



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A SPECIAL USE

Applicant's Name: _____

Name of All Property Owner(s): _____

Applicant Mailing Address:

Street #	Town	State	Zip code
Subject Property Address (if different than mailing address):			
Street #	Town	State	Zip code

Email Address: _____

Phone Number: _____

Tax Parcel Number: _____

Current Zoning Designation: _____

Comprehensive Plan Land Use Category/Growth Area: _____

Comprehensive Plan Land Use Designation: _____

Area Plan Designation (if applicable): _____

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

How many acres will be cleared and developed? _____

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.

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		
Sewer/Septic		
Electricity		
Natural Gas		
Telephone		
Fire Protection		
Waste Disposal		

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.

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.

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.

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).

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: _____

_____ 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)? _____

Total trucks (e.g., by type, number of wheels, or weight)? _____

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

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?

Water Use:

Estimate the total gallons of water needed for the proposed use: per day _____ per year _____

Please indicate your water source _____

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.

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.)

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

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

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.

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.

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.

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

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.

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?

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

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?

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?

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.

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.

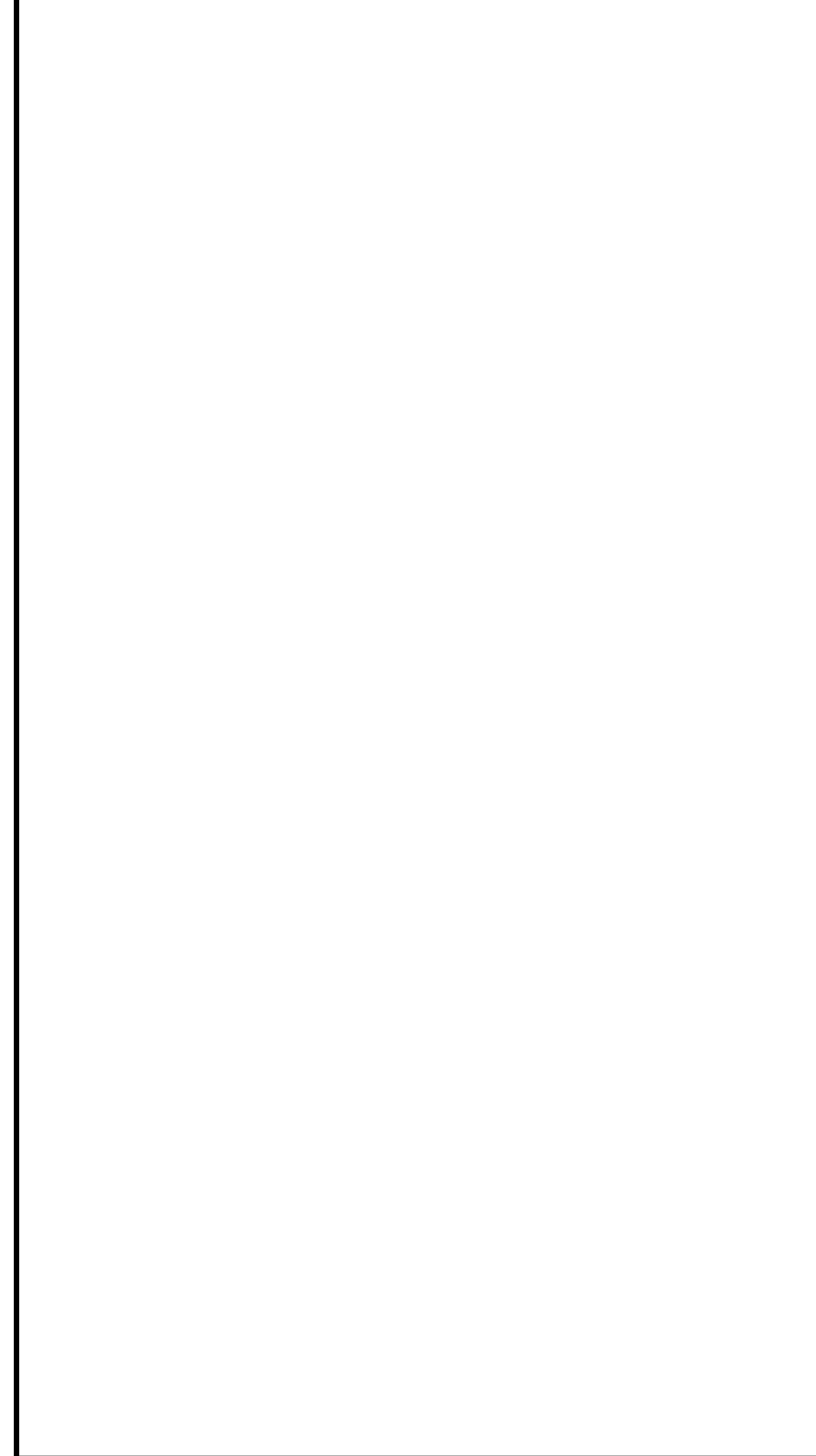
Applicant Signature

Date

CONSTRUCTION PLANS PROPOSED FOR PROPOSED PGH HOLDING CO LLC EXTENSION COCHISE COUNTY, AZ

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO THE EXIST. PUBLIC OR PRIVATE UTILITY LINES, INCLUDING BUT NOT LIMITED TO WATERLINES, WASTEWATER COLLECTION SYSTEMS AND STORM SEWERS, DURING CONSTRUCTION. ALL DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH COCHISE COUNTY, ARIZONA "STANDARD CONSTRUCTION SPECIFICATIONS", AND "STANDARD CONSTRUCTION DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATERLINES, STORM DRAINAGE, AND STREET PAVING" UNLESS OTHERWISE NOTED AND APPROVED ON THESE PLANS.

PERMIT EXPIRATION NOTE:
IF CONSTRUCTION HAS NOT BEGUN WITHIN 180 DAYS AFTER ISSUANCE, THESE APPROVED PLANS ARE VOID.



CONTRACTOR CONTACT THE COCHISE COUNTY FOR ENGINEERING INSPECTION A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION IN PUBLIC RIGHT-OF-WAY, DRIVEWAY APPROACH, SIDEWALK, DETENTION, AND UTILITY CONNECTION (WATER, SANITARY SEWER, AND STORM DRAINAGE).

SHEET INDEX	
Number	Description
01	COVER SHEET
02	TOPOGRAPHIC SURVEY
03	OVERALL SITE PLAN
04	CHANNEL CROSS SECTIONS AND GRADING PLAN
05	EXISTING RETENTION POND CROSS SECTION
06	DRAINAGE AREA MAP AND CHANNEL CALCULATIONS

DECEMBER, 2022



PROJECT NAME	PGH HOLDING CO LLC EXTENSION		
SHEET TITLE	COVER SHEET		
 CS ENGINEERING			
REV.	DESCRIPTION	DATE	
SHEET 01 OF 06		SCALE NTS	

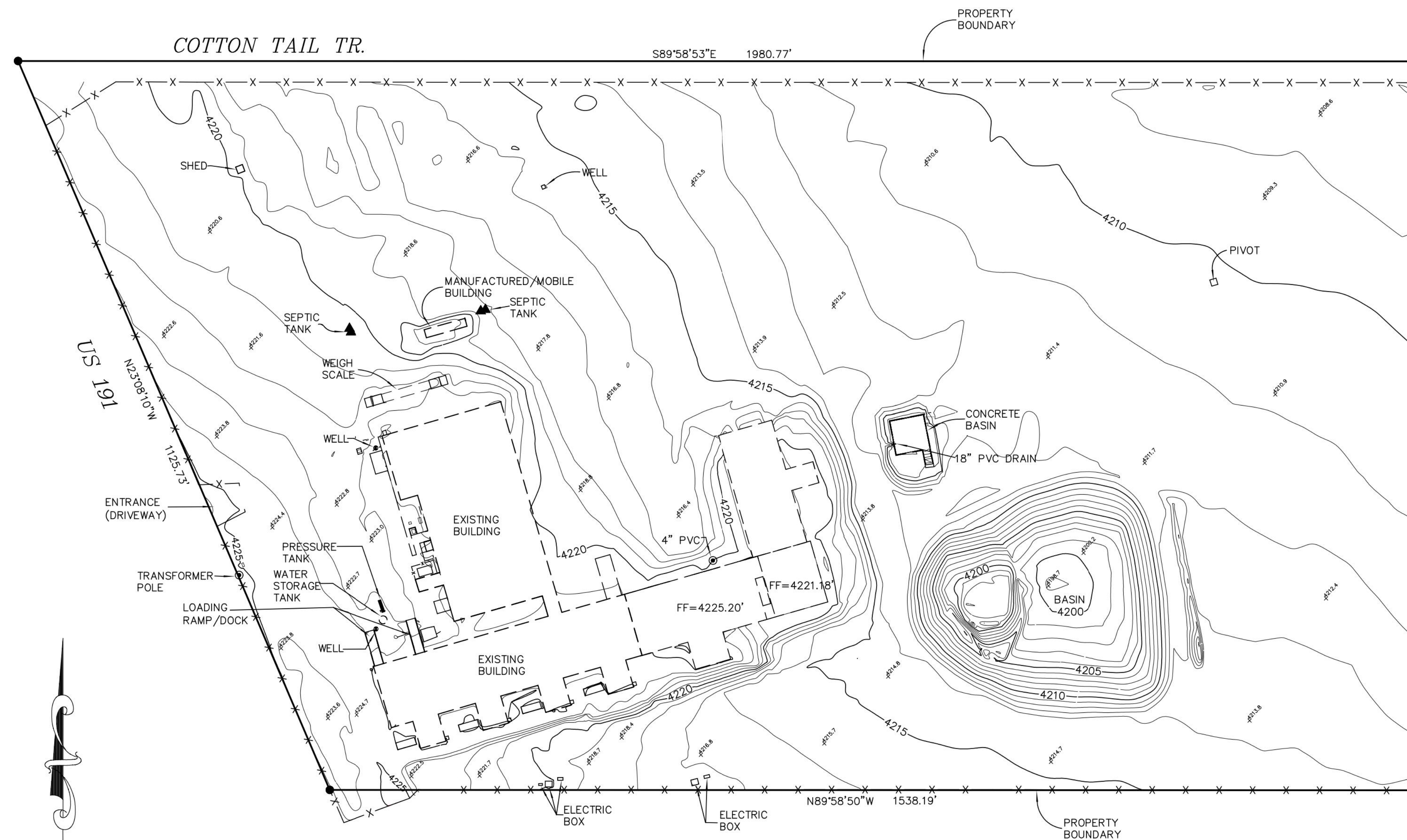
TOPOGRAPHIC SURVEY

OF A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 16 SOUTH, RANGE 24
EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF COCHISE, STATE OF ARIZONA

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT CONSISTING OF 1 SHEET(S) REPRESENTS
A SURVEY MADE UNDER MY DIRECTION AND THAT THE PROPERTY CORNERS
AND SURVEY MONUMENTS ACTUALLY EXIST AS SHOWN HEREON.

Jessica J. Hale
JESSICA J. HALE REGISTERED LAND SURVEYOR NO. 51967



LEGEND

- INDICATES FOUND 1/2" REBAR TAGGED RLS 19315 PER ROS MAP BOOK 10, PAGE 22, OFFICIAL RECORDS OF COCHISE COUNTY, ARIZONA
- X — INDICATES EXISTING FENCE LINE

REFERENCES:

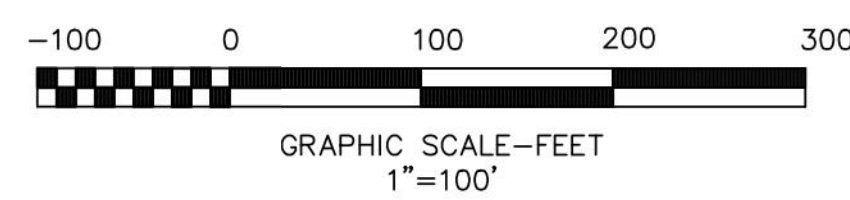
ROS MAP BOOK 51, PAGE 22
ROS MAP BOOK 10, PAGE 22

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS STATE PLANE
ARIZONA EAST COORDINATES

BASIS OF ELEVATION

THE BASIS OF ELEVATION FOR THIS SURVEY IS NGS BENCHMARK
IS "P 79", PID CF0167, EL=4247.68'



2259 N. Ocotillo Rd., Benson, AZ 85602
hale@handlandsurveying.com PH. 520.221.1233

JOB No. 22-007	DRAWN BY: JN
DATE: JAN. 2022	REVISED BY:

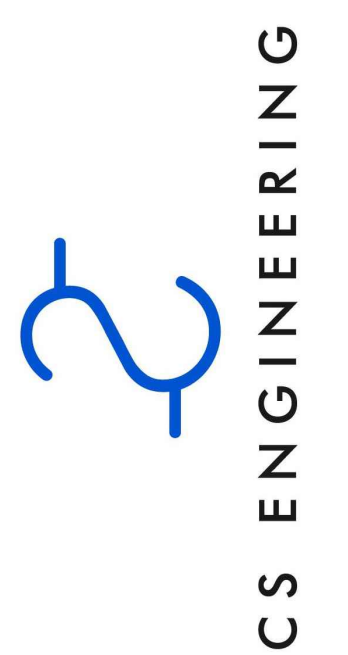
SHEET 1 OF 1

PROJECT NAME

PGH HOLDING CO LLC
EXTENSION

SHEET TITLE

TOPOGRAPHIC SURVEY



REV.	DESCRIPTION	DATE

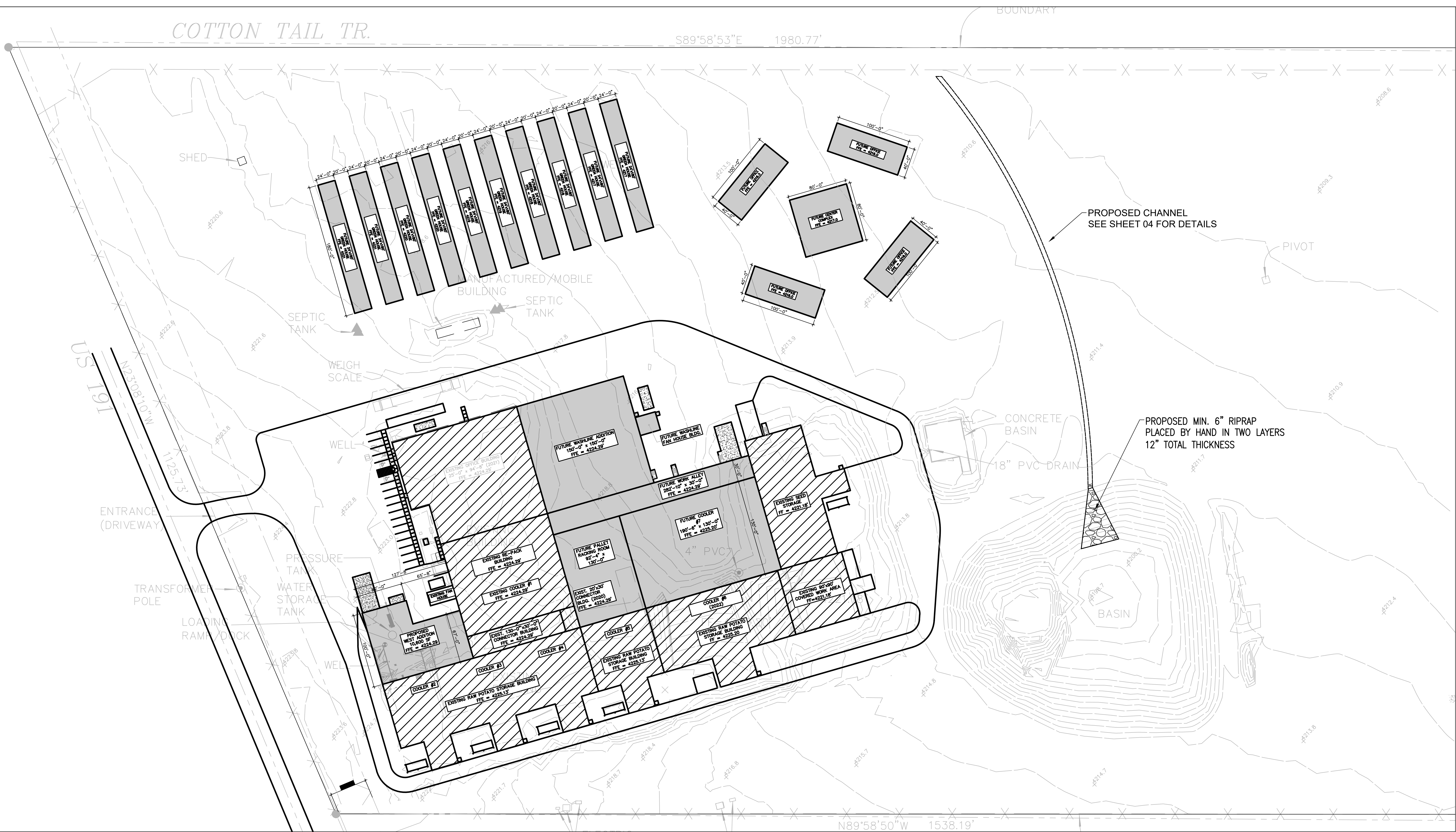
SHEET 02 OF 06

SCALE AS SHOWN

COTTON TAIL TR.

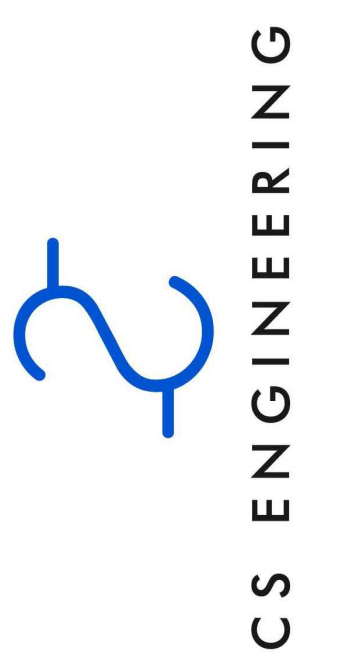
S89°58'53"E 1980.77'

BOUNDARY



PROJECT NAME
PGH HOLDING CO LLC
EXTENSION

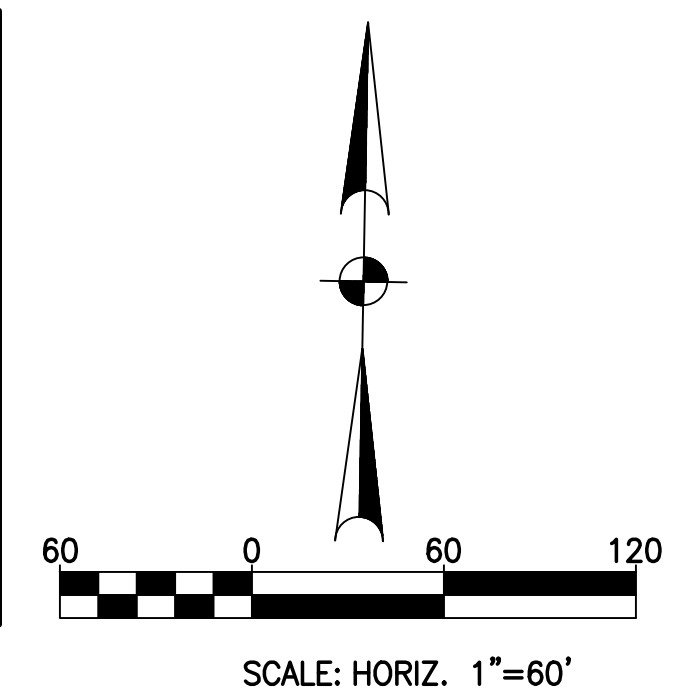
SHEET TITLE
OVERALL SITE PLAN



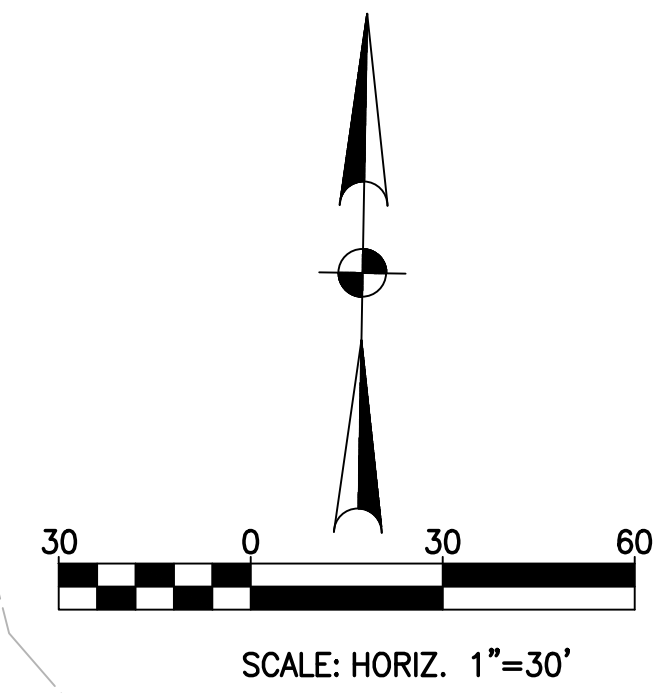
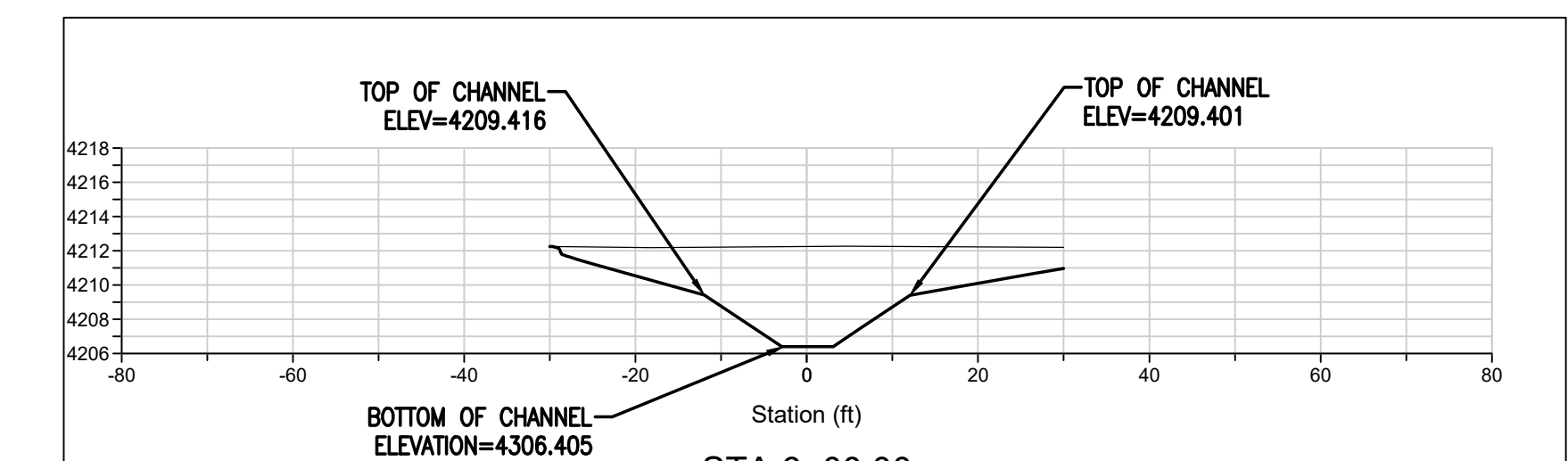
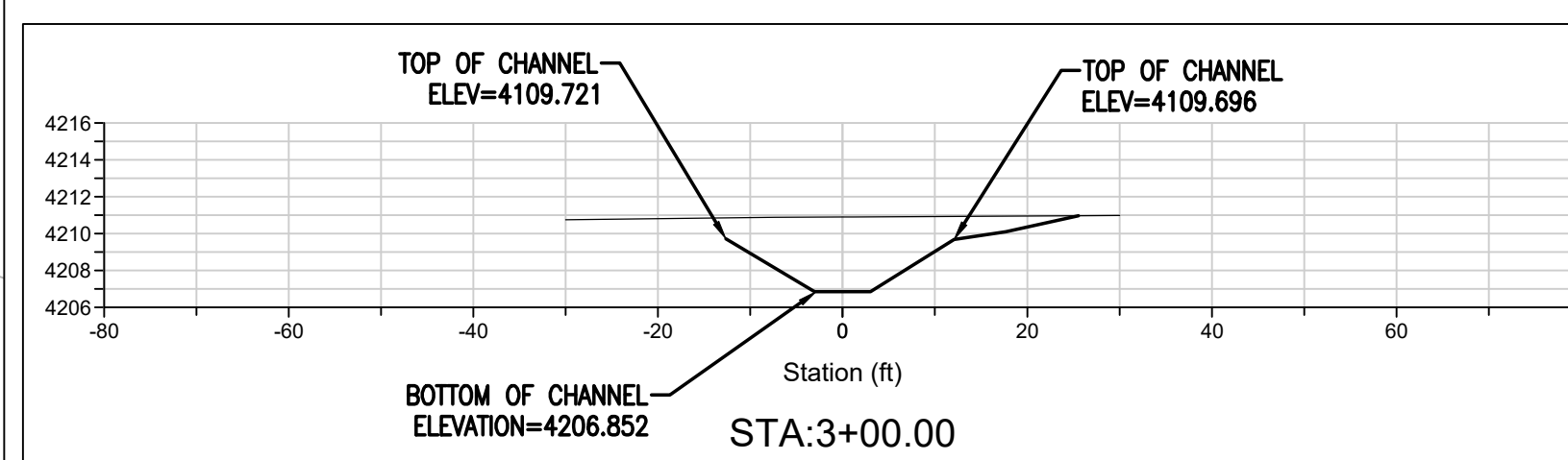
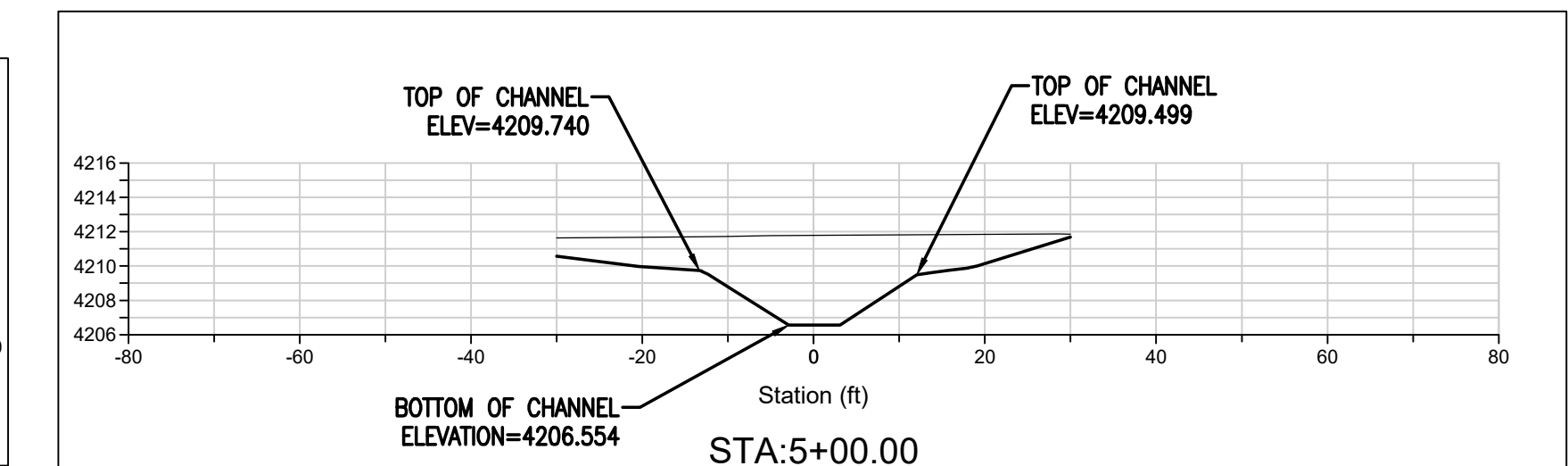
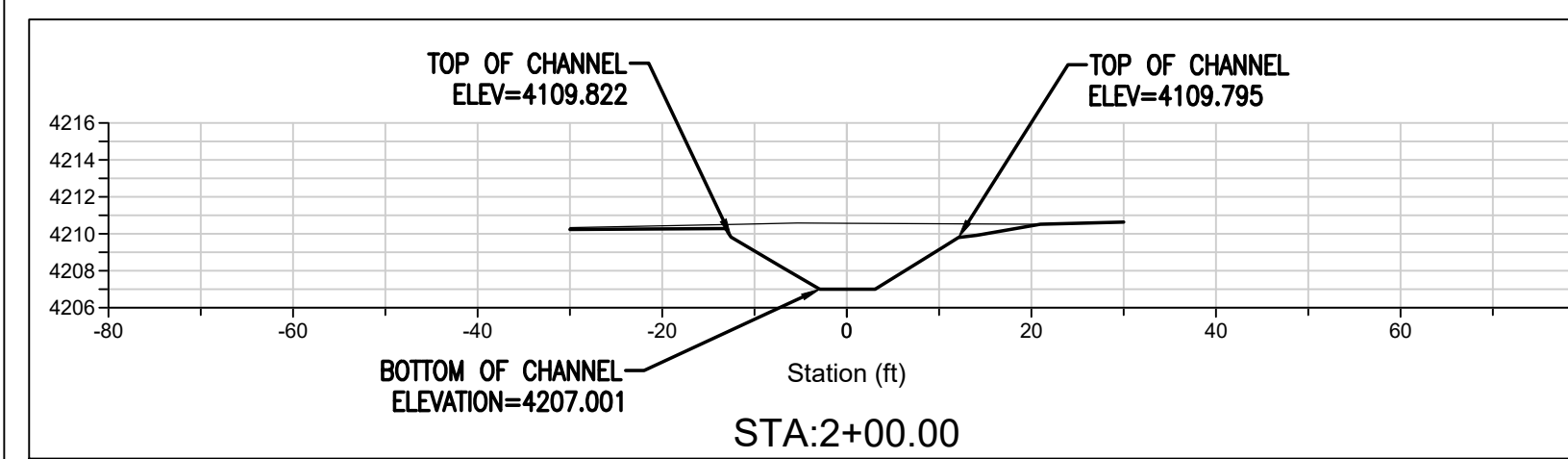
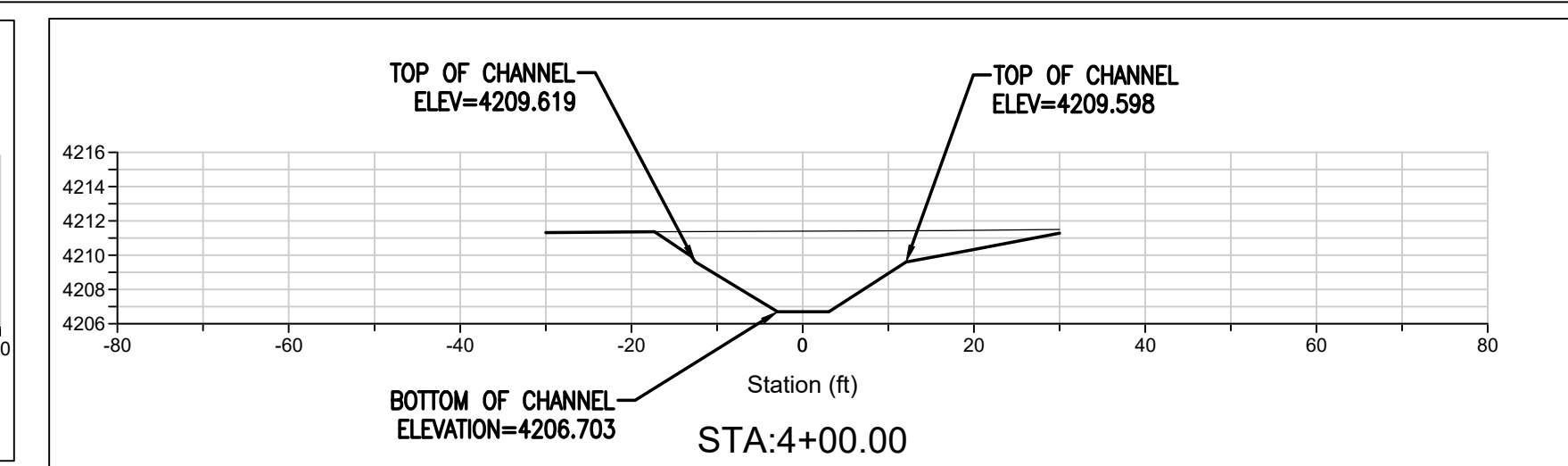
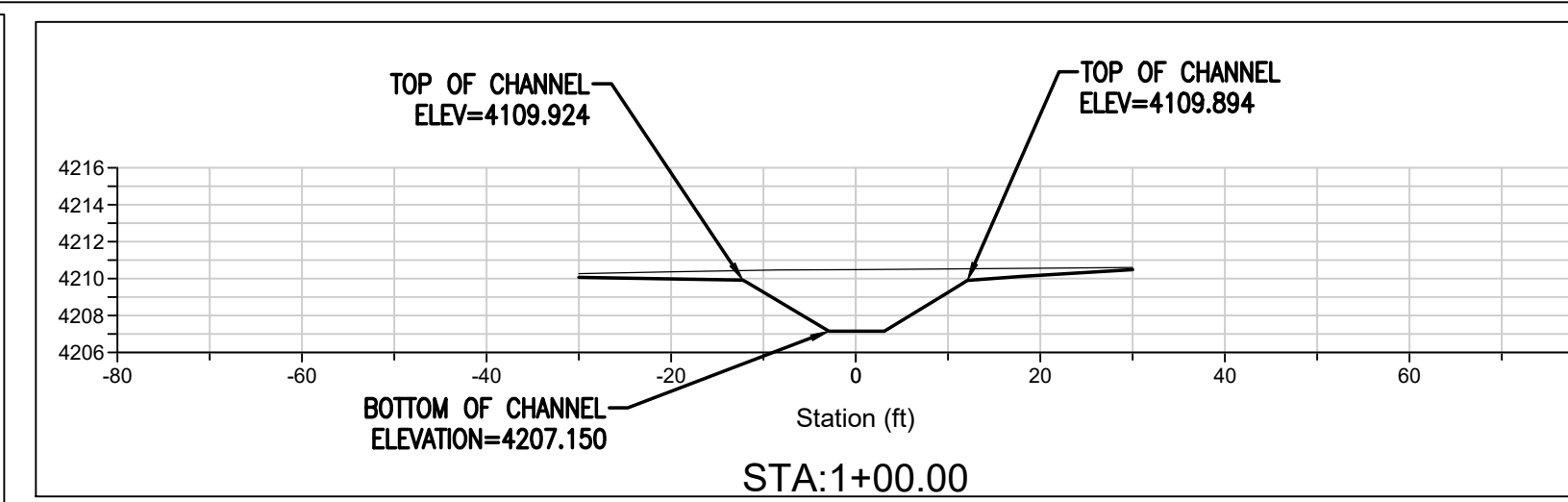
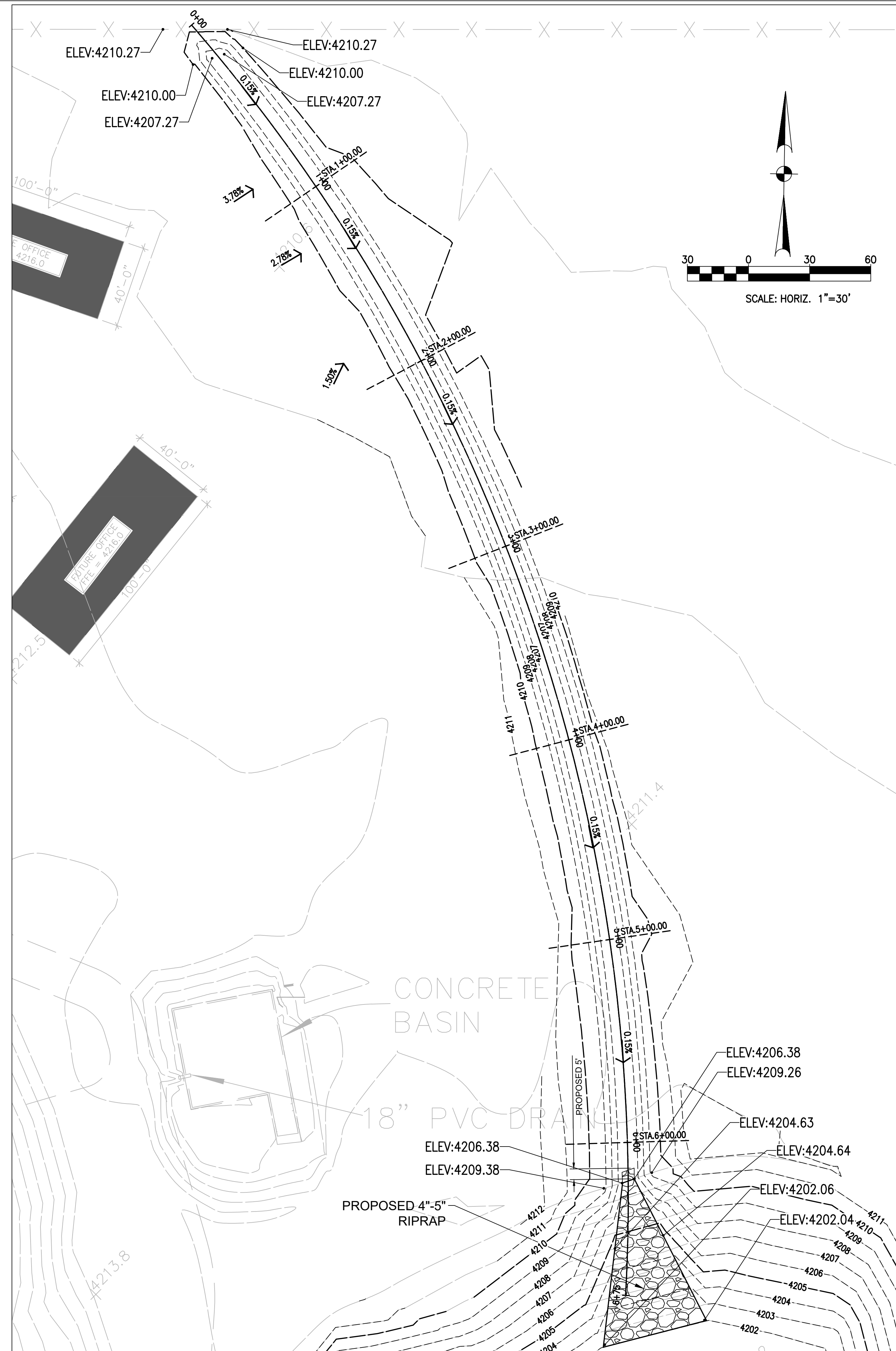
REV.	DESCRIPTION	DATE

SHEET 03 OF 06
SCALE 1" = 60'

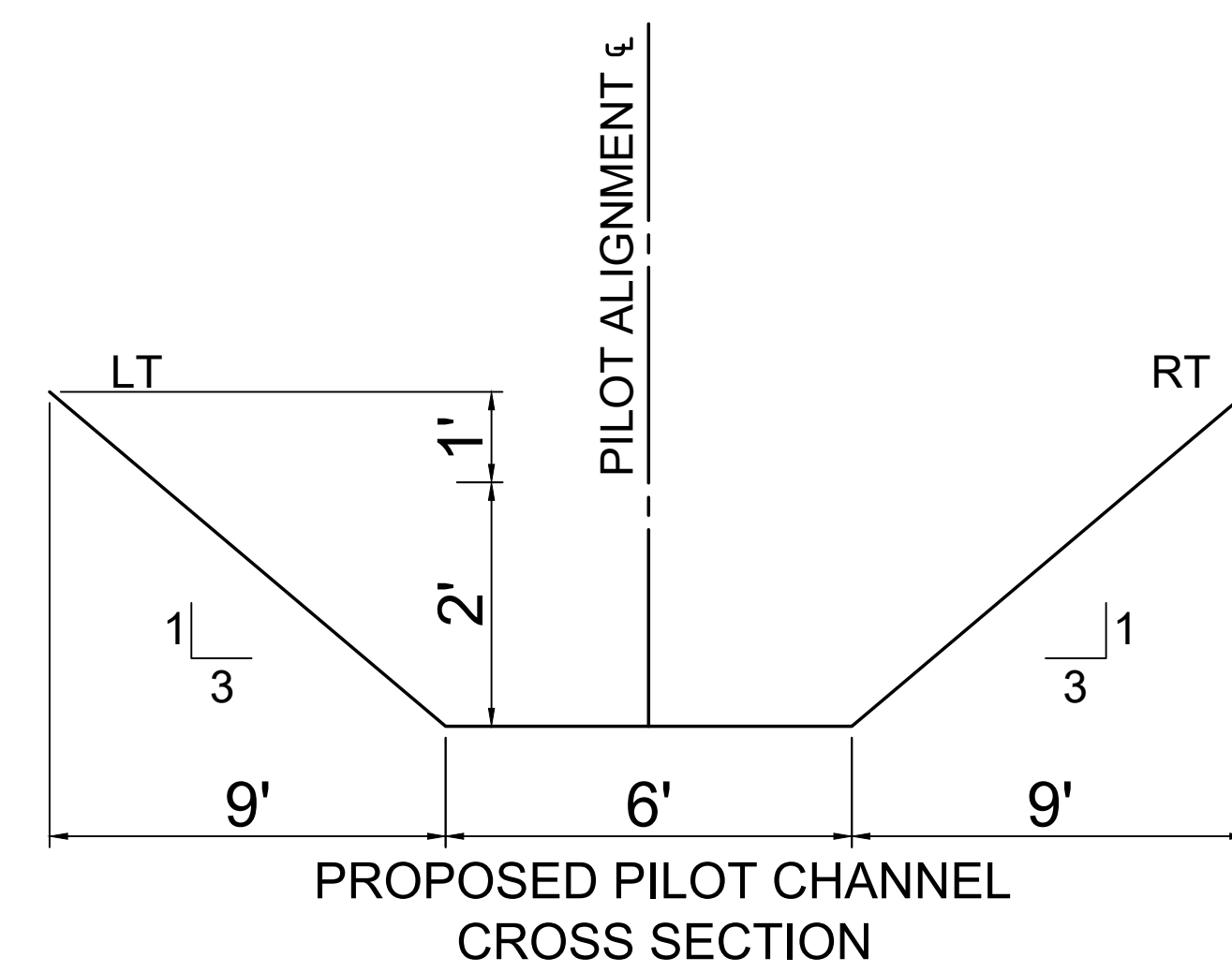
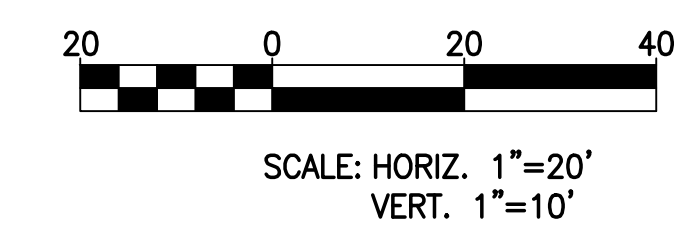
- Key Notes:
- EXISTING DEVELOPMENT
 - PROPOSED DEVELOPMENT
 - PROPOSED DRAINAGE RIPRAP
 - TOP OF PROPOSED CHANNEL
 - BOTTOM OF PROPOSED CHANNEL
 - EXISTING BOUNDARY FENCE



Dec 07, 2022 - 12:57pm



PROFILE SCALE FACTORS



PROJECT NAME
**PGH HOLDING CO LLC
EXTENSION**

SHEET TITLE
CHANNEL CROSS SECTIONS

CS ENGINEERING

REV.	DESCRIPTION	DATE

SHEET 04 OF 06

SCALE AS SHOWN

Dec 07, 2022 - 12:59pm

COTTON TAIL TR.

S89°58'53"E 1980.77'

BOUNDARY

US 191

N23°08'10"W

1125.73'

ENTRANCE (DRIVEWAY)

TRANSFORMER POLE

LOADING RAMPA DOCK

WATER STORAGE TANK

PRESSURE TANK

drainage flow

SEPTIC TANK

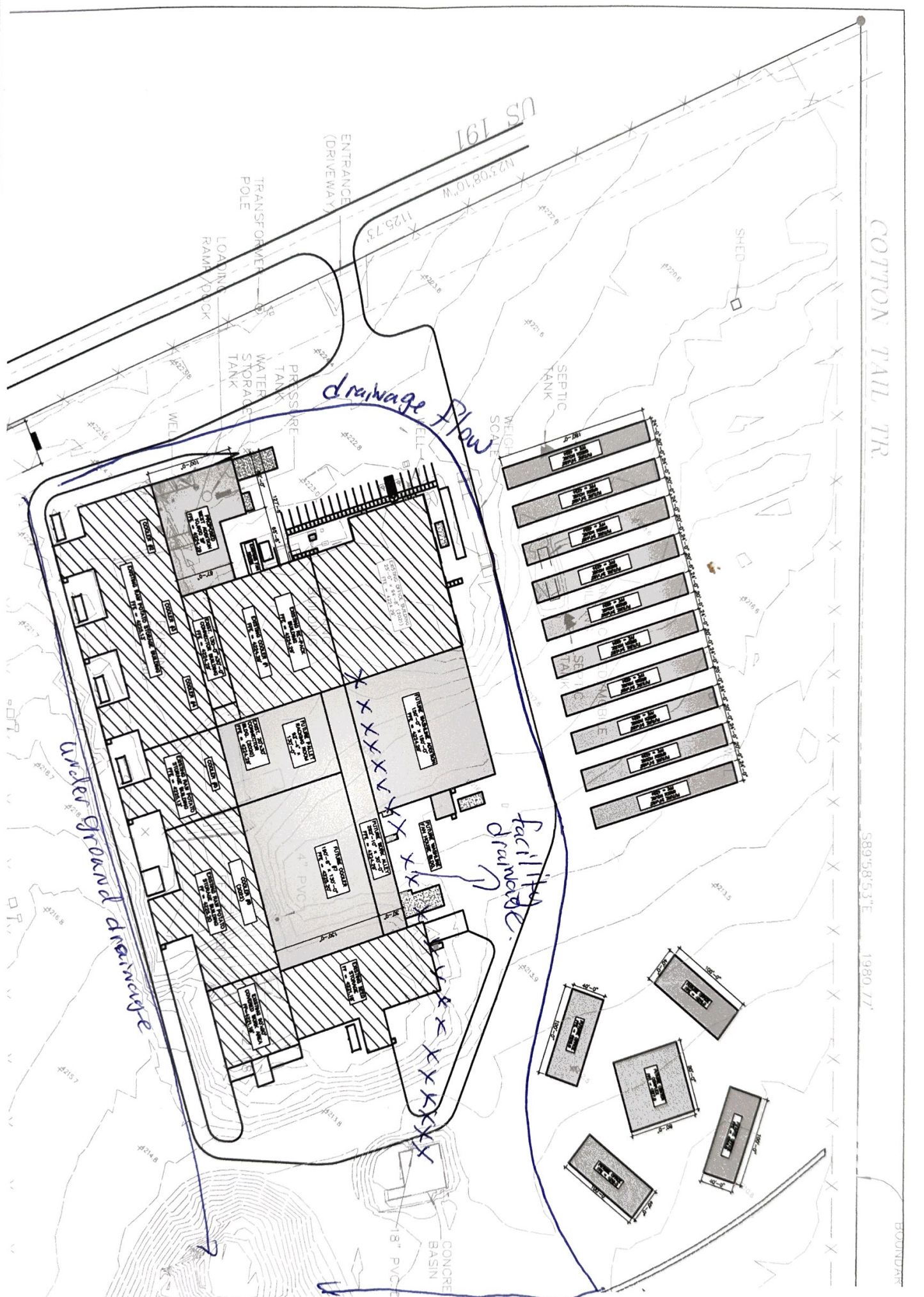
WEIGHT SCALE

SHED

Facility drainage

under ground drainage

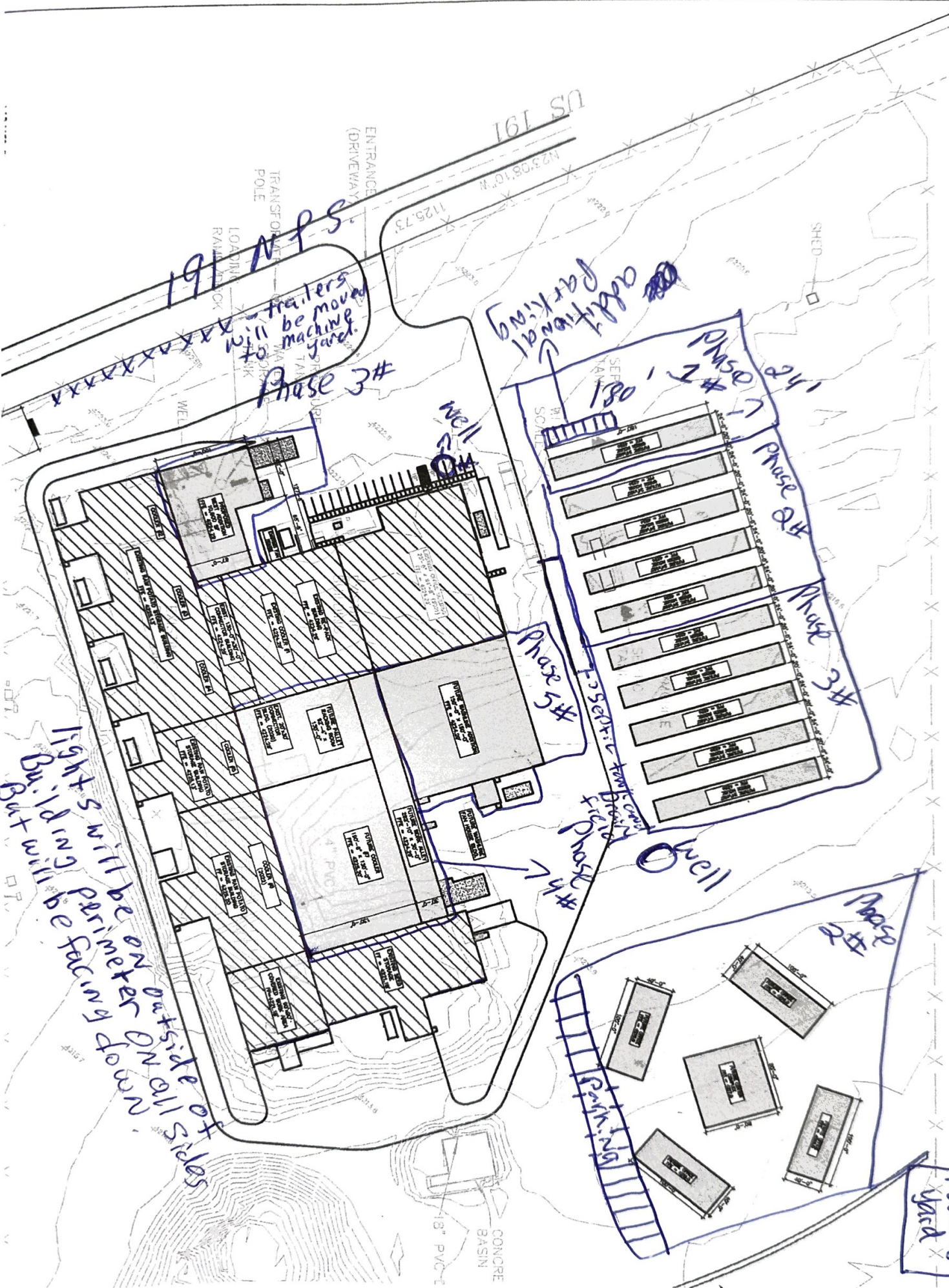
CONCRETE BASIN
18" PVC



COTTON TAIL TR.

S89°58'53"E 1980.77'

BOUNDARY



US 191

ENTRANCE (DRIVEWAY)

TRANSFORMER POLE

LOADING RAMP

WELL

SHED

Additional parking

191 NPS
trailers will be moved to machine yard.

Phase 3#

Well

Phase 5#

Phase 1#

Phase 2#

Phase 3#

Light's will be perimeter outside of sides of building. But will be facing in

Well

Phase 2#

machine yard

CONCRETE BASIN
18" PVC

COTTON TAIL PR

S89°58'53"E 1989.77'

BOUNDARY

