



# Cochise County

Development Services  
Planning Division

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

## APPLICATION FOR A SPECIAL USE

Applicant's Name: Myra Arnold

Name of All Property Owner(s): James E.Moffitt, Anthony K.Moffitt,Valerie A.Moffitt

Applicant Mailing Address:

8567 American Dream Way Sierra Vista AZ 85650  
Street # Town State Zip code

Subject Property Address (if different than mailing address):

8567 E American Dream Way Sierra Vista AZ 85650  
Street # Town State Zip code

Email Address: warperformancellc@gmail.com

Phone Number: 682-557-0726

Tax Parcel Number: 10761025

Current Zoning Designation: RU-4

Comprehensive Plan Land Use Category/Growth Area: D

Comprehensive Plan Land Use Designation: Rural Residential

Area Plan Designation (if applicable): \_\_\_\_\_

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

How many acres will be cleared and developed? 0

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 zoning district requires Special Use permit for motorcycle repair.*

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	<i>private well</i>	NO
Sewer/Septic	<i>septic</i>	NO
Electricity	SSVEC	NO
Natural Gas		NO
Telephone	ATT	NO
Fire Protection	FRY DISTRICT	NO
Waste Disposal		NO

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.

1. HOUSE
2. GARAGE
3. SHOP

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.

SIGN

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

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

1. Web Sales
2. Light Motorcycle Repair

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).

Wood Sign

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 thru Friday

9 AM to 5 PM - by appointment only

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)? 1

Total trucks (e.g., by type, number of wheels, or weight)? UPS/FEDEX-1X Week

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

West on E American Dream Way

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

NA

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

Same all year

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 per year 0

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 Permanent legal access by driveway

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

East American Dream Way (Private Road)

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

NONE

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.

1 No Relocation required

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

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.

*Letters were mailed to neighbors (list attached) on 10/25/23 requesting feedback or request.*

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 noise on reg basis

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.

NO Change

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.

No Less than 1 Acre Using Existing Bldg

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.

No Less Than 1 Acre

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

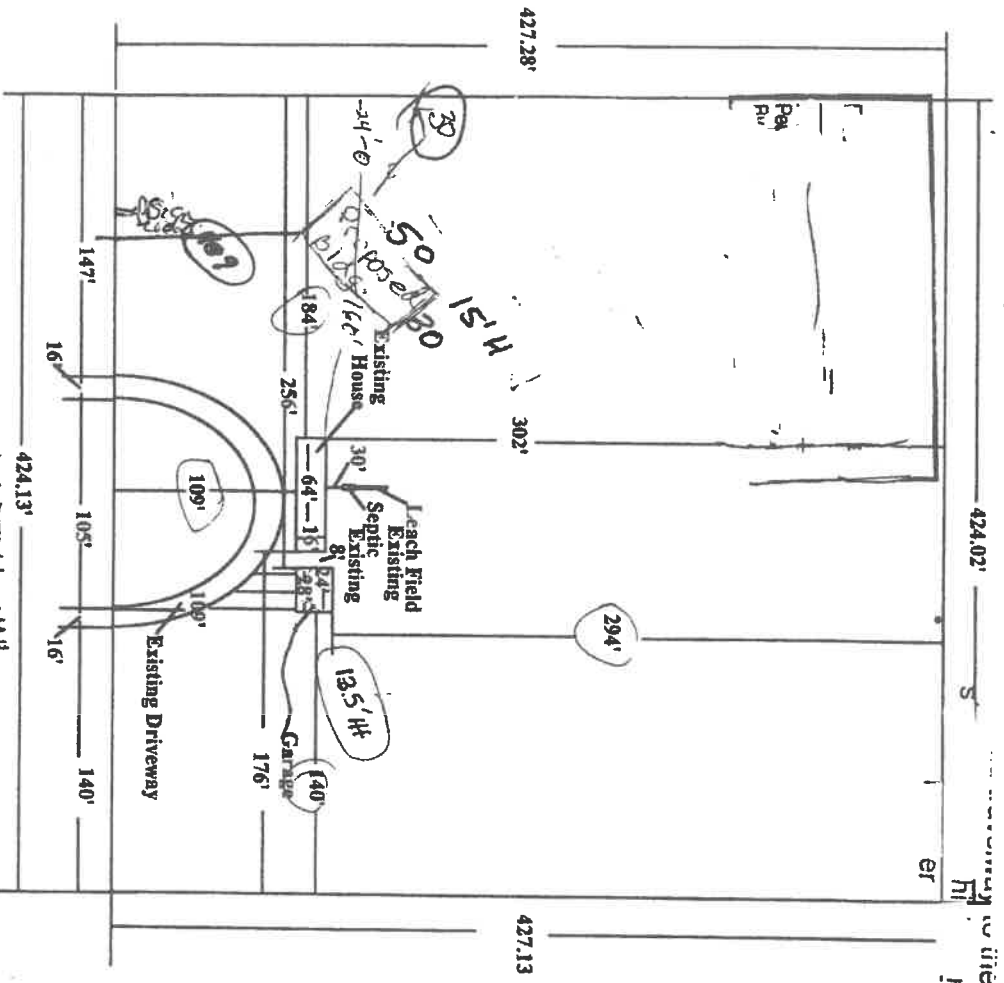
I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use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

Myra Arnold  
Applicant Signature

10-26, 2022  
Date

107-61-025

Sign  
32 inches wide  
16 inches tall  
4x4 4ft



AMERICAN DREAM WAY  
40' DIRT

the  
424.02'

Tom Schumacher  
Parcel: 107 61 025  
8567 E American Dream Way  
Hereford, AZ 85615

Sign 156 x 2 85650



Scale  
1" = 100'

# WAR PERFORMANCE LLC

V Twins  
Parts and Service

James E. Moffitt, Owner Operator  
8567 E. American Dream Way  
Sierra Vista, AZ 85650  
682-557-0726  
www.warperformancellc.com

*Example letter*

Robert W. & Constance Grippin  
8607 E American Dream Way  
Sierra Vista, AZ 85650

October 24, 2022

Dear Friends and Neighbors,

My name is Myra Arnold and I represent War Performance LLC. We are looking to establish a new business at 8567 E American Dream Way, parcel 10761025, Sierra Vista, AZ 85650. We have been in business for 8 years and have 50 years' experience in motorcycle repair. We have relocated from Hurst, Texas to beautiful Sierra Vista. Our business hours are 9:00 am to 5:00 pm – by appointment only.

Our project will include:

- 1,500 sq ft building
- 0 employees
- 1 parking spot

The county requires us to go through the zoning process of acquiring a special use authorization. Part of that process includes getting feedback from you, our neighbors.

You will also be receiving a letter from the county, with contact information in case of objections to the project. If you have any concerns, questions, or objections, we ask and encourage you to contact us first. We are happy to address them, and it may be something we haven't thought of that will make the project that much better. We hope that this will be the start of a very cooperative relationship.

Thank you for your time and consideration. Please find my contact information below.

Sincerely,

Myra Arnold  
Manager Agent  
682-557-0726  
www.warperformancellc.com

✓ VILLELA BERNARDO  
MORENO ANGELICA  
10761025B  
8455 E AMERICAN DREAM WAY  
SIERRA VISTA, AZ 85650

✓ QUINT KEVIN  
10761022A  
8550 E AMERICAN DREAM WAY  
SIERRA VISTA, AZ 85650

✓ HURLEY FAMILY TRUST  
10761002Y  
8555 E CANADA DR  
SIERRA VISTA, AZ 85650

✓ MEDINA VICTOR  
10761023A  
11053 BELFAIR ST  
NORWALK, CA 90650

✓ CLOUTIER JAMES M SR  
10761021A  
8505 E DIXIE RD  
SIERRA VISTA, AZ 85650

✓ ESTRADA SOCORRO & STACEY A  
10761022B  
8406 E AMERICAN DREAM WAY  
SIERRA VISTA, AZ 85650

MOFFITT JAMES  
MOFFITT ANTHONY & VALERIE  
10761025  
3245 THUNDERBIRD DR  
SIERRA VISTA, AZ 85650

✓ BRYANT JIMMY LEE  
10761003A  
PO BOX 4332  
BISBEE, AZ 85603

✓ LIGHTHILL RICHARD S & DENESE K  
10761023B  
8500 E DIXIE RD  
SIERRA VISTA, AZ 85650

✓ NORMAN ALAN JAMES & MIYOKO  
10761024D  
8757 E CANADA DR  
SIERRA VISTA, AZ 85650

✓ WOOD PATRICK F  
10761022C  
8420 E AMERICAN DREAM WAY  
SIERRA VISTA, AZ 85650

✓ CHAVEZ STEPHEN M TRUST  
10761021  
8557 E DIXIE RD  
SIERRA VISTA, AZ 85650

✓ GRIPPIN ROBERT W & CONSTANCE  
10761002Q  
8607 E AMERICAN DREAM WAY  
SIERRA VISTA, AZ 85650

✓ FRIZZELL ERNEST RAY & LOUANN  
10761002Z  
P O BOX 3906  
SIERRA VISTA, AZ 85636

✓ BATES RICHARD  
10761025A  
8401 E AMERICAN DREAM WAY  
SIERRA VISTA, AZ 85650

✓ BACKINGER TANYA (BIAMI)  
10761023  
2545 E WATER ST UNIT G  
TUCSON, AZ 85716