



COCHISE COUNTY
Arizona

Development Services

520-432-9300
developmentservices@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: Heather and Travis Gere (Gere Enterprises LLC)

Address: 1835 N Old Ranch Road Dagoon, Arizona 85609

Phone: 8022957464

Email: geredesigns@gmail.com

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.

Signature: Travis and Heather Gere

Date: 04/25/2024

Property Info

Property Owner Name(s): Gere Enterprises LLC

Parcel Number (APN): 20878028

Property Size (in acreage or square feet): .28 acre

Property Zoning Designation: R-9 currently

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	Dragoon Water Company
Sewer/Septic*	Private Septic
Electricity	SSVEC
Fire Protection	Sunsites Fire Department is closest fire department
Waste Disposal	Dragoon Transfer Station also Sulphur Springs Refuse

* 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.

Our request for a special use permit stems from the unique historical significance of the building, which stands as the last remaining historical building of Dragoon's past. Originally serving as a vital hub of community life as a grocery store and living quarters, its restoration is not merely about preserving bricks and mortar, but revitalizing the spirit of the town. By reopening its doors to offer essential goods and food options, we aim to breathe new life into Dragoon, ensuring that its residents no longer face the inconvenience of traveling for their everyday needs. This endeavor is not just about commerce; it's about honoring the heritage and fostering the well-being of our community.

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.

The building comprises of two distinct areas, the store area of the building is located on the east side, alongside Black Prince Road. The front section, serving as the General Store, will offer a variety of essential goods and tourist items. Upon entry, visitors will find fresh produce, milk, cream, eggs, beverages, grab-and-go snacks, and souvenirs. Notably, the store features commercial nut butter machines. Adjacent to the main area, a middle room houses an order window for beverages and treats like ice cream and coffee. Beyond this, a discreet back room accommodates a commercial kitchen for preparing miscellaneous foods, baking cookies, and

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.

To the west of the JH Smith store, we're arranging for a matching western-themed pre-fabricated structure to be delivered. This addition will provide a dedicated space for showcasing local art and a variety of historical prints and artifacts, enhancing the ambiance of the area. Designed to complement the JH Smith building, the new space will seamlessly blend with its surroundings while serving as a platform for community creativity.

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).

The western themed building is prefabricated and made of wood with a metal roof. The inside walls are finished with sheetrock and it has wooden floors.

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.

N/A

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

At the store, we offer a variety of essential items, including fresh fruits and vegetables, sodas, and snacks. Our selection also features convenience items alongside freshly made peanut butter spreads, coffee drinks, soft serve ice cream, and cold beverages. For quick bites, we provide grab-and-go options such as sandwiches, microwaved pizzas, hot dogs, and breakfast items.

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

Our hours and days of operation have not yet been established however we believe we will have a traditional schedule, opening early in the morning and closed in the early evening. 1 - 2 days we will be closed each week. The hours are really flexible at this time and will be more established as we work out the needs of the community.

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

Initially: 3

Future: 6

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.

The building is located at the crossroads of Old Ranch Road and Black Prince Road. We also own the parcel behind the store so if we need to extend parking beyond what is shown on the

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

We anticipate an increased traffic primarily on Black Prince Road and some increase in traffic to Old Ranch Road. Nearly all properties along Black Prince Road are land parcels and vacant buildings with the exception of one home at the end of the street (with driveway off Old Ranch

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

30-40 day/165=2

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

1 delivery day/5 per w

Supplemental Questions Continued

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

Based on our current experience October - March would be our busy months. We believe mornings would be the busiest time of the day (7AM - 11AM) and we anticipate dinner time may also have an increased traffic time (4-5PM).

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.

We currently have two ways to access the property. We have access on Old Ranch Road, and the other access point is on Black Prince Road. These access points are already established and

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).

Our building is served by Dragoon Water Company.

13. Total gallons of water needed for the proposed use, either daily or annually: 20-30 gallons/day

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

Our water use for the store will be primarily to create custom drinks (coffee and cold beverages). To minimize water use on site, we plan to serve grab and go foods with disposable packaging and as such will not generate a lot of dirty dishes.

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.

We distributed letters within a 500-foot radius to the addresses provided by the county. We have spoken to several nearby neighbors and they have been very encouraging and excited about the project. We have not received any written responses to the letter we mailed and have not had a public meeting yet and look forward to it.

Supplemental Questions Continued

15.a. Date of mailing by applicant: 04/20/2024

15.b. Mailing radius: 500 feet.

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

There is an outdoor table in front of the building and a covered porch area that we may place some merchandise on.

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.

There is an 8x16 portable insulated shed on-site (located on the west side of the lot) that will be utilized to store non-food items.

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?

No, there will be no vibrations or noise.

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

No odors will be created.

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?

We'll maintain cleanliness by removing trash daily and as needed. A dumpster near Black Prince Road will manage waste. We will collaborate with pest control agencies to assess and implement effective preventive measures, ensuring the ongoing management and prevention of unwanted pests.

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?

No

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.

The lot is gravel with a couple trees and rose bushes that will remain in place.

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: Heather Gere

Date: 04/18/2024

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): Travis and Heather Gere

Date: 04/18/2024

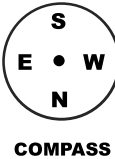
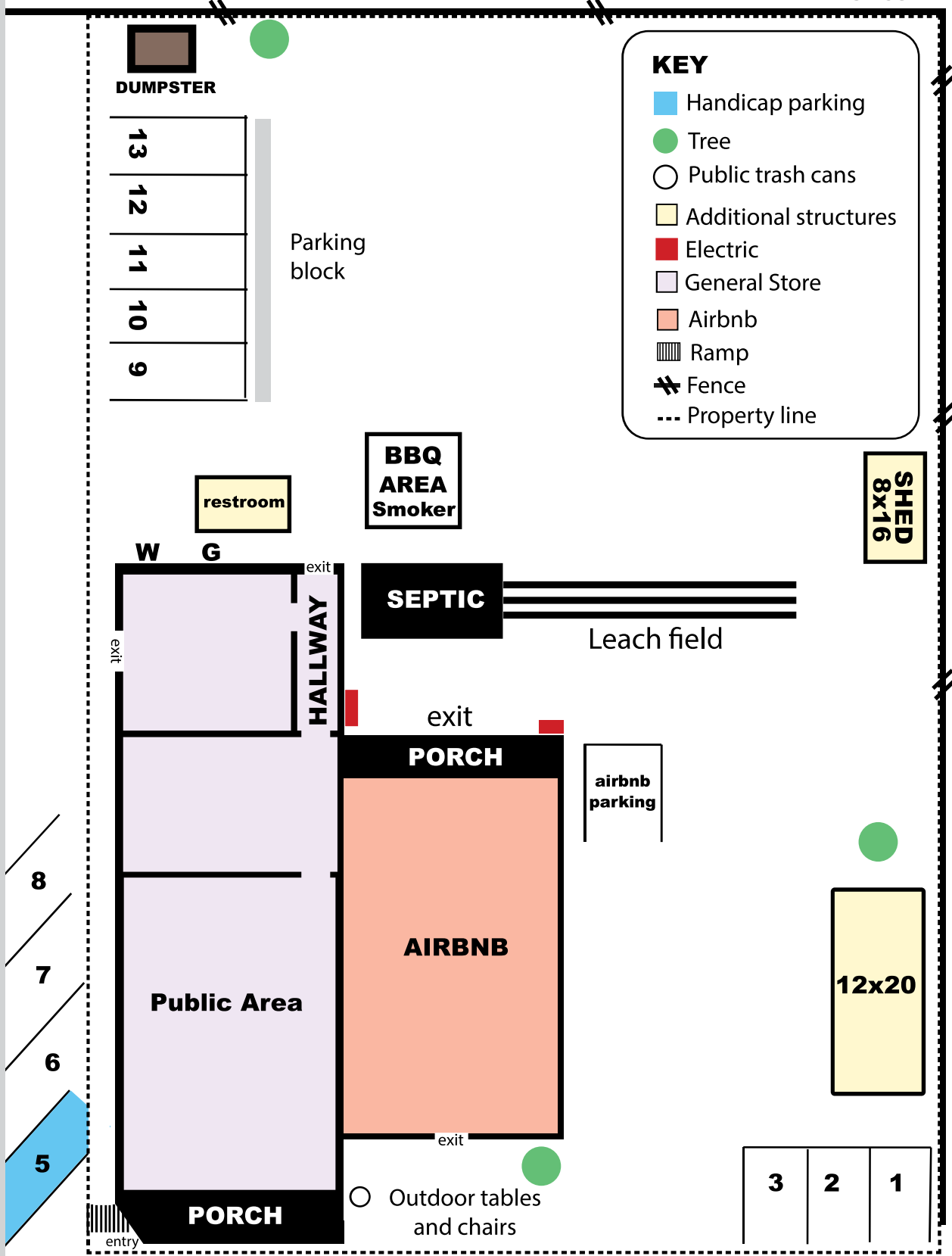
ADDITIONAL PARKING LOT IF NEEDED

fence

BLACK PRINCE ROAD

KEY

- Handicap parking
- Tree
- Public trash cans
- Additional structures
- Electric
- General Store
- Airbnb
- ▨ Ramp
- ⚡ Fence
- Property line



**1835 N Old Ranch Road
 Dagoon, AZ 85609
 Parcel #: 20878028**

April 20, 2024

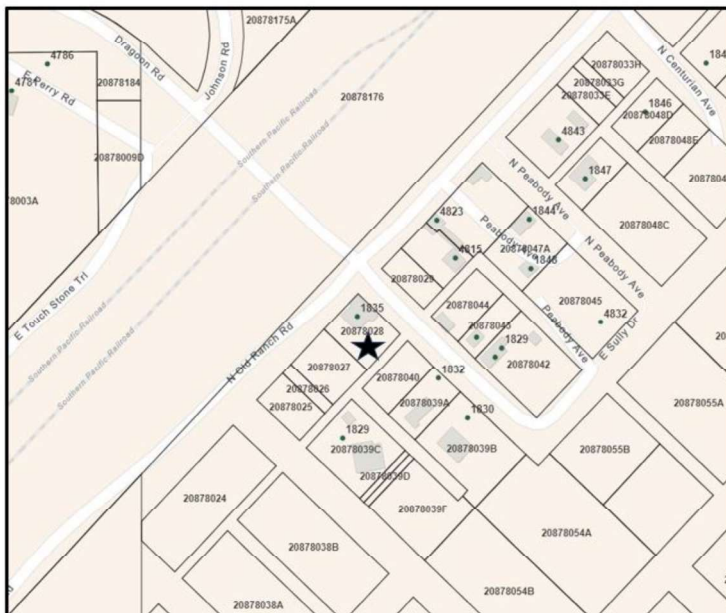
Dear Neighbors,

This letter is to inform you we intend to apply for special use authorization with Cochise County to allow a general store on our property located at 1835 N. Old Ranch Road (tax parcel 208-78-028).

The vision behind this request is to restore a valuable piece of our community's heritage and provide a convenient and essential service to our residents. Our reimagined general store will offer a range of services designed to enhance your convenience. From fresh, locally sourced fruits to a selection of convenience items, and grab-and-go food options, our store aims to provide a diverse shopping experience. Additionally, you can expect a variety of beverages to cater to different preferences, ensuring that our community has easy access to a wide array of quality products.

We are required to notify our neighbors prior to filing the special use application, and the county will send an official public hearing notice at least two weeks before the Planning and Zoning Commission public hearing. You will have an additional opportunity to provide your feedback at that time. Please respond within 15 days if you have questions or concerns about our project and future application with the county. We appreciate your consideration and look forward to hearing from you.

Sincerely,
Travis and Heather Gere
PO BOX 373
Dragoon, AZ 85609



★ 1835 Old Ranch Road, Dragoon AZ