



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A SPECIAL USE

Applicant's Name: Chance Mason

Name of All Property Owner(s): Chance and Jennifer Mason, Donald Asher

Applicant Mailing Address:

4333 W Dillman Rd Elfrida AZ 85610

Street # Town State Zip code

Subject Property Address (if different than mailing address):

Street # Town State Zip code

Email Address: chancemason1001@gmail.com

Phone Number: 928.216.1372

Tax Parcel Number: 401-36-003A

Current Zoning Designation: RU4

Comprehensive Plan Land Use Category/Growth Area: _____

Comprehensive Plan Land Use Designation: D-Rural

Area Plan Designation (if applicable): _____

Size of Property (in acreage or square feet): 25 acres

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

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 wish to start an AKC dog breeding business. We will bring additional sales tax dollars to Cochise County. There are several bad breeders in the USA and we want to change the image of dog breeders.

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	septic	additional septic
Electricity	Sulpher Springs Valley Eletric	
Natural Gas	NA	
Telephone	Verizion	
Fire Protection	Sunsites Fire Department	
Waste Disposal	Sulpher Springs Sanatation	

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.

2300 SF House with 1 car attached garage

400 SF detached garage

2800 SF barn to be demolished

300 SF storage shed to be demolished

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.

2-30x100, 3,000SF buildings each with 12 foot overhang down each 100ft side.

Each building will be seperated into 18 pens each 10x10, with a bathing station and

food storage on one end. The animals will be vaccinated and checked regularly by a vet.

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

We would like to start animal husbandry with AKC regerstered dogs and exotic cats

like Savanah cats and Werewolf cats. We will start with corgis, boxers, and english

bulldogs. Possibally expanding to other breeds later on. We will start with 6 breeding animals

and add more depending on sucess not to exceed 40 female breeding animals.

601.01 and 601.02 Section zoning regulations.

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

We will be selling AKC regerstered puppies and exotic kittens. Any sales will be either

shipped or customers met off site. I do not want customers coming to my home.

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).

Slab foundation with 14 to 18 inch footings, wood frame with engineered trusses, metal roofs and concrete lap board siding. Buildings will be painted red with white roofs. Interior will have spray in foam insulation and pet grade epoxy on the floor for easy chemical free cleanup.

1 bathing station for animal grooming. Buildings will not be closer than 100 feet to property line

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.

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

Days of the week: 7 days a week

6 AM to 6 PM

Number of employees (if applicable):

Initially 2 Future: 4

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

How many vehicles will be entering and leaving the site (per day)? 1

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.

Dillman road to hwy 191 east and west travel

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

NA

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

Minimal traffic, vet will come by 1 time a month or as needed

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 100 per year 36500

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 we have legal access

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

Dillman Rd

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

No impact. The business will be ran by people living on the property. Animals will either be shipped or purchasers will be met off property. Employees will be land owners living on site and we will get most of our supplies from tractor supply in bulk. Picked up not delivered

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.

1 Existing.

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.

No

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.

I have mailed a letter to all parcel owners with in 1000 ft of my land. I have spoken with

several of my neighbors and none have made any complaints to me. In my letter I provided

my phone number for any concerned nieghbors to call me.

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 well	
Sewer/Septic	septic	additional septic
Electricity	Sulpher Springs Valley Eletric	
Natural Gas	NA	
Telephone	Verizion	
Fire Protection	Sunsites Fire Department	
Waste Disposal	Sulpher Springs Sanitation	

Describe any outdoor activity associated with your special use proposal.

The dogs will have approx 10 to 15 fenced in acres to run and play on daily.

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 out door storage

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?

The dogs may bark. I do not know if they will be heard on neighboring properties. The

Buildings will be insulated which will reduce any noise when the dogs are inside

In the event of a dog that barks excessivily we will use barking collars to minimize barking

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

There will not likely be any odors since the stalls will be cleand daily.

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?

The animals will likely draw flies. We will be installing fly traps that will be monitered by

Mule Mountain Pest Control

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 additional dust should be created

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.

There is no specific drainage flow on this property and the installation of 2 buildings should have no affect.

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.

Less than 1 acre to be used. the ground is currently dirt so no clearing will be needed.


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.

NA

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

3/23/2021

Date

Hello Robert

After having a discussion with my neighbors, I am making a minor change to my site plan. Instead of the dogs having access to the east side of the property for daily exercise we will move it to the south side of the property. The neighbors have said they would prefer that.

Also, I will install 2 shade structures 20 feet by 20 feet and 8 feet tall. Under these shade structures will be watering areas with automatic fill valves and water filtration systems. We get a lot of dust and need to keep the water clean. These will be big enough that if the dogs want, they can get in and lay down (further need for filtration). These will have covers placed over them every night to deter wildlife.

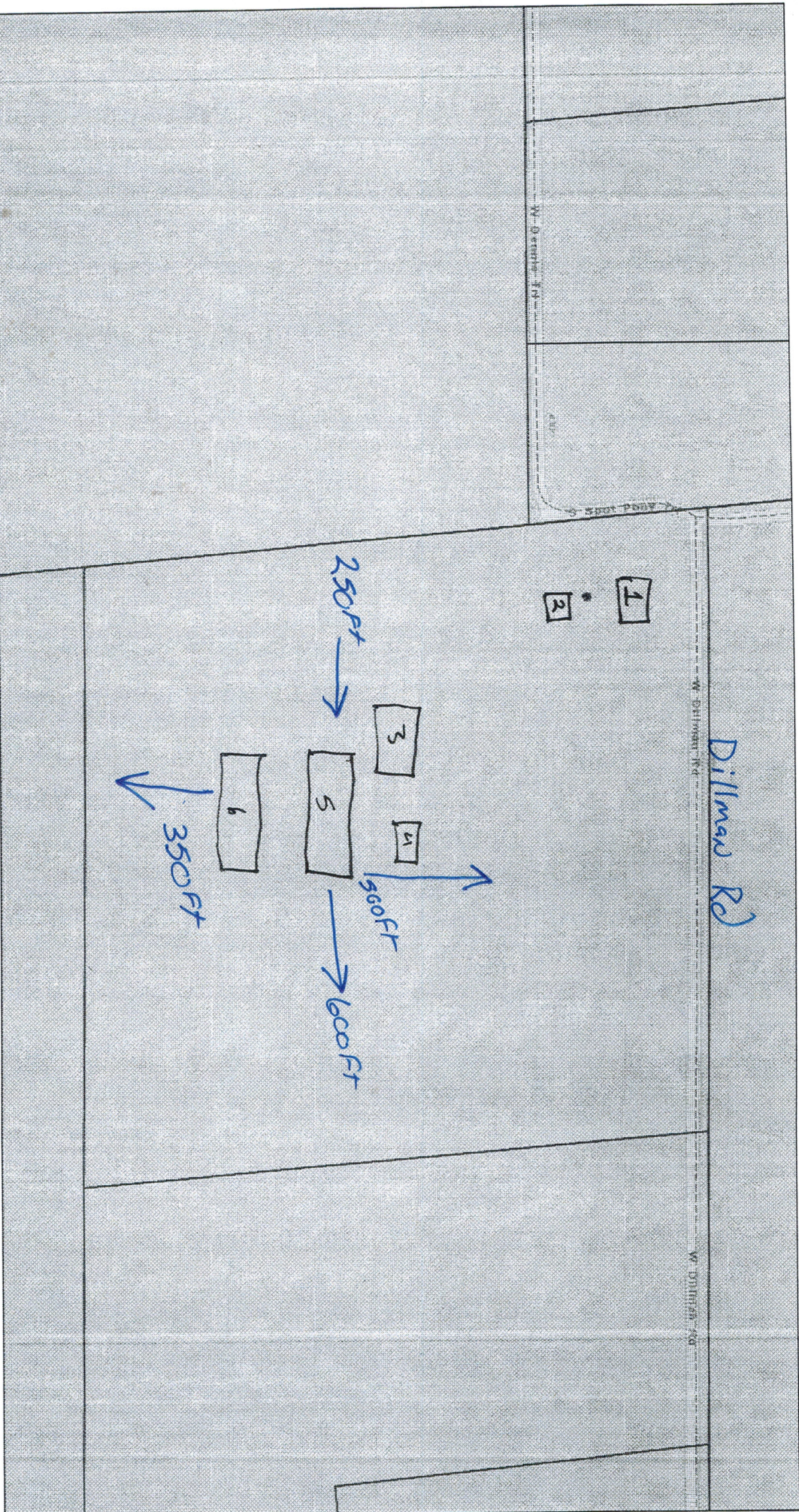
The items listed are as follows:

- 1) House
- 2) Detached garage
- 3) Barn to be removed
- 4) Storage shed to be removed
- 5) Dog kennel 30x100
- 6) Dog kennel 30X100
- 7) Shade structure
- 8) Shade structure

Thank you

Chance Mason

928.216.1372



*This is a concept no building will be within 100 Ft of
Any property line*

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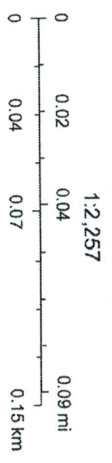
Address

Road

Taxable Parcel

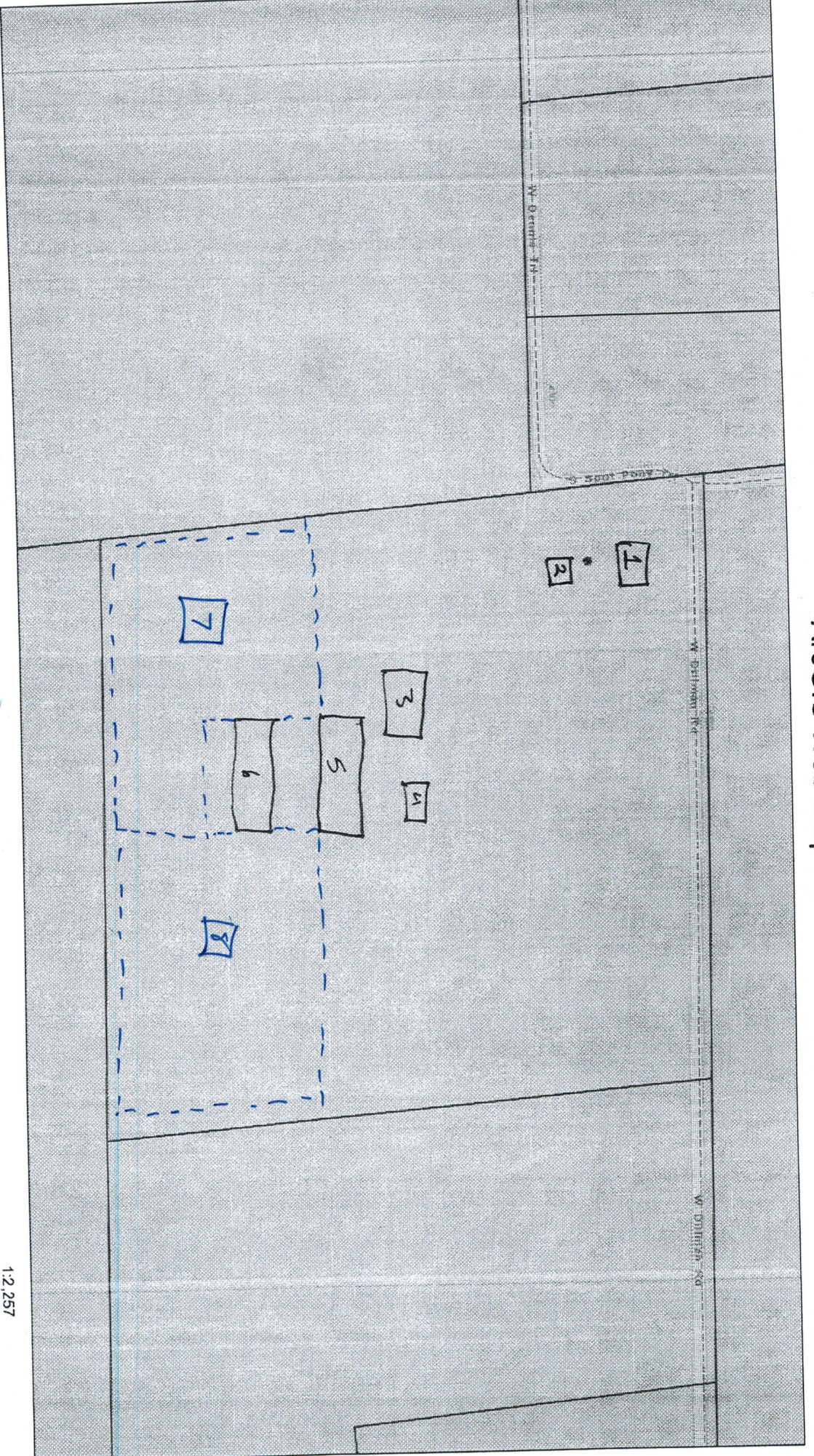
NFHL - National Flood Hazard Layer - Flood Hazard Zones

1% Annual Chance Flood Hazard



Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

ArcGIS Web Map



--- = Fencing

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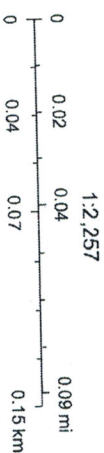
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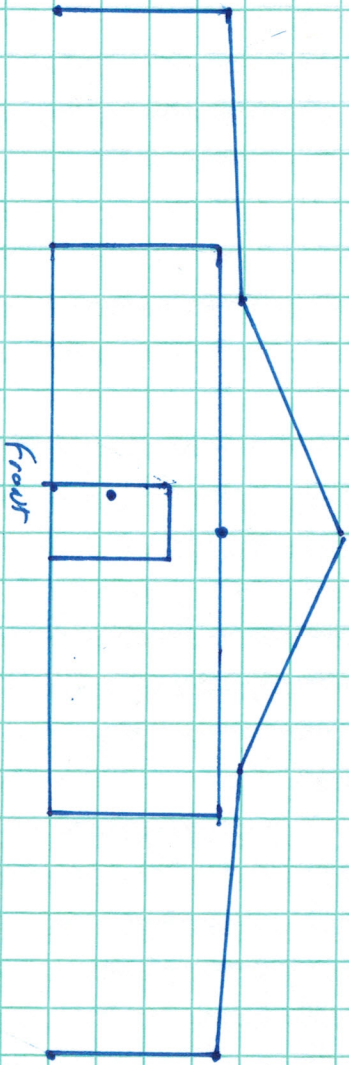
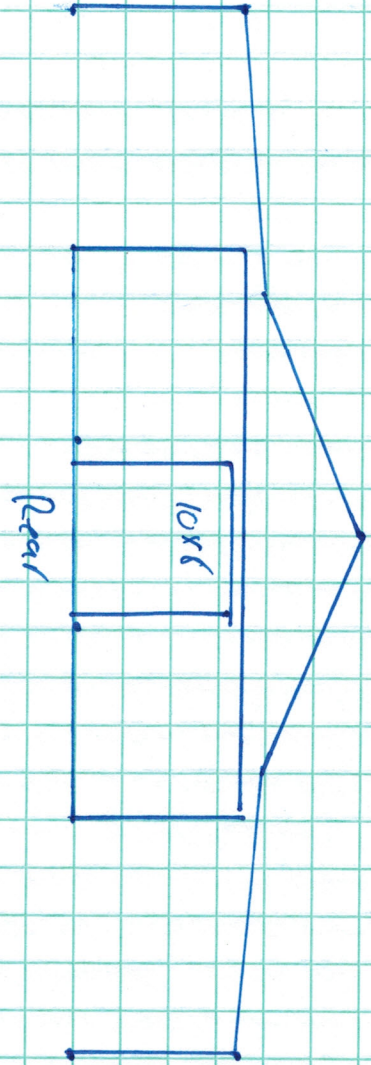


Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Web Appbuilder for ArcGIS
Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

IK - Indoor kennel Each out is 10' x 10'
 OK - Outdoor kennel Each out is 10' x 12'

OK	IK		IK	OK
OK	IK		IK	OK
OK	IK		IK	OK
OK	IK		IK	OK
OK	IK		K	OK
OK	IK		IK	OK
OK	IK		IK	OK
OK	IK		IK	OK
OK	IK		IK	OK
	Food storage		Bathing station	



Masons Meowers and Barkers Breederly LLC

3/10/2021

Dear Neighbors,

My name is Chance Mason and I represent Masons Meowers and Barkers Breederly LLC, MMandBB LLC. We are looking to establish a new business at 4333 W Dillman Rd, Elfrida, AZ 85610 Parcel Number 401-36-003A total of 25 acres. I have been in business with a different company for 7 years. I spent the majority of my early years working farms, breeding different types of animals including dogs, cows and pigs. I will not run a puppy mill but a high-quality animal husbandry business.

Our project will start with one building that will be 30x100 and have 18 stalls. Each stall will have an interior dimension of 10x10 and an exterior pen of 10x12. There will be 10 to 15 acres set aside on the east side of the property that all dogs will have daily use of to get exercise and to socialize. The males and females will be separated. Each building will be frame construction with a white metal roof, concrete board siding painted red and a 1/12 pitched over hang for the exterior dog pens. Each building will be heated and cooled to prevent the animals from getting overheated and frozen depending on the season. Each buildings concrete floor will be coated with a pet grade epoxy that will allow interior clean up without needing harsh chemicals. Solid waste will be removed from the stalls daily and disposed in the dumpster to go to the landfill. Each Stall will have a floor drain for water cleanup of nonsolid waste and will drain into a septic system.

We will begin our project with 6 dogs, AKC registered. These will be 1 male and 1 female each of Corgis, English Bulldogs, and Boxers. We plan to add more dams as time goes by. Our end goal is to have 6 different breeds of dogs and 2 different breeds of cats. These animals will not be abused or mistreated in any way and will have regular vet visits. Not to exceed 40 breeding adult animals.

We will construct a fence around the property that will include a field fence 4 to 6 feet above the ground and a invisible electric fence around the entire 25 acres. At no time should any animal that belongs on this property be off of this property. We will also be installing fly traps.

The county requires us to go through the zoning process of acquiring a special use authorization. Part of that process includes getting feedback from you, our neighbors.

You will also be receiving a letter from the county, with contact information in case of objections to the project. If you have any concerns, questions or objections, we ask and encourage you to contact us first. We are happy to address them, and it may be something we haven't thought of that will make the project that much better. We hope that this will be the start of a very cooperative relationship.

Thank you for your time and consideration. Please find my contact information below:

Chance Mason 928.216.1372. Please stop by or call with any questions.

Thank you

Chance Mason