



# Cochise County

Development Services  
Planning Division

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

## APPLICATION FOR A SPECIAL USE

Applicant's Name: Bruce J. Hamberger, Diana N. Hamberger

Name of All Property Owner(s): Bruce J. and Diana N. Hamberger

Applicant Mailing Address:

**10200 E. Sunrise Dr. Pearce, AZ 85625**

Street #                                      Town                                      State                                      Zip code

Subject Property Address (if different than mailing address):

**9797 E. Highway 181, Pearce, AZ 85625**

Street #                                      Town                                      State                                      Zip code

Email Address: brighterthanday@gmail.com

Phone Number: 623-295-1221

Tax Parcel Number: 401-82-002F

Current Zoning Designation: RU-4

Comprehensive Plan Land Use Category/Growth Area: D-Rural

Comprehensive Plan Land Use Designation: D-Rural

Area Plan Designation (if applicable): N/A

Size of Property (in acreage or square feet): 10.05

How many acres will be cleared and developed? 1 acre or less cleared, 2 acres fenced

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 operated a successful family business from our home at 10200 E. Sunrise Dr, Pearce, AZ, since 2006. We install and service solar electric systems all over Cochise County, and into Graham and Pinal counties as well. . As the business continues to grow, it has become clear that it needs to be moved to a better location, with highway frontage access (for deliveries, employee access,etc.) as well as a building that will provide better working conditions and warehouse storage for solar panels and other components. This business already employs several people and supports their families, and with the proposed new location and building, has the potential to employ even more. This will have a positive impact on the community and on the county.

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.

<b>Service Provider</b>	<b>Service Provider</b>	<b>Additional Provisions Required</b>
Water/Well	Private Well	
Sewer/Septic	Stambeck septic	septic tank and leach field will be installed
Electricity	SSVEC	
Natural Gas	No natural gas	Will install propane tank
Telephone	Valley Telecom	
Fire Protection	Sunsites Fire Department, Elfrida Fire Department	
Waste Disposal	Cochise County solid Waste/ Bojorques recycling	

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.

One 20ft x 65ft x 10ft H Mobile Home with added porches and steps--This will be removed and subsequently replaced with either another mobile home or a stick build home. We will use this new home for housing for family or for a manager of the business.

One 12ft x 16ft x 8ft metal Garage/shed

One 8ft x 16ft x 10ft wood and metal shed--This will be removed as it is in disrepair.

One 8ft x 12ft x 10ft wood construction Well House.

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.

One approximately 44 x 64 x 16H metal building on concrete foundation with concrete slab

One approximately 20 x 64 x 14H covered equipment parking/storage area adjacent to the above building, with concrete foundation and gravel ground.

Is the proposed special use consistent with stated purpose of the current zoning district? Explain.  
The current zoning is RU-4, so this business is not consistent with the current zoning.

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

Installation and service of solar off-grid power systems, to include solar panels, controllers, inverters, conduit, wiring, electrical components, and breaker boxes.

Solar grid-tied systems, including solar panels, controllers, grid hook-up components, breaker boxes, power supply shut off.

Supply and service of back-up generators.

Conventional electrical installations, wiring, lights, power outlets, breaker boxes and power supply boxes.

Manufacture and/or fabrication of solar system components

Storage of parts and components of above-mentioned solar systems

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).

The new buildings will be of metal construction (metal/steel members and metal siding and roofing). They will be insulated with reflective sheet insulation and/or fiberglass insulation with plastic/paper vapor barrier. The buildings will be on concrete foundations with concrete slabs. Interior Offices, restrooms, breakrooms will be stick (wood members) built/conventional construction.

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-Friday

8 AM to 5 PM

Number of employees (if applicable):

Initially 6 Future: 12

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

How many vehicles will be entering and leaving the site (per day)? 8

Total trucks (e.g., by type, number of wheels, or weight)? 2 (UPS/fedex, Semi(18 wheels))

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

Traveling west on Hwy 181, and east on Hwy 181

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

30% east, 70% west.

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

Traffic is heaviest in the afternoons, due to deliveries and customer visits. Not seasonal

Water Use:

Estimate the total gallons of water needed for the proposed use: per day 100 per year 25,000

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.

Natural/native plant for any landscaping, which will use natural rainfall and water harvested from roofs.

Personal water use will be limited to bathroom and kitchen/break room use.

Other water use for washing of equipment or vehicles will be done over a gravel covered drainage area.

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.)

The property has permanent legal access to Highway 181 which borders the entire north side of the property (approximately 665 feet).

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

Highway 181 will be the only access road. A new driveway will be constructed, composed of a concrete or asphalt apron off the highway, transitioning to a gravel driveway.

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

This will have no to minimal impact on the roads serving this 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.

There is at present one driveway cut into the property from Highway 181, serving the home that is located on the property. We propose ONE additional driveway cut to serve the new building. This is an increase in cuts, and no 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.  
We are not requesting any modifications or waivers from 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 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.

We have sent out twelve letters to citizens/residents within 1000 feet of the subject property. We have not as yet received any responses.

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

Receiving of deliveries

Loading/unloading vehicles with job components before and after a service trip.

Washing of equipment or vehicles

Property management such as mowing, landscape work, building maintenance.

Eating in outdoor eating areas by employees

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.

Yes, storage of equipment and materials will be needed. Screening fences will be built on all sides of the property that will affect 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?

Noise and vibrations may be heard as employee, business, and delivery vehicles arrive and depart the property. This will occur on most work days in the early mornings and late afternoons/evenings.

The business will sell and service back up generators, and noise may be heard as these are tested and serviced. This will occur on an occasional basis, no more than once a week, for approximately one hour

This noise will rarely be heard by neighbors, as the two closest are weekend visitors (not permanent residents) and all other neighbors are far enough away that they will be unlikely to notice the noise or distinguish it from regular traffic.

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

Odors will not be created on the property.

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 on-site activities will attract pests such as flies or mice.

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?

Besides traffic in and out of the property, no additional dust will be created. Driveways will be covered with gravel to mitigate dust generated by vehicles.

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.

Drainage patterns only be affected when we cut driveways and build up the pad prior to laying the foundation of the building, to ensure the building will not be affected by heavy rains and subsequent water flow across the property. Drainage ditches will be cut on perimeter of graveled driveway areas, and to divert rainwater from roof.

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.

Less than one acre will be cleared for driveway and building pad.

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.

12/26/2022

Applicant Signature

Date

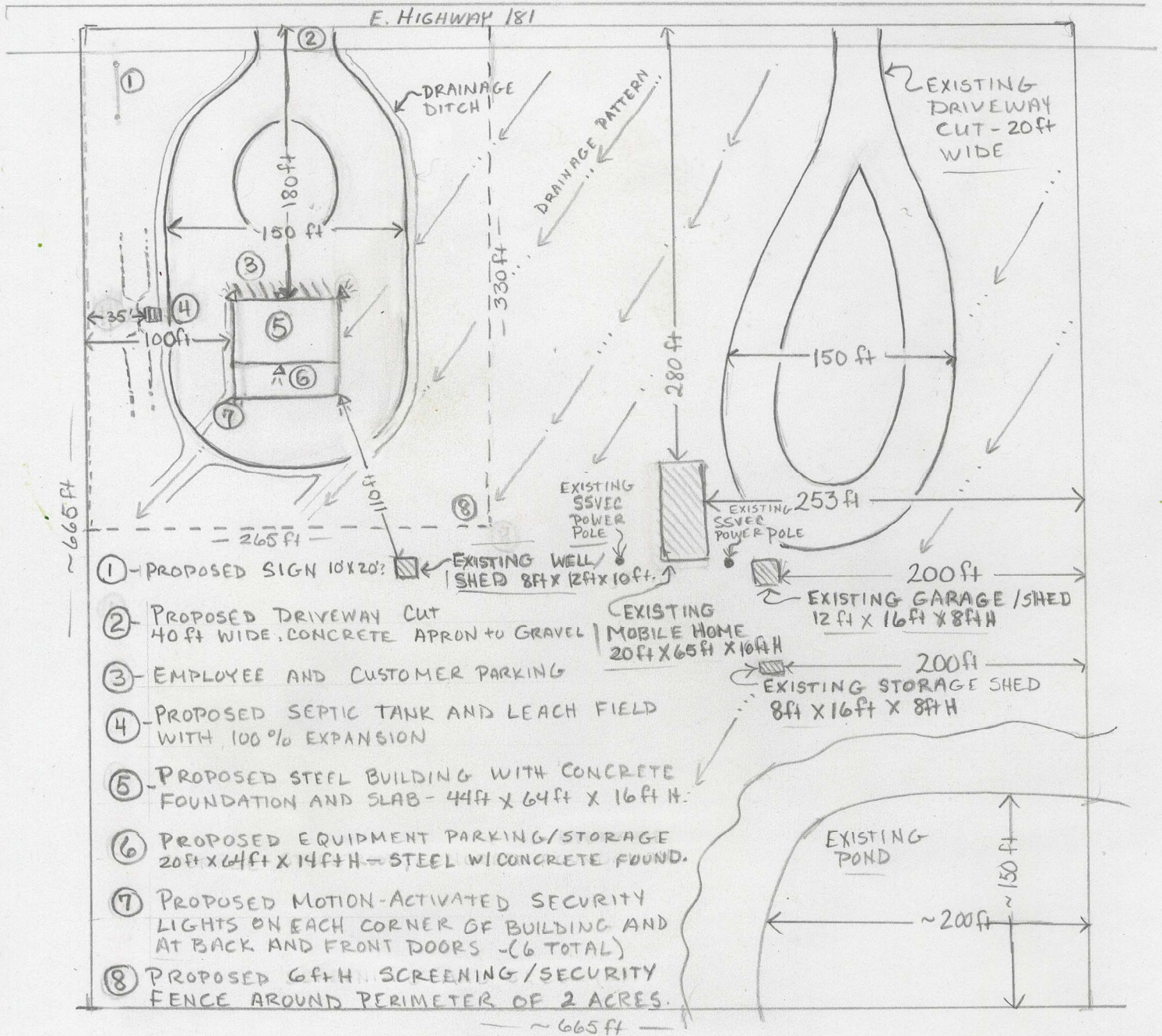
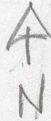
# CONCEPT PLAN

SPECIAL USE PERMIT FOR 9797 E. HIGHWAY 181

PARCEL # 401-82-002F

LIGHTHOUSE ELECTRIC AND SOLAR

BRUCE J. HAMBERGER & DIANA N. HAMBERGER



1 INCH = ~100ft