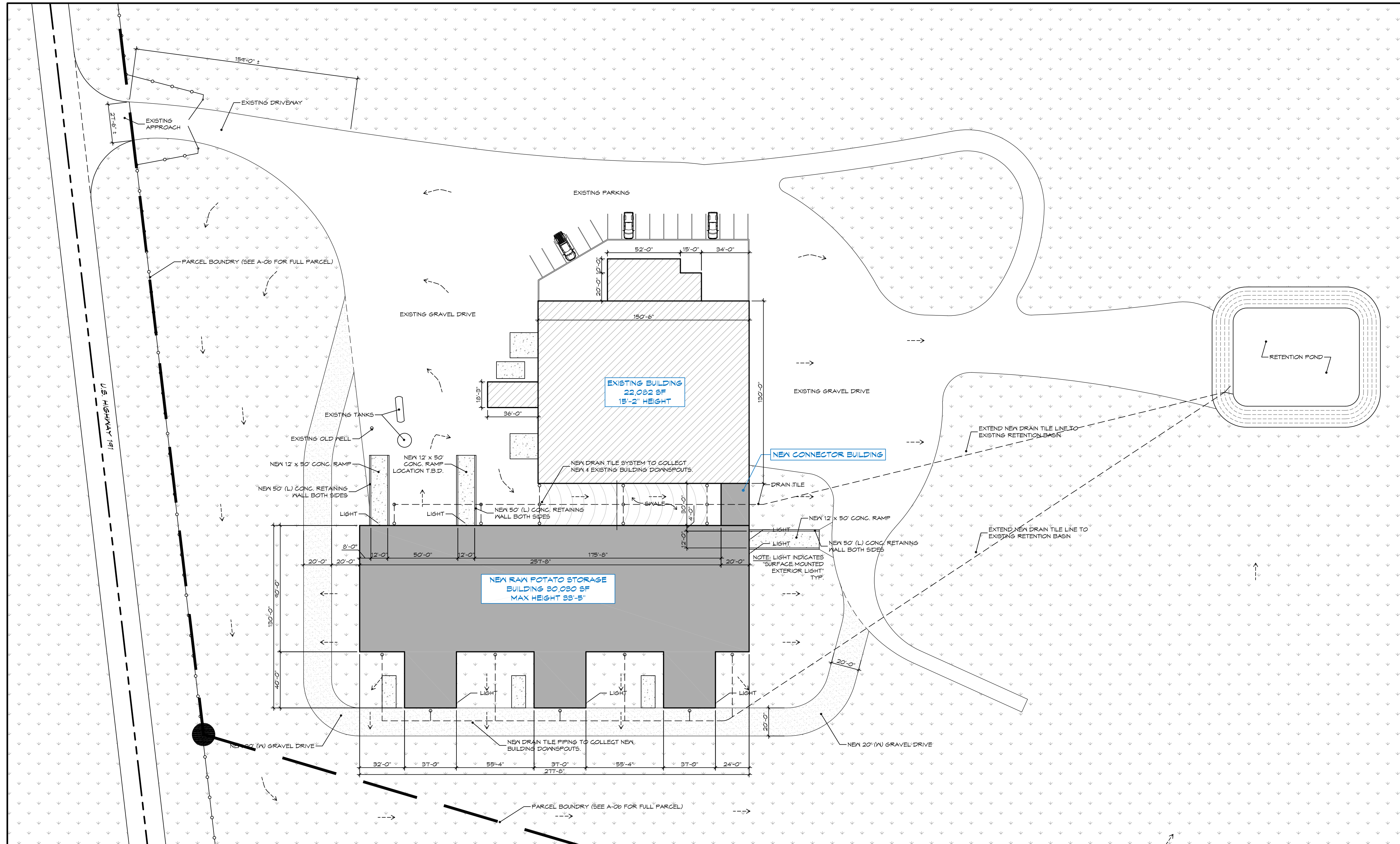
Date signed 1-28-20

PIEPER FARMS | COCHISE, ARIZONA NEW CRATE STORAGE BUILDING

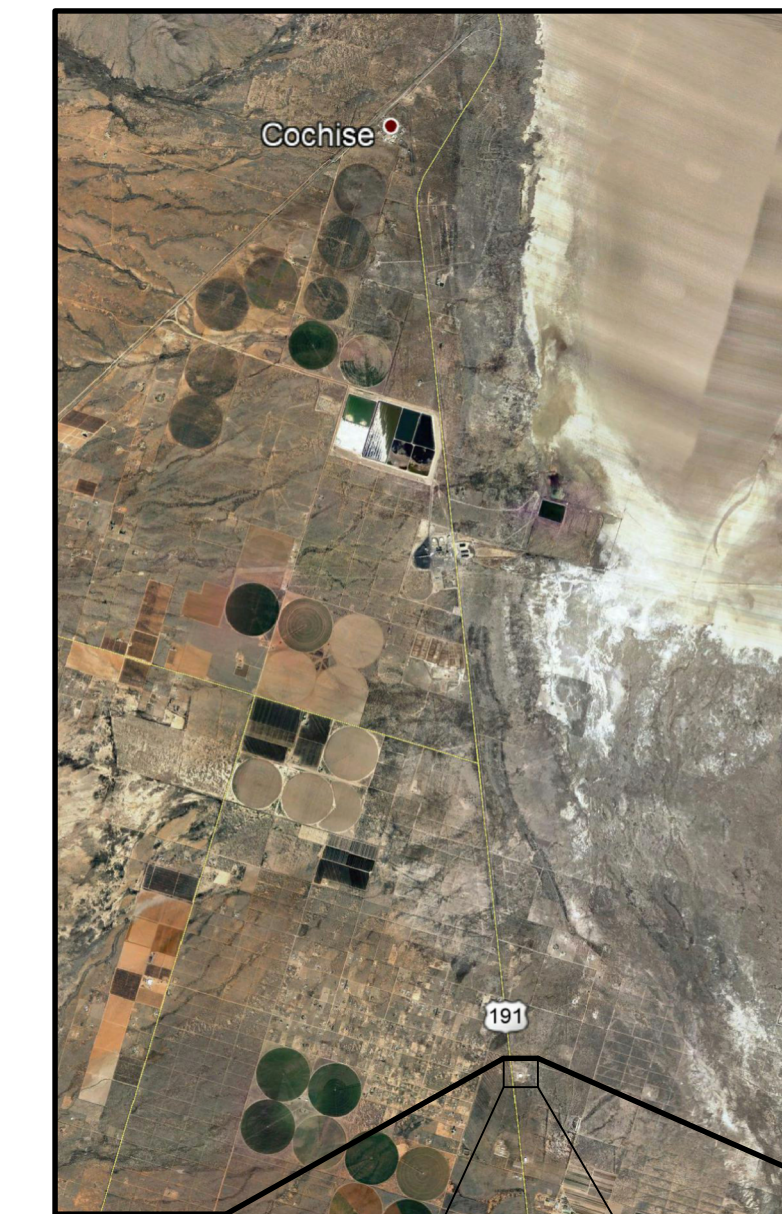
AGRI-CONTROL TECHNOLOGIES

PROJECT #: 20-001
DRAWN BY: JJEH
DATE: 1-28-2020

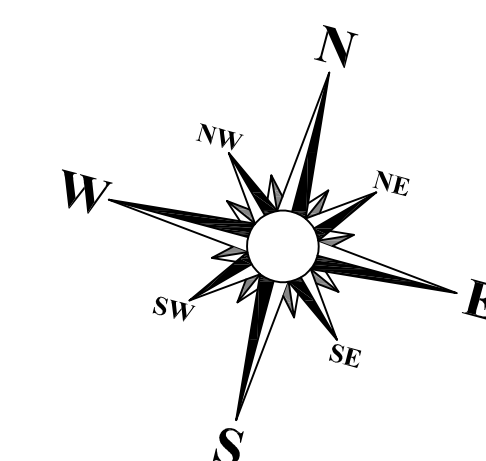
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN REMAINS THE PROPERTY OF HAMMERS CONSTRUCTION INC. IT IS TO BE USED ONLY FOR THE PROJECT REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF HAMMERS CONSTRUCTION INC.



1 SITE PLAN
A-0
1" = 40'-0"

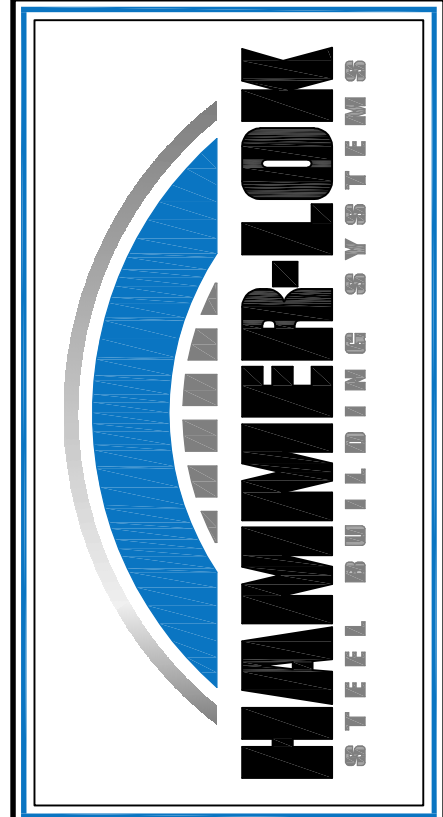


2 SATELLITE IMAGE
A-0
1" = 40'-0"



DESIGN / BUILD &
CONSTRUCTION
MANAGEMENT

P.O. BOX 148
44434 HARVEST AVE
PERHAM, MN 56573
PHONE: (218) 346-2195
FAX: (218) 346-2998
WWW.HCLJAIN.COM



PIEPER FARMS
COCHISE, AZ
NEW POTATO STORAGE BUILDING

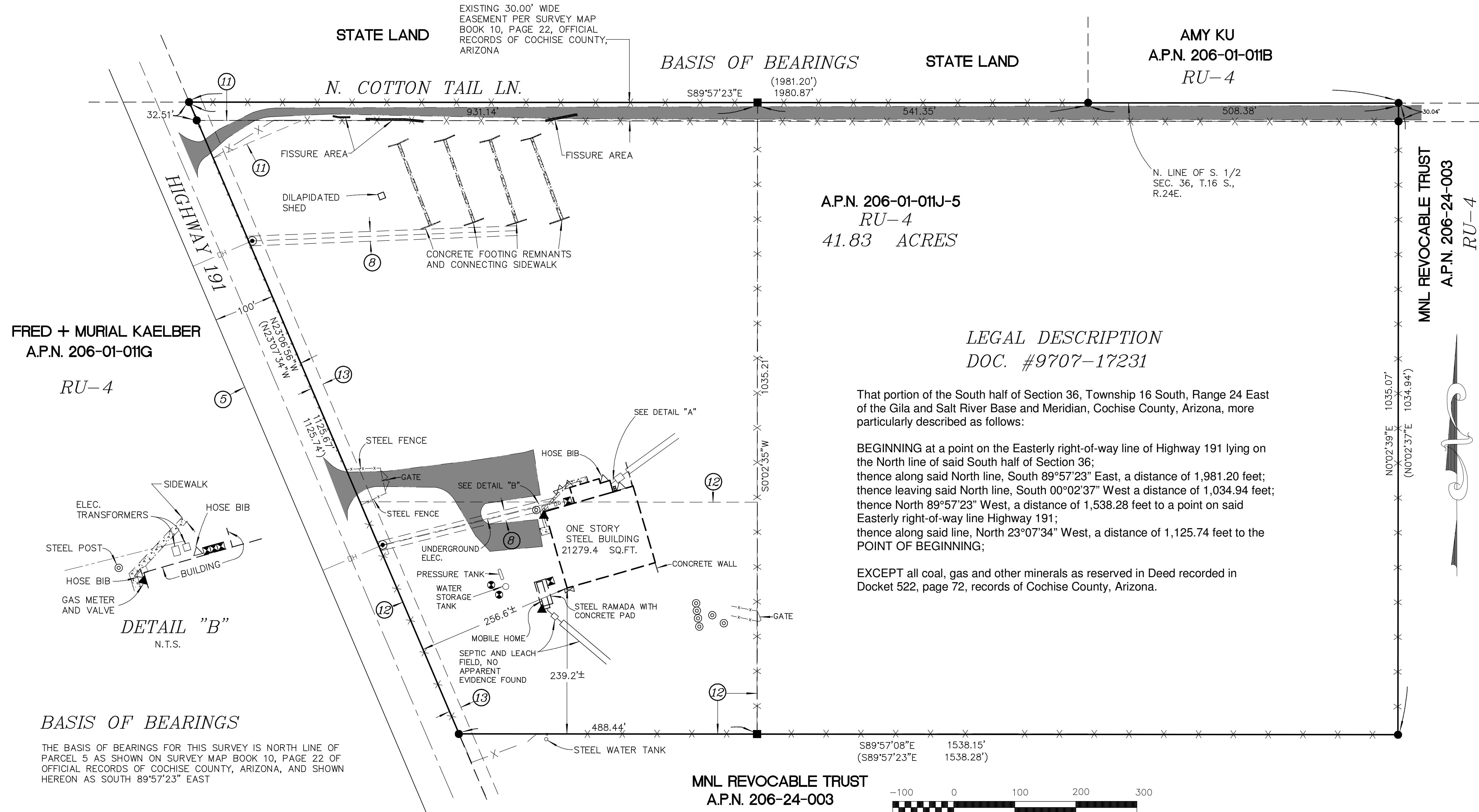
SITE PLAN

SHEET NUMBER:

A-0a
- OF - SHEETS

ALTA/ACSM LAND TITLE SURVEY

OF A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 16 SOUTH,
RANGE 24 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF COCHISE,
ARIZONA



FRED + MURIAL KAELBER
A.P.N. 206-01-011G
RU-4

A.P.N. 206-01-011J-5
RU-4
41.83 ACRES

AMY KU
A.P.N. 206-01-011B
RU-4

MNL REVOCABLE TRUST
A.P.N. 206-24-003
RU-4

LEGAL DESCRIPTION

DOC. #9707-17231

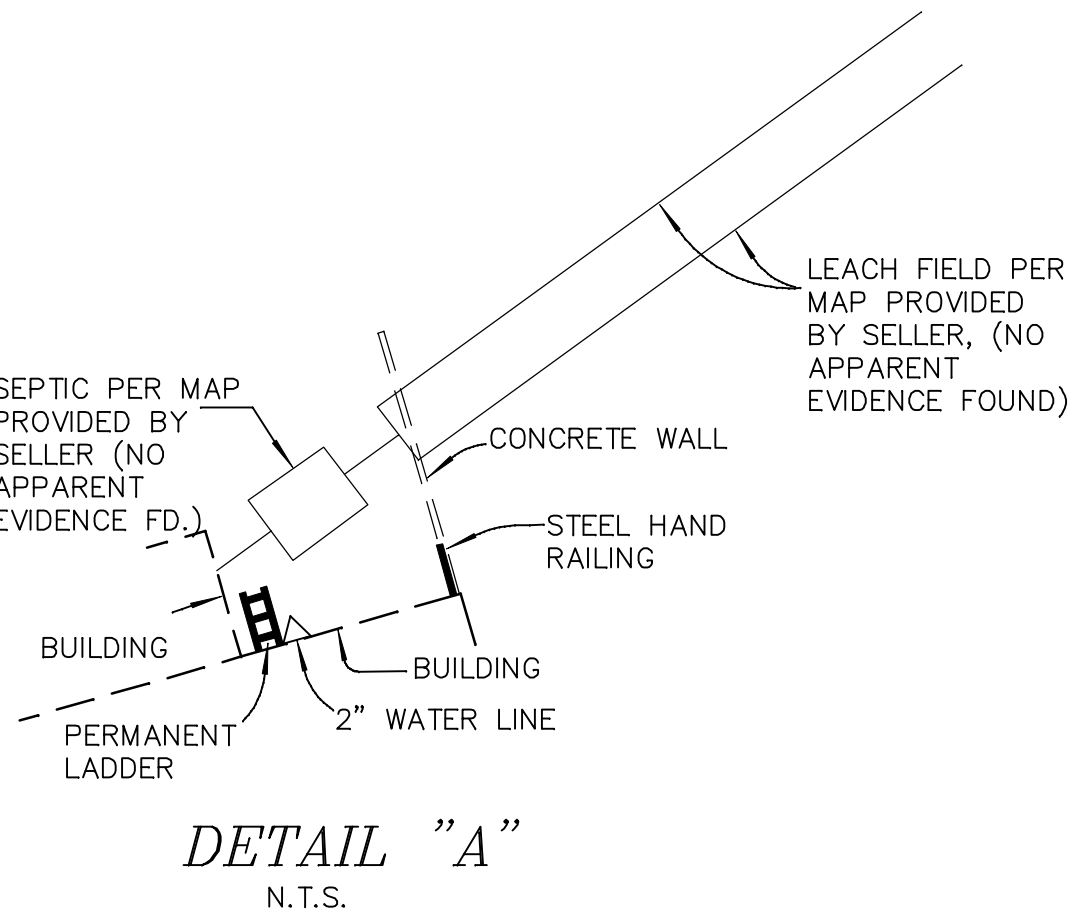
That portion of the South half of Section 36, Township 16 South, Range 24 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona, more particularly described as follows:

BEGINNING at a point on the Easterly right-of-way line of Highway 191 lying on the North line of said South half of Section 36;
thence along said North line, South 89°57'23" East, a distance of 1,981.20 feet;
thence leaving said North line, South 00°02'37" West a distance of 1,034.94 feet;
thence North 89°57'23" West, a distance of 1,538.28 feet to a point on said Easterly right-of-way line Highway 191;
thence along said line, North 23°07'34" West, a distance of 1,125.74 feet to the POINT OF BEGINNING;

EXCEPT all coal, gas and other minerals as reserved in Deed recorded in Docket 522, page 72, records of Cochise County, Arizona.

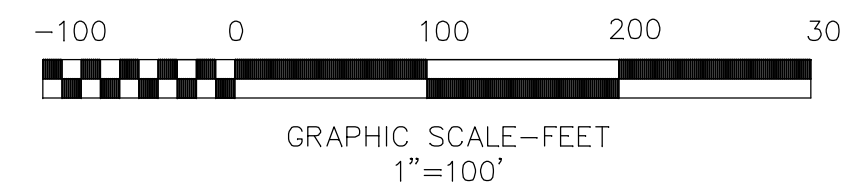
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH LINE OF PARCEL 5 AS SHOWN ON SURVEY MAP BOOK 10, PAGE 22 OF OFFICIAL RECORDS OF COCHISE COUNTY, ARIZONA, AND SHOWN HEREON AS SOUTH 89°57'23" EAST



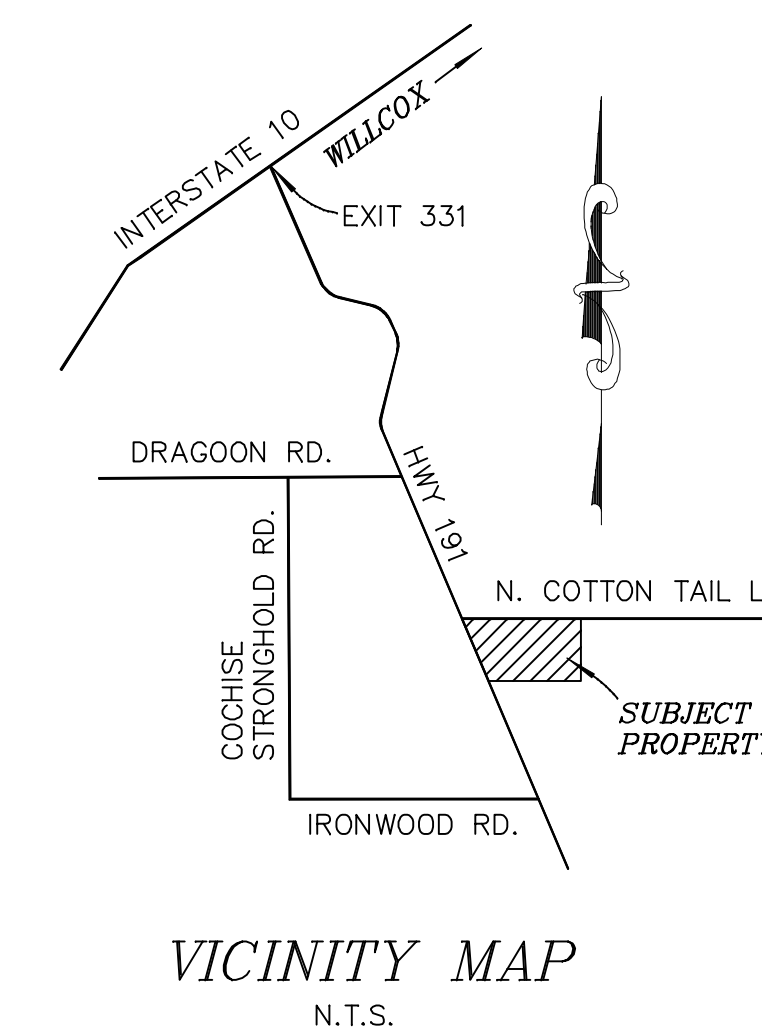
DETAIL "B"
N.T.S.

MNL REVOCABLE TRUST
A.P.N. 206-24-003
RU-4



LEGEND

- INDICATES FOUND 1/2" REBAR WITH BRASS TAG STAMPED RLS 19315, PER RECORDED SURVEY MAP BOOK 10, PAGE 22, OFFICIAL RECORDS OF COCHISE COUNTY, ARIZONA
- () INDICATES DATA PER RECORDED SURVEY MAP BOOK 10, PAGE 22, OFFICIAL RECORDS OF COCHISE COUNTY, ARIZONA
- [] INDICATES RECORD DATA PER RECORDED SURVEY MAP BOOK 41, PAGE 57
- INDICATES FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED RLS 16116, NO RECORD
- INDICATES EXISTING WELL
- △ INDICATES MISC. ITEM
- EXISTING TELEPHONE RISER, UNLESS NOTED OTHERWISE
- EXISTING PVC PIPE
- ⊕ EXISTING WATER VALVE
- ⊗ EXISTING GAS VALVE
- ⊙ EXISTING POWER POLE
- ▲ EXISTING GAS PIPE OR STUB
- ⊠ EXISTING ELECTRIC METER/BOX
- ⊙ EXISTING WOOD POST, UNLESS NOTED OTHERWISE
- PROPERTY LINE
- - - INDICATES EXISTING ROAD/TRAVELED WAY
- - - OH - - - OVERHEAD ELECTRIC
- X - EXISTING FENCE LINE
- - - EXISTING UNDERGROUND ELECTRIC
- ▨ EXISTING CONCRETE
- EXISTING TRAVELED WAY
- RU-4 RURAL, MINIMUM LOT SIZE 4 ACRES
- A.P.N. INDICATES ASSESSOR PARCEL NUMBER



CERTIFICATION

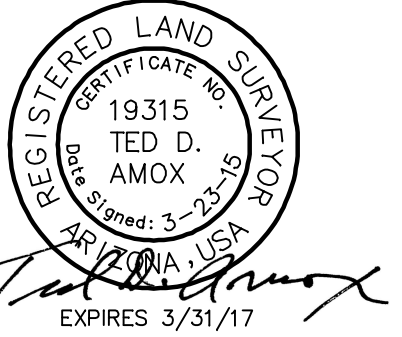
TO B. ZAITZ AND SONS, L.L.C., A LIMITED LIABILITY COMPANY., AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A MINNESOTA CORPORATION :

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 8, 10, 11(b), 16, 17, 20(c), & 20 (b) FROM TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MARCH, 2015.

DATE OF PLAT OR MAP: MARCH, 2015

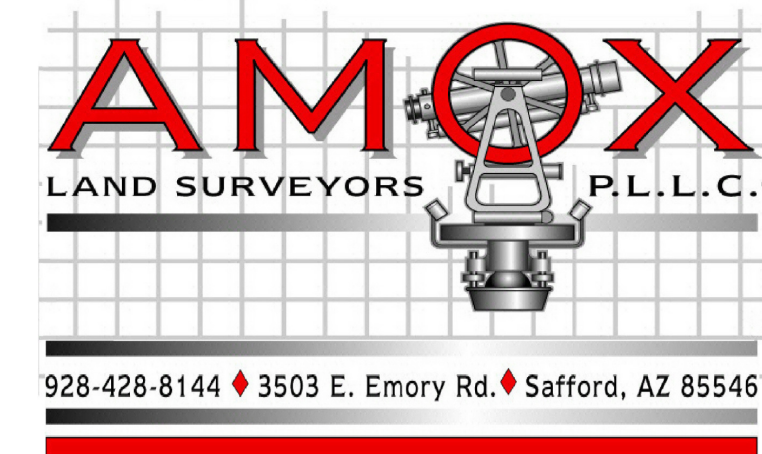
TED D. AMOX REGISTERED LAND SURVEYOR NO. 19315

TITLE REPORT DATED FEBRUARY 24, 2015, PROVIDED BY PIONEER TITLE AGENCY, INC. ORDER NO. 00812911-WKL



SCHEDULE B-SECTION II EXCEPTIONS

- 5 EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN BOOK: 133, DEEDS OF REAL ESTATE PAGE: 494 PURPOSE: PUBLIC HIGHWAY
- 6 THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE ALL COAL, GAS AND OTHER MINERALS IN SAID LAND, AS IMPLIED BY THE RESERVATION OF SAME IN INSTRUMENT: RECORDED IN DOCKET: 522 PAGE: 72
- 7 EASEMENTS FOR RAILROAD PURPOSES, AND RIGHTS INCIDENT THERETO, AS GRANTED THE SOUTHERN PACIFIC TRANSPORTATION COMPANY, A CORPORATION, AS BY ACT OF CONGRESS DATED MARCH 03, 1985
- 8 EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET: 1215 PAGE: 167 PURPOSE: ELECTRIC TRANSMISSION OR DISTRIBUTION LINES
- 9 ANY ACTION THAT MAY BE TAKEN BY THE DEPARTMENT OF TRANSPORTATION TO ACQUIRE RIGHT OF WAY FOR COUNTY ROAD AS DISCLOSED BY RESOLUTION OF INTENT: RECORDED IN DOCUMENT NO.: 9302-04957
- 10 MATTERS SHOWN ON SURVEY: RECORDED IN BOOK 10 OF SURVEYS PAGE 22 RECORDED IN BOOK 10 OF SURVEYS PAGE 97 RECORDED IN BOOK 10 OF SURVEYS PAGE 98 RECORDED IN BOOK 28 OF SURVEYS PAGE 68
- 11 EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO.: 9707-17231 PURPOSE: ENTRANCE EASEMENT
- 12 ANY ADVERSE CONSEQUENCES RESULTING FROM DOCUMENT ENTITLED "NOTICE OF ACTION TAKEN" RECORDED IN DOCUMENT NO. 9708-20612 AND DOCUMENT NO.. 9805-15645. NO COVERAGE SHALL BE PROVIDED BY THE COMPANY FOR THIS MATTER NOT WITHSTANDING ANY ASSURANCE TO THE CONTRARY, PURSUANT TO ANY ENDORSEMENTS APPROVED BY THE COMPANY.
- 13 EASEMENTS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO.: 9804-10014 PURPOSE: PIPELINE
- 14 RIGHTS OF LESSEES UNDER UNRECORDED LEASES.



CLIENT: B. ZAITZ AND SONS L.L.C.

JOB No.: 15008 DATE: MAR. 2015
DRAWN BY: JN REVISED BY:

SHEET 1 OF 1

AMENDING NOTES:

1. NOTE: AMENDED COMPANY NAME OF INSURED IN CERTIFICATION, 3/23/2015