



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A SPECIAL USE

Applicant's Name: Jennifer Pinson and Duane Pinson

Name of All Property Owner(s): June Golladay

Applicant Mailing Address:

330 E Madrid St Douglas AZ 85607

Street # Town State Zip code

Subject Property Address (if different than mailing address):

same

Street # Town State Zip code

Email Address: lotsofus11@gmail.com

Phone Number: 520-645-0646

Tax Parcel Number: 407-80-510, 511, and 512A

Current Zoning Designation: SR-8

Comprehensive Plan Land Use Category/Growth Area: D

Comprehensive Plan Land Use Designation: Rural

Area Plan Designation (if applicable): _____

Size of Property (in acreage or square feet): 1 acre

How many acres will be cleared and developed? none its all clear

Describe your relationship to this application. (Select one)

I am the property owner

I am an authorized agent for the property owner

Bisbee Office

1415 Melody Lane, Building F

Bisbee, Arizona 85603

520-432-9300

520-432-9278 fax

planningandzoning@cochise.az.gov

If the applicant is not the property owner, please attach a notarized letter of authorization to this application.

The Purpose of a Special Use

Special Uses include uses or activities with a greater potential for impacts on neighboring properties than the permitted uses in a Zoning District. Examples of Special Uses are manufacturing, RV Parks, guest ranches, hospitals and schools. These more intense uses must be carefully reviewed to decide if they could make good neighbors to the existing uses. For this reason, a Special Use Permit requires a public hearing and approval by the Planning and Zoning Commission before it is allowed.

What is the Process?

1. Pre-application meeting with County planning staff.
2. Citizen Review Process – the applicant must send notice to all property owners within a radius of no less than 300 feet of the subject parcel(s), as shown on the most recent available records of the last property tax assessment. The County Zoning Inspector may expand the mailed notification area to greater than a 300-foot radius at time of application acceptance if there are compatibility concerns associated with the request.
3. Application Submittal
4. Technical review by relevant internal staff and external agencies
5. Public Hearing – Planning and Zoning Commission (Approval/Denial)

Appeals

The Commission action can be appealed to the Board of Supervisors by anyone who disagrees with the outcome. Appeals must be filed within fifteen (15) calendar days of the Commission action. The applications are available online "Appeal: Board of Supervisors."

Required Submittals

1. This application
2. Citizen Review Report
3. Site plan -drawn to scale showing the existing and proposed District boundaries and an accurate legal description of the area being petitioned for amendment. See "concept plan instructions for special uses" (included in this application). Please see our website for an example plan: <https://www.cochise.az.gov/development-services/special-uses>
4. Letter of Authorization (for authorized agents, if applicable)
5. Hazardous or polluting materials attachment (only if hazardous materials are proposed, if applicable)
6. Deed restrictions (if applicable)
7. Outdoor lighting, manufacturers specifications (if applicable)
8. Processing Fee

Concept Plan Instructions for Special Uses

Sometimes, an applicant will seek approval for a particular special use or uses on a piece of property well ahead of actual construction or operation of that use. Often the exact dimensions of structures or configuration of uses on the property are not known yet until the uses have been approved and the applicant has invested resources into site planning. The Zoning Regulations allow for the submittal of a "Concept Plan" in lieu of a site plan in the case of phased special uses on one property or a special use where construction is not anticipated within one year. However, if the use(s) are approved by the Planning and Zoning Commission, then a detailed site plan meeting the requirements of the Zoning Regulations will be required for each use or phase and shall be in substantial conformance with the approved special use. If the site plan is not within substantial conformance with the approved use and concept plan, then the special use will need to be reviewed, in a public hearing, by the Commission once again to modify the original proposal. **Note: any**

anticipated waivers of site development standards such as setbacks, screening, landscaping or parking spaces must be requested, justified, and approved by the Commission prior to the issuance of a building permit.

In order to adequately review the proposed special use(s) on a piece of property, a Concept 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 roads;
- The general location and minimum number of parking spaces to be provided, including proposed surface and width of driveways;
- Proposed screening and landscaping;
- 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.

Please state the reason for this request and why it should be supported.

We did not know that when we moved here this permit was required. But due to a complaint by a person who visits our community occasionally. So now we are doing this process to stay compliant with the county.

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well	private	
Sewer/Septic	private	will added an additional septic tank
Electricity	APS	
Natural Gas	n/a	
Telephone	n/a	
Fire Protection	fire department	
Waste Disposal	we dispose at waste station	

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.

- Yes
 No
 Not applicable (no deed restrictions or covenants)

Describe all **existing** structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

There is a main dwelling and there are 3 storage building on property. The dwelling if for my family to live. We use two storagage buildings for personal storage and the third storage building is being converted in to dog runs.

Describe all **proposed** structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

We are planning to add an indoor outdoor kennel runs to provide heat and a/c for our dogs. These will be approx. 14 by 30 in size. These are long term goals. Short term would be concrete slabs and kennels for easy cleaning and santizing. These would be put behind our house on the other parcel.

Is the proposed special use consistent with stated purpose of the current zoning district? Explain.

We are currently zoned SR-8 rural

Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.

We breed dogs with that we sell the puppies after the are weaned and are 8 weeks old. All of our puppies are transported off the property by us and then taken to their new families.

We do not have people come to our home to look, see, or pick up their puppies. There is no excess of traffic.

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

Our dwelling that is existing is a brick house. The storage building already existing are pre fab wood buildings. The indoor outdoor runs that we would like to add in the future are pre fab wooden buildings that would have welded wire runs off of them. The whole property will be secure with 6 ft privacy wooden fence.

Will the project be constructed/completed within one year or phased?

- One year
- Phased

If this is a phased project, describe the phases here and physically depict them on the site plan.

6-8 months the privacy fence will be going up. Concrete slabs will be added.

1-2 years the pre fab kennels will start to be added on the property.

What are the days and hours of operation (if applicable)?

Days of the week: We don't have days and hours like this. Nobody comes to this location

___ AM to ___ PM

Duane + Jennifer and kids
No employees beyond family members.

Number of employees (if applicable):

Initially 2 Future: 0
me + my wife + kids

Total average daily traffic generated (non-residential uses):

How many vehicles will be entering and leaving the site (per day)? 0

Total trucks (e.g., by type, number of wheels, or weight)? 0

Estimate which direction(s) and on which road(s) the traffic will travel from the site.

there will be no traffic to our home

If more than one direction, estimate the percentage that travel in each direction.

n/a

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

none

Will your property be served by a private well? If private well, show the location on the site plan. Also, please answer the following:

Estimated total gallons of water used: per day 75 per year 27,300

Will your property be served by a septic system? Yes No

If yes, show the septic tank, leach field and 100% expansion area on the site plan, and indicate whether the system is existing or proposed.

Does your parcel have permanent legal access*? If no, what steps are you taking to obtain such access? (*Our Zoning Regulations state that no building permit for a nonresidential 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.)

We on a county road

Which streets or easements will be used for traffic entering or exiting the property? (Please label on the accompanying plan)

There will be no commercial traffic. None of our puppy buyers come to our location. We transport all of our puppies off the property to either the new buyers home or we meet at a public location.

What impact will this have on the traffic volume of roads serving this subject property?

none

How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

We do not need parking at our location requesting a waiver for parking spots.

Does the subject parcel have site access onto a major road?

Yes No

Are you requesting any modifications or waivers from site development standards? Please explain.

We are requesting for this to be treated as residential use. Including but not limited to parking spots, driveway widths + materials.

Defer screening for 8-12 months

Is the subject property within Sierra Vista Sub-Watershed Overlay Zone? If so, please indicate this, and that you understand that it will be subject to additional plan reviews and inspections whenever a building permit is required.

Yes, and I understand the permitting requirements No, it's outside the boundaries

Please describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your special use application has incorporated the feedback you received.

We have mailed our letters out. Have not gotten responses to those letters. However we have received support from everyone in our community except one person who has a home here but does not reside here. He resides in Phoenix. We have have a signed petition that our community did for us with all their signatures. We have our communitys support in our proposed plan.

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well	private	
Sewer/Septic	private	will add additional septic tank
Electricity	APS	
Natural Gas	n/a	
Telephone	n/a	
Fire Protection	fire department	
Waste Disposal	we dispose at the waste station	

Describe any outdoor activity associated with your special use proposal.

Our dogs are housed outside. We clean all the kennels and yard several times a day. The dogs run the property freely at times.

Will outdoor storage of equipment, materials or products be needed? If yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

No there will be a 6ft wooden privacy fence around the property.

Will any noise or vibrations be produced that can be heard or felt on neighboring properties on a regular basis? 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?

No vibrations. Our dogs do bark occasionally but our neighbors has stated they do not hear them and they are not an issue. We do use bark collars and water to control the barking when it is necessary.

Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

We don't have an odor issue due to the fact that we clean our kennels 2 to 3 times a day.

We dispose of all solid waste 2-3 times a week. Our kennels and surrounding areas are cleaned with bleach and kennel santanizer several times a day, and as necessary.

Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to prevent a nuisance on neighboring properties?.

There is an attraction for flies. We do use fly traps and fly sprays around the whole property and they are changed when necessary. The flies are being controlled. This is not an issue that affects our neighbors.

Will additional dust be created on a regular basis? If yes, what measures will be taken to prevent this dust from escaping onto neighboring properties or roadways?

No there is no additional dust that is created. Our road and the surrounding roads are dirt roads.

Is outdoor lighting proposed? If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please submit manufacturer's specifications for all light fixtures.

Yes No

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

Yes No

Show on-site drainage flow on the site plan. Will drainage patterns on site be changed? If so, please indicate on the site plan and describe below.

N/a

If more than one acre is to be cleared, describe the proposed dust and erosion control measures to be used and show on site plan, if appropriate.

n/a

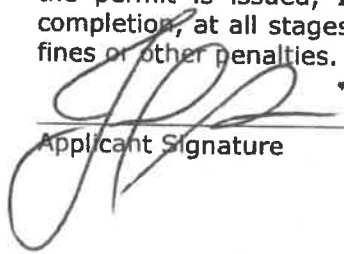
If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be provided. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. What specific water conservation measures are proposed (for applicable site 1+ acres)? Describe here and/or show on the site plan submitted with this application.

n/a

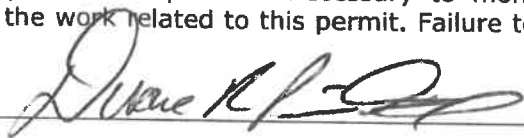
Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

Yes No

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. In addition, 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. Failure to obtain permits may result in fines or other penalties.



Applicant Signature



09/23/2020
Date

From: [Duane pinson](#)
To: [Kirschmann, Robert](#)
Subject: Re: Dogs
Date: Tuesday, October 20, 2020 5:54:12 PM
Attachments: [image001.png](#)

CAUTION: EXTERNAL EMAIL*

Hello Robert,

This is a breakdown of our current dogs and what we are looking to add.

So we have: 27 dogs currently, 6 of those dogs belong to my oldest daughter who is currently looking for her own property to move to with her dogs. The boxer we have is already sold. We are just waiting for her to have her litter and them to go home then she will leave. One male shar pei is also sold and he will be leaving in a few months. The people who bought him are having a home built so once they are in there he will leave also. We are looking to add a few more but we are in no hurry to add more. Our dogs range from 5 months to 4 years, the majority of them are 1-2 years old though. We are looking to add just a few more dogs to each group but again that is not right now that would be over the next few years.

Currently 27 including my daughters maximum capacity 50 but don't think we want to have 50 dogs.

We use water to control the barking, we also use bark collars on some of them to control barking. We are looking into the Bark Blaster which sprays water whenever they bark.

Also, we dispose of waste several times a week already. We don't have a smell problem, we also spray kennels down with bleach on a daily basis.

Thank you,
Duane Pinson

On Tue, Oct 20, 2020 at 8:44 AM Kirschmann, Robert <RKirschmann@cochise.az.gov> wrote:

Good morning,

Can you tell me how many dogs you have now and plan to have at your maximum capacity.

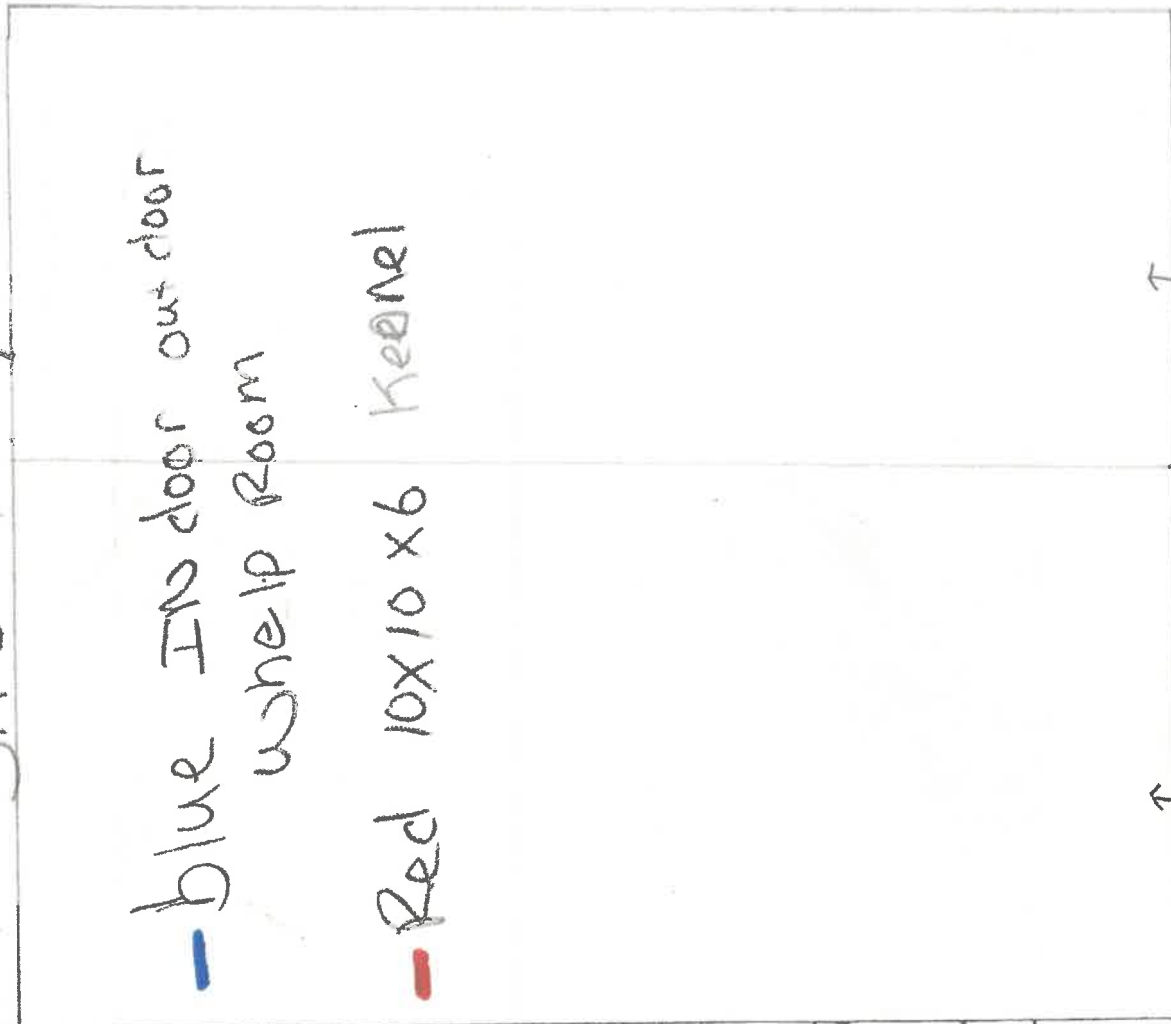
Thank you,

Robert Kirschmann

Fig 1

How

it sits today



- blue IN door out door
- whelp Room
- Red 10x10x6 Keene1

Parcel 40780510

Parcel 40780511

Madrid St

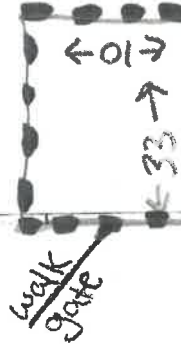
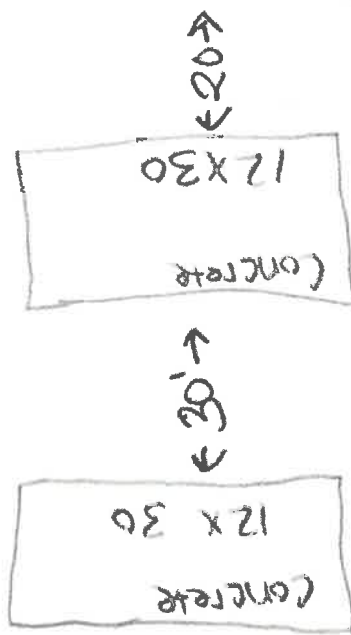
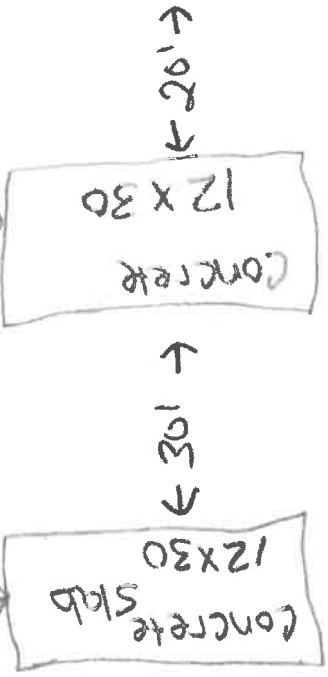
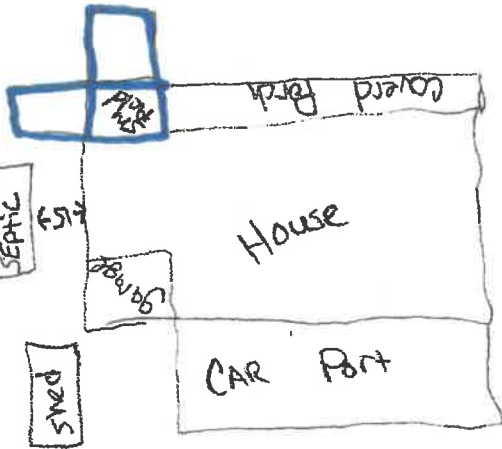
Current used lot Parcel 40780512A

6 to 8 Mo.

6 Foot

Lots will be combined

2
PIL



23 Parking spots

Blue - Whelp Rooms
 Black - 6 FT Privacy Fence
 --- 6 Foot wood Privacy Fence
 Madrid St

Shed

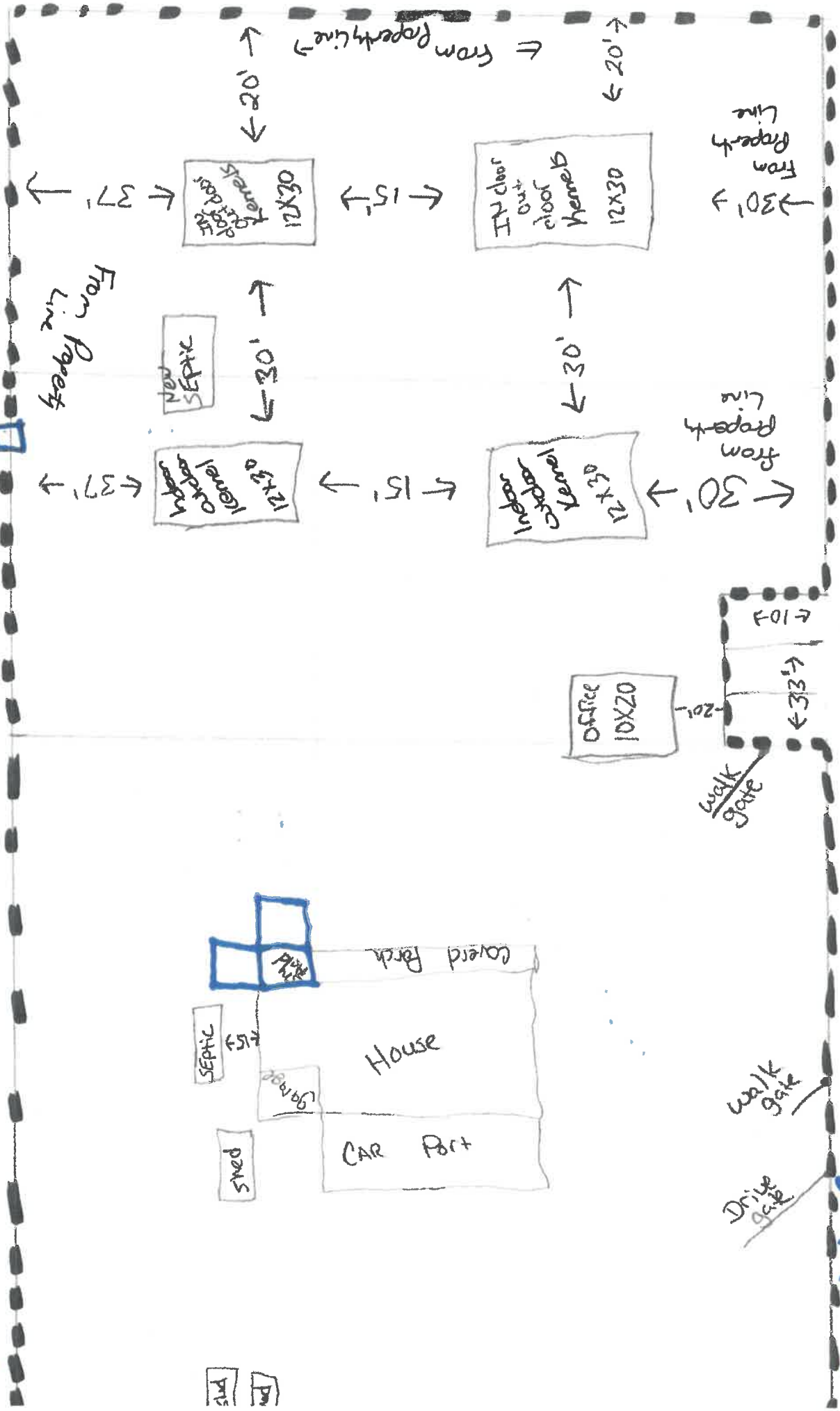
Walk Gate

Drive Gate

Picture 3

Year 1 to 2

Blue wheel beam



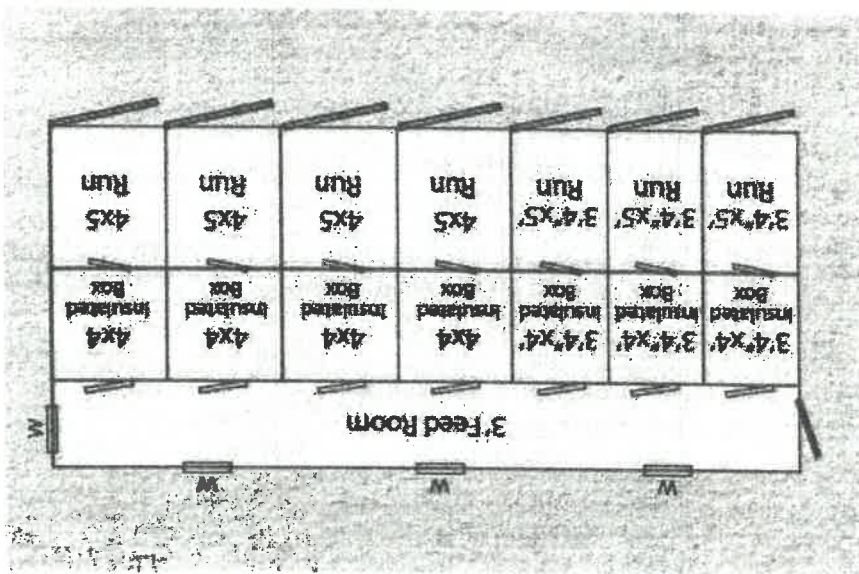
3 Parking Spots

Madrid St

Blue wheel beam

Black - - - 6ft Privacy Fence

Idea of what we
want to put on
concrete slabs



12 x 30 Kennel

Big Damn Dogs

September 23, 2020

To whom it may concern:

Our names are Duane and Jennifer Pinson. We own Big Damn Dogs. We just moved to Douglas, AZ in June of 2020 from Virginia. We have been breeding dogs for about 3-4 years while in Virginia. The dogs we breed are all AKC or CKC registered. All our dogs are kept up to date on all vaccines and are vet checked when necessary. We take pride in our dogs and they are all part of our family. We do breed them, but they are also our pets. We started breeding dogs to be able to provide a good living for our children. We have 7 children ranging from the age of 3 to 22. They are all involved in our breeding program. We want them to understand what work is. We want them to be able to care for animals in a loving and nurturing way. We do this because we love our dogs and the breeds we work with. We enjoy being able to provide other families with their fur ever pets. Some of our dogs have even become support animals for vets, or for children with disabilities. We just want to be able to provide for our children one who is autistic and be able to show them that they can do anything they want. Our kids enjoy watching these dogs grow, they love to help train them, they are also involved when our moms give birth. They have respect for what is transpiring with dog breeding.

We breed our females and sell the puppies once they are weaned and 8 weeks old. When our puppies are sold, we transport those puppies to their new family. Buyers are not allowed to come to our property. We either take to their homes or we meet at a neutral location.

We clean our dog kennels multiple times a day to control flies and odor and just pure cleanliness of our animals. They receive fresh water at a minimum of twice a day. Our kennels are covered with shade tarps, there are misting systems in place for them, we also have swamp coolers outside for them. We maintain temperatures to make sure none of our dogs never get overheated. We have several dogs that are in a/c runs to where they can go inside to cool off and have a runoff that to be able to go outside. Our kennels are cleaned 2-3 times a day with sanitizing materials and with bleach to kill any bacteria and to keep them disease free. Our dogs run the property freely on a daily basis for exercise and to keep them social with our kids and other dogs. We want to make sure that our dogs remain friendly with other dogs and children.

We do have kennels outside for some of our dogs but not all our dogs are housed outside. We do keep several dogs inside on a regular basis. Also, not all our dogs are in our breeding program. Our kids have their own dog or dogs for them as their pets that are not breeding dogs. Our dogs are rotated between being inside and outside. All our dogs are potty trained and are good with all our kids and our other dogs.

We just moved here in June of 2020 and before we moved, we did not know that this process was required. We call animal control and the county to make sure that what we were doing was going to be ok before we moved our family across the country and everyone, we spoke to gave us the ok. We even spoke with several neighbors who were ok with us moving here with our dogs. We moved here and continued our breeding program and had no issues until recently with on neighbor who does not live here on a regular basis. It is ok because we want to be compliant with all county regulations and we are not back yard breeders. With this we have spoken to all of the neighbors in our community and all of them are okay with us breeding and have no issues. They do not hear our dogs bark. They even started a letter, and everyone signed it

stating that they do not have any issues and that we are not being a nuisance with our dogs. I have attached a copy of that letter and another letter from the treasurer of our community. I ask that you take those letters into consideration when deciding on this matter. We are looking to be long time residents of Douglas, AZ and hope to be able to grow our business to be able to help our community grow and prosper. Thank you for your time in considering this plan.

Thank you,

A handwritten signature in cursive script, appearing to read "Duane Pinson Sr.", written in black ink.

Duane Pinson Sr.

A handwritten signature in cursive script, appearing to read "Jennifer Pinson", written in black ink.

Jennifer Pinson