



Special Use Application

Development Services

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 1415 Melody Ln, Bdg F
Bisbee, Arizona 85603

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: Todd & Vanessa Mattox

Address: 3183 W. Williams Rd. Benson, AZ, 85602

Phone: 520-272-2600

Email: catalinakitchenbath@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: Todd & Vanessa Mattox

Date: 07/16/2024

Property Info

Property Owner Name(s):

Parcel Number (APN): 124-14-036B

Parcel Size (in acreage or square feet): 4.34

Parcel Zoning Designation: RU-4

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	Well
Sewer/Septic*	Septic
Electricity	sulphur springs vally
Fire Protection	mescal fire department
Waste Disposal	svvc

* 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 are requesting this because we have a small family buisnes and we would like to be able to work on the property.

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.

See attached site plan.

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.

N/A

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).

N/A

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 buy and sale new cabinets. We buy flat pack cabinets and build them per customer orders,

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

Monday through Saturday 7AM -7PM

8. What are the number of employees expected to work onsite? 4

Initially: 4

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 legal access is on Williams Rd. That is the access we will be using. Williams Rd is a public Rd.

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

This will have no impact on the traffic. We go to the home owners house and give estimates and we deliver the cabinets.

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

4

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) 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.
We will only need the existing cut.

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.
We will not need a water source. Water is not good for wood cabinets.

13. Total gallons of water needed for the proposed use, either daily or annually:
0

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.

The county provided a 300' notification list and draft letter for the neighbors. We mailed letters on July 2nd and have not received any responses.

Supplemental Questions Continued

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

No outdoor activity. We work in the shop.

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?

compressor staple guns and saws periodically. All will be contained in shop or container.

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: Todd Mattox

Date: 7/16/2024

