# Cochise County
**Development Services**
**Planning Division**
***Public Programs...Personal Service***
www.cochise.az.gov

## APPLICATION FOR A SPECIAL USE

Applicant's Name: CHARLES KIRKLAND

Name of All Property Owner(s): CHARLES KIRKLAND

Applicant Mailing Address:

| Street # | Town | State | Zip code |
|---|---|---|---|
| 111 E DUNLAP AVE STE 1-293 | PHOENIX | AZ | 85020 |

Subject Property Address (if different than mailing address):

| Street # | Town | State | Zip code |
|---|---|---|---|
| 13804 S CLOVIS RD | PEARCE | AZ | 85625 |

Email Address: CHARLESKIRKLAND@COX.NET

Phone Number: 480-816-0033

Tax Parcel Number: 40127001A

Current Zoning Designation: RU-4

Comprehensive Plan Land Use Category/Growth Area: SPECIAL USE

Comprehensive Plan Land Use Designation: DATA STORAGE SYSTEMS/BIT COIN MINERS

Area Plan Designation (if applicable):

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

How many acres will be cleared and developed? 1

Describe your relationship to this application. (Select one)

- [x] 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.

ADJACENT ROADS ARE ELTON LN AND S CLOVIS RD. GENERAL LOCATION IS JUST NORTH OF ELTON LN. NO PARKING SPACES. LANDSCAPING WILL CONSIST OF CLEARING BRUSH WHERE CANOPY IS TO BE ERECTED. NO SIGNIFICANT TOPOGRAPHICAL FEATURES.

WE ARE TRYING TO GET APPROVAL TO CONDUCT PROFESSIONAL SERVICES ON THE SITE

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 | WELL | |
| Sewer/Septic | NONE | |
| Electricity | SSVEC | |
| Natural Gas | NONE | |
| Telephone | NONE | |
| Fire Protection | NONE | |
| Waste Disposal | NONE | |

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.

NO EXISTING STRUCTURES ON THE 4 ACRE PARCEL

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.

WE PROPOSE A STEEL CANOPY STRUCTURE (12,930 SQ FT) WHICH WILL HOUSE 720 SOLAR PANELS. A TRAILER WILL RESIDE UNDER THE STRUCTURE THAT WILL HOUSE DATA STORAGE/BIT COIN MINERS.

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

YES, THE PROPOSED SPECIAL USE IS CONSISTANT WITH THE STATED PURPOSE OF THE CURRENT ZONING DISTRICT BECAUSE THE COMMERCIAL ACTIVITY PROPOSED FALLS UNDER SPECIAL USE IN THE RU DISTRICT.

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

N/A

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).

STEEL, PV EQUIPMENT, ONE TRAILER.

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: N/A

_____ 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)? LESS THAN 1 PER DAY

Total trucks (e.g., by type, number of wheels, or weight)? NONE

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

NORTH TO SOUTH ON CLOVIS RD

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

N/A

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

N/A

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 0-10 per year 3650

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, OUR PARCEL HAS PERMANENT LEGAL ACCESS

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

S CLOVIS ROAD AND ELTON LANE

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

NONE; TRAFFIC WILL ONLY OCCUR WHEN CONSTRUCTION BEGINS, THERE WILL BE VIRTUALLY ZERO 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.

THERE WILL BE NO DRIVEWAY CUTS.

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, WE WILL ABIDE BY ALL SITE DEVELOPMENT STANDARDS.

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.

YES, WE DID RECEIVE TWO RESPONSES TO OUR MAILED NOTICES. FEEDBACK WAS POSITIVE AND THE RESIDENTS JUST WANTED CONFIRMATION ON WHAT OUR PLAN WAS.

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

NONE

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

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.

THE PARCEL HAS BEEN ESTABLISHED NORTH OF THE FEMA FLOOD ZONE

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.

ONLY ONE ACRE IS TO BE CLEARED; HOWEVER WE WILL INCORPORATE WATER TRUCKS TO KEEP THE DUST LEVEL DOWN.

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

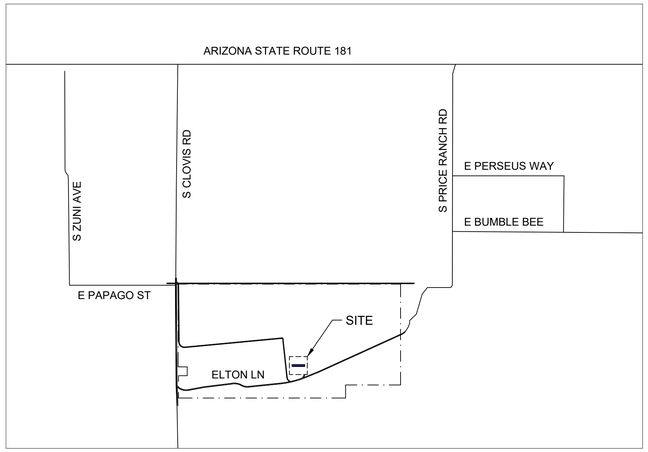
Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

☐ 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.

Charles Kirkland 01/21/2022

Applicant Signature Date




## VICINITY MAP

NTS

LEGAL DESCRIPTION:
ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 28 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, BEING A BRASS CAPPED REBAR STAMPED LS 8208;
THENCE SOUTH 58° 03' 01" EAST, A DISTANCE OF 3093.92 FEET TO A CAPPED REBAR STAMPED RLS 22275 FOR THE POINT OF BEGINNING;
THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 417.42 FEET TO A CAPPED REBAR STAMPED RLS 22275;
THENCE SOUTH 00° 00' 00" EAST, A DISTANCE OF 417.42 FEET TO A CAPPED REBAR STAMPED RLS 22275;
THENCE NORTH 90° 00' 00" WEST, A DISTANCE OF 417.42 FEET TO A CAPPED REBAR STAMPED RLS 22275;
THENCE NORTH 00° 00' 00" WEST, A DISTANCE OF 417.42 FEET TO THE POINT OF BEGINNING.
THE TOTAL AREA CONTAINS 4.00 ACRES \

DEVELOPMENT USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES

THIS PROJECT IS LOCATED IN THE YUMA IRRIGATION DISTRICT WATER SERVICE ARE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY

ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND

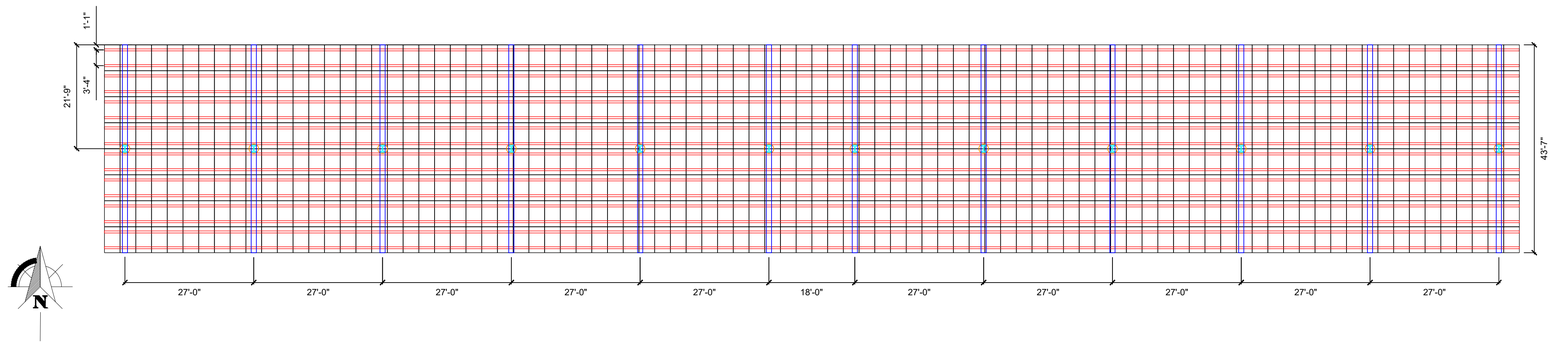
ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.

THERE ARE NO SIGNIFICANT TOPOGRAPHICAL FEATURES PRESENT

FOLLOWING SPECIAL USE APPROVAL, PERMITTING AND CONSTRUCTION OF CANOPY TO BEGIN IMMEDIATELY.

NO PARKING SPACES ARE ALLOTTED ON THE PROPERTY. THERE WILL BE NO REGULAR ON-SITE STAFF OR PERSONNEL.

NO ADDITIONAL LANDSCAPING OR SCREENING IS PROPOSED.



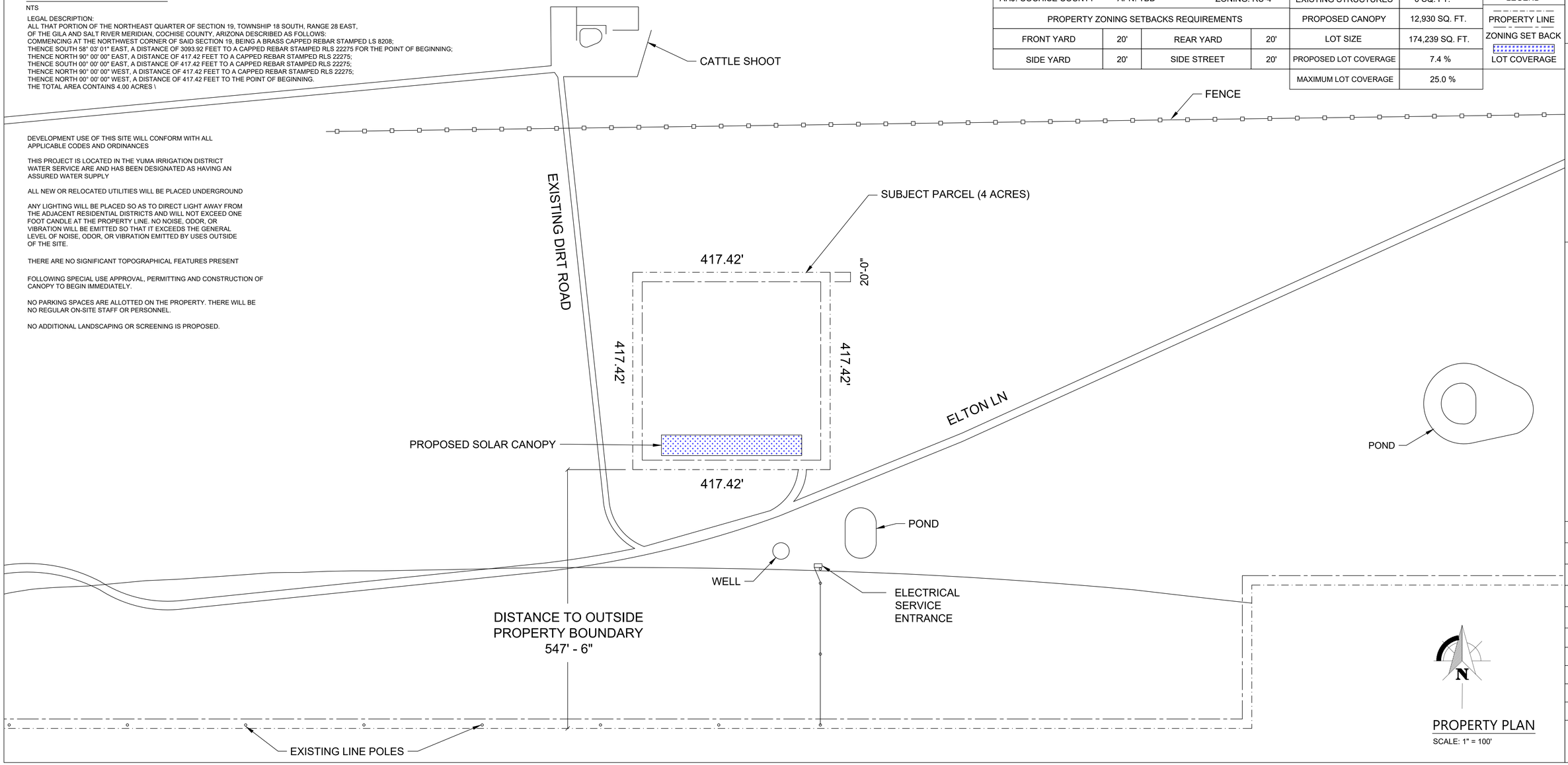

## PROPOSED CANOPY

SCALE: 1" = 15'

* CANOPY CLEARANCE HEIGHT = 16' @ LOW, 20' @ HIGH | * CANOPY HIGHEST POINT = 22'

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| AHJ: COCHISE COUNTY | | APN: TBD | | ZONING: RU-4 | | EXISTING STRUCTURES | 0 SQ. FT. |
| PROPERTY ZONING SETBACKS REQUIREMENTS | | | | | | PROPOSED CANOPY | 12,930 SQ. FT. |
| FRONT YARD | 20' | REAR YARD | 20' | | | LOT SIZE | 174,239 SQ. FT. |
| SIDE YARD | 20' | SIDE STREET | 20' | | | PROPOSED LOT COVERAGE | 7.4 % |
| | | | | | | MAXIMUM LOT COVERAGE | 25.0 % |

LEGEND
PROPERTY LINE
ZONING SET BACK
LOT COVERAGE




## PROPERTY PLAN

SCALE: 1" = 100'

scpsolar
Your Total Green Energy Solution

SOLAR COVERED PARKING, LLC
(SCP, LLC)
5414 S 40TH ST
PHOENIX, AZ 85040
ROC #290602

ARCHITECTURAL SITE PLAN

GREEN HOME RENTALS, LLC

VACANT LAND ON ASH CREEK
PEARCE, AZ

PROJECT DESCRIPTION

CONSTRUCT STEEL CANOPY TO SUPPORT SOLAR MODULES BIT COIN MINING & DATA STORAGE TRAILER LOCATED UNDER THE CANOPY

| | |
|---|---|
| AHJ | COCHISE CTY |
| APN | 40127001A |
| ZONING | RU-4 |
| UTILITY | SSVEC |

| DESIGNER | DATE | REV |
|---|---|---|
| SGH | 01/24/2022 | A |
| | | |
| | | |
| | | |

SHEET
ASP

T-14

T-14

WABASH

TEXAS

10645

24 HOUR ROAD SER

TIRE CENTERS

877-GCR-ROAD

4ER3144

FULCRUM STEEL