



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:	
Address:	
Phone:	
Email:	
Describe your relationship to this application (select one):	
<input 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:
Property Info	
Property Owner Name(s):	
Parcel Number (APN):	
Property Size (in acreage or square feet):	
Property Zoning Designation:	

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	
Sewer/Septic*	
Electricity	
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.

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.

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.

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).

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:

Future:

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.

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

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

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

Supplemental Questions Continued

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

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.

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).

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

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

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.

Supplemental Questions Continued

15.a. Date of mailing by applicant:

15.b. Mailing radius:

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

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.

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?

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

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?

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?

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.

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:

Date:

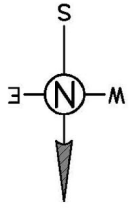
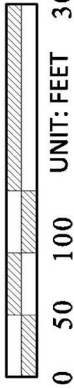
Acknowledgments Continued, Prop 207 Waiver

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.

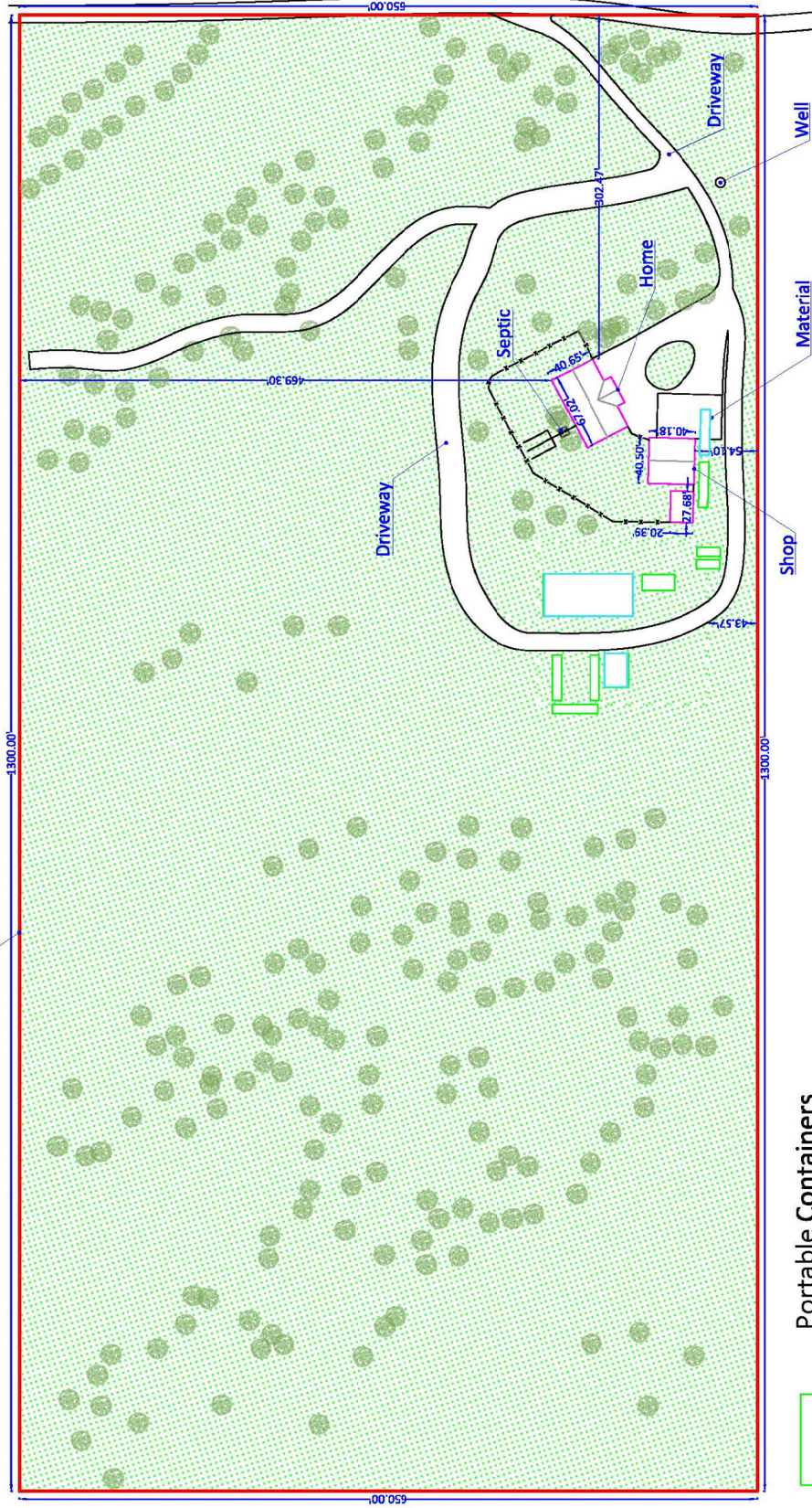
Signature (Property Owner):

Date:

SITE PLAN



Property Line



-  - Portable Containers
-  - Material & Equipment Storage

ADDRESS: 2582 W Ringtail Rd
St David, AZ 85630,
Scale: 1"=100'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

Parcel No. (APN)	124-21-001A
Land Use	RESIDENTIAL SINGLE FAMILY RESIDENCE
Lot Area	872,507 SF (20.03 ACRES)

August 6, 2024

Dear Neighbors,

This letter is to inform you that we intend to apply for special use authorization with Cochise County to expand our existing fabrication business at 2582 W. Ringtail Road (tax parcel 124-21-001A). Special uses require approval by the Cochise County Planning and Zoning Commission during a public hearing.

Our family owned and operated business primarily provides services to the agricultural community in Cochise County and various industrial sites throughout Arizona. While the majority of our work is conducted off-site at our customers' locations, our home serves as the base of operations, including our office, a small inventory, and fleet maintenance.

To ensure that we can continue to operate effectively and sustainably a special use permit will allow us to:

- Support Our Operations: Manage the needs of our inventory and equipment.
- Maintain Fleet: Continue necessary maintenance on our vehicles without disrupting our residential space.
- Facilitate Our Work: Ensure that we can manage and conduct our business activities efficiently from our home base, which may include supporting our repair and maintenance services by fabricating small projects as needed.

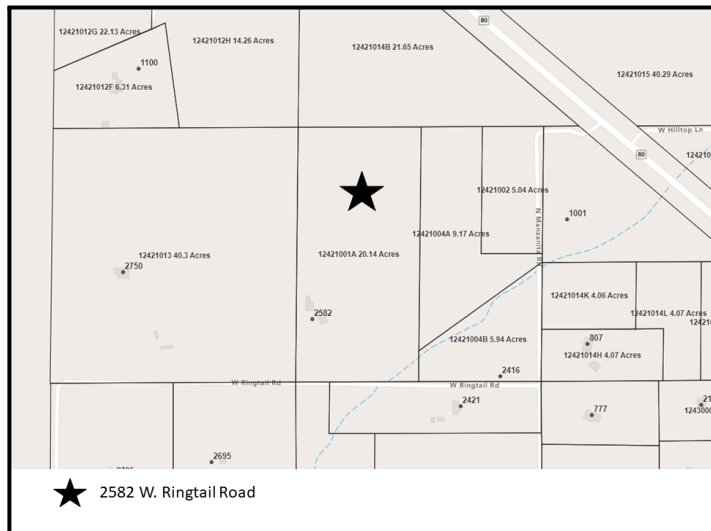
We want to assure you that our continued operations are designed to have minimal impact on our neighborhood. We do not expect any increase in traffic or disturbances, as our location is not open to the public. As the parents of two boys, our home is a family home first and foremost.

We are required to notify our neighbors prior to filing our application with the County. You will receive an official public hearing notice from the County at least two weeks before the Commission meeting and have an additional opportunity to provide your feedback at that time.

Please respond within 15 days of the date on this letter if you have questions or concerns about our future application with the County. We appreciate your consideration and look forward to hearing from you.

Sincerely,

Kirk and Natasha Stearns
2582 W Ringtail Rd
Saint David, AZ 85630
(520) 508-1668



Kirk and Natasha Stearns
2582 W Ringtail Road
Saint David, AZ 85630

August 14, 2024

Dear Neighbors,

Thank you for the letter informing us of your intention to apply for a special use authorization with Cochise County to expand your existing business on your property.

Our response to this proposal is a definite "NO."

While we strive to be good and accommodating neighbors, we cannot agree to an industrial/manufacturing business in what is a rural/residential zoned neighborhood.

We bought 40 acres, in a rural area, to escape industrial (as well as other) noise. The current noise from your business is sometimes annoying while we try to enjoy our morning coffee, or enjoy our porch during the day.

We are also very concerned about our property value. Had we been made aware of an industrial/manufacturing type business operating so close to our property when we purchased the home we would have given serious consideration and probably not purchased it.

While we wish you luck with your business, it is our hope that you can find a space to operate in an appropriate area that would accommodate your industrial/manufacturing business.

Sincerely,



Dan and Darla Breuner
2705 W Ringtail Road
Saint David, AZ 95630

August 15 2024

Dear neighbor:

In your response to your letter to us on Aug. 8, 2024 pertaining to your property that you are already using as a business without the proper zoning.

During our working era we were also self-employed. We had a trucking company with several semi-trucks, brokers, mechanics, drivers and many other people that come and go pertaining to a thriving business. We had a home on acreage but we certainly wouldn't have parked our trucks and conducted our business there.

We rented a space that was appropriate and did not subject our neighbors or our children to the noise and chaos. Purchasing was not possible for us but renting always worked...it is just part of being in business.

We know being self employed is hard work and we are not trying to make it harder, however we worked our lifetime to get our retirement home. It is zoned "residential" which should assure us peace, quiet and all that encompasses.

Therefore, we will be at the hearing to protest your application.

Sincerely,

Jack DiGrado
Lou DiGrado

Jack and Lou DiGrado

August 15, 2024

Dear Kirk & Natasha Stearns,

I have lived here for a long time and have enjoyed the quiet peacefulness it provides me every day. Every neighbor I know also appreciates what our neighborhood provides. I have watched our neighborhood grow and everyone has appreciated the country lifestyle it provides. I want to keep it that way.

I can hear the grinding and hammering noises that come from your house almost daily in the past year and frankly am irritated by it. My response to your letter dated August 6th, 2024 is a resounding "NO"! I hope you withdraw this request and are able to find a location in a commercial zoned area to use. I fear what your plans and expansion will do to our property value and our neighborhoods appeal.

I hope you are able to find a more suitable location in an industrial zone to grow your business and I wish you good luck.

Sincerely,



Roger L. Kriens
720 N. Manzanita
St. David, AZ 85630

Regarding TIA Parcel 124-21-001A

Todd Miller
2416 W. Ringtail Rd.
St. David, Az. 85630

August 13, 2024

Dear Kirk,

After long discussions with Sandy, we regretfully have to decline our approval for your business expansion. We know there have been and still are extreme challenges in finding a commercial lot for your business. We certainly empathize with your situation; however, we are not comfortable with your plans.

We purchased our property as our final destination and did it based on the out of the way serene, quiet and peaceful country setting it presents. We already are a little frustrated with your current operations but we love you as neighbors and accept. We can't imagine what will happen as you expand and build. We do not want to see our neighborhood turning into a commercial industrial zone. We will be attending the public hearing concerning your proposition request for Tax Parcel (124-21-001A).

We hope you can understand our position regarding this matter and hope our relationship won't change.

Sincerely,



Todd R. Miller

124-21-001A

SUBJ: PARCEZ 124-21-001A

August 15, 2024

Dear Neighbors at
2582 W Ringtail Road
Saint David, AZ 85630

I have received your letter stating your intent to apply for a special use authorization with Cochise County to expand your existing fabrication business.

As a long time resident I have come to appreciate the quietness and peaceful setting of this rural community.

Even though your current business has been tolerated, I in no way agree with this special use proposal as this business does not fit into our residential zoned community.

While I understand that everyone has a right to make a living, it should not be at their neighbors expense. I hope you can find another location for your business.

Sincerely,

A handwritten signature in cursive script that reads "Shirley Weber". The signature is written in black ink and is positioned above the printed name and address.

Shirley Weber
2421 W Ringtail Road
Saint David, AZ 85630

August 20, 2024

Dear Neighbors,

Thank you so much for sharing your thoughts and concerns regarding our application for a special use permit. We genuinely appreciate your feedback and want to address the issues you've raised to ensure we're all on the same page.

The special use permit will enable us to store materials and equipment behind our home and shop, which our current home occupation permit does not allow. Most of our operations are conducted off-site, and this permit will simply help us manage and store our materials and equipment more effectively.

We want to assure you that we have no plans to expand, grow or increase the volume of our business. Our goal is to continue our current operations, including our office, a small inventory, and fleet maintenance, and a small amount of repair and maintenance services from home.

We understand noise has been a concern, and we're committed to mitigating it as much as possible. We were not aware of how the noise traveled to the neighboring properties, and for this, we sincerely apologize for the disturbances we have caused. Effective immediately, we plan to keep the bay doors closed for the majority of our operations at the shop. We are also working with a certified arborist to strategically plant fast-growing evergreen trees around our yard to act as a sound barrier. We hope these measures will help reduce any potential disturbances.

After receiving a cease and desist letter from the county in July for operating outside our home permit, we believe this special use permit is our best option to keep the business running while we search for a new location. We have been diligently looking for a suitable property to rent or purchase within our community for over two years, and finding the right spot remains our **top priority**.

In the meantime, we request this permit to continue operating as we currently do, with enhanced sound barriers and no additional changes to our setup. Our operations not only contribute to Cochise County's economy by bringing in money from the Phoenix area and beyond, but they also provide crucial support for our family and our employees' families. If we are forced to shut down before securing a new location, these dedicated craftsmen will lose their jobs.

For any questions about special use permits and what is allowed on RU-4 zoned properties, please contact the Cochise County Planning and Zoning Department or visit their website at <https://www.cochise.az.gov/268/Special-Uses>. The site provides detailed information on the differences between special use permits and rezoning. We have no plans in rezoning or negatively impacting property values.

Your input is invaluable to us, and we want to maintain open communication with you. Please don't hesitate to reach out with your questions, concerns and suggestions. Feel free to email, call or text. We're here to work together and find the best solutions for everyone to maintain a cohesive and peaceful neighborhood.

Kind regards,

Kirk and Natasha Stearns

2582 W Ringtail Rd

Saint David, AZ 85630

Cell: (520) 508-1668

Email: admin@integrityfab.us