



Cochise County

Development Services
Planning Division

Public Programs...Personal Service

www.cochise.az.gov

APPLICATION FOR A SPECIAL USE

Applicant's Name: Ramsey Canyon Cabins LLC Name of All

Property Owner(s): Jen Scialdone, Greg Scialdone Applicant Mailing Address:

76 E Ramsey Canyon Road Hereford, AZ 85615

Street # Town State Zip code

Subject Property Address (if different than mailing address):

Street # Town State Zip code

Email Address: RamseyCanyon76@gmail.com

Phone Number: 520-255-9166

Tax Parcel Number: 10546007A

Current Zoning Designation: RU4

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): 4 Acres

How many acres will be cleared and developed? 1/4 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.

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	Private Septic	
Electricity	SSVEC	
Natural Gas	NA	
Telephone	NA	
Fire Protection	Fry Fire District	
Waste Disposal	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.

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.

Two Cabins that are short term rentals and one full time private residence and one Tack Room building.

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.

The Tack Room has a 12'x12' room in it that we want to add as a short term rental option for guests.

(4) RV sites on a ¼ acre piece of land next to the Tack Room.
Day Guests using existing nature trails.

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. We are seeking to add the ability to have day guests park on our land and utilize existing trails to increase ecotourism in Ramsey Canyon. RV sites will provide additional short term space for guests to come and enjoy Ramsey Canyon and the surrounding area. The additional 12'x12' short term rental offers guests of the area another option for accommodations in Ramsey Canyon.

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).

No construction materials are required, building is existing. Building is made out of brick.

Will the project be constructed/completed within one year or phased?

One year Building exists, parking area for day guests exists, trails exist, RV sites will be completed within the 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: _____

8 AM to 5 PM

Number of employees (if applicable):

Initially 0 Future: 1-2

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

How many vehicles will be entering and leaving the site (per day)? Up to 10 during peak season March-May

Total trucks (e.g., by type, number of wheels, or weight)? 1-3 Rock Delivery Trucks for RV site completion

Estimate which direction(s) and on which road(s) the traffic will travel from the site. West and East on Ramsey Canyon Road

If more than one direction, estimate the percentage that travel in each direction. 50% West and 50% East

At what time of day, day of week and season (if applicable) is traffic the heaviest? March thru May -peak birding season, 8am to 5pm 7 days per week

Water Use:

Estimate the total gallons of water needed for the proposed use: per day 5 per year

2000 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. Our RV sites will not have water hook-ups and they will provide their own water while staying on site.

12'x12' rental space harvests its gray water and will be used to water existing plant material.

Will your property be served by a septic system? Yes No Currently served by 3 septic systems, no additional systems required, RV sites do not offer septic hookups, 12'x12' is serviced by portable restroom which is also used by Day Guests.

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 is acquired by way of 10' approved concrete driveway and 10' wide internal drive aisles, and the 10' wide drive aisle widths in parking areas as well as existing surfacing of driveways and parking areas to remain.

Which streets or easements will be used for traffic entering or exiting the property? (Please label on the accompanying plan) East Ramsey Canyon road is the only street to be used.

What impact will this have on the traffic volume of roads serving this subject property? We do not foresee a large increase in traffic due to the fact that we will be mostly capturing traffic that already is present on the roadway. Instead of just driving up and down the road, they will stop at our location and potentially reduce car trips to the Ramsey Canyon Preserve and Folklore Preserve because they will be able to walk to their destination once they are a guest at Ramsey Canyon Cabins.

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 1 road cut and it will stay in its current location. There is not going to be any additional road cuts.

Does the subject parcel have site access onto a major road?

Yes No East Ramsey Canyon Road connects directly to Highway 92.

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.

We distributed letters to our neighbors within and outside of the required 300' of our parcel. In the letters we have described the additions to the property that we would like to make. We described the measures we take to mitigate any disturbance to our neighbors and the environment. We provided information for our neighbors to contact us and invited them to the property for a tour to see what currently exists and to see what we are proposing.

Describe any outdoor activity associated with your special use proposal, if applicable. Day Guests will use existing trails on the property.

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. Not Required

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 will be normal car noise that is currently heard from Ramsey Canyon Road.

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Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties? No additional odors created.

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. We currently work to reduce the mouse and pest population by way of spraying around properties and kill traps for 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? 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**

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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. **N/A**

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.

Jen Scialdone 6/29/23 Greg Scialdone 6/29/23 Applicant Signature Date