



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A SPECIAL USE

Applicant's Name: Neal Byron dba Auto Ace Garage

Name of All Property Owner(s): Neal & Sharon Byron

Applicant Mailing Address:

5629 S. Calle Sedillos, Hereford, AZ

85615

Street #

Town

State

Zip code

Subject Property Address (if different than mailing address):

Street #

Town

State

Zip code

Email Address: nealbyronautoace@outlook.com

Phone Number: 207-570-1400

Tax Parcel Number: 10402030E ✓

Current Zoning Designation: Residential

Comprehensive Plan Land Use Category/Growth Area: Rural

Comprehensive Plan Land Use Designation: _____

Area Plan Designation (if applicable): _____

Size of Property (in acreage or square feet): 1.1 acre

How many acres will be cleared and developed? no change

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.

I have been an auto mechanic for over 30 years and when we moved here from Maine, it was because of my Lyme disease. My Dr. told me that a warmer, dryer climate might help ease my symptoms. I suffer from chronic fatigue and some days I am very weak so it would be difficult to work for someone else. I thought that if I had a small shop at my house, I could still still earn a living but have more flexibility in scheduling work on customers vehicles.

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	Liberty	None
Sewer/Septic	Private	None needed
Electricity	SSVEC	underground cable w/shop was built
Natural Gas	Southwest Gas	None needed
Telephone	Consumer Cellular	None
Fire Protection	American Famil Insurance Co.	Business Owners/ Liability Ins.
Waste Disposal	SPWD	Tire Disposal, waste oil 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.

House: 1,740 SF with a 24'x24' attached garage on front part of lot

200 SF Casita with half bath in enclosed back yard surrounded by 5' block wall

Shop: 30'x40' insulated steel building located at back part of lot.

Small 8'x8' wooden storage shed located just outside rear of block wall.

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.

No new proposed structures

Is the proposed special use consistent with stated purpose of the current zoning district? Explain.
not sure -- I was not able to find information on this.

Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.
Automotive repair parts and labor on cars and light trucks.

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).

No new building will be constructed. Our shop is a Mueller, insulated steel building built by

Buena Builders.

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: Mnday -Friday

8 AM to 6 PM

Number of employees (if applicable):

Initially 0 Future: 0

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

How many vehicles will be entering and leaving the site (per day)? 8-10

Total trucks (e.g., by type, number of wheels, or weight)? FED EX, UPS, Box Trk. 2-3 times

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

North on Calle Sedillos, North & South on Ramsey Rd.

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

60% North on Ramsey, 40% South on Ramsey

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

Evenings around 5-6 pm. customers come to pick up their vehicles that are finished.

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 n/a per year n/a

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)

Calle Sedillos

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

Low impact

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.

Just one cut off Calle Sedillos onto lot # 10402030D, the corner lot that we own.

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.

We sent out 11 letters and have received 9 back. None of our neighbors so far, have objected to us having a repair shop, infact, most of them bring their vehicles to us for all their maintenance and repair needs. They all say how thankful they are that have opened a repair shop out here in Hereford.

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	duplicate requests - see page 3	
Sewer/Septic	" "	
Electricity	" "	
Natural Gas	" "	
Telephone	" "	
Fire Protection	" "	
Waste Disposal	" "	

Describe any outdoor activity associated with your special use proposal.

Just the coming and going of customers dropping off or picking up their vehicles, and parts
being delivered several times a week.

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

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, we have asked our neighbors and they say that you would hardly know that there is even
a business on our property.

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

No

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?

No, we do not keep anything outside that would attract critters or insects.

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 because we have graveled the whole parking area around the shop and the driveway

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.

The builders were careful to make sure the natural swale of the land and a positive outflow
were retained when the building was built.

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.

The area being used for our business is only about .4 acres.

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.

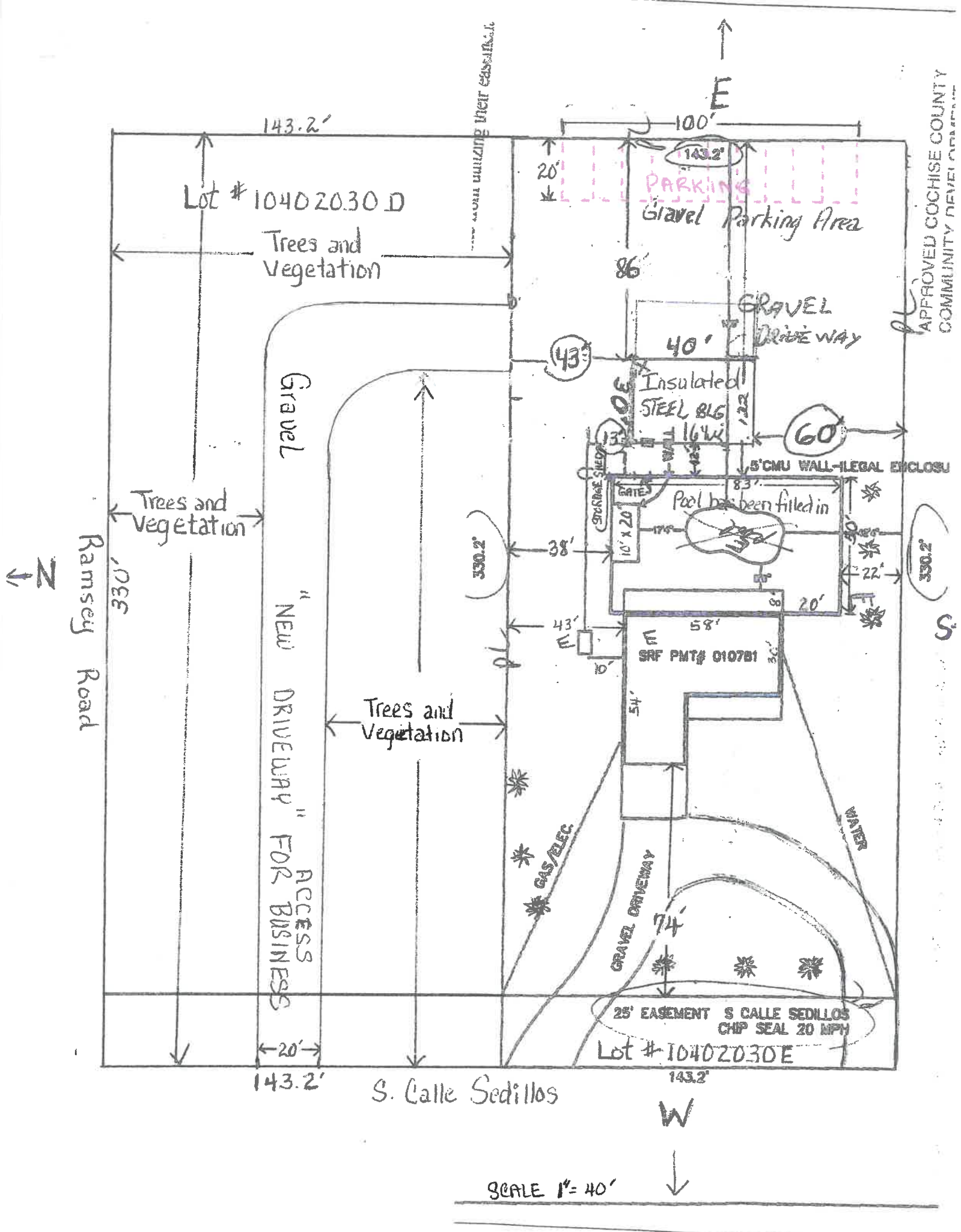
Yes No

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.

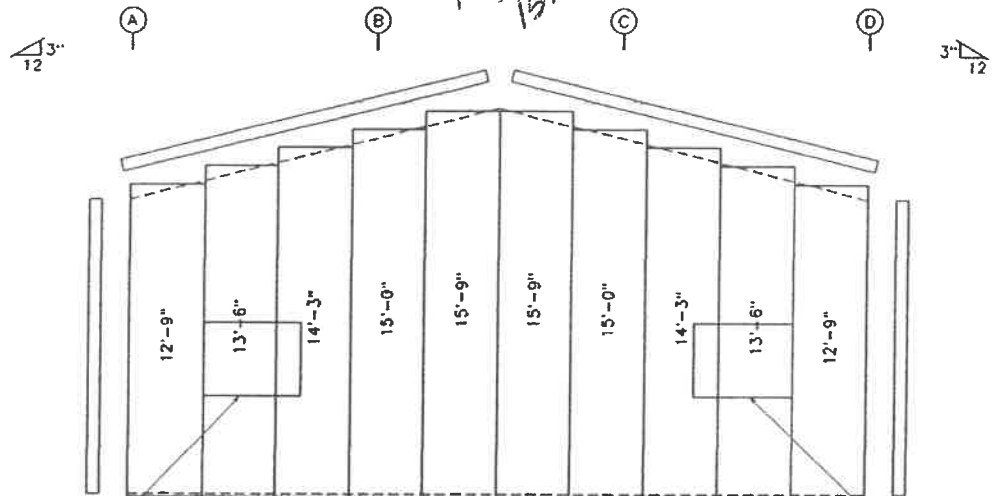
Neil Byron
Applicant Signature

Sharon Byron

Sept 21, 2021
Date



Height
15.9



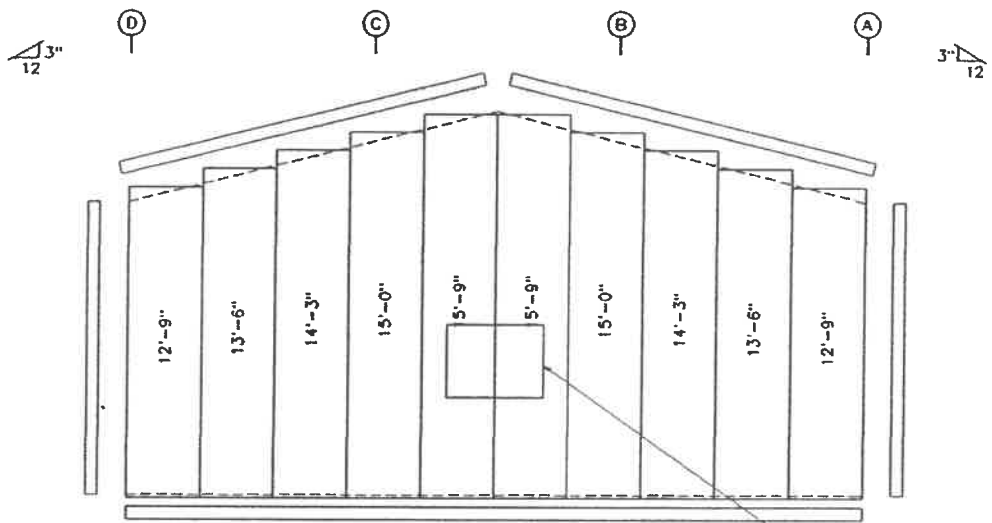
NOTE:
4030 WINDOW TO BE FIELD
INSTALLED IN THIS BAY.

NOTE:
4030 WINDOW TO BE FIELD
INSTALLED IN THIS BAY.

ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. PR - LST Lt Stone

THIS ENDWALL FRAME IS NOT EXPANDABLE



NOTE:
4030 WINDOW TO BE FIELD
INSTALLED IN THIS BAY.

ENDWALL SHEETING & TRIM: FRAME LINE 3

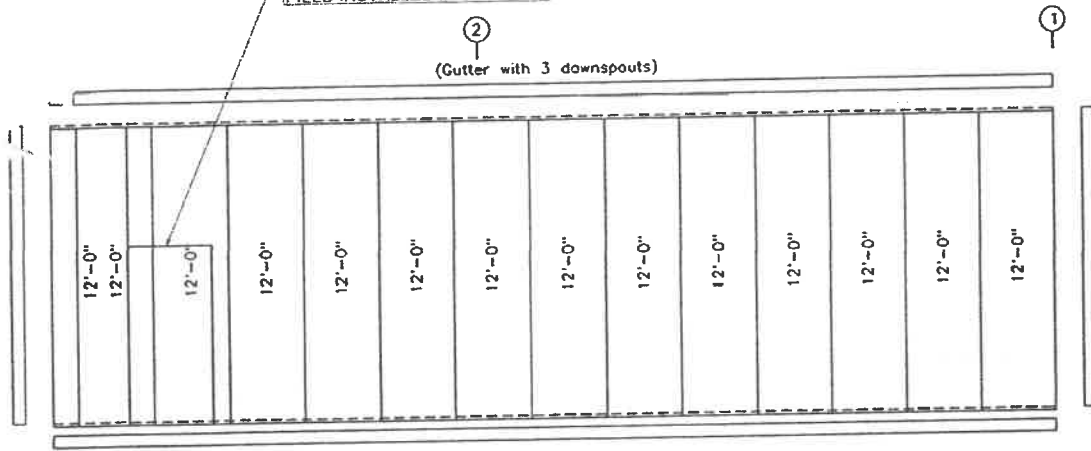
PANELS: 26 Ga. PR - LST Lt Stone

ASURED
OCATED
RENGTH

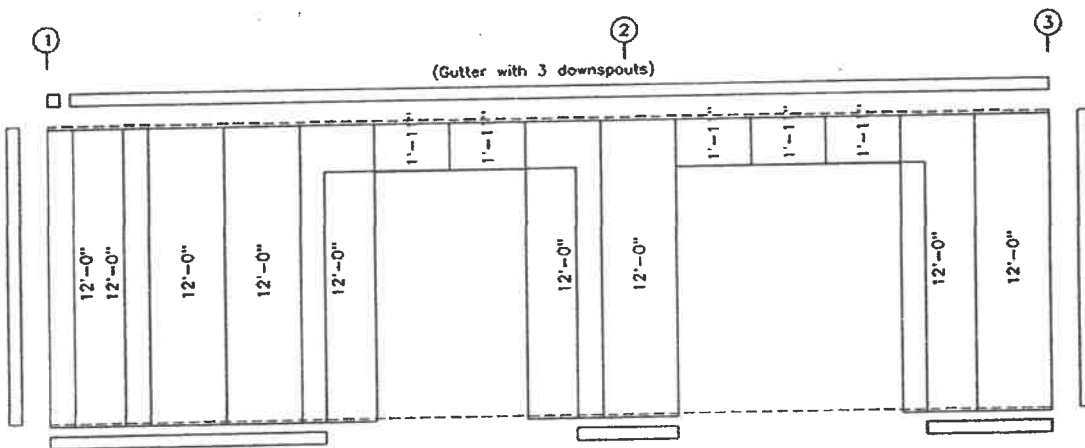


0	02/18/2019	For Construction
REV	DATE	DESCRIPTION
MUELLER, INC. STEEL BUILDING SYSTEMS & COMPONENTS 1913 Hutchins Ave. Ballinger, TX 76821 (800) 527-1087		
DRAWING DESCRIPTION: SHEETING DETAILS		
SALESMAN Jesus Carrera	BUILDING DESCRIPTION 30'-0" X 40'-0" X 12'-0"	ROOF SLOPE 3.00:12
CUSTOMER NAME Buena Builders Const	ADDRESS Hereford, AZ 85615	SCALE NONE
DETAILER NSS	CHECKER NSS	DATE 02/18/2019
JOB # 5541661		DWG # S101
		REV. 0

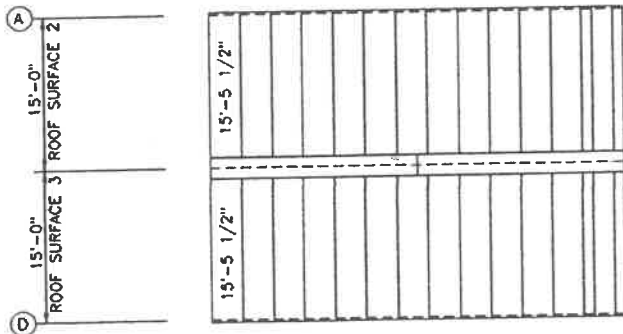
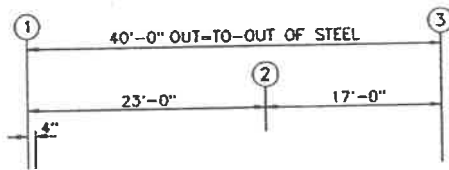
NOTE:
3070 WALK DOOR TO BE
FIELD INSTALLED IN THIS BAY.



SIDEWALL SHEETING & TRIM: FRAME LINE A
PANELS: 26 Ga. PR - LST Lt Stone



SIDEWALL SHEETING & TRIM: FRAME LINE D
PANELS: 26 Ga. PR - LST Lt Stone



ROOF SHEETING PLAN
PANELS: 26 Ga. PBR - LGR Lt Gray

GENERAL NOTES:

CAUTION
THE FOLLOWING MAXIMUM ADDITIONAL LINEAR FOOTAGE
(HORIZONTALLY) OF PANELS MAY BE REMOVED FOR FIELD
FRAMED OPENINGS WITHOUT AFFECTING THE DIAPHRAGM
OF THE PANELS.

FRONT SIDEWALL: 0
RIGHT ENDWALL: 0

ROOF SLOPES GREATER THAN 1:12 REQUIRE ENDWALL
PANELS BE FIELD CUT TO MATCH ROOF SLOPE.

NEAL BYRON dba AUTO ACE GARAGE
5629 S Calle Sedillos
Hereford, AZ 85615

Sept. 11, 2021

Richard & Mary Lucier
5667 S Calle Sedillos
Hereford, AZ 85615 (Lot #10402030T)

Approximately two years ago we opened a small auto repair shop at the back of our property. At that time we went to the county office to register our business name and asked if there was anything else we needed to do...we were told that we were all set.

Two weeks ago we were informed by Cochise County Development Services, Planning Division, that even though we obtained a permit to build our shop we did not apply for a "special use" permit to run a business at our shop. This has resulted in code violation #1704.01: Building/Use Permit Required.

In order to correct this violation we must now apply for and obtain a "special use" permit, which must go before the Planning and Zoning Commission at a public hearing. One of the requirements is to notify any neighbor within 300 ft. of our property to see if they have any objection to us obtaining a special use permit.

If you have no objections to us having an automotive repair business on our property, please sign your name on the line below. Also, if any of you would care to, please feel free to add a personal note about how our business has impacted you. Please use the lines below or the back side of this letter.

Mary Lucier Richard Lucier 9/20/21
Property Owner (s) Signature Date

Thank you very much for your time,

Neal and Sharon Byron

NEAL BYRON dba AUTO ACE GARAGE
5629 S Calle Sedillos
Hereford, AZ 85615

Sept. 11, 2021

Robert & Nyla Watkins Jewell
5676 S Calle De Leon
Hereford, AZ 85615 (Lot #10402057F)

Approximately two years ago we opened a small auto repair shop at the back of our property. At that time we went to the county office to register our business name and asked if there was anything else we needed to do...we were told that we were all set.

Two weeks ago we were informed by Cochise County Development Services, Planning Division, that even though we obtained a permit to build our shop we did not apply for a "special use" permit to run a business at our shop. This has resulted in code violation #1704.01: Building/Use Permit Required.

In order to correct this violation we must now apply for and obtain a "special use" permit, which must go before the Planning and Zoning Commission at a public hearing. One of the requirements is to notify any neighbor within 300 ft. of our property to see if they have any objection to us obtaining a special use permit.

If you have no objections to us having an automotive repair business on our property, please sign your name on the line below. Also, if any of you would care to, please feel free to add a personal note about how our business has impacted you. Please use the lines below or the back side of this letter.

Robert C. Jewell

Property Owner (s) Signature

9-16-21

Date

Thank you very much for your time,

Neal and Sharon Byron

Neal and Sharon are an asset to the neighborhood and community. They are devout Christians and maintain their property and shop. I was employed in the automotive business for 5 years and have never met a mechanic with the skills and ethics that Neal possesses. Bob Jewell

NEAL BYRON dba AUTO ACE GARAGE
5629 S Calle Sedillos
Hereford, AZ 85615

Sept. 11, 2021

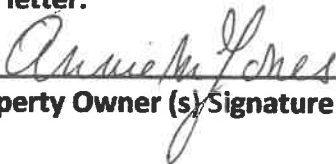
Lewis and Annie Jones
5700 S Calle Sedillos
Hereford, AZ 85615 LOT # 10402045J

Approximately two years ago we opened a small auto repair shop at the back of our property. At that time we went to the county office to register our business name and asked if there was anything else we needed to do...we were told that we were all set.

Two weeks ago we were informed by Cochise County Development Services, Planning Division, that even though we obtained a permit to build our shop we did not apply for a "special use" permit to run a business at our shop. This has resulted in code violation #1704.01: Building/Use Permit Required.

In order to correct this violation we must now apply for and obtain a "special use" permit, which must go before the Planning and Zoning Commission at a public hearing. One of the requirements is to notify any neighbor within 300 ft. of our property to see if they have any objection to us obtaining a special use permit.

If you have no objections to us having an automotive repair business on our property, please sign your name on the line below. Also, if any of you would care to, please feel free to add a personal note about how our business has impacted you. Please use the lines below or the back side of this letter.


Property Owner (s) Signature



9-14-21
Date

Thank you very much for your time,

Neal and Sharon Byron

NEAL BYRON dba AUTO ACE GARAGE
5629 S Calle Sedillos
Hereford, AZ 85615

Sept. 11, 2021

Roger & Lorenza Wysong
5632 Calle Sedillos
Hereford, AZ 85615 (Lot #10402045P)

Approximately two years ago we opened a small auto repair shop at the back of our property. At that time we went to the county office to register our business name and asked if there was anything else we needed to do...we were told that we were all set.

Two weeks ago we were informed by Cochise County Development Services, Planning Division, that even though we obtained a permit to build our shop we did not apply for a "special use" permit to run a business at our shop. This has resulted in code violation #1704.01: Building/Use Permit Required.

In order to correct this violation we must now apply for and obtain a "special use" permit, which must go before the Planning and Zoning Commission at a public hearing. One of the requirements is to notify any neighbor within 300 ft. of our property to see if they have any objection to us obtaining a special use permit.

If you have no objections to us having an automotive repair business on our property, please sign your name on the line below. Also, if any of you would care to, please feel free to add a personal note about how our business has impacted you. Please use the lines below or the back side of this letter.

Lorenza L. Wysong + Roger L. Wysong
Property Owner (s) Signature

17 Sep 2021
Date

Thank you very much for your time,

Neal and Sharon Byron

We have absolutely no objection to having Neal + Sharon Byron having their business across the street from us. There has been no effect on traffic. Their property is always kept in immaculate condition, there is no sign they even run an auto repair shop. We are blessed to have Neal + Sharon as neighbors and think they should be allowed to keep their business!

NEAL BYRON dba AUTO ACE GARAGE
5629 S Calle Sedillos
Hereford, AZ 85615

Sept. 11, 2021

Darrell Morgan, Cheryl Woomer
5678 Calle Sedillos
Hereford, AZ 85615 (Lot #10402045M)

Approximately two years ago we opened a small auto repair shop at the back of our property. At that time we went to the county office to register our business name and asked if there was anything else we needed to do...we were told that we were all set.

Two weeks ago we were informed by Cochise County Development Services, Planning Division, that even though we obtained a permit to build our shop we did not apply for a "special use" permit to run a business at our shop. This has resulted in code violation #1704.01: Building/Use Permit Required.

In order to correct this violation we must now apply for and obtain a "special use" permit, which must go before the Planning and Zoning Commission at a public hearing. One of the requirements is to notify any neighbor within 300 ft. of our property to see if they have any objection to us obtaining a special use permit.

If you have no objections to us having an automotive repair business on our property, please sign your name on the line below. Also, if any of you would care to, please feel free to add a personal note about how our business has impacted you. Please use the lines below or the back side of this letter.

Darrell Morgan *Cheryl Woomer* *9-15-21*

Property Owner (s) Signature **Date**

Thank you very much for your time,

Neal and Sharon Byron

Neal and Sharon are wonderful people and we welcome their auto repair shop in our neighborhood.

NEAL BYRON dba AUTO ACE GARAGE
5629 S Calle Sedillos
Hereford, AZ 85615

Sept. 11, 2021

Curtis and Melody Wheeler
5624 S Calle De Leon
Hereford, AZ 85615 LOT# 10402057K

Approximately two years ago we opened a small auto repair shop at the back of our property. At that time we went to the county office to register our business name and asked if there was anything else we needed to do...we were told that we were all set.

Two weeks ago we were informed by Cochise County Development Services, Planning Division, that even though we obtained a permit to build our shop we did not apply for a "special use" permit to run a business at our shop. This has resulted in code violation #1704.01: Building/Use Permit Required.

In order to correct this violation we must now apply for and obtain a "special use" permit, which must go before the Planning and Zoning Commission at a public hearing. One of the requirements is to notify any neighbor within 300 ft. of our property to see if they have any objection to us obtaining a special use permit.

If you have no objections to us having an automotive repair business on our property, please sign your name on the line below. Also, if any of you would care to, please feel free to add a personal note about how our business has impacted you. Please use the lines below or the back side of this letter.

Curtis Wheeler Melody Wheeler 9-16-2021
Property Owner (s) Date

Thank you very much for your time,

Neal and Sharon Byron

Besides being awesome neighbors and an asset to our community,
you provide professional, honest, top-quality auto services!

NEAL BYRON dba AUTO ACE GARAGE
5629 S Calle Sedillos
Hereford, AZ 85615

Sept. 11, 2021

Richard Spurgeon, Alfred Spurgeon
3717 Barahona Dr
Sierra Vista, AZ 85650 (Lot #10402057J)

Approximately two years ago we opened a small auto repair shop at the back of our property. At that time we went to the county office to register our business name and asked if there was anything else we needed to do...we were told that we were all set.

Two weeks ago we were informed by Cochise County Development Services, Planning Division, that even though we obtained a permit to build our shop we did not apply for a "special use" permit to run a business at our shop. This has resulted in code violation #1704.01: Building/Use Permit Required.

In order to correct this violation we must now apply for and obtain a "special use" permit, which must go before the Planning and Zoning Commission at a public hearing. One of the requirements is to notify any neighbor within 300 ft. of our property to see if they have any objection to us obtaining a special use permit.

If you have no objections to us having an automotive repair business on our property, please sign your name on the line below. Also, if any of you would care to, please feel free to add a personal note about how our business has impacted you. Please use the lines below or the back side of this letter.

 9/18/2021

Property Owner (s) Signature Date

Thank you very much for your time,

Neal and Sharon Byron

I have never seen a shop that is kept so clean both inside & outside. Neal & Sharon truly care about the neighborhood and do there best to be good neighbors.

NEAL BYRON dba AUTO ACE GARAGE
5629 S Calle Sedillos
Hereford, AZ 85615

Sept. 11, 2021

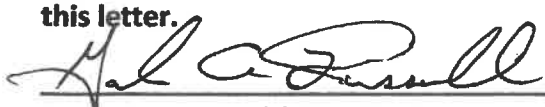
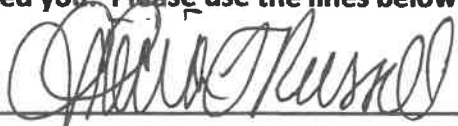
Gale & Tricia Russell
5664 S Calle De Leon
Hereford, AZ 85615 (Lot #10402057H)

Approximately two years ago we opened a small auto repair shop at the back of our property. At that time we went to the county office to register our business name and asked if there was anything else we needed to do...we were told that we were all set.

Two weeks ago we were informed by Cochise County Development Services, Planning Division, that even though we obtained a permit to build our shop we did not apply for a "special use" permit to run a business at our shop. This has resulted in code violation #1704.01: Building/Use Permit Required.

In order to correct this violation we must now apply for and obtain a "special use" permit, which must go before the Planning and Zoning Commission at a public hearing. One of the requirements is to notify any neighbor within 300 ft. of our property to see if they have any objection to us obtaining a special use permit.

If you have no objections to us having an automotive repair business on our property, please sign your name on the line below. Also, if any of you would care to, please feel free to add a personal note about how our business has impacted you. Please use the lines below or the back side of this letter.

  17 Sep 21

Property Owner (s) Signature Date

Thank you very much for your time,

Neal and Sharon Byron

Auto Ace has been a Godsend for us. Honesty, Integrity, accomodating and fair rates. Neal has done several jobs for us and I believe he deserves to keep his business.

