



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:	Chong In Choi
Address:	3567 E. Doe Ranch Rd. Pearce AZ
Phone:	424 - 303 - 0338.
Email:	ihvictory70@yahoo.com
Describe your relationship to this application (select one):	
<input checked="" 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: April 24, 2024
Chong In Choi	
Property Info	
Property Owner Name(s):	The green Energy Global Trust
Parcel Number (APN):	114 - 01 - 098D
Parcel Size (in acreage or square feet):	5 Acreage
Parcel Zoning Designation:	RV-4 zoning

Processing Fees

\$500 + (\$20/acre, (\$2,000 acreage fee max)) Checks are payable to the Cochise County Treasurer.

Required Submittals

- This application
- A concept plan
- Letter of authorization (for authorized agents, if applicable)
- 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	Existing Water Well share.
Sewer/Septic*	septic
Electricity	Sulper Electric Company.
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.

We needed more rooms since our place only have 1 bedroom. We don't have any plan to add kitchen in this unit.

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.

1157 sqft of Existing 1 bedroom 1 Bath.
500 sqft of Existing 2 Car Garage.
120 sqft of Existing Storage.

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

1768 sqft Proposed structure that needs to be comply with county code.

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).

Sip Panel / Concrete foundation / Siding / Single Roofing.
2x6 Exterior Framing 2x4 interior wall Framing.
Laminate flooring is already been finished.

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: 1 or 2 Future: 1 or 2

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.

E. Doe RANCH Rd,

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

None

10.a. Number of passenger vehicles entering and leaving the site (per day/week)? None

10.b. Number of large trucks entering and leaving the site (per day/week)? None

Supplemental Questions Continued

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

N/A

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.

N/A

12. What is your water source? If your property is served by a private well, show the existing or proposed location of the well on the site plan.

Well share

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

N/A

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

N/A

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.

Supplemental Questions Continued

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

No

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.

No.

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

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

No

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?

No

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.

No

By typing their name below, the applicant certifies that they are the authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is 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.

Signature:

Chy to Ah

Date:

April 24, 2024

FOR STAFF

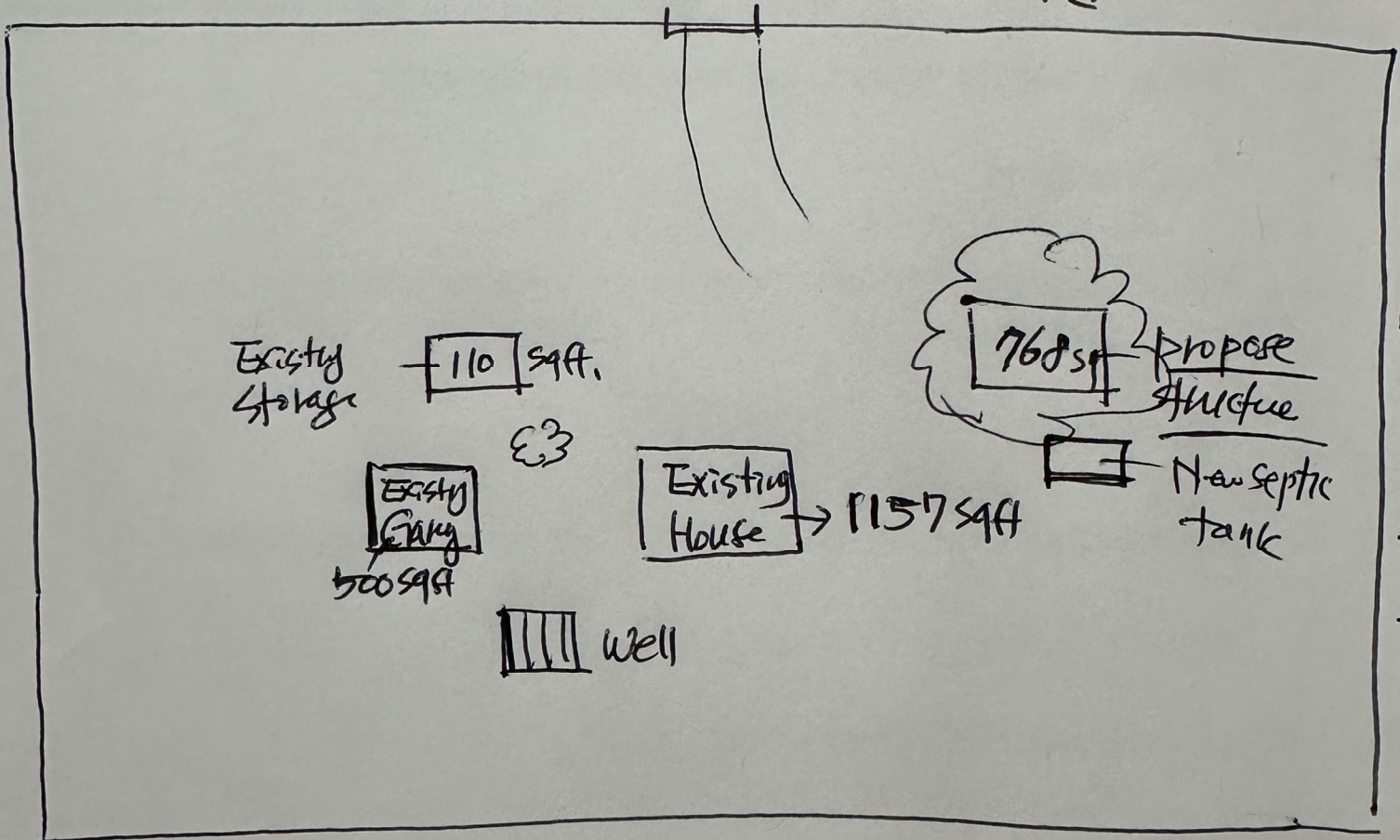
Permit Number:

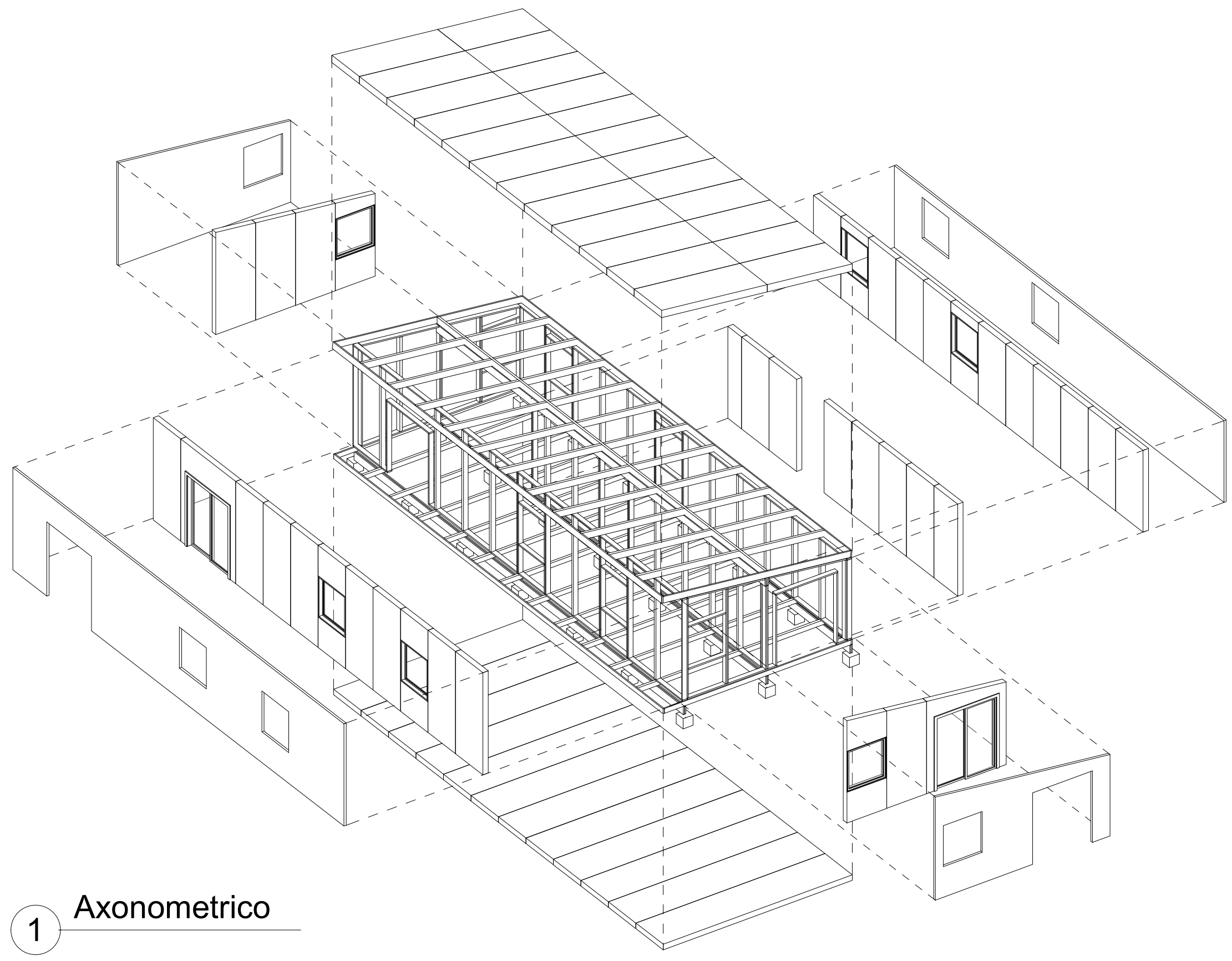
Date Received:

Date Finalized:

Reviewed By:

3567 E Doe Ranch Rd





1 Axonometric



ADU 16X48



No.	Description	Date

ADU 16x48 3D View

Project number P017.7

Date DIC/15/21

Drawn by OD

Checked by Checker

A100

Scale

03/05/2022 05:29:46 p. m.

ADU 16X48



No.	Description	Date

ADU 16X48

Project number P017.7

Date DIC/15/21

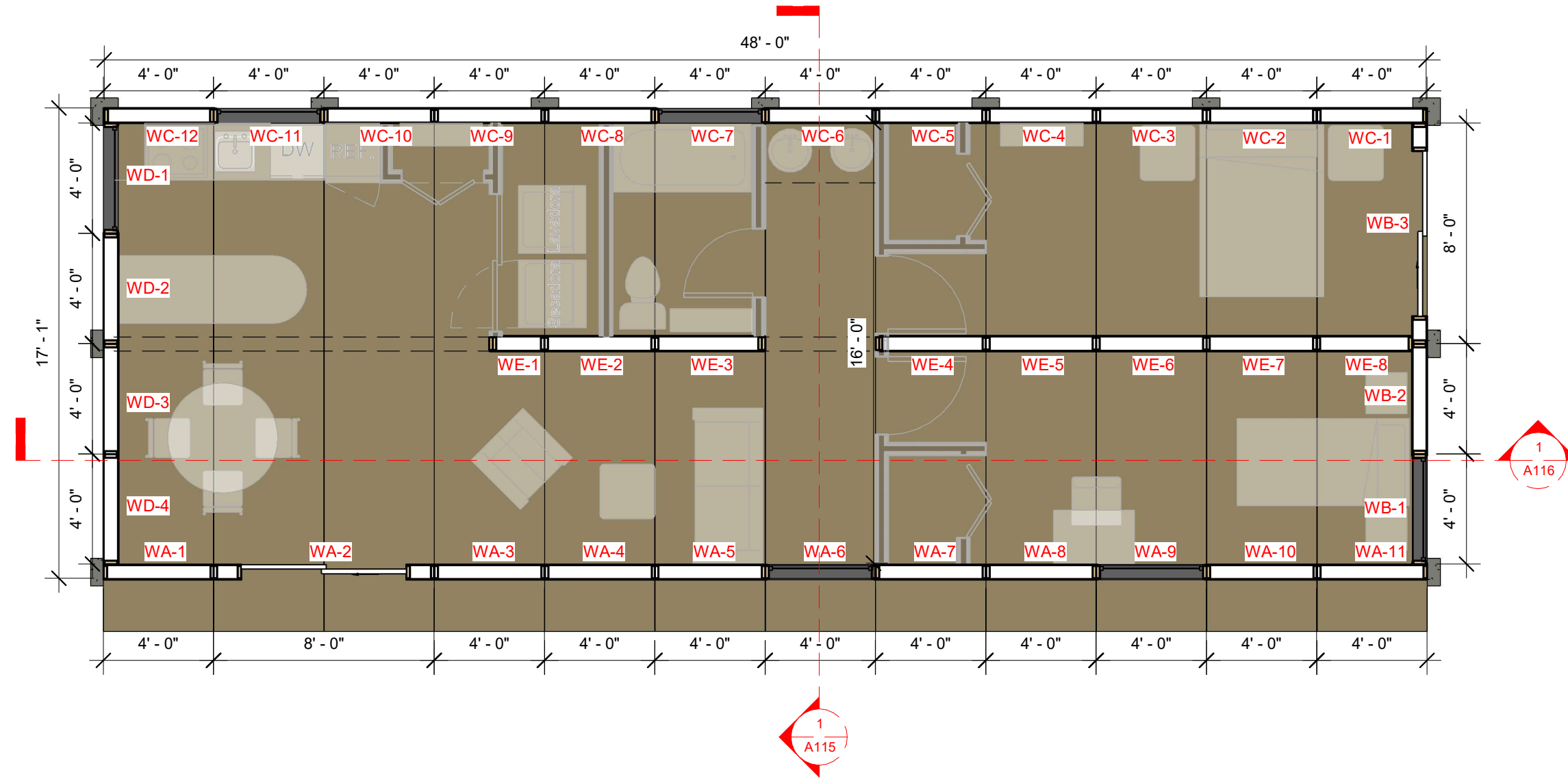
Drawn by JV

Checked by GG

A101

Scale 1" = 4'-2"

03/05/2022 05:29:46 p. m.



1 Floor Plan
1" = 4'-2"

ADU 16X48



No.	Description	Date

Elevations

Project number P017.7

Date DIC/15/21

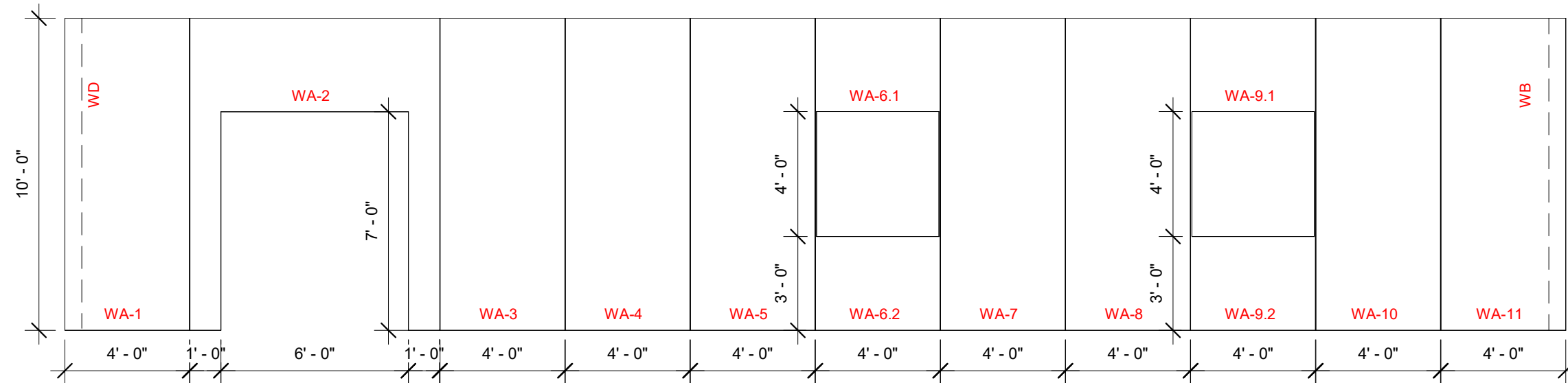
Drawn by OD

Checked by Checker

A103

Scale 1" = 3'-4"

03/05/2022 05:29:46 p. m.



1 WA Wall
1" = 3'-4"

ADU 16X48



No.	Description	Date

Elevations

Project number P017.7

Date DIC/15/21

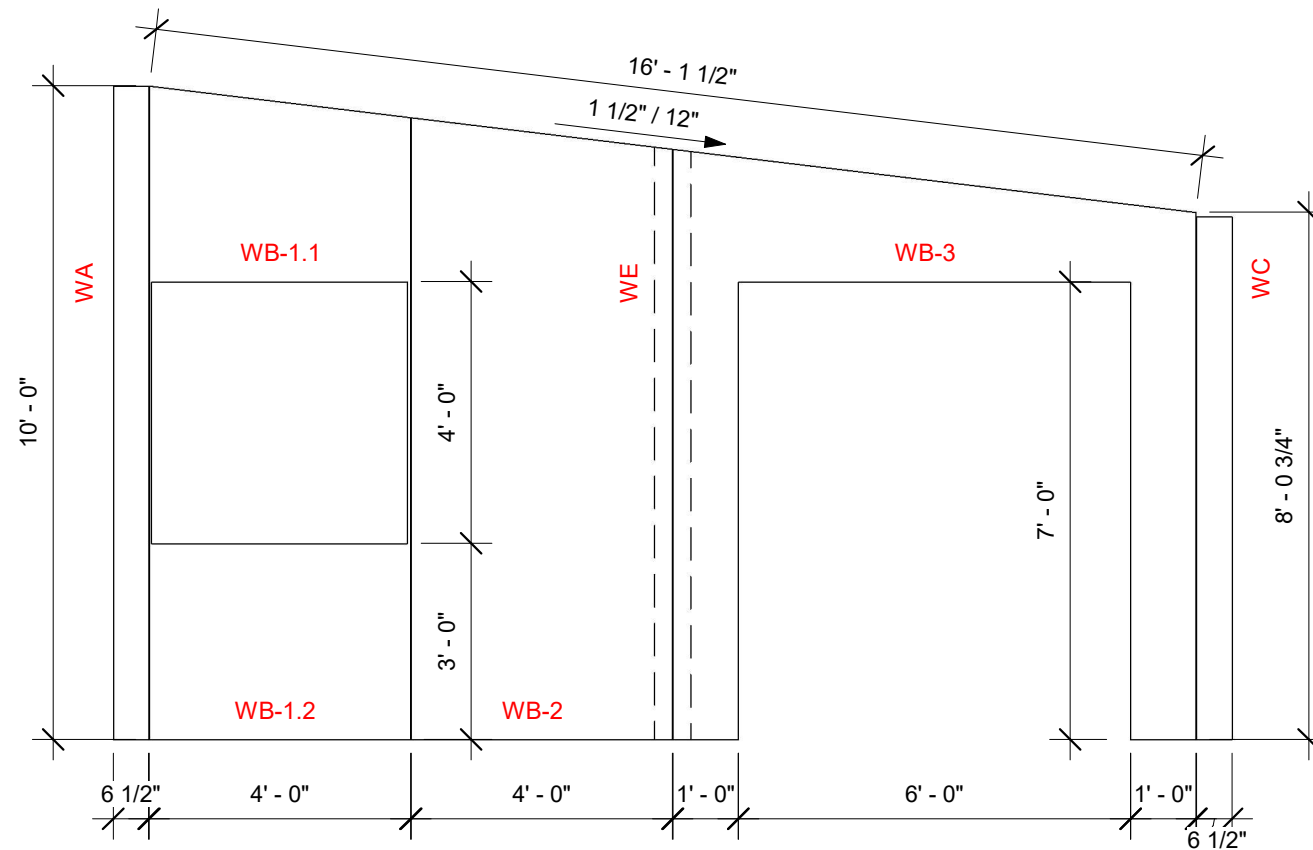
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Checked by Checker

A104

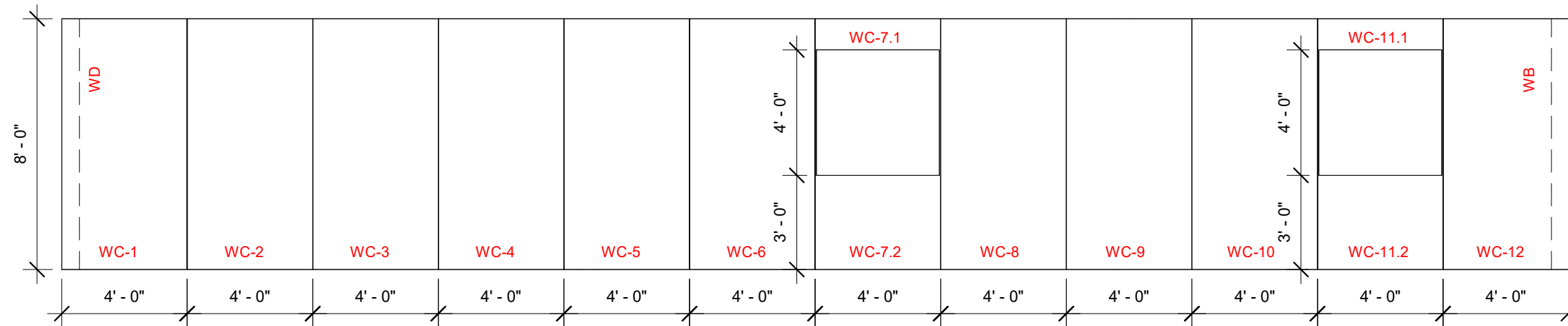
Scale 3/8" = 1'-0"

03/05/2022 05:29:47 p. m.



1 WB Wall
3/8" = 1'-0"

ADU 16X48



No.	Description	Date

Elevations

Project number P017.7

Date DIC/15/21

Drawn by OD

Checked by Checker

A105

Scale 1" = 3'-4"

1 WC Wall
1" = 3'-4"

ADU 16X48



No.	Description	Date

Elevations

Project number P017.7

Date DIC/15/21

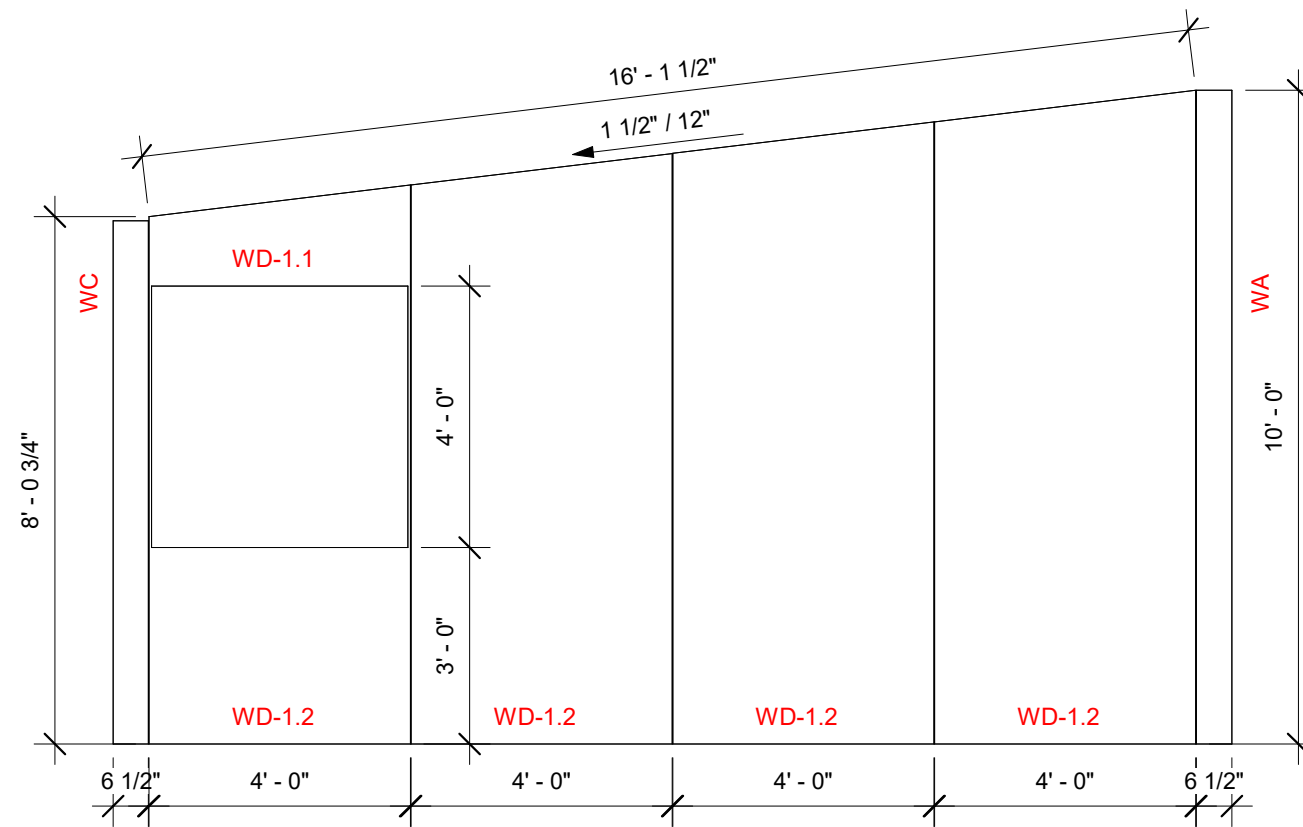
Drawn by OD

Checked by Checker

A106

Scale 3/8" = 1'-0"

03/05/2022 05:29:47 p. m.



1

WD Wall

3/8" = 1'-0"

ADU 16X48

No.	Description	Date

Elevations

Project number P017.7

Date DIC/15/21

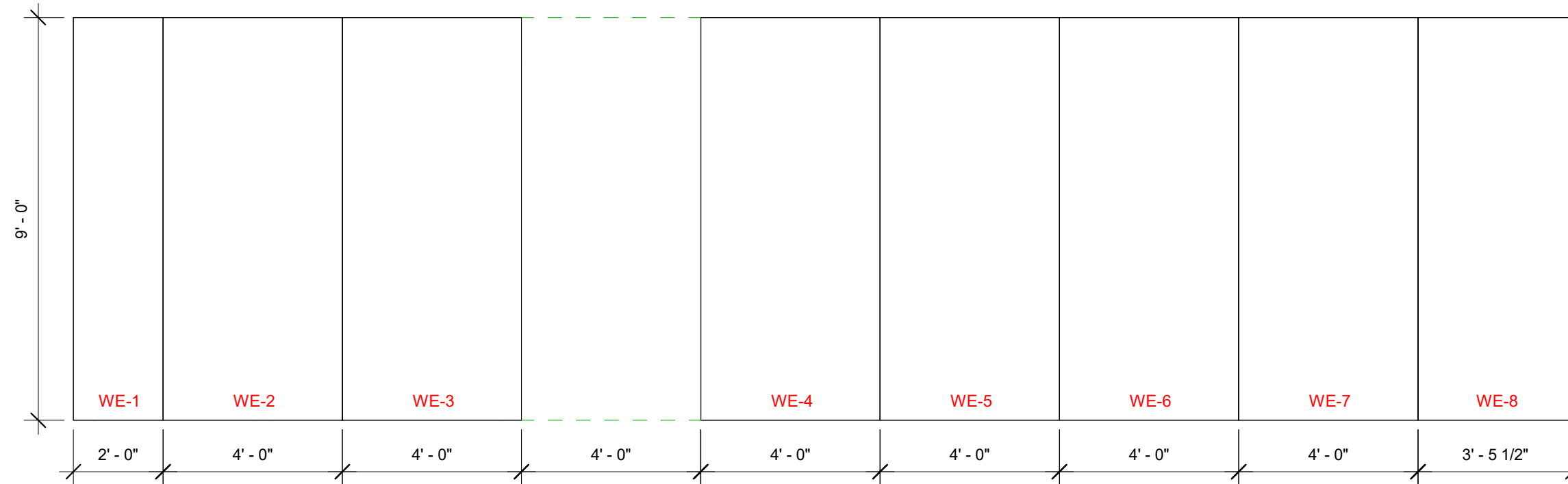
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Checked by Checker

A107

Scale 3/8" = 1'-0"

03/05/2022 05:29:48 p. m.

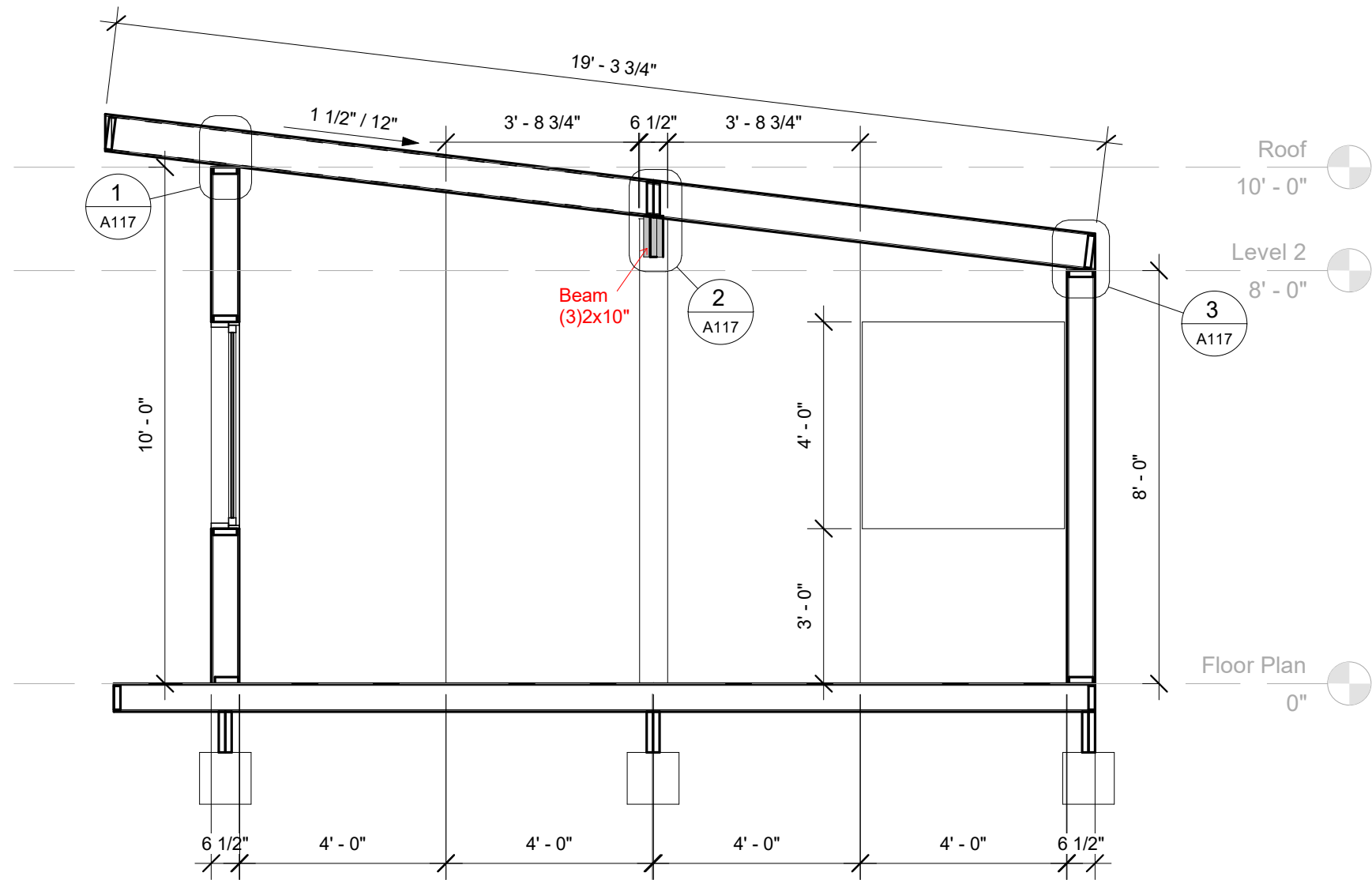


1

WE Wall

3/8" = 1'-0"

View from Wall "A"



1 Crosswise Section
 3/8" = 1'-0"

ADU 16X48

No.	Description	Date

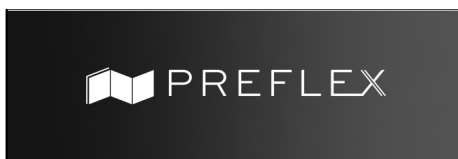
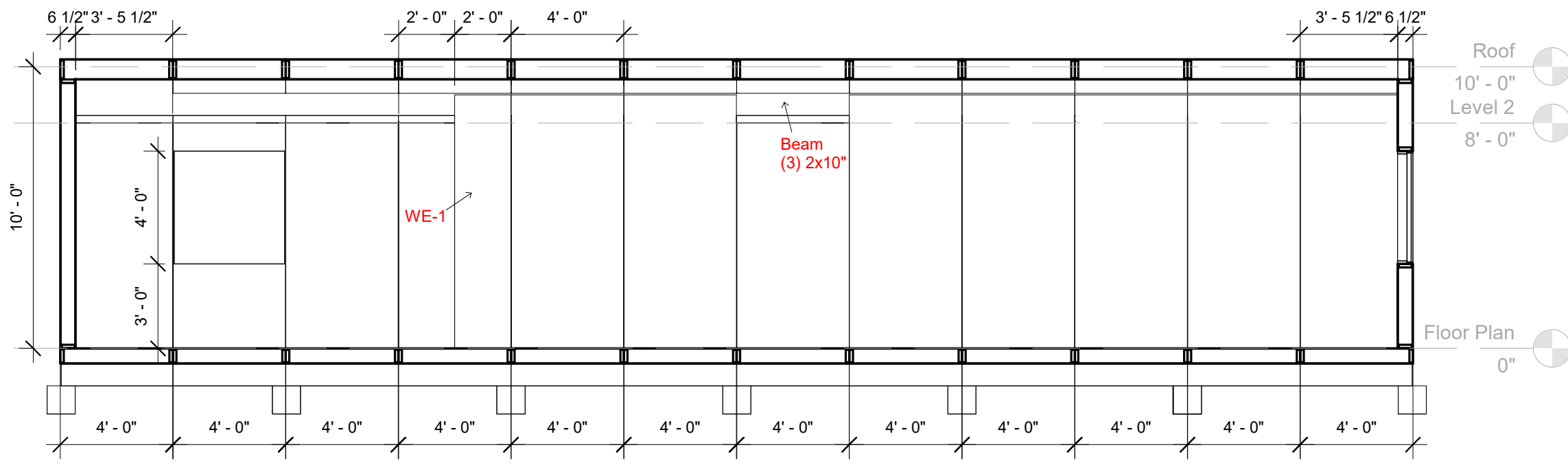
Section

Project number	P017.7
Date	DIC/15/21
Drawn by	OD
Checked by	Checker

A115

Scale	3/8" = 1'-0"
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03/05/2022 05:29:48 p. m.



ADU 16X48



No.	Description	Date

Section

Project number P017.7

Date DIC/15/21

Drawn by OD

Checked by Checker

A116

Scale 1" = 4'-3"

1

Lengthwise Section

1" = 4'-3"

03/05/2022 05:29:48 p. m.