



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A SPECIAL USE

Applicant's Name: Danna Schomisch

Name of All Property Owner(s): Brian Schomisch Danna Schomisch

Applicant Mailing Address:

151 South Sundust Trail St. David, AZ 85630

Street # Town State Zip code

Subject Property Address (if different than mailing address):

Street # Town State Zip code

Email Address: dannigirl1184@gmail.com

Phone Number: 951-293-6158

Tax Parcel Number: 124-41-005H

Current Zoning Designation: RU-4

Comprehensive Plan Land Use Category/Growth Area: n/a

Comprehensive Plan Land Use Designation: n/a

Area Plan Designation (if applicable): n/a

Size of Property (in acreage or square feet): 4

How many acres will be cleared and developed? Less than 1

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

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 would like to place a small, newly built, ground set, manufactured home on our property for my mother. Initial ALQ was opposed by only 1 out 4 neighbors. We intend to only use this home for her, and never to rent. Strictly for family use. All building and permitting involved will be completed by liscensed, contracted proffessionals. We purchased this home, with this in mind, after researching the zoning district and laws regarding placement of another home.

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	Privately owned/Approved	All providers are TBD and
Sewer/Septic	Submitting seperately/doubling personal RV use	installed after approval
Electricity	SSVEC/seperate meter	
Natural Gas	Propane/New tank	
Telephone		
Fire Protection		
Waste Disposal		

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.

Existing Home - 2160 sq ft, Owner occupied

Existing Covered Carport - 1080 sq ft

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.

16'x56' 2021 newly built, ground set manufactured home. Completely energy efficient

1250 gal septic (separate submission) to be tied in

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

Yes, we are in an RU-4 district with no deed restrictions. We researched these factors and confirmed with the county prior to our purchase of this property with this intention.

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

Final products include completion of the home on developed land.

SSVEC to site plan and provide meter upon permit approval

Propane tank TBD after approval, site build will include lines ready.

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**

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).

Factory-built, ground set, energy efficient manufactured home from Homes Direct.

All land construction and permit submission done by U.S. Mobile Home Transport Inc.

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.

n/a

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

Days of the week: TBD between U.S. Mobile and Cochise County regulations

___ AM to ___ PM

Number of employees (if applicable):

Initially ___ Future: ___

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

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

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

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

North and Southbound on S. Sundust Trail

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

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

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 60 per year 720

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.)

Yes

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

S. Sundust Trail

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

Very little. There are only 2 properties that this road services, one of them being ours.

The other residence is aware of our plan and has no concerns with this.

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.

n/a

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.

n/a

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.

Four homes were notified of an ALQ submission and 1 opposed. I have included in this application any concerns that were stated in that opposition, and also tried to reach out and clarify for them, but to no avail. All other residences notified are in complete support of our submissions and have no concerns. We believe this request is adequate and acceptable according to zoning and Cochise County laws, and would appreciate approval.

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/Approved	All pending permit approval
Sewer/Septic	Septic/Pending	
Electricity	SSVEC	
Natural Gas	Propane TBD	
Telephone		
Fire Protection		
Waste Disposal		

Describe any outdoor activity associated with your special use proposal.

n/a

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.

n/a

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?

n/a

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

n/a

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?

n/a

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?

n/a

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

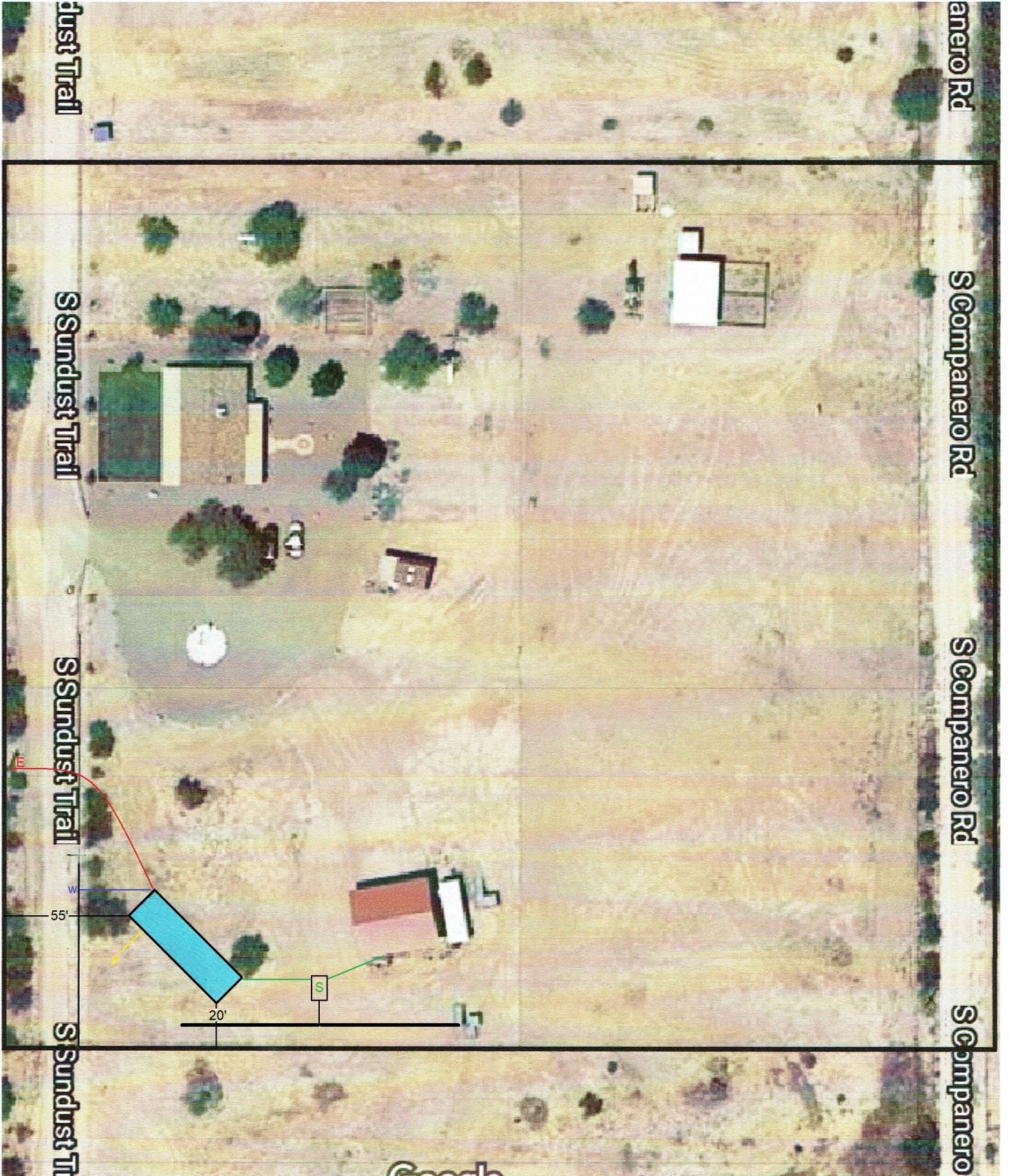
Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

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.

Danna Schomisch
Applicant Signature

12/15/2020
Date



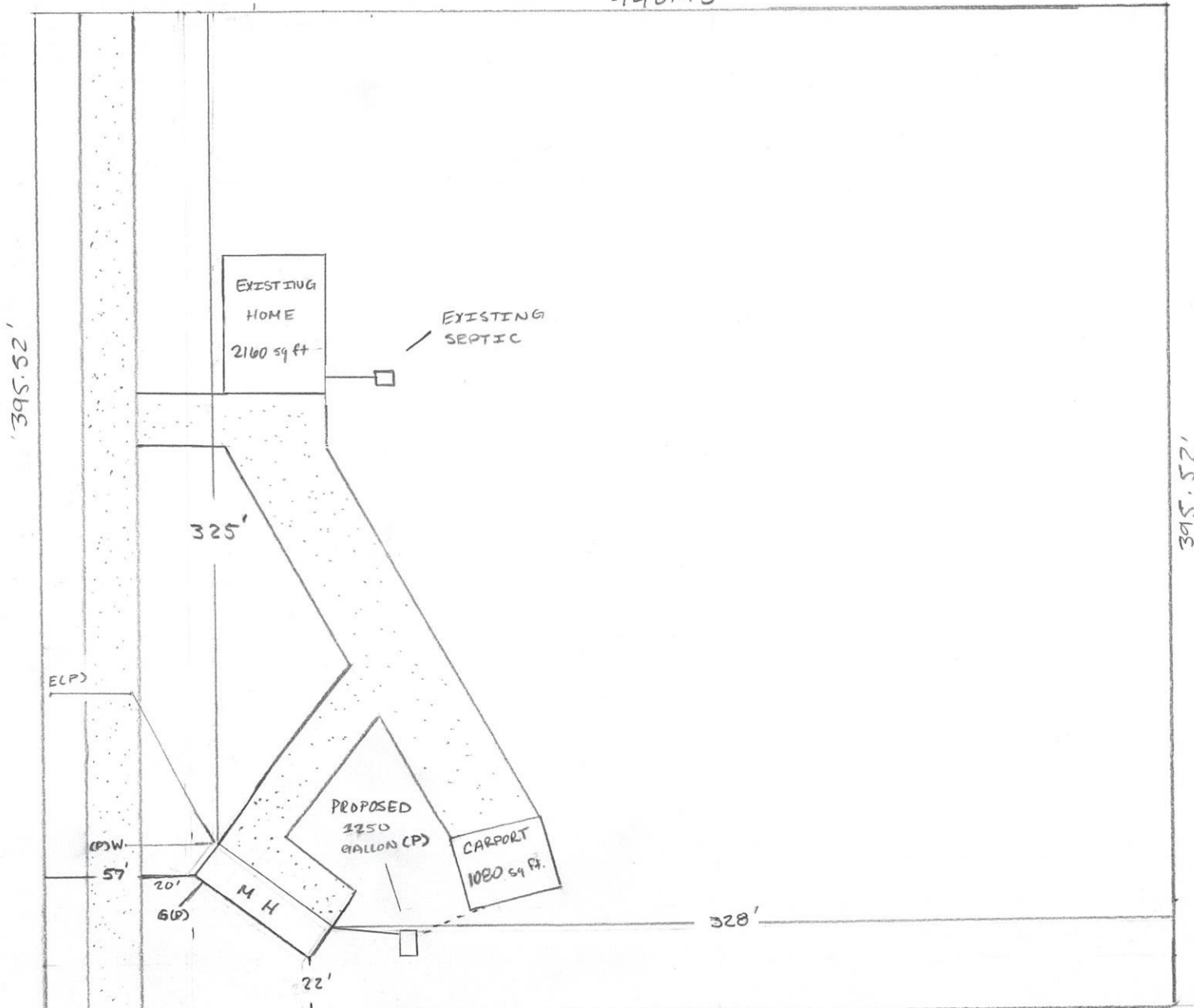
FERRANTE

TBD S SUNDUST TRL



124-41-005H

440.93'



★ PROPOSED 16' X 56' ★
MANUFACTURED HOME

440.27'

(P) = PROPOSED