



# Cochise County

Development Services  
Planning Division

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

## APPLICATION FOR A SPECIAL USE

Applicant's Name: Brad Dale

Name of All Property Owner(s): Graciela Ramirez

Applicant Mailing Address:

5741 S Mountain Side	Hereford	AZ	85615
Street #	Town	State	Zip code

Subject Property Address (if different than mailing address):

5621 Mesquite Tree Lan	Hereford	AZ	85615
Street #	Town	State	Zip code

Email Address: mrdeeds21@email.phoenix.edu

Phone Number: 210-723-2660

Tax Parcel Number: 10402021x

Current Zoning Designation: R-36

Comprehensive Plan Land Use Category/Growth Area: B-Community Growth Areas

Comprehensive Plan Land Use Designation: Neighborhood Conservation

Area Plan Designation (if applicable): NA

Size of Property (in acreage or square feet): .98 acre

How many acres will be cleared and developed? Existing

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.

The reason for this request is to begin a preschool and learning center for children at 5621 Mesquite Tree Lane, Hereford, AZ. This request should be supported because of the need for a quality preschool and learning center to support the educational needs and serve the families in the Hereford area.

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.

<b>Service Provider</b>	<b>Service Provider</b>	<b>Additional Provisions Required</b>
Water/Well	East Slope Water Company	
Sewer/Septic	Septic-1500 gallons	
Electricity	SSVEC	
Natural Gas	SW Gas	
Telephone	Century Link	
Fire Protection	SV FIRE	
Waste Disposal	Waste Management	

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.

The main structure is a "" 1738 square foot"" manufactured building. This building would be used for the preschool. There is also a storage shed 12x20 that will be used for storage.

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.

Proposed structures: (See site plan)

- 4-6 ft chain link fence to enclose portions of the yard area.
- 10'x12'x8' storage shed
- 10'x20' x8' greenhouse
- (2)15x20x10' shade coverings

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

Yes, Provides educational services to the existing neighborhood.

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

Educational services will be offered and administered to preschool aged children. Possible trainings and events for parents may occur on the weekends. Sales of school logo tee-shirts. Sales of miscellaneous items for fund raising opportunities.( baked goods and snacks, book fair, etc)

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).

Existing structures:

- Manufactured Building: Factory built building
- Storage shed: Wood
- Metal sign stand: metal, 8'x4'

Proposed Structures:

- 4-6 ft chain link fence: metal
- (2) Sun Shade: metal/wood
- Greenhouse: wood/metal

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: Monday-Friday  
7 AM to 5 PM

Number of employees (if applicable):

Initially 2 Future: 5

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

How many vehicles will be entering and leaving the site (per day)? 20-25  
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.

North and South on Mesquite Tree Lane. East and West on Ramsey Road

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?

Monday- Friday, 7:00am-8:00,am; 3:00pm-5:00pm

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 415 g ( 1 per year 107,900

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)

Mesquite Tree Lane

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

There will be minimal impact due to the location on the corner of Mesquite Tree Lane and Ramsey Road.

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.

None

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, gravel parking lot already exists off of dirt road.

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.

A letter was sent using the County template to all residents with-in a 300 ft radius of 5621 S Mesquite Tree Lane. To date, no responses have not been recorded.

Describe any outdoor activity associated with your special use proposal, if applicable.

There will be times throughout the day when the children will be participating in outdoor time. School functions and fundraising may be held in the outdoor areas.

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.

There is a stroage shed already on site for any storage that will be needed.

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?

There will be the noise of children playing during operating hours. Out door times will be limited throughout the day

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

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

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.

Drainage flows will not be changed.

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.

NA

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.

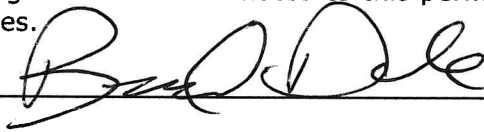
The applicant plans to use low flow systems inside the building, participate in the use of rain harvesting, remove any non-native plant species, and educate water awareness to the children.

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.

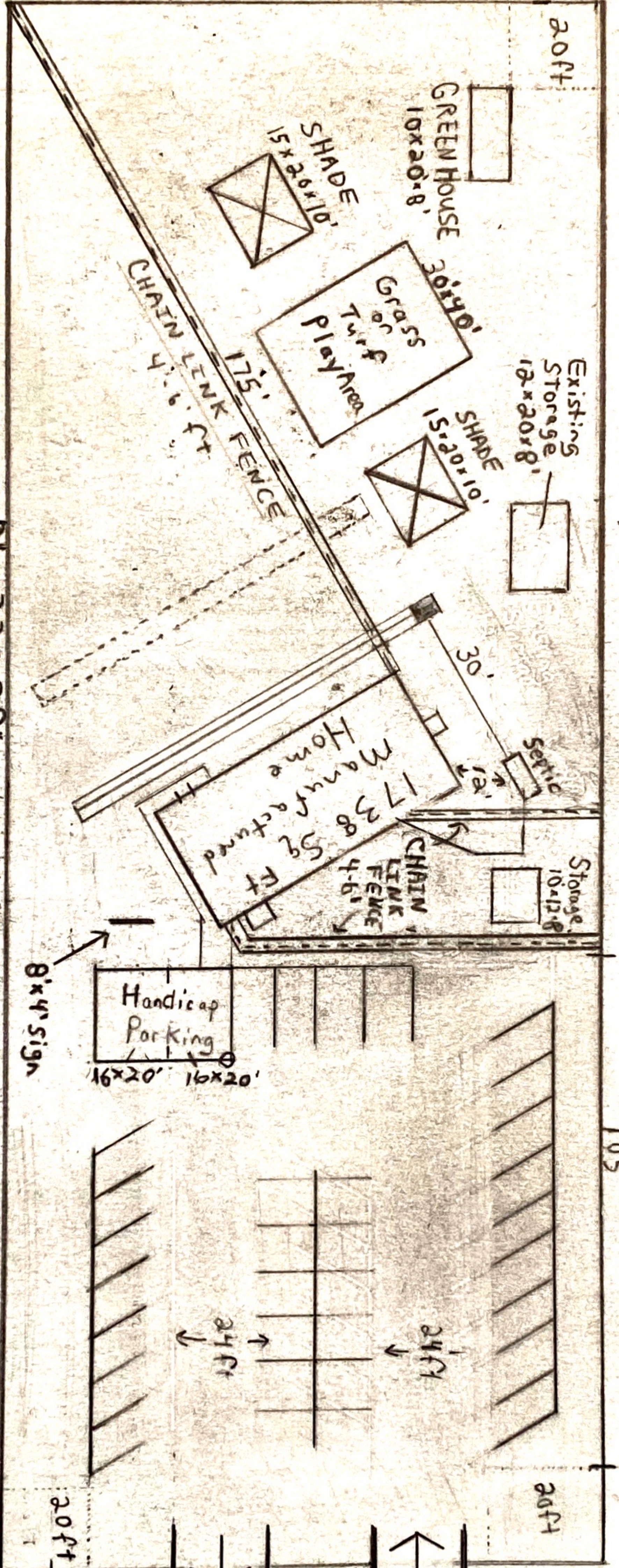
Applicant Signature



Date

12-28-21

PL 129.28'



PL 330.09'

RAMSEY ROAD 45mph  
East ← West →

PL 330.09'

PL 129.09'

S. Mesquite Tree Lane  
North 25 mph South