



## 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:	Rogelio and Judith Canez
Address:	10290 E. Hwy 92, Hereford AZ. 85615
Phone:	(520)346-1458
Email:	enjoystarryskies@gmail.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:	Judith Canez
Date:	04/09/2024
Property Info	
Property Owner Name(s):	Rogelio and Judith Canez
Parcel Number (APN):	10467004
Property Size (in acreage or square feet):	7 acres
Property Zoning Designation:	RU4

**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	Well/ BJ Drilling
Sewer/Septic*	Septic/ De La Cruz Construction
Electricity	APS
Fire Protection	Palominas Fire District
Waste Disposal	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.

Granting a special use permit for the construction of an RV park would greatly benefit both the community and visitors alike. An RV park provides a unique opportunity for travelers to explore our area, fostering tourism and supporting local businesses. With the increasing popularity of RV travel, accommodating these tourists ensures steady economic growth and revenue generation for the region. Additionally, an RV park promotes outdoor recreation and facilitates a deeper connection with nature, aligning with our community's values of sustainability and environmental stewardship. By providing a designated space for RV enthusiasts, we can enhance the overall

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.

There are no structures on the land currently.

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.

We will have two buildings approximately 16x40. The front of this building will be our office and shop for local entrepreneurs to sell their goods. The back of the building will have washer/dryer and public restrooms/showers facilities.

Three horse stalls will be 12x24ft with a corral 12x24ft. This will allow RV travelers to board their horses in safety and comfort.

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).

We will obtain factory-built buildings from a local builder.

The horse stalls will be wood frame with metal roof. The corrals will be metal fencing.

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.

We will be offering RV spaces for travelers to visit the surrounding tourist areas. (Sierra Vista, Kartchner Cavers, Bisbee and Tombstone etc.) In the office we would also like to support some local entrepreneurs. We have 3 interested buisness owners that would like to sell jams/jellys, tote bags, engraved trinkets, and homemade goodies.

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

Open 7 days a week 8am-5pm

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

Initially: 2

Future: 4-6

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 property will be asscesed through ADOT legal easements. One dedicated for entry and one dedicted for exit. Both easements will be accessible from Hwy 92.

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

There will be mimimal impact as there are many turns off of HWY 92.

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

5-10/50

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

0

**Supplemental Questions Continued**

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

November to April are times the snowbirds come and go  
Weekends morning and evenings departures

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 will apply for ADOT to introduce 2 driveway cuts for entry and exit.

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).

We will be installing a well to provide water to our customers.

13. Total gallons of water needed for the proposed use, either daily or annually: 200gal a day

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

We will be using septic tanks with leach lines to feed the natural habitat. Also, we will be adding gutters that will feed a water catch to water the surrounding vegetation.

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 have had no questions or responses from the letters that we sent out.

**Supplemental Questions Continued**

15.a. Date of mailing by applicant: 15May2004

15.b. Mailing radius: 900 feet

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

N/A

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.

N/A

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?

We will offer horse stalls/bording to customers who are traveling with their horses. All manure will be hauled out daily to a neighboring garden. We will also offer a secure dog yard for customers pets. There will be a stand for waste removal immediatley after use.

**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?

Yes, and all animal waste will be removed daily. The dog yard will be disinfected weekly.

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?

With the added traffic we will be placing rock over the entire property to avoid excessive dust.

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.

Yes, there are trees and grass that will be removed on the 7 acres.

**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: Rogelio and Judith Canez

Date: 6/27/2024

**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): Rogelio and Judith Canez

Date: 6/27/2024

Enter Address or Parcel

Map navigation controls: Zoom in (+), Zoom out (-), Home, Refresh, Back, Forward

Measurement

Acres

Measurement Result

## 7.01 Acres

Clear

Press CTRL to enable snapping

- 60 x 35 ft for each RV space
- 16 x 40 ft Storefront
- 16 x 40 ft laundromat/bathrooms
- 12 x 24 ft Horse stall
- 12 x 24 ft Horse corral
- 25 x 75 ft Dog yard



