



COCHISE COUNTY
Arizona

Development Services

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

Special Use Application

Special Uses are activities or uses that, because of their unique characteristics, potentially could generate greater impacts than uses permitted in a zoning district. Due to these greater impacts, special uses are not granted administratively. Rather, they must be reviewed and approved by the Planning and Zoning Commission at a public hearing.

Applicant Info	
Name:	
Address:	
Phone:	
Email:	
Describe your relationship to this application (select one):	
<input type="checkbox"/> Property owner (skip next question)	<input 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:	Date:
Property Info	
Property Owner Name(s):	
Parcel Number (APN):	
Property Size (in acreage or square feet):	
Property Zoning Designation:	

Processing Fees

\$500 + (\$20/acre, (\$2,000 acreage fee max)) 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

Project Info

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	
Sewer/Septic*	
Electricity	
Fire Protection	
Waste Disposal	

* 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.

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
 N/A, no deed restrictions

Supplemental Questions

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

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

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

4. 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).

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

One year

Phased

Supplemental Questions Continued

5.a. If this is a phased project, describe the phases here and physically depict them on the site plan.

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

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

8. What are the number of employees expected to work onsite?

Initially:

Future:

9. Describe the permanent legal access to the property. State which streets or easement 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.

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

10.a. Number of passenger vehicles entering and leaving the site (per day/week)?

10.b. Number of large trucks entering and leaving the site (per day/week)?

Supplemental Questions Continued

10.c. At what time of day, day of week, and season (if applicable) will traffic be the heaviest?

11. 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.

12. What is your water source? If your property is served by a well, show the existing or proposed location of the well on the site plan. State whether the well is private or shared (if applicable).

13. Total gallons of water needed for the proposed use, either daily or annually:

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

15. Describe your citizen review process. 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. Upload a copy of the mailed notice to the portal.

Supplemental Questions Continued

15.a. Date of mailing by applicant:

15.b. Mailing radius:

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

17. 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.

18. 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?

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

Supplemental Questions Continued

20. Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to mitigate/discourage their presence?

21. 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?

22. 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

23. Do you anticipate the need to clear more than one acre of vegetation? If so, describe the proposed dust and erosion control measures to be used and show their approximate location on site plan, if appropriate. Also, indicate if any drainage pattern alterations are proposed or necessary.

Acknowledgments

By typing their name below, the applicant certifies that all information in this application, on the site plan, and within any supplemental documents is true and accurate. They understand that if any information is false, it may be grounds for revocation of this permit. In addition, they hereby request all inspections necessary to process this application, and if the permit is issued, they request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit.

Applicant Signature:

Date:

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):

Date:

John & Colleen Giffin
%089 S. Moson Rd. Sierra Vista AZ
jfgiffin@yahoo.com
(6603)759-9804

To Zoning Board Members,

We are applying for a Special Use Exception on our property (Parcel #107-72-011F) in the RU-4 zone. We plan to open a Metal Art and Sculpture business that would fall under the Manufacturing, Wholesaling, Distribution or Storage of Products as defined in section 2.15.070 Special Use Authorization of the RU-4 Zoning Code. We will be utilizing 2400 sq ft of the existing structure on the property as well as an additional 2500 sq ft of outside storage of materials. The property is situated on a main roadway with ample lines of sight. There is already existing parking for 18 vehicles and some of the required 6' solid screening is in place.

Thank you for your time. Feel free to contact us with any questions that may arise.

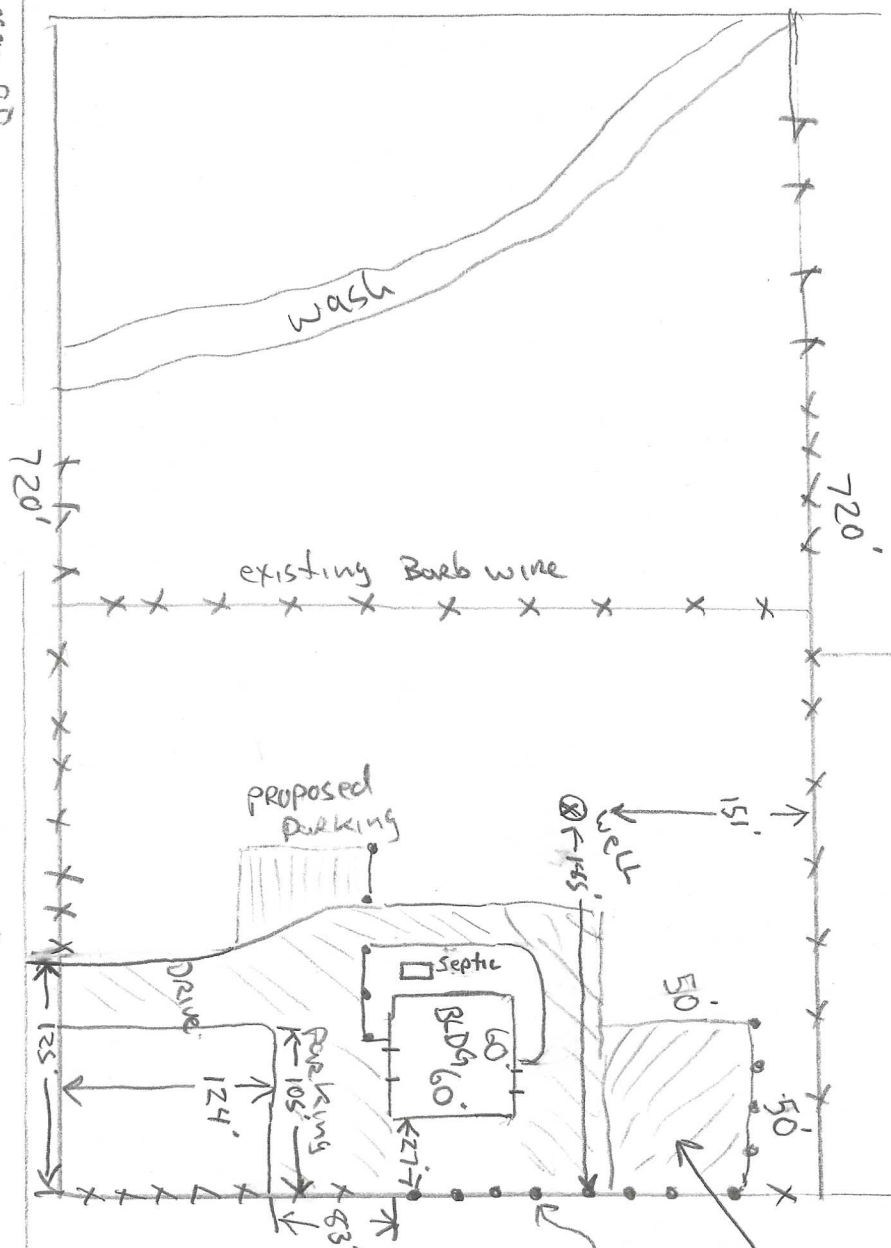
Sincerely,

John & Colleen Giffin



S. Mason Rd.

513'



- Wash
- Gravel area
- Solid panel fence
- Barb wire fence

Giffin
 5089 S. Mason Rd
 Sierra Vista
 8.49 Ac
 RU-4 ZONE

Parcel #
 107-72-011F
 Not to scale

PROPOSED FT
 5,000 square
 2.5 acre

PROPOSED
 fence
 6' High
 Solid
 material

23 February 2024

Dear Friends and Neighbors,

The purpose of this letter is to inform you that I intend to apply for a special use authorization with Cochise County. County zoning regulations require a special use to conduct my business on my property located at 5089 Moson Road (parcel 107-720-11F). My business is Metal Art and Sculpture which will be run by my wife and myself. Most of the work will be done in the shop, but some will be performed in the section of property directly behind the garage. The noise will be minimal and will occur during daylight hours. Business hours will be by appointment only and will have very little impact upon current traffic patterns. We are in the process of putting up a 7' corrugated metal fence on the front and sides of the property. My business will have little if any impact on my direct neighbors.

Prior to a public hearing before the Commission, we are required to first notify nearby property owners to get your feedback. The County will send an official notice of public hearing prior to our application appearing before the Commission so you will have an additional opportunity to provide comments.

Please contact me with your questions or any concerns regarding our future application with Cochise County. Thank you.

Sincerely,
John & Colleen Giffin
Jfgiffin@yahoo.com

