

July 1, 2024

Re: SU24-10 Doe Ranch ALQ

We live on S Elkhorn Rd and have watched the goings on at 3567 E Doe Ranch Rd since they bought it as a secondary residence. We watched them clear and burn 5 acres without permits, resulting in constant dust blowing all over the surrounding properties. We watched them start building, also without permits. This contributed to construction debris constantly blowing outside their property, never to be cleaned up by their work crew. SSVEC had to come out and clear insulation from the power pole on one occasion.

Citizenserve has 7 pages of complaints concerning this property.

I think neighbors have every reason to be concerned and skeptical about what is going on at this property, especially as we're the ones who have to deal with the consequences.

We have lots of questions and have received very few answers. The documentation I've been able to see via Citizenserve has not answered my questions and, if anything, gives rise to even more questions.

Here are my concerns:

ALQs are limited to a maximum of 50% of the livable square footage of the principal dwelling or 1,000 square feet, whichever is less.

The "existing house at 3567 E Doe Ranch Rd" was approved by the county in 2008 and the permit was for a 25 ft x 30 ft residential building (750 sq ft) with an 80 sq ft shed. A garage was added later.

This special use application list the existing house as 1157 sq ft which I believe is wrong based on all the documents I've been able to find.

ALQs shall not have a separate address or mailbox from the principal dwelling.

The county assigned a new address to this proposed structure and when asked about it, we were told that it was going to be an "assisted living facility" which required the new address for 911 purposes. Why is this address (3589) still being used since the permit application is for Accessory Living Quarters at 3567 E Doe Ranch Rd?

Special Use Authorization is required for: Long-term rental or lease of an ALQ separately from the primary residence. Use an ALQ for commercial purposes or any use other than a permitted home occupation. Any deviation from the development standards listed above.

Home owner states the reason for requesting a Special Use as "We needed more rooms since our place only have 1 bedroom. We don't have any plan to add kitchen in this unit".

The home owner has lead us to believe that she needs more room for guests. They have not lived at this property for a year. A caretaker has recently occupied the existing dwelling. Do they plan to use this as their primary residence? Are they planning to rent the buildings or use them for commercial purposes? What exactly comes with approval of this special use?

There are too many unanswered questions about this property and the owners. Therefore, we are opposed to this Special Use application as a way around their disregard for zoning regulations in Cochise county.

Sincerely,

Glenn and Gail Renell 11950 S Elkhorn Rd Parcel # 11401097C

DOCKET SU24-10 (DOE RANCH ALQ)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST

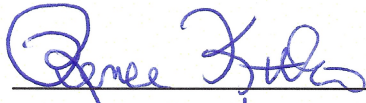
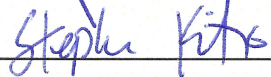
Please state your reasons:

(PLEASE REFER TO ATTACHED DOCUMENT)

PRINT NAME(S):

RENEE KITKO, STEPHEN KITKO

SIGNATURE(S):

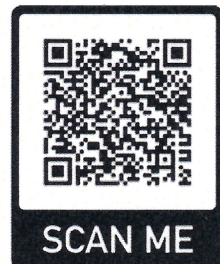



YOUR TAX PARCEL NUMBER: 11401098F (eight-digit identification number found on your property tax statement)

Your comments will be made available to the Planning and Zoning Commission and Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than July 3, 2024, at 5:00 p.m.

RETURN COMMENTS TO:

Matthew Taylor
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
mtaylor@cochise.az.gov



Scan the QR code to the right to submit comments online.

Stephen & Renee Kitko
PO Box 427
Kingsville, MD 21087

July 1, 2024

To: Matthew Taylor

Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603

Re: Special Use Authorization Application – Parcel 114-01-098D 3567 E. Doe Ranch Rd. Pearce, AZ 85625

This letter is to inform you that we are in opposition to the use that has been requested for the illegally constructed, unpermitted structure that was erected on the subject parcel for the following reasons:

- 1) We have no idea how many people are planned to be housed in either the main house or the proposed auxiliary living quarters. We would be concerned about excess vehicular traffic, parking issues, noise & water use (from the community shared well that the main house is connected to – this would need to be addressed also as far as added water use & payment). Please advise how many people would be living/staying in both structures for near & long term use & what the nature of their business there would be.
- 2) The entire 5 acre property was cleared (also illegally) of all natural vegetation down to bare ground which resulted in sandstorms on the many windy days we have in this area. We can find no logic or reason for this destruction of natural erosion control & wildlife habitat. The loosened sand has blown into the mechanical area of the shared well which is within 50 feet due east of the subject parcel (downwind) & rendered the pressure switch inoperable – this resulted in no water for the other connected residents (including us) & service calls to get the switch diagnosed & repaired. We can only guess how long it will take for blowing sand to ruin anything else in the well area. We have videos of one of the sandstorms from spring of 2023 that clearly show the results of stripping 5 acres of desert land (<https://youtu.be/yFHQMbeSTQ4> and <https://youtu.be/TDPKH-I6cXU>). As far as we know, no vegetation is growing back at this point. We have had to clean up blowing trash & construction debris on our property & the neighborhood as well.
- 3) The quality of the illegal structure is questionable at best – part of the siding on the south side is warping & coming loose – some of the structure on the north side is completely gone already. So

we cannot possibly put any trust in the rest of the construction. To be honest, we feel it just doesn't fit in with what is there in most of the neighborhood – it is quite an eyesore.

- 4) With all that has transpired on this project so far, we do not have any faith that anything going forward would be done legally and/or not cause additional problems.

Sincerely,

Stephen & Renee Kitko

DOCKET SU24-10 (DOE RANCH ALQ)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST
Please state your reasons:

PRINT NAME(S):

SHAWN I + SHAWN M CAMPBELL

SIGNATURE(S):


SHAWN M CAMPBELL

YOUR TAX PARCEL NUMBER: 11401092D (eight-digit identification number found on your property tax statement)

1140113E

Your comments will be made available to the Planning and Zoning Commission and Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than July 3, 2024, at 5:00 p.m.

RETURN COMMENTS TO:

Matthew Taylor
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
mtaylor@cochise.az.gov



Scan the QR code to the right to submit comments online.

7/1/2024

To: Cochise County Development Services

IE: Special Use Permit for Parcel 114-01-098D

To Whom It May Concern,

We/Shawn J and Shawn M Campbell are sending our opposing view for this application.

We are doing this for the following reasons:

- 1) All applications are fabricated and do not follow the actualities of what they have done. For example.

Land Clearing Permit: Owner applied for a land clearing permit to put in "a road". See actual CC permit and drawing. What actually happened is they cleared the entire 5 acres. Please see corresponding documentations 1, 2 & 3. By doing this they creating massive dust issues (took out the pressure switch at the shared well), there were no water trucks used to keep dust to a minimum or permit applied for PRIOR to action.

Building: Owner has applied for an owner/opt out permit. In the actual permit it states "I am the Owner/Builder of the property. I will follow in strict compliance with 32-1121A.5. The property is intended for sole occupancy by the owner, not intended for occupancy by members of the public, owners employees or business visitors."

- 1) This property was purchased by owners as a "second" home. See attached document 4. So no, it is not a "sole occupancy" They live elsewhere.
- 2) This building was not built by owner, it was built by contractor Abarca and Sons out of Willcox. Please see photo documentation 5 & 6. Building is currently in violation, see documentation 10
- 3) The special use application site plan states original home is 1157 sq feet. This is inaccurate. Original home permit that was applied for was 750 sq feet. Please see documentations 7, 8 & 9. Since that is true, then the accessory living quarter can only be 375 sq feet. On their site plan, they have switched the sq footages to get this passed. The numbers are completely wrong.

So in conclusion about the building, it is NOT owner builder, it is a second home, original home is NOT 1157 sq feet it is 750 sq feet, the second home is MUCH larger than the original. Again, no permits were applied for PRIOR to the building going up and owner has NOT attended any court hearings about the issue that they were required to. And if this is truly for "guests" why do they need 1500 gallon septic put in? Seems overkill for occasional occupancy. See documentation 12

Lastly, the special use permit was for an ALQ (Accessory Living Quarters) and the fact that a secondary address was issued to this building is in DIRECT violation of CC restrictions which state: "No more than one ALQ on a parcel, No more than one kitchen per unit, ALQ's shall not be subdivided or segregation in ownership, ALQ'S SHALL NOT HAVE A SEPARATE ADDRESS OR MAILBOX FROM PRINCIPAL DWELLING" See documentation 11

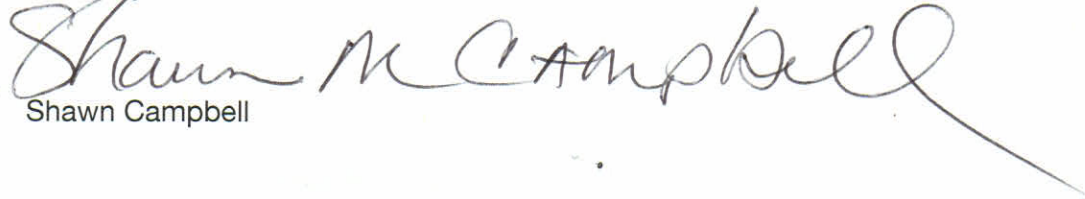
A new address was assigned by the County illegally.

Since owners have not followed ANY county laws, permits, court dates, factual information, etc, its not a leap for us to believe they will follow any FURTHER requirements. Our main

concern is that this property will be used to house multiple individuals equating to communal living for owners employees or associates. In fact, currently, there are an unknown individuals and their UHaul on the property right now.

There has been MULTIPLE problems with this situation that has caused us concern and aggravation. We have had to pick up their contractors litter, the clearing caused massive dust issues, and frankly it is a visual blight in our neighborhood. All this along with the fact they illegally did everything makes for a very sour relationship. So no, we don't want it.

Sincerely

A handwritten signature in cursive script that reads "Shawn M Campbell". The signature is written in dark ink and extends across the width of the page. A long, thin horizontal line extends from the end of the signature towards the right margin.

Shawn Campbell

1



Cochise County

Development Services

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

LAND CLEARING PERMIT APPLICATION

Please submit this application along with a site plan with the fee of \$50. It will be reviewed by Development Services. If all requirements are met, a permit for clearing will be issued to you. No land clearing in accordance with the Land Clearing Ordinance, may be conducted without prior written approval from this Department.

Tax Parcel Number: 114-01-098D Applicant: Chong In Choi

Mailing Address: 15634 Stanbrook Dr City La Mirada State CA Zip Code 90638

Phone Number: 424-303-0338 Email: lhvictory70@yahoo.com

1. Describe the purpose for clearing (vegetation control, road building, pasture improvement, fence building, etc.).
Road building

2. How many acres of your parcel are going to be cleared? (Note: There are 43,560 square feet in one acre. This is equal to a square approximately 208 feet by 208 feet.)

1

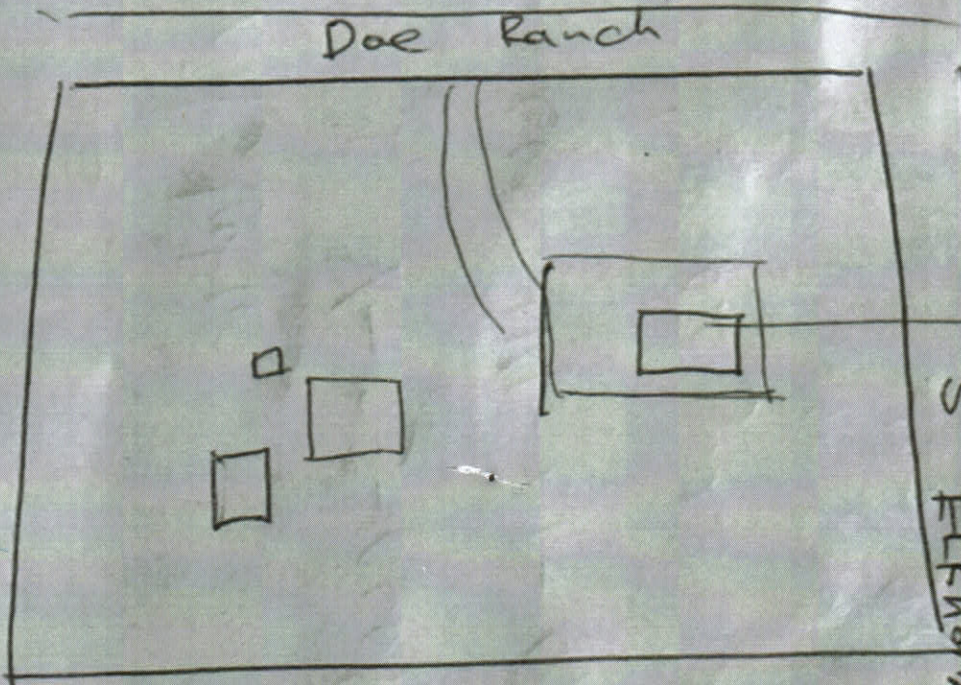
3. Describe proposed dust and erosion control measures that will be taken. These should be described or illustrated on the site plan as well. (Note: If the County receives complaints or becomes aware of a particular problem resulting from this clearing activity, the County will investigate the situation to determine if the applicant has applied appropriate measures to minimize the dust, water run-off and erosion that may result from the land clearing activity. The County reserves the right to place additional requirements upon the applicant if the dust and erosion control measures either proposed or implemented by the applicant are insufficient or inappropriate for that particular situation. The failure to take reasonable measures to minimize these impacts is a violation of the Cochise County Land Clearing Ordinance and may subject the applicant to enforcement proceedings).

NOTES: •Drainage Report and/or Floodplain Use Permit maybe required.
•If parcel located in the Douglas INA and you propose to use groundwater for irrigation, it is your responsibility to obtain approval from Arizona Department of Water Resources.

Applicant's Signature: Chong In Choi date: 3/3/2024

Bisbee Office
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
planningandzoning@cochise.az.gov

2



Subject Site

S
Elk Horn Rd



3

In Accordance with A.R.S. Title 32

I am currently a licensed contractor:

Contractor Name: _____

Doing Business As: _____

ROC License #: _____ / Classification of ROC License: _____

Contractor's Signature: _____ Date: _____

Title: _____

I am an Owner/Builder:

Owner/Builder Name: Chong In Choi

Owner/Builder Address: 3567 E Doe Ranch Rd, Pearce AZ 85625

Owner/Builder Signature: Chong In Choi Date: 3/3/2024

EXEMPTION FROM LICENSING

I am exempt from Arizona Contractors' license laws on the basis of the licensing exemptions contained in A.R.S. 32-1121A.

I am the Owner/Builder of the property. I will follow in strict compliance with 32-1121A.5. The property is intended for sole occupancy by the owner, not intended for occupancy by members of the public, owner's employees or business visitors. The structures are **NOT INTENDED FOR SALE OR RENT WITHIN 1 YEAR AFTER COMPLETION.**

I am the Owner/Developer of the property. I will follow in strict compliance with 32-1121A.6. I will contract with a General Contractor licensed pursuant to this chapter. To qualify for this exemption, all licensed contractors' names and license numbers working on this project shall be included on this application and contained within all sales documents.

Other Exemption: _____

I fully understand that the exemption provided by A.R.S. 32-1121A.14 (the Handyman Exemption) does not apply to ANY construction project which requires a building permit, is the smaller part of a larger project and/ or the total aggregate contract price including labor, materials and all other items is \$1,000 or more.

I will be using the following licensed contractors or sub-contractors on this project:

(General Contractor) ROC License #: _____ Class: _____

(Mechanical Contractor) ROC License #: _____ Class: _____

(Electrical Contractor) ROC License #: _____ Class: _____

(Plumbing Contractor) ROC License #: _____ Class: _____

FALSIFICATION OF INFORMATION ON THIS DOCUMENT FOR THE PURPOSE OF EVADING OR ATTEMPTING TO EVADE STATE LICENSING LAWS IS A CLASS 2 MISDEMEANOR PURSUANT TO ARIZONA REVISED STATUTES 13-2704.

I have read and fully understand all of the information contained within this document. The above information provided by me on this document is true and accurate to the best of my knowledge.

PRINT FULL NAME AND ADDRESS:

Chong In Choi

3567 E Doe Ranch Rd

Pearce, AZ 85625

Signature: Chong In Choi Date: 3/3/2024

4

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 114-01-098D
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes No
How many parcels, other than the Primary Parcel, are included in this sale? 0

Please list the additional parcels below (attach list if necessary):
(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Glenn Spring and Joanne B. Hershey
116 Corlies Ave
Pelham, NY 10803

3. (a) BUYER'S NAME AND ADDRESS:

True Green Energy Global Trust, dated November 17, 2021, and
Green Energy Solution Trust, dated November 17, 2021
1820 Sunny Crest Drive
Fullerton, CA 92838

(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

3567 E. Doe Ranch Road
Pearce, AZ 85625

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

True Green Energy Global Trust, dated November 17, 2021 and
Green Energy Solution Trust, dated November 17, 2021
1801 Fairgreen Drive
Fullerton, CA 92833

(b) Next tax payment due OCTOBER 2023

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
- i. Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member".
- c. To be used as a non-primary or secondary residence.

See reverse side for definitions of a "primary residence, secondary residence" and "family member."

B. If you checked e or f in Item 6 above, indicate the number of units: _____
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent: [Signature]
 State of New York, County of Bronx
 Subscribed and sworn to before me on this 11 day of January, 2023
 Notary Public: [Signature]
 Notary Expiration Date: July 18, 2026

Signature of Buyer / Agent: [Signature]
 State of AZ, County of Cochise
 Subscribed and sworn to before me on this 12 day of JANUARY, 2023
 Notary Public: [Signature]
 Notary Expiration Date: 05/13/2025

ANDY ALVARADO
 Notary Public - State of New York
 NO. 01AL6436557
 Qualified in Bronx County
 My Commission Expires Jul 18, 2026

MAEGAN ACOSTA
 Notary Public - State of Arizona
 COCHISE COUNTY
 Commission # 605681
 Expires May 13, 2025

DOR FORM B2162 (02/2019)

FOR RECORDER'S USE ONLY

2023-00718RP
Page 1 of 2
Cochise County, AZ
01-12-2023 04:07 PM

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other: _____

10. SALE PRICE: \$ 135,000.00

11. DATE OF SALE (Numeric Digits): 01 / 23
Month / Year

12. DOWN PAYMENT \$ 135,000.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)
- e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
f. Other financing; Specify: _____

14. PERSONAL PROPERTY (see reverse side for definition):

(a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes No

(b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

(a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No

If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Pioneer Title Agency, Inc.
P.O. Box 1900, 580 E. Wilcox Dr., Sierra Vista, AZ 85836-1900
Phone: (520) 458-3500

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Services
[Search Options](#)
[Web Subscriptions](#)
[Corporate Services](#)

County Information
[County Contacts](#)
[Data Availability](#)

Support
[Questions](#)
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[About](#)



5

10





Cochise County
Development Services
Public Programs... Personal Service
www.cochise.az.gov

10

PRE-HEARING MEMORANDUM

To: Gregory L. Johnson, Cochise County Hearing Officer
From: Chris Saylor, Code Compliance Officer
For: Dan Coxworth AICP, Director
Through: Dora V Amaya, Zoning Administrator
Date: 05/12/2023 for the Hearing on 05/25/2023
Respondent: CHONG (VICTORIA) & GIAZI KHAN (TRUE GREEN ENERGY GLOBAL TRUST)
Violation Number: 23-000533
Parcel Number: 11401098D

I. Nature of Violation and History

CHONG (VICTORIA) & GIAZI KHAN (TRUE GREEN ENERGY GLOBAL TRUST) is/are in violation of the Cochise County Zoning Regulations 1704.01 Building/Use Permit Required, 1818 Land Clearing, and 2301 (Violations Deemed a Nuisance). The violation(s) occurred on parcel 11401098D, located at 3567 E DOE RANCH RD. Staff verified from the Assessor's records that the owners is/are CHONG (VICTORIA) & GIAZI KHAN (TRUE GREEN ENERGY GLOBAL TRUST). The property is located in the RU-4, zoning district, Growth Category D-RURAL.

An inspection was conducted on 2/14/2023, which found over an acre of land cleared without a permit and a structure being built without a permit. As shown on the attached inspection and photos (Attachment A).

A pre-hearing inspection was conducted on 4/13/2023, which found over an acre cleared without a permit and structure was still being built without a permit. As shown on the attached inspection and photos (Attachment B).

The attached violation log gives a brief synopsis of actions taken on this case (Attachment C).

II. Conclusion and Recommendation

Staff therefore recommends that the respondent(s) be required to:

- Apply and obtain a permit for all construction done without a permit or for unpermitted use or
- Remove all unpermitted structures in a legal manner.


- Apply and obtain a permit for clearing more than an acre of land

Staff further recommends that the violation be discounted or corrected within thirty (30) days of hearing, and that a fine in the amount of \$500.00 be imposed, with payment due no later than thirty (30) days after the hearing. In the event that the Respondent(s) may fail to remedy or abate this violation by the designated date of 06/26/2023, the fine shall be increased to the amount of \$750.00 with an accruing penalty of \$50.00 for **each day following** in which the Respondent(s) fail to remedy or abate the violation.

Attachments

- A. Inspection and Photos
- B. Latest Inspection
- C. Violation Log

COCHISE COUNTY INSPECTION REPORT VIOLATION / HAZARD

| | | |
|--|----------------------------|---|
| First Inspection Re-Inspect | Parcel #: 11401098D | Case#: 23-000533 |
| Property Owner(s): CHONG (VICTORIA) & GIAZI KHAN | | Zoning: RU-4 |
| Site Address: 3567 E DOE RANCH RD, PEARCE, AZ 85625 | | Category: D-RURAL |
| Complaint: No building permit for new structure and clearing over an acre, creating dust. | | |
| Inspection Instructions: | | |
| Inspection Summary: at yogurt.08-bleats@icloud.com has submitted the following online message: Are you guys going to do anything or will the entire house be built before you recognize the violation? | | |
| Owner or Resident Contacted? | | |
| Phone Number: | | |
| Inspection Status: Completed | | Date Assigned: 02/14/2023 Date Inspected: 02/14/2023 |
| Inspector Signature:  | | |

Violation Photo(s):



Taken On: 01/19/2024

Taken By: Chris Saylor


Description: inspection photo 1-19-24

Violation:

Parcel History:

| File# | Permit# | Type | Description | Status | Opened | Issued | Closed |
|------------|--------------|---------------------------|--|--------|------------|------------|------------|
| 23-002655 | SEP23-000256 | | Install New Septic System | Open | 07/19/2023 | 09/08/2023 | |
| 23-001204 | | Violation | No Building Permit | Closed | 04/05/2023 | | 04/05/2023 |
| 23-001205 | | Violation | No Clearing Permit for 5 AC lot | Closed | 04/05/2023 | | 04/05/2023 |
| 23-001178 | | Violation | Dust control issue due to clearing land without permit | Closed | 04/03/2023 | | 04/03/2023 |
| 23-000533 | | Violation | No building permit for new structure and clearing over an acre, creating dust. | Open | 02/13/2023 | | |
| 23-000222 | | Drainage/Flooding Concern | Clearing without a permit | Open | 01/23/2023 | | |
| 23-000216 | NOT23-000024 | | 11401098D NOT | Open | 01/20/2023 | | |
| HBP-080219 | HBP-080219 | Permitting | New SF Residential SFR 750 sq shed 80 sq Temp RV 240 sq approx | Closed | 10/07/2008 | 03/07/2008 | 03/24/2009 |
| HBP-031485 | HBP-031485 | Permitting | New SF Residential SFR 825 sq w/carports temp RV | Closed | 10/07/2003 | 11/18/2003 | 12/28/2006 |

COCHISE COUNTY INSPECTION REPORT VIOLATION / HAZARD

| | | |
|--|---------------------------|----------------------------|
| <input type="checkbox"/> First Inspection <input checked="" type="checkbox"/> Re-Inspect | Parcel #: 11401098D | Case#: 23-000533 |
| Property Owner(s): CHONG (VICTORIA) & GIAZI KHAN | | Zoning: RU-4 |
| Site Address: 3567 E DOE RANCH RD, PEARCE, AZ 85625 | | Category: D-RURAL |
| Complaint: No building permit for new structure and clearing over an acre, creating dust. | | |
| Inspection Instructions: | | |
| Inspection Summary: STATUS - to send file to CAO. no permits have been obtained. structure has not been removed, | | |
| Owner or Resident Contacted? | | |
| Phone Number: | | |
| Inspection Status: Failed | Date Assigned: 01/19/2024 | Date Inspected: 01/19/2024 |
| Inspector Signature:  | | |



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: | 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: | <i>Chong In Choi</i> Date: April 24, 2024 |
| 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: | RU-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 - **not TRUE**
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. - **not TRUE**

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:

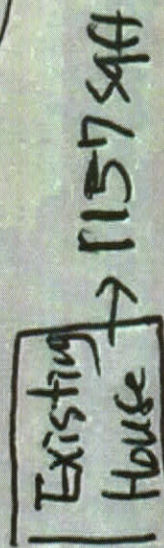
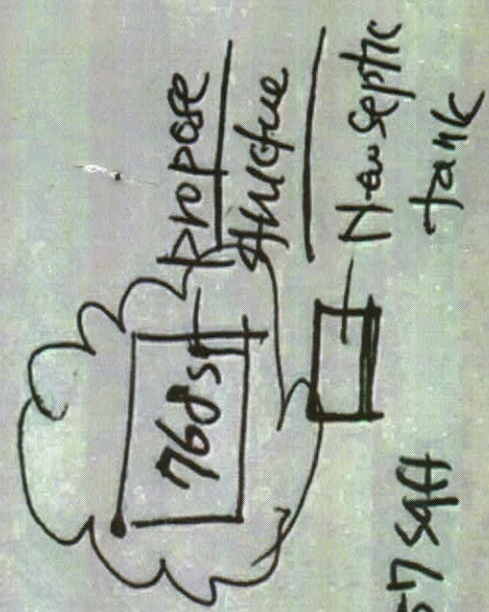
April 24, 2024

| FOR STAFF | |
|------------------|-----------------|
| Permit Number: | |
| Date Received: | Date Finalized: |
| Reviewed By: | |

S Eikhorn Rd

①

3567 E Doe Ranch Rd



VIEW PERMIT

Home / Services / Permitting / View Permit



Original Permitting

Permit #: HBP-080219

Project #: 24-001354

Status: Closed

Address: 3589 E DOE RANCH RD

Description: New SF Residential SFR 750 sq shed 80 sq Temp RV 240 sq approx





Permit Reviews Documents Inspections

Permit #: HBP-080219
Permit Type: Historic
Sub Type: BB Historic
Issue Date: 03/07/2008
Expiration Date: 03/07/2011

[<< Return to Account Information](#)

Building Improvements

| | | |
|------------------------------------|---|---------------------------------|
| Building ID: 2.00 | Bsmt Sq Ft: 0 | Units: 0 |
| Heat: None | Occupancy: Single Family Residential | Unit Type: |
| Total Sq. Ft: 720 | Foundation: 18 Concrete | Quality: Fair Plus |
| Property Type: Residential | Bsmt Fin. Sq Ft: 0 | Condition: Average |
| Roof Type: Gable | Year Built: 2008 | Class Descr: |
| Condo Sq Ft: 0 | Rooms: 0 | Exterior: Frame Aluminum |
| Built As: Ranch 1 Story | Baths: 0 | Interior: Drywall |
| Roof Cover: Preformed Metal | Year Remodel: 0 | Stories: 1.00 |


Building Detail Type and Description


| Detail Type | Detail Description | Units |
|-------------|------------------------------|--------|
| Fixture | Total Fixtures | 8.0000 |
| Rough In | Rough In | 1.0000 |
| Add On | SEPTIC TANK - ISX | 1.0000 |
| Add On | WINDOW AIR CONDITIONER - UAM | 1.0000 |

 **VIEW PERMIT**

Home / Services / Permitting / View Permit

9 New Build Permits

 View other Permits on this project

Permit #: BP24-000459
Project #: 24-001354
Status: Pending
Address: 3589 E DOE RANCH RD 
Description: Opt-out SFR 780sq' (ALQ SU)





Permit Reviews Documents Inspections

Permit #: BP24-000459
Permit Type: Residential Permit
Sub Type: Single Family Residence
Issue Date:
Expiration Date:

 **PROJECT CONTACTS**

Additional Contact:
 Additional Contact:
 Additional Contact:

 **PROPOSED PROJECT**

Type of Work: Rural Residential Owner Builder No Code Inspections
Primary Structure Square Feet: 780 
Porch Square Feet:
Garage/Carport Square Feet:
Basement Square Feet:
Height: 10
Estimated Value of

Proposed

Project:

 HEALTH SERVICES SECTION

Sewer or

Septic System:

 DOCUMENTS

*Please download, fill out, and attach the hyperlinked pdf documents below

Site Plans

(../Documents/335/ResidentialSitePlanRequirements.pdf):

Construction

Plans and

Checklist

(<https://www3.citizenserve.com/Documents/335/2015%20IRC%20Residential%20Plan%20Requirements%20n>

Proof of Valid

Contractor

Form

(../Documents/335/Joint_residential_permit2.pdf):

Floor Plan:

Lighting Plan

and

Worksheet

(../Documents/335/Joint_residential_permit789.pdf):

Truss

Calculations:

Sierra Vista

Sub-

Watershed

Permit

Checklist

(https://www3.citizenserve.com/Documents/335/SV_subwatershed_attachment.pdf):

Disclosure

Statement -

Rural

Residential

Owner-Builder

(../Documents/335/OPT_OUT_FORM_Without_Notary02222023.pdf):

Rural

Residential

Owner-Builder

Amendment

(../Documents/335/RURALRESIDENTIALOWNERBUILDERDISCLOSURESTATEMENT.pdf):

 CERTIFICATION SIGNATURE

I hereby certify that I am the owner or duly authorized owner's agent and that all information on this application and the attached site plan is accurate. I understand that if any of this information is false, it may be grounds for revocation of this permit. I further certify that I will

comply with all County, City, and State and Federal regulations applicable to said property, and acknowledge that I am not authorized to begin work until I have received a numbered permit. I FURTHER AUTHORIZE COUNTY EMPLOYEES AND APPROPRIATE REGULATORY AGENCIES TO ENTER ONTO SAID PROPERTY TO MAKE REASONABLE INSPECTIONS FOR COMPLIANCE.

Applicant

Signature:

Requirements

The owner(s) of the parcel must live in either in the primary dwelling or ALQ as their primary residence. In addition, the structure must:

- o Be an allowable use within the zoning district of the subject parcel. One ALQ per parcel is allowed in the following districts: RU, R-36, SM-36, SM-87, SM-174, SM-10-acres, SM-18-acres, SM-36-acres, SR-36, SR-18 Acres, SR-10 Acres, SR-174 (4-acres), SR-87 (2-acres), and SR-43.
- o Be on a property with an existing home
- o Meet all site development standards for zoning, such as setbacks from the property boundaries and the height and size standards listed below.

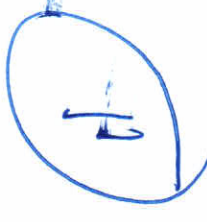
Development Standards

- o ALQs must be equal to or lesser in height than the existing principal dwelling.
- o ALQs are limited to a maximum of 50% of the livable square footage of the principal dwelling or 1,000 square feet, whichever is less.

Livable square footage is the sum of the area contained within a principal dwelling measured from the inside wall surfaces, including finished basements but excluding garages, carports, porches, utility rooms, stairways, sheds, storage rooms, balconies, and patios. More generally, it is the area that is heated or cooled.

Restrictions

- o No more than one ALQ per lot or parcel
- o No more than one kitchen per unit (detached living structures)
- o ALQs shall not be subdivided or otherwise segregated in ownership from the principal dwelling unit.
- o ALQs shall not have a separate address or mailbox from the principal dwelling.
- o Recreational vehicles*, railroad cars and camper shells are not permitted for use as an ALQ in any zoning district.
- o Manufactured homes and rehabilitated mobile homes may be permitted as an ALQ only in those Zoning Districts where they are a permitted use.





Cochise
Health and
Social
Services

Cochise Health & Social Services

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

12

**Natalie
Johnson,
RS
Director
Environmental
Health**

SEPTIC SYSTEM CONSTRUCTION AUTHORIZATION

Approval to Construct for a 4.02 General Permit (AAC R18-9-E302)

Parcel #: 11401098D

Permit #: SEP23-000256

Date of Application: 07/19/2023

I. Property/Project Description: Install New Septic System

| | |
|---|---------------------|
| Facility Owner/Contact Person for System Operation: | Current Address: |
| TRUE GREEN ENERGY GLOBAL TRUST | 1801 FAIRGREEN DR |
| Phone Number: | FULLERTON, CA 92833 |

Subdivision: _____ M&B: _____ Lot no.: _____ Acres: _____

Longitude and Latitude of Disposal Area:

Proposed Number of Bedrooms: 5 Fixture Count: 35 or less

Additional Permit Requirements:

Disposal Type: Aggregate (Rock) Tank Size: 1500 Gallons Disposal Area Required: 3750 Sq.Ft.

Linear Length (ft) or # of Chambers: 375.0 Chamber Type: _____ Width (ft): 2

Aggregate or Chamber Depth (ft): 4 Cover (ft): 3' Total Depth (ft): 8'

Sq.Ft./Linear Ft.: 3750.00 Perc Rate: MPI SAR (g/day/sq.ft): 0.2

III. Acknowledgment of Understanding:

As Property owner or designated agent, you agree to install or repair this sewage disposal system in accordance with Cochise County and Arizona Department of Environmental Quality regulations. This Construction Authorization is based on the Notice of Intent to Discharge submitted to CCDS-EH along with the signed plot plan, directions to property, any variances granted based on Arizona Administrative Code (AAC) R18-9-A312G and all Site Investigation information available. A final inspection must be requested and a Request for Discharge Authorization form must be submitted to CCDS-EH. The inspection must be completed and a Discharge Authorization (Approval to Operate) issued by CCDS-EH before the system can be covered and used. This permit will expire two years from the date of issue. Septic permits cannot be issued where public sewer is available.

ANY CHANGES FROM WHAT IS APPROVED IN THIS PERMIT WILL REQUIRE APPROVAL IN ADVANCE FROM CCDS-EH UNLESS THE CHANGE CONTINUES TO CONFORM WITH THE STANDARDS SET IN AAC R-18-9-ARTICLE 3. ALL PARTS OF THE SEPTIC SYSTEM MUST BE AT LEAST 100 FEET FROM ALL WELLS. ALL PORTIONS OF THE SEPTIC SYSTEM MUST BE 50 FEET FROM WASHES DRAINING GREATER THAN 20 ACRES AND UNDEVELOPED PROPERTY LINES.