



# Cochise County

Development Services  
Planning Division

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

## APPLICATION FOR A SPECIAL USE

Applicant's Name: Rebecca Bassett

Name of All Property Owner(s): Rebecca Bassett & Jason Roberts

Applicant Mailing Address:

3651 E Doe Ranch Rd Pearce, AZ 85625

Street #                                      Town                                      State                                      Zip code

Subject Property Address (if different than mailing address):

651 E Doe Ranch Rd Pearce, AZ 85625

Street #                                      Town                                      State                                      Zip code

Email Address: becky@lazyhorseranch.com

Phone Number: 602-620-0247

Tax Parcel Number: 11401097A

Current Zoning Designation: RU4

Comprehensive Plan Land Use Category/Growth Area: B Rural/No area

Comprehensive Plan Land Use Designation: Rural

Area Plan Designation (if applicable): NA

Size of Property (in acreage or square feet): 20 acre

How many acres will be cleared and developed? 1/3 acre

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.

We have a very high demand for additional sites during the winter season. I always have to turn people away due to limited space. We book a year in advance, have a waitlist for cancellations for March and April. People love to ride horses here. They support our local community, and small businesses with every purchase they make. To my knowledge, so far, 9 families (previous guests of LHR) have purchased property in Cochise County, and stay full time in the winter. Our communal building is way too small to accomodate current campground usage. We only have seating for 5 people in the Library. When the sites are fully booked we have a dozen people, and there's no place for them to gather in windy or cold weather.

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 well	
Sewer/Septic	septic	
Electricity	SSVEC	
Natural Gas	NA	
Telephone	NA	
Fire Protection	Sunsites Pearce Fire Department	
Waste Disposal	Southwest 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.

Shed- Library 16'x16'  
Shed- Storage 16' x 32'  
Shed- Storage 16' x 32'  
Shed- Shelter 20' x 40'  
Garage- Storage 24' x 24'  
House- Residence 30' x 68'

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.

Communal Building - Community gathering place for guests of our campground to use during their stay. 3000'  
Shed - Shelter for horses 5600'  
Sites - 6 new sites for RV camping (Beginning as dry camping) 5500'

No tent camping. All campsites will be for RV camping only. All sites will have full RV hookups eventually. Development will start at dry camping, and gradually be developed in phases.

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

Current Zoning is Rural. Horseback riding is a rural activity, that takes place in rural areas. We aim to provide a local service by providing equine lovers and horsemen a place to stay in Cochise County to ride horseback in rural areas. We also contribute to the preservation of our existing trail system by offering a place for Horsemen a place to base from, to support trail maintenance/clearing on National Forestry lands for all to enjoy.

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

We will provide dry camping, camping with full hookups, community gathering building for the campground. We provide overnight sites for people traveling with horses and provide a place to stay so they can enjoy the sites and tour Cochise County.

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).

metal, wood

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.

Phase 1: Permits and Infrastructure Development - move corrals and create dry sites, move dirt, aggregate.

Phase 2: Site Development- Water spigots to service the new 6 sites.

Phase 3: Site Development- Electric post to service the new 6 sites.

Phase 4: Site Development- Septic to service the new 6 sites.

Phase 5: Mare Motel Shade

Phase 6: Communal Building

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

Days of the week: Monday-Sunday

8 AM to 5 PM

Number of employees (if applicable):

Initially 2 Future: 4-6

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

How many vehicles will be entering and leaving the site (per day)? 1 or 2

Total trucks (e.g., by type, number of wheels, or weight)? Pickup & trailer 10 tires max

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

E-W on Doe Ranch, N-S on Kansas Settlement, N-S on 191

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

about 1/3 to 33% each

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

Jan-April 10am-3pm

Water Use:

Estimate the total gallons of water needed for the proposed use: per day 72-174 per year 5971-775

Please indicate your water source private well

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.

Desert drought tolerant plants, drip irrigation for plants. Water usage estimates above include water hookups to all RV sites and water consumed by livestock.

RV's use approximately 7 gallons of water per day on average based on double occupancy. Most RV pumps on the market typically discharge a flow rate of 1 GPM to 4 GPM. Most Living Quarter horse trailers come standard with a 12V water pump not capable of pumping large amounts of water. Flow is always restricted.

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)

Doe Ranch Rd & Bull Run Rd

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

Low impact on roads we already maintain.

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.

NA

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.

Yes we did receive an email from neighbors. We had already set rules for the campground in effect, and they were complaining about previous incidents from the previous owners.

Describe any outdoor activity associated with your special use proposal, if applicable.  
Riding horses off property in the Dragoon Mountains and Chiricahua Mountains.

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.

NA

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 may be some ambient noise from folks going about their routines in the campground, but it's minimal. There is a significant amount of tree vegetation inbetween the campground and neighbor dwellings. Our demographic is primarily retirement ages folks who keep an "early to bed, early to rise" routine to get riding in the best daylight hours. Having a new larger indoor communal building for them to gather in on a regular basis will have a significant reduction in the amount of ambient noise from those congregating in the campground. Screening- We can add additional 6' screening in addition to the already existing thick screening of mesquite trees between our West property line and adjacent neighbors. I suggest Afahan Pines.

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

No odors. Stalls are cleaned daily and manure is spread/tilled in the arena, and in the pastures.

Regular trash pick up by Southwest Disposal.

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?

Flies are only problematic in Monsoon season, and we use fly traps and fly predators during that season. Mice are only problematic in our hay barn which stores our hay for our own horses consumption. Our guests store their hay in their trailers. We use bait traps, and cats to keep mice down in our barn.

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?

We regularly maintain the roads dragging and grading to maintain gravel on the roads. Corrals are placed in the center of the property away from neighbors dwellings. We can also water down the arena if absolutely necessary.

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.

There won't be any changes to current drainage.

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

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.

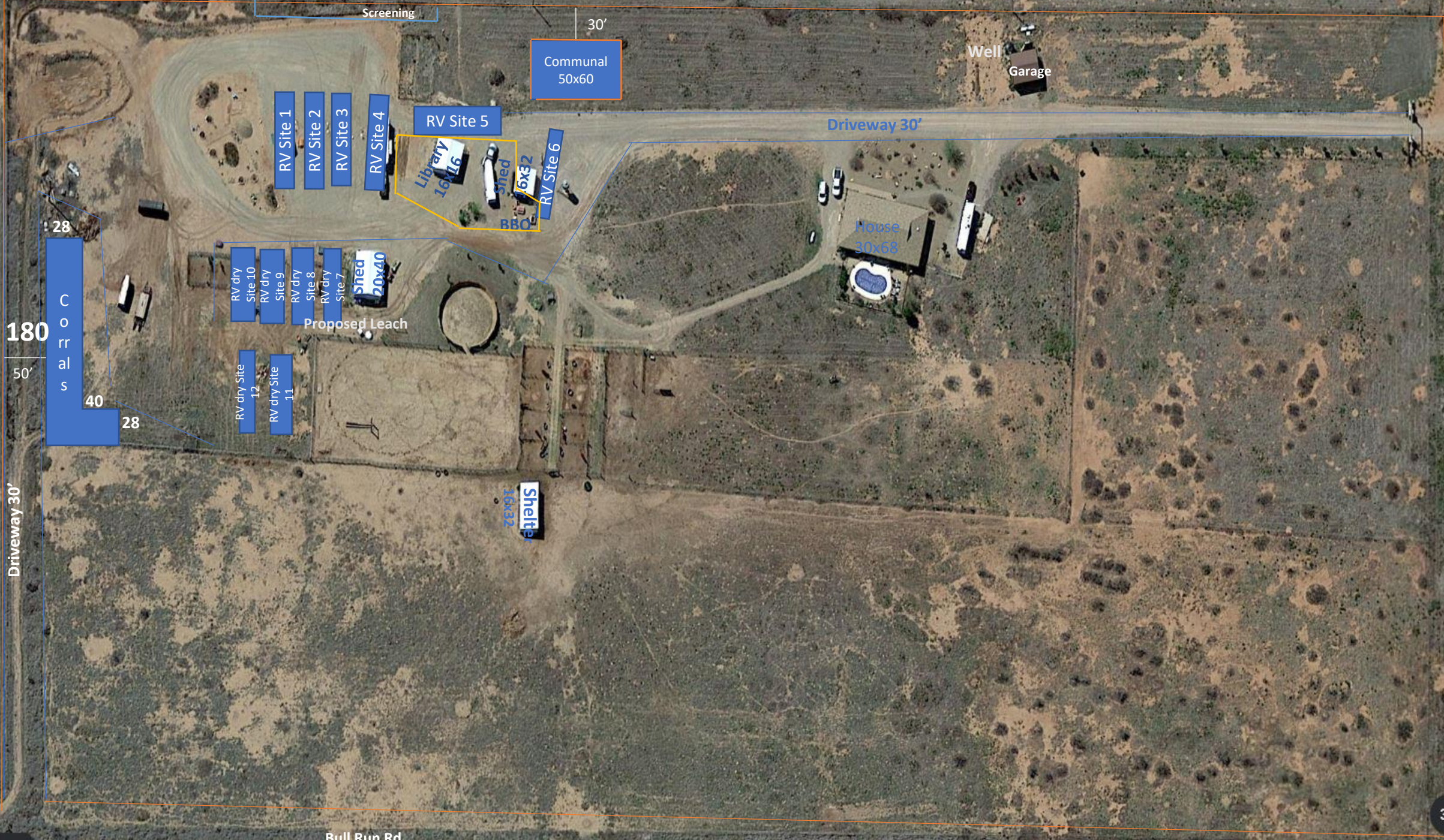
Yes  No

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.

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Applicant Signature

Date



Screening

30'

Communal  
50x60

Well  
Garage

RV Site 1  
RV Site 2  
RV Site 3  
RV Site 4

RV Site 5

Driveway 30'

Library  
16x16  
BBQ  
Shed  
6x32

RV Site 6

House  
30x68

28

Corral  
180

RV dry Site 10  
RV dry Site 9  
RV dry Site 8  
RV dry Site 7

Proposed Leach

Shed  
20x40

50'

40

28

RV dry Site 12

RV dry Site 11


Shed  
16x32

Driveway 30'


Bull Run Rd.

# Lazy Horse Ranch


## Legend

Current Communal Area **outdoor** area 


5064' = 49% of total outdoor site area

Current communal building Library 

is 256' sq ft. Sitting room only for 5 people. 0.03% of total indoor communal area. Currently less than 10% devoted to common rec area.

Proposed addition to communal building area 

3000' + 256' Library = 3256' and 32% will be the new proposed indoor communal gathering area.

Property boundary line 

RV sites 1-12- Total Outdoor site sq ft = 10,235

## Year 1

Phase 1: Permits and Infrastructure Development

Phase 2: Site Development

## Year 2

Phase 3: Site Development

## Year 3

Phase 4: Site Development

## Year 3-5

Phase 5: Mare Motel Shade

## Years 5-10

Phase 6: Communal Building

