



Development Services

520-432-9300
developmentservices@cochise.az.gov
www.cochise.az.gov
1415 Melody Ln, Bdg F
Bisbee, Arizona 85603

Master Development Plan Application

A Master Development Plan (MDP) is a detailed plan for the coordinated development of a specific area. The purpose of a MDP is to establish County policy regarding the future development of a specific area warranting more detailed planning. The adoption of a MDP by the Board of Supervisors serves as an amendment to the Comprehensive Plan. It replaces the existing underlying growth category and plan designations for the property or properties that it encompasses.

Property Owner Info	
Name:	Joseph Lewis, Bisbee Ventures One, LLC.
Address:	PO Box 742, Bisbee, AZ 85603
Phone:	(602)740-3916
Email:	joseph@bisbee.us
Describe your relationship to this application (select one):	
<input type="checkbox"/>	Property owner (skip to property info)
<input checked="" type="checkbox"/>	Authorized agent
By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application.	
Signature:	Joseph Lewis
Date:	02.23.2024
Authorized Agent Info (if applicable)	
Name:	Savannah McDonald
Address:	317 N Court Ave
Phone:	520-882-6310
Email:	smcdonald@pmm.design

Processing Fees

\$400 (0-10 acres), \$500 (11-40 acres), \$600+10/acre (41-100 acres), \$800+(10/acre(\$8,000 max)) (101+ acres). Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.

Property Info

MDP Name: Camp Riff

Parcel Number (s) (APN):

#102-55-005

#102-55-002

Total Acreage: 174.8

Current Zoning Designation:

R-36 and RU-4

Is a concurrent rezoning proposed? If so, a separate rezoning application is required.



Yes, the proposed zoning is: PD



No

Required Submittals



This application



A MDP Concept Plan in compliance with Section 2.09.060 of the Zoning Regulations



An Analysis of Adequate Water Supply, issued by the Arizona Department of Water Resources (ADWR) or a commitment to provide water service to the development by a water provider designated by the ADWR



A copy of the neighborhood notification letter and any information provided to the public



Traffic Impact Analysis



A non-refundable processing fee

Project Narrative

1. Briefly describe the proposed uses in the MDP.

Please refer to supporting narrative.

2. 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	Utility Company/Service Provider
Water/Well	Hearthstone Water; existing wells for irrigation
Sewer/Septic*	Naco Sanitary District; septic system at north parcel + camping restrooms
Electricity	Arizona Public Service
Fire Protection	Hearthstone Water
Waste Disposal	Cochise County Solid Waste

* If the property is, or will be, served by a septic system, indicate the location of the septic system and the 100% expansion area on the site plan. State whether the system is existing or proposed.

3. What is the projected population of the MDP at full buildout and at each phase of development (if applicable)?

Please refer to supporting narrative.

Project Narrative Continued

4. Describe the proposed buffering and screening of the MDP from existing development. Verify that where a proposed non-residential use abuts an existing residential use there a solid wall, fence, vegetative screen or any combination thereof that cannot be seen through, a minimum of 6-feet in height from grade.

Please refer to supporting narrative.

5. Open Space is land not occupied by buildings, towers, walls, billboards, or man-made impervious surfaces that is set aside or reserved in perpetuity for the use of the public or the occupants of the MDP. The open space calculation may not include any public or private roads accessing the lots, road right-of-way, outdoor storage areas, junkyards, or golf courses. Historic sites and paths or trails not intended for vehicular access to lots may be included in the open space. If the open space is to be used for agriculture, accessory agricultural structures or roads may be included in the open space. Indicate the location and the intended purpose of the open space on the MDP concept plan. What is the total amount of open space within project limits?

Please refer to supporting narrative.

6. What percent of the residential area on site is retained as open space? *(A minimum of 50% of the gross area of any residential portion(s) of the proposed PD Zoning District must be retained as Open Space.)* N/A

7. What percent of non-residential area on site is retained as open space? *(A minimum of 10% of the gross area of any residential portion(s) of the proposed PD Zoning District must be retained as Open Space.)* Greater than 10%

8. Who will own and maintain the open space, (e.g. private ownership or property owner association)?

Property Owner

9. Are there any slopes onsite that exceed 15%?



Yes, and this area is retained as open space



No

Project Narrative Continued

10. Are there any washes onsite? If yes, all proposed development must leave washes undisturbed to the extent feasible and the number of crossings must be minimized to those deemed necessary for general circulation within the development.



Yes, and their locations are noted on the plan



No washes present

11. List the names of all publicly maintained collector or arterial streets that provide external access to the site.

W Newell St, S Quetel Ave

12. Are pedestrian ways, equestrian and bicycle paths, shown on the plan and designed, to the maximum extent feasible, separate, and protected from vehicular access points?



Yes, and their locations are noted on the plan



No, none proposed

13. List any strategies you will use on site to minimize water use, recycle water, and/or enhance onsite natural recharge.

Please refer to supporting narrative.

14. Provide an explanation of the general kinds of development standards intended to be controlled through deed restrictions (i.e., architectural design, building height, construction materials, common area development, and the maintenance, landscaping, screening, and buffering of individual sites).

Please refer to supporting narrative.

Project Narrative Continued

15. State how roads, waste disposal, water supply, fire protection, and utilities will be provided, with approximate timing and location, including closest sewer and community waterlines and their capacity to serve this development.

Please refer to supporting narrative.

16. State how amenities are to be provided (sidewalks, open space, parks, recreational facilities, streetlights, curb and gutter, landscaping), including approximate timing and location.

Please refer to supporting narrative.

17. Describe your citizen review process. Specifically, state the date of mailing and/or public meeting, and describe any responses you received. Explain how your application has incorporated the feedback you received, if applicable.

Please refer to supporting narrative.

18. Date of mailing by applicant: 01.15.2024 (By Owner)

19. Mailing radius (1,000' A, B, C/1,500' D): All Naco Property Owners (334 recipients)

Acknowledgment

By typing their name below, the applicant certifies that all information in this application and on all associated submittals is true, accurate, and to the best of their knowledge. They understand that if any information is false, it may be grounds for denial or revocation of this permit.

Signature: Savannah McDonald

Date: 02.23.2024



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Rezoning Application

The purpose of zoning is to guide the development of land in accordance with the County's Comprehensive Plan, and to promote the public health, safety and general welfare of the County's residents. Zoning districts specify permitted land uses, minimum lot sizes, and certain site development standards such as setbacks and screening. Because Cochise County encompasses a large and diverse area, there are 34 individual zoning districts, ranging from rural and residential districts to business and industrial districts. When property is rezoned, all uses permitted within the new district can be permitted on the rezoned parcel.

Applicant Info

Name: Savannah McDonald

Address: 317 N Court Ave

Phone: 520-882-6310

Email: smcdonald@pmm.design

Describe your relationship to this application (select one):

Property owner (skip next question)

Authorized agent

By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application. (See final page if there are multiple property owners)

Signature: Joseph Lewis

Date: 02.23.2024

Processing Fees

\$400 rezoning to SM-174 or SM-87, \$450 + (\$2/acre (\$1,500 max.)) rezoning to RU-2, \$500 + (\$10/acre (\$3,000 max.)) rezoning to SR, R, SM-36, SM-18, SM-9, \$500 + (\$15/acre (\$4,000 max.)) rezoning to all other districts. Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.

Required Submittals

This application



A concept plan



A copy of the neighborhood notification letter and any information provided to the public



A non-refundable processing fee

Property Info

Property Owner Name(s): Joseph Lewis, Bisbee Ventures One, LLC.

Parcel Number(s) (APN): #102-55-005; #102-55-002

Total Acreage: 174.8

Current Zoning Designation: R-36; RU-4

Proposed Zoning Designation: PD

Is the property a result of a new split or will the rezoning request result in more than one zoning district on a single tax parcel? If yes, a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be submitted with this application.

Yes



No

Is there a concurrent comprehensive plan amendment associated with this request?

Yes, state proposed category/designation



No

Project Info

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



N/A, no deed restrictions

Project Info Continued

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	Utility Company/Service Provider
Water/Well	Hearthstone Water; existing wells for irrigation
Sewer/Septic*	Naco Sanitary District; septic system at north parcel + camping restrooms
Electricity	Arizona Public Service
Fire Protection	Hearthstone Water
Waste Disposal	Cochise County Solid Waste

* If the property is, or will be, served by a septic system, indicate the location of the septic system and the 100% expansion area on the site plan. State whether the system is existing or proposed.

Supplemental Questions

1. State the reason for this request and why it should be supported.

Please refer to supporting narrative.

2. Describe all **existing** structures/uses present on the subject parcel. Note: Show the location and size of existing structures on the accompanying site plan.

Please refer to supporting narrative.

Supplemental Questions Continued

3. Describe all **proposed** structures/uses that will be placed on the parcel. Note: Show the location and size of proposed structures on the accompanying site plan.

Please refer to supporting narrative.

4. Is the property adjacent to, or near, other parcels with the same zoning designation as what is being proposed? Explain.

Please refer to supporting narrative.

5. Is the proposed zoning district more intense than the one in place currently? Please select one of the following statements:

Not applicable, this is a request to a LESS intense zoning district.

The proposed zoning is an extension of a similar density zoning within the area.

The proposed zoning provides a transition between an existing less intense district and a more intensive district or an arterial street.

The property can provide adequate protection to the adjacent less intense development in the form of enhanced screening, landscaping, setbacks, large lot size, building orientation, or other design measures.

6. What is the existing or proposed water source? If the property is, or will be, served by a private or shared well, show the existing or proposed location on the site plan.

Please refer to supporting narrative.

7. Estimate the total gallons of water needed for the existing use of the site (daily or annual usage)

Please refer to supporting narrative.

8. Estimate the total gallons of water needed for the proposed use of the site (daily or annual usage) Please refer to supporting narrative.

Supplemental Questions Continued

9. List any strategies you will use, on site, to minimize water use, recycle water, and/or enhance onsite natural recharge.

Please refer to supporting narrative.

10. Describe the permanent legal access to the property. State which streets or easements will be used by traffic to enter or exit the property. Specify whether the vehicular access is from a public road, private road, or easement, and label all legal access on the concept plan.

Please refer to supporting narrative.

11. What impact will this request have on the traffic volume of roads that serve the subject property?

Please refer to supporting narrative.

12. 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.

Please refer to supporting narrative.

Supplemental Questions Continued

13. Describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your rezoning application has incorporated the feedback you received. Submit a copy of any material provided to the public.

Please refer to supporting narrative.

14. Date of mailing by applicant: 01.15.2024 (By Owner)

15. Mailing radius: All Naco Property Owners (334 Recipients)

16. Indicate whether the subject property occurs within the following (select at least one):

Within the Sierra Vista Sub-Watershed Overlay Zone

Within two miles of the San Pedro Riparian National Conservation Area

Within one mile of the Babocomari River

None of the above

I'm not sure

17. If the subject property is within one of the previously mentioned zones, are you interested in a voluntary retirement of development rights in exchange for a concomitant density increases elsewhere in the County?

Yes

No

Not Applicable

Acknowledgments Continued, Prop 207 Waiver

By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Cochise County as result of the filing of this application.

Signature (Property Owner): Joseph Lewis

Date: 02.23.2024