



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).

Brittanie Jimenez-Canet

Signature

Date

Brittanie Jimenez-Canet 09/20/2020

Print Name/Firm

Owner Agent

Special Use Project Guide

Effective January 1, 2013

Submittal Review Timelines

Overall review time will be 130-business days.

Administrative Review:	10-business days	
1st review	5-business days	Accepted or Notice of deficiencies
2nd review	5-business days	Acceptance or Denial Letter
Substantive Review:	120-business days	
1st review	110-business days	Approved or Correction Letter
2nd review	10-business days	Approved or Denial Letter

(Business days are defined as complete 8-hour working days.)

REMINDER: The project review process and timeframe is suspended when a project triggers the requirement 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 the 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.



COCHISE COUNTY COMMUNITY DEVELOPMENT

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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) \$

Building/Use Permit Fee \$

Total paid \$

----- **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?
2. What is the proposed use or improvement?
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?
4. Describe all intermediate and final products/services that will be produced/offered/sold.

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)

Factory built metal building

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 excavating and signs Phase 2 concrete and building erection

Phase 3 Interior construction. Phase 4 Final

7. Provide the following information (when applicable):

A. Days and hours of operation: Days: Hours (from AM to PM)

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

C. Total average daily traffic generated:

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

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

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

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

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

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 per year

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	Arizona Water Company	<input type="text"/>
Sewer/Septic	American septic service	<input type="text"/>
Electricity	Sulphur Springs Valley Electric	<input type="text"/>
Natural Gas	Southwest Gas	<input type="text"/>
Telephone	Cox Communications	<input type="text"/>
Fire Protection	Sierra Vista Fire Department	<input type="text"/>

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. See site development analysis and will comply with regulations.

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.

Side of building near street See site Plan SR90 / N. Central Avenue

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.**

Yes, Driveway

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.

Retention / Detention Basins to manage storm water runoff

2. How many acres will be cleared?

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 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 *Brittanie Jimenez-Canet*

Print Applicant's Name

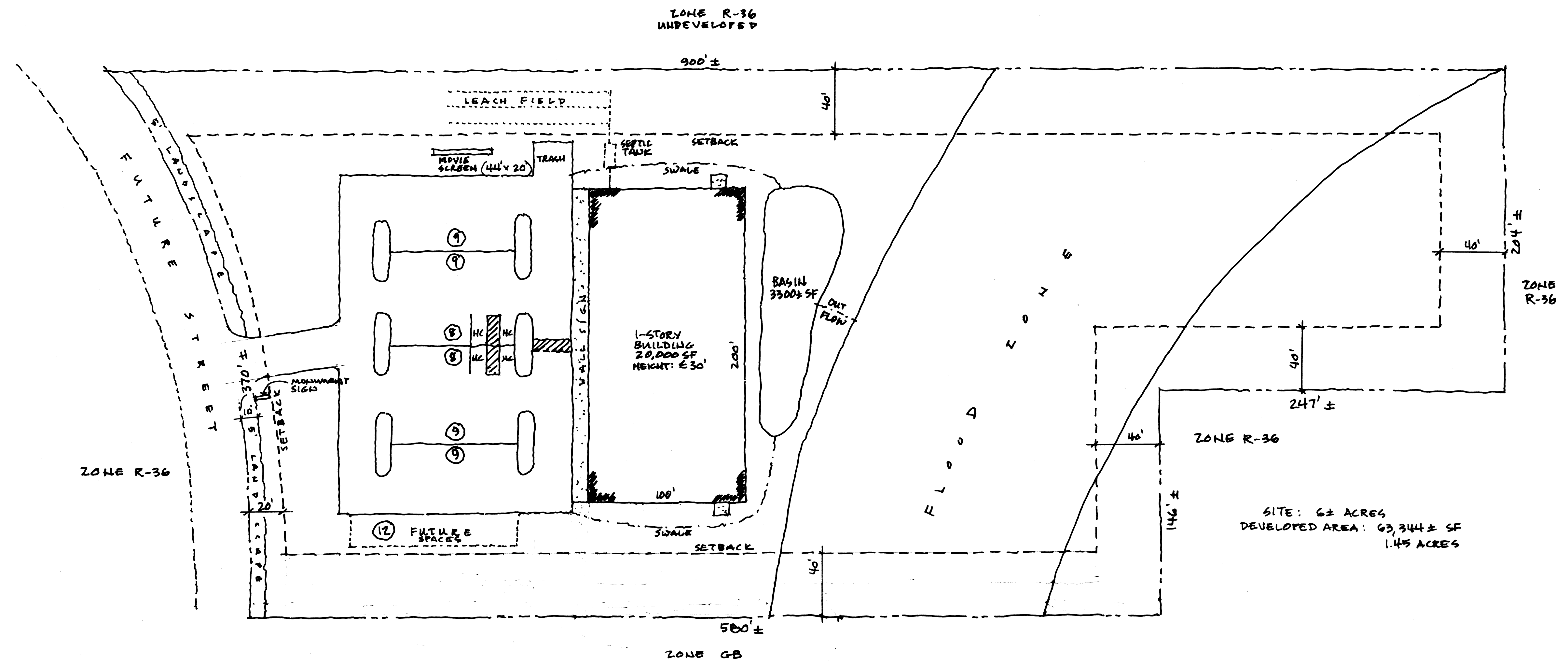
Date signed

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 (Section 1716.02.K.2) 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 Section 1705 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.**

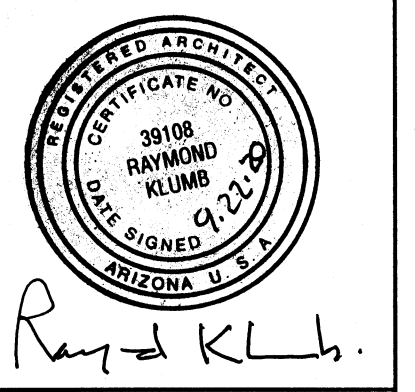
In order to adequately review the proposed special use(s) on a piece of property, a Concept Plan must include at a minimum the following information:

- 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 road travelways;
- 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.



SITE: 6± ACRES
 DEVELOPED AREA: 63,344± SF
 1.45 ACRES

RAYMOND KLUMB ARCHITECT
 Architecture Interior Design Space Planning
 571 North Frontage Road Pearce, AZ 85625
 Phone: (202) 806-5352
 AZ 39108 NJ 4-13238 PA 50000420
 OH 177005 TX 24401



ENCHANTED LAND OF DREAMS
 APN 107-21-014A
 SIERRA VISTA, COCHISE COUNTY, ARIZONA

REVISIONS	

SCALE: 1" = 40'
 DATE: 3/22/2020

DWG. TITLE: CONCEPT SITE PLAN
 NOT FOR CONSTRUCTION

SHEET 1 OF 1

PROJECT: ENCHANTED LAND OF DREAMS

SP-1

SITE DEVELOPMENT ANALYSIS		
ITEM	PERMITTED/REQUIRED	PROPOSED
ASSESSOR PARCEL NUMBER	107-21-014A	
ZONE	R-36	SPECIAL USE REQUIRED
GROWTH CATEGORY	CATEGORY A	
USE	RESIDENTIAL	INDOOR/OUTDOOR RECREATIONAL FACILITY ROLLER RINK, DRIVE-IN THEATER
SITE AREA	32± ACRES	PROPOSED SPLIT 6± ACRES 63,344 SF DEVELOPED AREA (1.45 ACRES)
BUILDING AREA	ONE DWELLING/36,000 SF; 65% MAXIMUM COVERAGE = 23,400 SF	20,000 SF
MAXIMUM HEIGHT PRINCIPAL STRUCTURE	30'	≤30'
MAXIMUM HEIGHT ACCESSORY STRUCTURE	20'	20' INFLATABLE MOVIE SCREEN
MAXIMUM HEIGHT WALL OR FENCE	8'	≤8'
MINIMUM SETBACK	20' AT STREET 40' AT RESIDENTIAL ZONES	MEET OR EXCEED MINIMUMS
MAXIMUM SITE COVERAGE	65%	BUILDING (7.7%) PARKING/DRIVEWAYS, WALKS: (16.6%) TOTAL: (24.2%)
MINIMUM LANDSCAPING	5% OF TOTAL DEVELOPED AREA (5% OF 63,344 SF = 3168 SF) 5' WIDE STRIP ALONG ABUTTING STREETS	
SCREENING	6' HIGH SOLID WALL OR FENCE AT ADJACENT RESIDENTIAL AREAS	REQUEST DEFERRAL AT UNDEVELOPED RESIDENTIAL AREAS
OFF-STREET PARKING	1 SPACE/5 FIXED SEATS OR 1 SPACE/PER 5 PERSONS AT EXPECTED MAXIMUM CAPACITY	EXPECTED MAXIMUM CAPACITY: 260 52 -64 SPACES (90° - 9X19) STANDARD: 48 ACCESSIBLE: 4 FUTURE: 12 DRIVEWAY WIDTH: 24'
DRIVEWAY AND PARKING SURFACE	ACCESS DRIVEWAY: ROADWAY SURFACE OR BETTER PARKING: ASPHALTIC CONCRETE	
OFF-STREET LOADING	2 FOR 20,000 SF BUILDING	0 - EXCEPTION REQUESTED
STREET IMPROVEMENTS	REQUIRED - ASSUMED TO BE PROVIDED BY SELLER IF SPECIAL USE IS APPROVED	
SIGHT DISTANCE TRIANGLE	WILL BE PROVIDED AS REQUIRED	
SIGNS	MONUMENT SIGN, WALL SIGN WILL COMPLY WITH REGULATIONS	
OUTDOOR STORAGE	N/A	
OUTDOOR LIGHTING	MAXIMUM HEIGHT: 30' 75,000 SHIELDED LUMENS/DEVELOPED ACRE (108,750 LUMENS) 3,000 UNSHIELDED LUMENS/DEVELOPED ACRE (4350 LUMENS) WILL COMPLY WITH THE REGULATIONS AND PROVIDE ADEQUATE LIGHTING FOR NIGHTTIME OPERATIONS...11 PM CURFEW FOR OUTDOOR LIGHTING	