



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A SPECIAL USE

Applicant's Name: Tanya Bok

Name of All Property Owner(s): Tanya Bok

Applicant Mailing Address:

998 N Slope Along Way, Cochise, AZ, 85606

Street #	Town	State	Zip code

Subject Property Address (if different than mailing address):

119-11-004c

Street #	Town	State	Zip code

Email Address: tbok@hotmail.com

Phone Number: 520-444-1636

Tax Parcel Number: 119-11-004c

Current Zoning Designation: RU-4

Comprehensive Plan Land Use Category/Growth Area: Category D

Comprehensive Plan Land Use Designation: Agriculture/Rural or Green Space

Area Plan Designation (if applicable): Mid-Sulphur Springs Valley Area Plan

Size of Property (in acreage or square feet): 10 acres

How many acres will be cleared and developed? 1600sqft

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 proposed guest facilities support the tourism industry in the area and will be designed to preserve the scenic quality of the gateway to the Stronghold. The alternative structures will have minimal environmental footprint, preservation of on-site vegetation, blend with the environment with natural colors and shapes that are in alignment with the character of the neighborhood. Permaculture practices, rainwater catchments, floodplain preservation and water conservation will be used to promote vegetation growth of native flora and fauna for guests and neighbors while educating on desert living. This low impact cottage industry supports home occupations that harmonize with the current residential density.

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	private	
Electricity	SSVEC	
Natural Gas	private	
Telephone	Valley Telecom	
Fire Protection	Sunsites Fire District	
Waste Disposal	Sulfur Springs Sanitation	

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.

Convert shipping container currently under construction to permitted short-term rental.

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.

Tent 645sqft on permanent elevated deck. Due to the difficulty in removing this structure in flood conditions it will be elevated to 3' per floodplain regulations (see Richland Ranchettes LOMR).
Tent 290sqft removable structure from flat ground level deck outside of floodplain designation.

This style of structure was chosen due to its advantages over stick frame and conventional construction in floodplain areas.

Is the proposed special use consistent with stated purpose of the current zoning district? Explain.
601.01 To preserve the character of areas designated as "Rural" in the Cochise County Comprehensive Plan;
601.02 To encourage those types of nonresidential and non-agricultural activities which serve local needs or provide a service and are compatible with rural living; 601.03 To preserve the agricultural character of those portions of the County capable of resource production;
601.04 To provide space for people, minimize traffic congestion, and preserve the existing rural environment of unincorporated areas of the County situated outside of existing communities.
601.05 To provide recreational support services that are compatible with rural living.

601.06 To protect the quality of the natural environment as it relates to safeguarding the health, safety, and welfare of the people in Cochise County.
601.07 To allow consideration of some more intense non-residential uses as Special Uses that are inappropriate in more densely populated urban/suburban areas that may under some circumstances be appropriate in rural areas if designed to be sensitive to the general character of rural districts and natural environment and harmonious and in scale with existing development near the proposed site and in conformance with Section 601.06.

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

low impact short-term rentals

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).

Insulated khaki brown canvas to blend in with surrounding landscape, steel beam support construction, wood deck.

Shipping Container with front porch and metal awning with rustic metal facade and light grey tone paint.

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.
One tent and deck will be established first year and the other the next.

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

Days of the week: variable due to seasonal occupancy

8 AM to 9 PM

Number of employees (if applicable):

Initially 0 Future: 1

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

How many vehicles will be entering and leaving the site (per day)? 3

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 on Slope Along Way

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?
arrival and departure traffic will vary. winter

Water Use:

Estimate the total gallons of water needed for the proposed use: per day **50** per year 10500 indicate your

water source

private well (discrepancy between day usage and year is

for 50% occupancy and seasonal use. If your property is served by a private well, show

the existing or proposed location on the site plan.

List any strategies you will employ, on site, to minimize water use, recycle water, and/or enhance onsite natural recharge.

Limited facilities (kitchen/bath sink, shower, toilet in larger tent), catchment basin to contain rainwater off structure and retain for native plants, shower water discharge to same catchment basins, composting toilet for smaller tent structure with no kitchen facilities. The principles from "Rainwater Harvesting for Drylands and Beyond" by Brad Lancaster will be used in the site design to recharge and maximize the natural features of the parcel.

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)

N Slope Along Way

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

The traffic will be from 3 passenger vehicles. Currently contribute to neighborhood road maintenance and expenses for grading. Part of community discussion to improve and plan an assisting with "rolling and dip" and lead-out ditch construction road projects.

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? If yes, explain.

No

Is the subject property within Sierra Vista Sub-Watershed Overlay Zone? If so, please indicate this, and that you understand that it may 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 reached out personally or sent letters to the neighbor list provided by the county. In attempts to make the 45 day cut-off for the Nov P&Z meeting I am submitting this application in a short time frame where no responses have been received. As the majority of the people on the list I know personally and respect their interests in the neighborhood I will welcome and accommodate their feedback.

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.

none

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?

none

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

none

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?

none

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?

regular traffic with passenger cars on road

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

2 small exterior entry lights on 640sqft tent.

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.

No change in drainage due to elevated pier deck. Rainwater from roofs will be captured in catchment basins to recharge the native vegetation.

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.

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

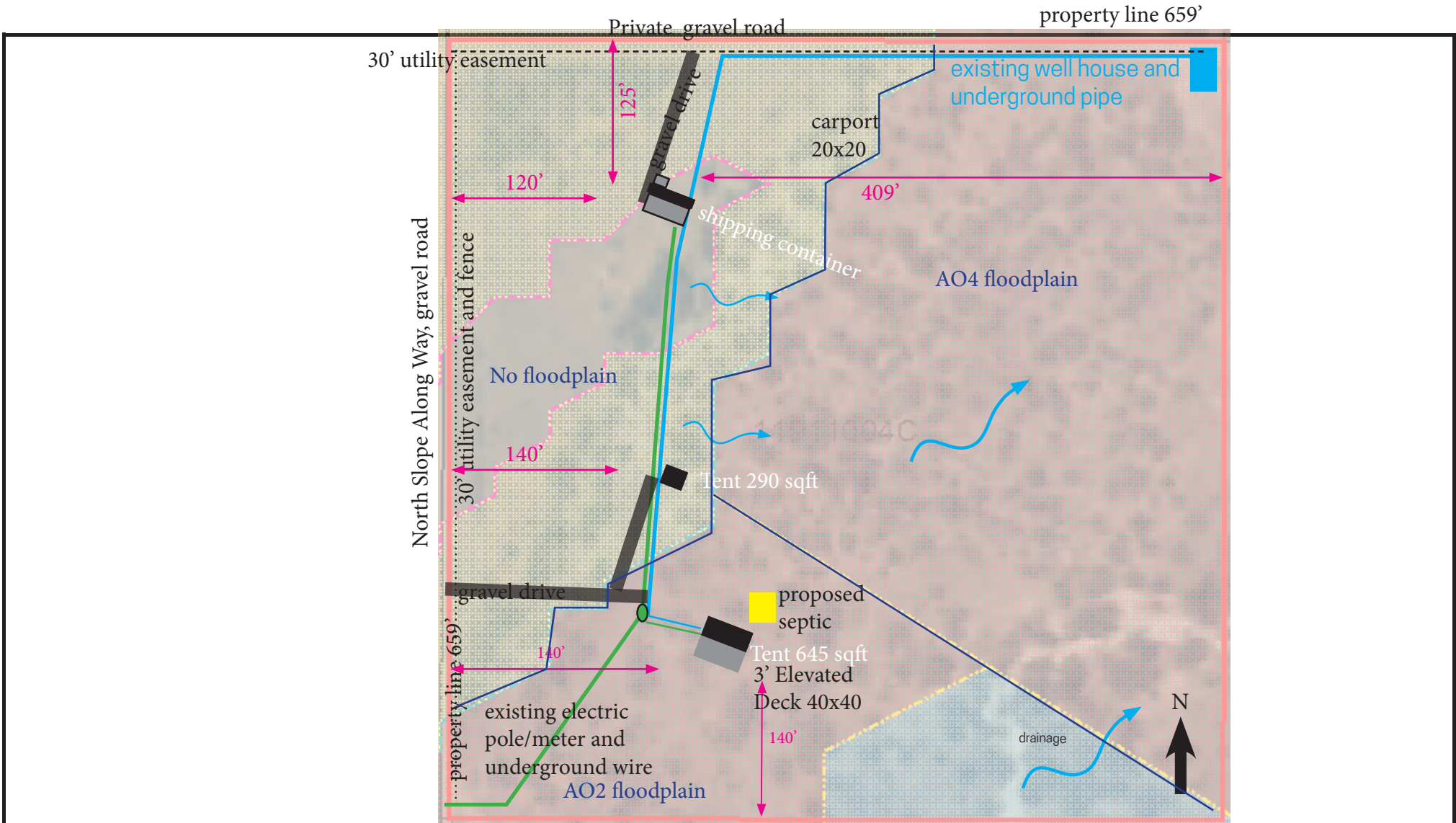
I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use 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.

Tanya Bok

9/29/22

Applicant Signature

Date



Property Lines -----Pl-----Pl-----	Water lines -----w-----w-----w	Gas line -----G-----G-----G---
Public Utility easements -----10'P.U.E.---	Electric lines -----E-----E-----E---	Fences ---x---x---x---x---x---
Drainage easement -----5'D.E.---	Sewer lines <u> s s s </u>	Septic System
<i>wash OR 5'D.E.</i>	replace ment field	Main Drain Field
Slope Topography		
		Setbacks/Prop Dimensions
		Road centerline --CL---CL---CL--
		***Include North Arrow

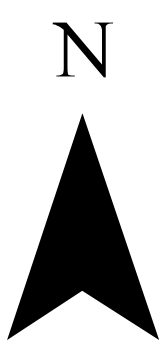
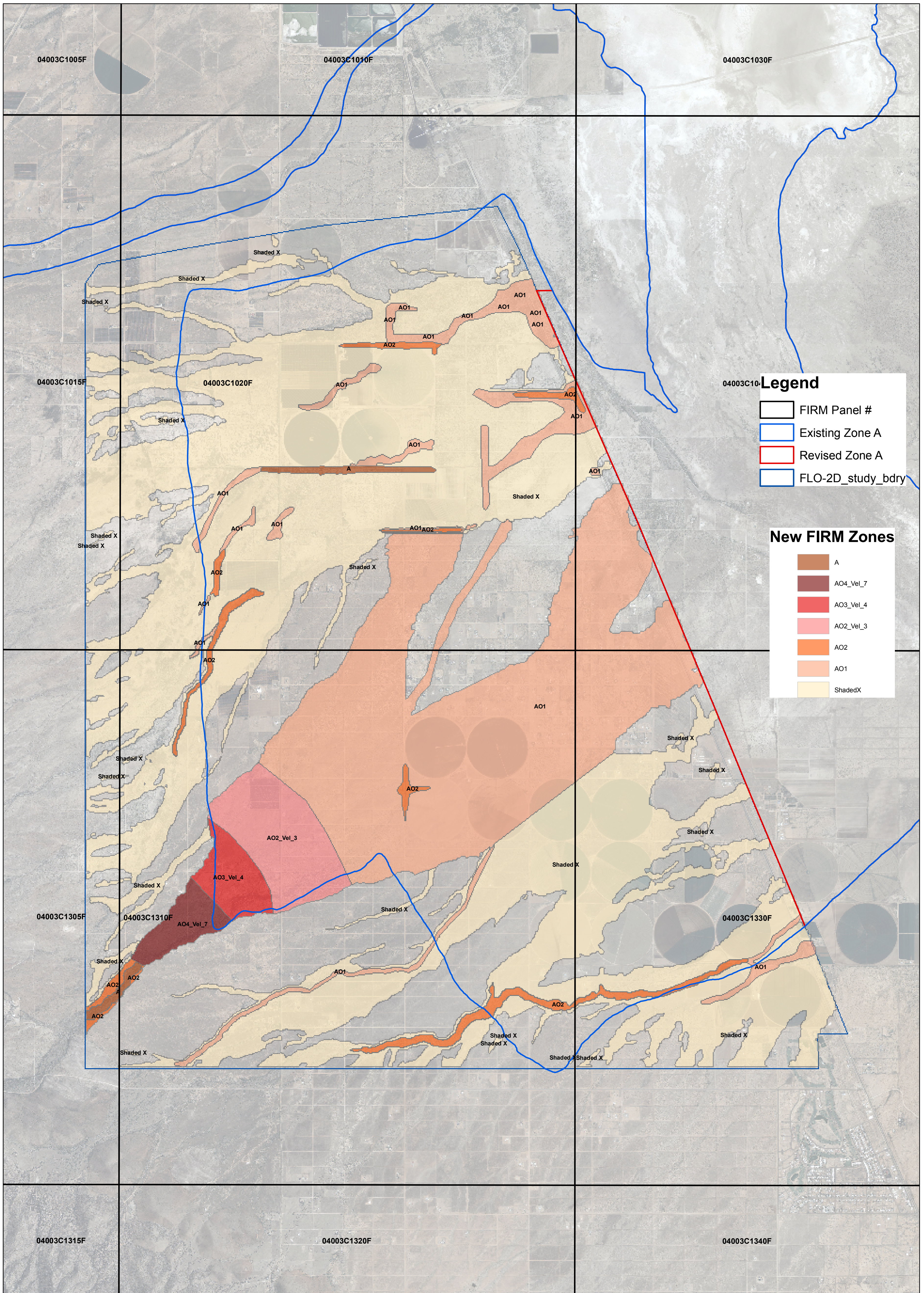
I certify that this plan indicates all structures, correct property and building dimensions, setback distances, access and easement, road cuts, wells and /or any water course on or within 300 feet of the property to the best of my knowledge. I also certify that I have been to the site to confirm contours and accuracy of my proposed plans.

Designer's Signature: _____ Date: _____

All changes must be resubmitted

Richland Ranchettes LOMR Workmap

Revised FIRM Zone Overview



1 inch = 2,000 feet

*Richland Ranchettes
Floodplain Delineation Study*

