

COCHISE COUNTY BOARD OF SUPERVISORS



Telephone (520) 432-9200

Fax (520) 432-5016

APPLICANT INFORMATION

Applicant Name: Carlos Eugene de Leon Address: 6809 S Lucky Lane
Business Name: Soaring Wines City/Zip: Willcox, AZ 85643
Liquor License #: 182601 Parcel #: 305-32-019P
Ownership Type: LLC Liquor License Special Event Liquor License
Partner(s): Please see application, top of page 2

TO BE COMPLETED BY THE TREASURER'S OFFICE

Please advise if the property taxes for the parcel in question are current.

Yes No

If not, please attach pertinent documentation.

Comments:

Name:

Myra Fitzhugh

Title:

Account Clerk II

Signature:

Myra Fitzhugh

Date:

3/25/2022

Contact phone:

(520) 432-8406

Email:

mfitzhugh@cochise.az.gov

Return completed form with any attachments by:

4/8/22

COCHISE COUNTY BOARD OF SUPERVISORS



Telephone (520) 432-9200

Fax (520) 432-5016

APPLICANT INFORMATION

Applicant Name: Carlos Eugene de Leon Address: 6809 S Lucky Lane
Business Name: Soaring Wines City/Zip: Willcox, AZ 85643
Liquor License #: 182601 Parcel #: 305-32-019P
Ownership Type: LLC Liquor License Special Event Liquor License
Partner(s): Please see application, top of page 2

TO BE COMPLETED BY THE SHERIFF'S OFFICE

Please advise if:

1. There have been a significant number of incidents at the named location within five (5) years prior to the application.

If so, please attach pertinent documentation.


Comments: The Sheriff's Office has not had to respond to a significant number of calls for service to the above location within the last 5-years.

Based on the above information, the Sheriff's Office recommendation to the Board of Supervisors is:

Approval

Disapproval

No Recommendation

Name: Rich Morales Title: Lieutenant
Signature:  Date: 03/25/2022
Contact phone: (520)803-3873 Email: RDMorales@cochise.az.gov

Return completed form with any attachments by: _____

COCHISE COUNTY BOARD OF SUPERVISORS



Telephone (520) 432-9200

Fax (520) 432-5016

For internal use only:

- Restaurant/Hotel-Motel
- Club/Government
- Transfer of Premises

APPLICANT INFORMATION

Applicant Name: Carlos Eugene de Leon Address: 6809 S Lucky Lane
Business Name: Soaring Wines City/Zip: Willcox, AZ 85643
Liquor License #: 182601 Parcel #: 305-32-019P
Ownership Type: LLC Liquor License Special Event Liquor License
Partner(s): Please see application, top of page 2

TO BE COMPLETED BY THE PLANNING & ZONING DEPARTMENT

Please advise if, at the time the application was filed:

1. The premises for which the license is being applied for is within 300 horizontal feet of a church; or
2. The premises for which the license is being applied for is within 300 horizontal feet of a public or private school, or a fenced recreation area adjacent to a school building.

If so, please attach pertinent documentation and drawings or maps.

Comments: Proposed area not within 300 horizontal feet of a church, public or private school, or fenced recreation area adjacent to a school building.

Based on the above information, the Planning and Zoning Department's recommendation to the Board of Supervisors is:

Approval



Disapproval



OTHER PERTINENT INFORMATION FOR THE BOARD'S CONSIDERATION:

Proper Zoning? Y N

Use permitted by P&Z? Y N

Date Permit Issued: N/A

If use not permitted, is it LNC? Y N

Zoning: RU-4

Permit#: Exempt, No Permit Required

Use Permitted: Ag Processing Services, On-Site

Year LNC Established: N/A

- The Planning Department will notify the applicant that if any construction is proposed, a Non-Residential Permit must first be submitted and approved by this Department, or if there is a lapse of 12 months of non-operation of the business, a Non-Residential Permit will be required to re-establish the use from this Department.
- The Planning Department will notify the applicant that he/she will be required to obtain the proper permits before operating the business.
- The Planning Department is currently working with the property owner on several zoning-related issues with the subject property.
- The Planning Department is currently working with the property owner on obtaining the proper permits to operate the business.

Name: Dora V Amaya

Title: Zoning Administrator

Signature: Dora V Amaya

Date: April 5, 2022

Contact phone: 520.803.3966

Email: damaya@cochise.az.gov

Return completed form with any attachments by:

4/8/2022

COCHISE COUNTY BOARD OF SUPERVISORS



Telephone (520) 432-9200

Fax (520) 432-5016

APPLICANT INFORMATION

Applicant Name: Carlos Eugene de Leon Address: 6809 S Lucky Lane
Business Name: Soaring Wines City/Zip: Willcox, AZ 85643
Liquor License #: 182601 Parcel #: 305-32-019P
Ownership Type: LLC Liquor License Special Event Liquor License
Partner(s): Please see application, top of page 2

TO BE COMPLETED BY THE ENVIRONMENTAL HEALTH DEPARTMENT

We would like to request your assistance in reviewing the attached application.

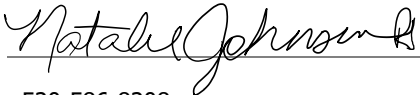
Please provide any pertinent information for the Board's consideration:

Environmental Health is not able to verify septic records to support a wine tasting room. Agriculture exemption from planning and zoning does not give exemption from Health Department permitting and licensing requirements. Soaring Wines will need to submit plans for Environmental Health review for septic and food for the tasting room.

Attached is a copy of the letter from Development Services stating that the exemption does not apply to Health Department and to make contact with Health Department.

OTHER PERTINENT INFORMATION FOR THE BOARD'S CONSIDERATION:

- The Health Department will notify the applicant that he/she will be required to obtain the proper permits before operating the business.
- The Health Department is currently working with the property owner on health-related issues with the subject property.
- The Health Department has no concerns with the liquor license request.

Name: Natalie Johnson RS Title: Director- Environmental Health
Signature:  Date: 4/01/2022
Contact phone: 520-586-8208 Email: njohnson@cochise.az.gov

Return completed form with any attachments by: _____



Cochise County Development Services

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

July 19, 2021

Carlos de Leon
423 E. Croydon Park Rd
Tucson, AZ 85704
Sent via email

RE: Agricultural Exemption for Permitting Requirements for Parcel: 305-32-019P

Dear Mr. De Leon

The Arizona Revised Statutes, Section 11-812.A.2 states: *"Nothing contained in any ordinance authorized by this chapter shall... Prevent, restrict or otherwise regulate the use or occupation of land or improvements for railroad, mining, metallurgical, **grazing or general agricultural purposes**, if the tract concerned is five or more contiguous commercial acres."*

The property is zoned RU-4 and is located within Category D Rural land use. As stated in the application, there are currently seven acres planted with assorted grape vines. Regarding retrofitting an existing structure (hanger) into a wine tasting room, the Zoning regulations state: "If the principal winery use, including vineyards, is exempt then the tasting room shall be exempt as well. A Winery Tasting Room may also include incidental retail sales of wine and related products." **This Department has reviewed your request and determined that your proposal meets the intent of the Agricultural Exemption and your application is approved.**

Be advised, you are still required to comply with any requirements of the Health Department (i.e. waste discharge), Floodplain (Disturbance within a regulated wash or floodplain) and right-of-way (access to county maintained roads). Please reach out to these departments to verify their requirements.

Please note: This approval has no bearing on your property taxes. For all questions about property taxes please contact the Assessor's office at (520) 432-8650.

If you have any questions, please call me at (520) 432-9266 or email me at cmclachlan@cochise.az.gov at your convenience.

Sincerely,

Christine McLachlan

Christine McLachlan, Planner II

Benson Office
126 West 5th Street, Suite 4
Benson, Arizona 85602
520-432-9248
planningandzoning@cochise.az.gov