



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A SPECIAL USE

Applicant's Name: DIAMOND II BAR GROUP LLC

Name of All Property Owner(s): ANDREA TUZZOUNO & BRUCE HART

Applicant Mailing Address:

161 W 6TH ST BENSON AZ 85602
Street # Town State Zip code

Subject Property Address (if different than mailing address):

NO COTU 12 RD, NORTH OF FOUR FEATHER RD, EAST SIDE OF RD.
Street # Town State Zip code

Email Address: CAPT W RANNEY@EXTRAORDINARY@BEMAIL.COM

Phone Number: (520) 268 7355

Tax Parcel Number: 123-08-0035

Current Zoning Designation: R-36

Comprehensive Plan Land Use Category/Growth Area: B

Comprehensive Plan Land Use Designation: DEVELOPING

Area Plan Designation (if applicable): NA

Size of Property (in acreage or square feet): 5.92 ACRES

How many acres will be cleared and developed? 2 AC

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

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.

ESTABLISH A COMMERCIAL NURSERY TO PROVIDE QUALITY FLOWERS, PLANTS, TREES, CACT, LANDSCAPE SUPPLIES AND LARGE BOULDERS TO MEET THE EVER GROWING HOUSING INDUSTRY

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	OWNER	
Sewer/Septic	WILL BE INSTALLED	
Electricity	WILL BE SALED	
Natural Gas	PROPANE BY OWNER	
Telephone	N/A	
Fire Protection	BENSON FIRE DEPT	
Waste Disposal	OWNER	

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.

STORAGE BLDGS: 1-8'X26' SEMI TRAILER,
ALUMINUM/COMPOSITE
1-10'X12' WOODEN SHED

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.

4 GREENHOUSES/QUONSET STYLE 20'X30'X12'
1/2" STEEL PIPING WITH LUMBER W/6 MIL TUN & SHAD ROOM
3- SHAD HOUSES 2" STEEL PIPE FRAMING, STEEL CARLINS
1- OFFICE TRAILER 8'X20'
1- ADA STYLE UNIT RESTROOM TRAILER STYLE
1- 26'X20' METAL ROOF STORAGE WITH 1" STEEL POST FRAME
WOOD

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

NEIGHBORHOOD SURROUNDING PARCEL
IS INDUSTRIAL, AGRICULTURAL, SELF STORAGE
AND RECREATION ITEMS STORAGE, WE WOULD BE A
WHOLESALE & RETAIL NURSERY, A SPECIAL USE
OPERATION.

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

GROW FLOWERS FROM SEED & OR LUSCH CACTI
HARVESTED FROM OUR BOAC BREEZING
GROW PLANTS AND TREES FROM UPZINING
PLANT TREES UNMET PLANTABLE SIZE,
SELL LARGE LANDSCAPE BOUNDRS.

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).

1" STEEL TRUSS & W/NER 40MM FLIM 16 3/4" SQUARE
FRAM FOR GREENHOUSE,
2" STEEL TRUSS FOR SHEDHOUSE FRAMING
OFFICES WILL BE A TRAILER, TEST FOR ADA COMPLI
TRAILER

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.

No

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

Days of the week: MONDAY - SATURDAY
8 AM to 5 PM

Number of employees (if applicable):

Initially 2 Future: ?

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

How many vehicles will be entering and leaving the site (per day)? 8-120 PER DAY?

Total trucks (e.g., by type, number of wheels, or weight)? TEN DAILY, 6 WHEELERS

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

90% SOUTH TO I-10 OR BENSON 10% NORTH ON COMMER RD

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?

HARD TO SAY DURING LATE OPENING

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 500-1000 per year 12,600

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)

OCOTILLO RD

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

MINIMAL

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.

ONE/EXISTING 75' WIDE APPROACH & APPROX 50' DEEP BEFORE REACHING PROPERTY.

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.

WAIVER FOR PARKING AND LOADING ZONE, 2 LAYER DRIVINGS

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.

SENT OUT INFORMATION LETTER TO NEIGHBORHOOD WITHIN 100 FT OF SUBJECT PARCEL 13 LETTERS WERE NO RESPONSE HAS BEEN RECEIVED.

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	OWNER	
Sewer/Septic	WILL BE INSTALLED	
Electricity	SEVER	
Natural Gas	FRAMES PROVIDED BY OWNER	
Telephone	MOBILE	
Fire Protection	ESDSON	
Waste Disposal	OWNER	

Describe any outdoor activity associated with your special use proposal.

UNLOADING PAINTS, TILES, CEMENT, LANDSCAPE MATERIALS, & LARGE ROCKS
LOAD CUSTOMER VEHICLES

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 ADJACENT TO 26' TRAILER LEVEL
EAST SIDE IS 4" STEEL FRAMING
AND CORRUGATED STEEL SHEET ROOFING AND
ENCLOSED WITH 8' CHAIN LINK FENCE

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?

MINIMIZES USE OF LOADER EQUIPMENT

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

NO - DISTRIBUTING BARBED AMENDMENTS

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, BUT INTEGRATED PEST MGMT PROCEDURES
WILL BE USED FROM COCONA COUNTY AGRICULTURAL
CO-OP.

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?

ALL NURSERY AREAS WILL BE COVERED WITH WOVEN SOIL SEPARATOR NYLON FABRIC AND 3/4" MINUS COVERED GRANITE ROCK

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

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.

ALL AREAS WILL BE COVERED WITH 3/4" MINUS GRANITE ROCKS AND MECHANICAL WATER APPLICATION AS NEEDED

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.

ALL GREENHOUSES AND SHADHOUSES WILL
BE CONNECTED TO 4" POLY FLEX PIPE AND EAST
50' SQ BY 6' DEEP LINED RETENTION BASIN
FOR REUSE FOR DUST SUPPRESSION AND FIRE
SUPPRESSION

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.

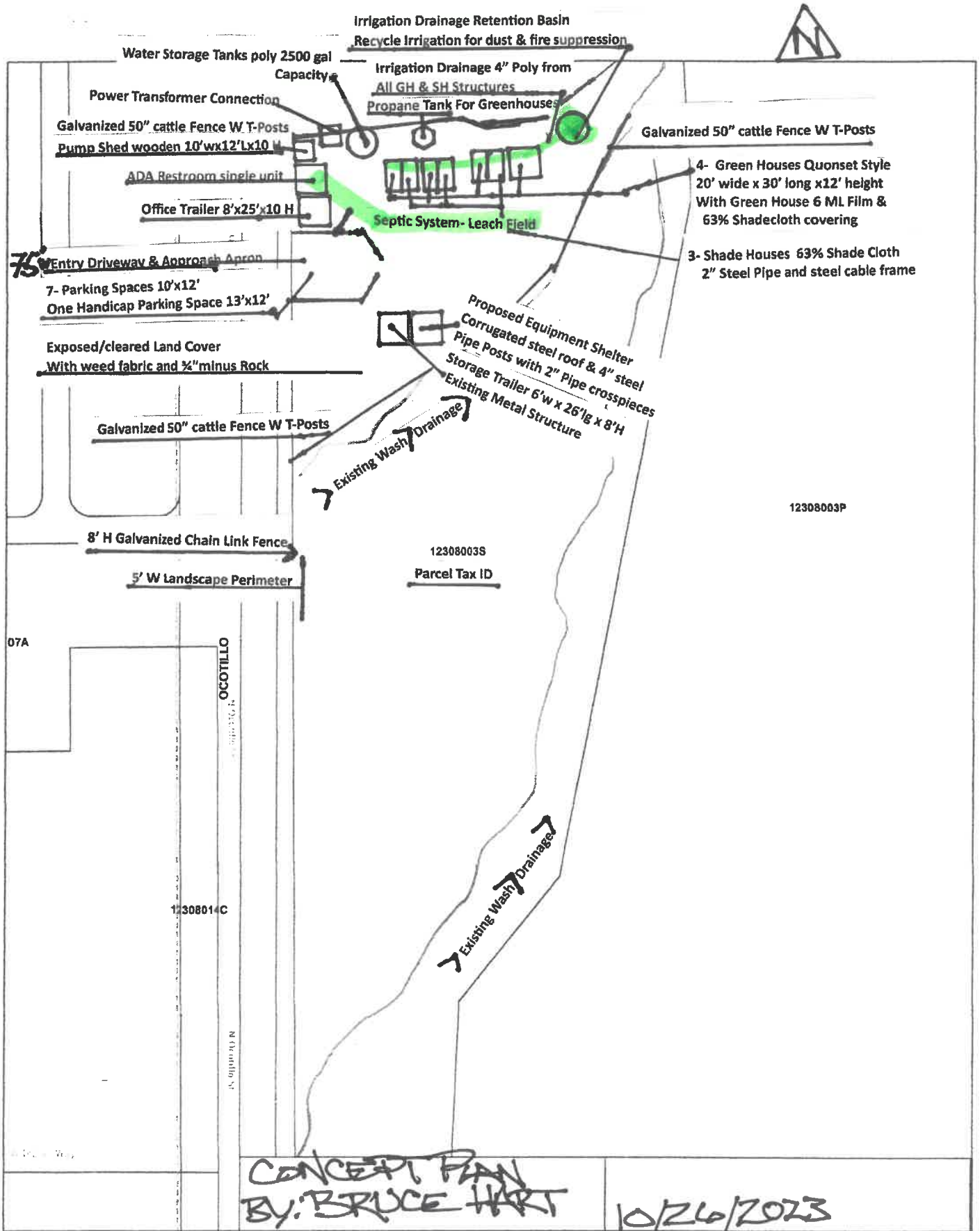
Yes No

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

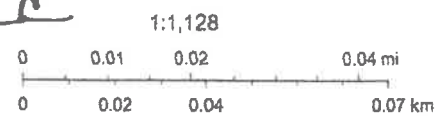
Date

10/16/2023



10/23/2023, 4:09:56 PM
 County Boundary
 Incorporated Limits
 Parcels
 Roads

DIAMOND II BAR GROUP LLC
SPECIAL USE PERMIT



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystrelsen.

LEGAL DESCRIPTION - PARCEL B

A portion of Lot 1 as shown on Record of Survey Map Book 56, Page 90, Official Records of Cochise County, Arizona, lying in a portion of the Northeast Quarter and within Government Lot 2 of Section 4, Township 17 South, Range 20 East of the Gila and Salt River Meridian, County of Cochise, State of Arizona, more particularly described as follows:

Commencing at a mag nail and washer at the North Quarter corner of said Section 4, a mag nail and washer on the North-South Mid-Section line of said Section 4 lies South 00°10'00" East, 1307.43 feet and is the basis of bearings for this description;

thence along the North line of said Section 4, North 89°54'36" East, 50.00 feet to a ½" rebar tagged RLS 51967 at the Northwest corner of said Lot 1;

thence along the West line of said Lot 1, South 00°10'00" East, 383.82 feet to a ½" rebar tagged RLS 51967, and the **True Point of Beginning**;

Thence North 83°02'05" East, 149.57 feet to a ½" rebar tagged RLS 51967;

thence South 70°06'22" East, 29.21 feet to a ½" rebar tagged RLS 51967;

thence North 79°34'36" East, 55.22 feet to a ½" rebar tagged RLS 51967;

thence North 51°02'01" East, 155.01 feet to a ½" rebar tagged RLS 51967 on the East boundary of said Lot 1;

thence along said East boundary, South 02°47'46" East, 185.72 feet to a ½" rebar tagged RLS 51967;

thence South 11°10'10" West, 615.36 feet to a ½" rebar with plastic cap stamped RLS 15342;

thence South 39°11'11" West, 144.48 feet to a ½" rebar with plastic cap stamped RLS 15342;

thence South 02°46'51" West, 138.19 feet to a ½" rebar with plastic cap stamped RLS 15342 at the Southeast corner of said Lot 1;

thence along the South line thereof, South 89°56'56" West, 139.95 feet to a ½" rebar with plastic cap stamped RLS 15342 to the Southwest corner of said Lot 1;

thence along the West line thereof, North 00°10'00" West, 923.68 feet to the **True Point of Beginning**;

Contains 5.92 acres, more or less.



J. Hale
Exp 2/31/23