



Development Services

520-432-9300
developmentservices@cochise.az.gov
www.cochise.az.gov
1415 Melody Ln, Bdg F
Bisbee, Arizona 85603

MEMORANDUM

TO: Cochise County Board of Supervisors
FROM: Matthew Taylor, AICP, Planning Manager
FOR: Sharon Gilman, County Administrator
THROUGH: Christine McLachlan, AICP, Director
SUBJECT: SUA25-04; Appeal of a Planning and Zoning Commission Decision
DATE: November 18, 2025

I. APPEAL OF PLANNING AND ZONING COMMISSION DECISION

The appellants, Bennie and Janell Schmidt, filed an appeal against a decision made by the Cochise County Planning and Zoning Commission. On September 10, 2025, the Commission failed to approve *Docket SU25-14*, a Special Use Authorization request for a 30-space recreational vehicle park on S. Hereford Road in Palominas (tax parcel 104-34-010A). The parcel totals 30.7 acres and is zoned RU-4 (Rural District, one dwelling per 4 acres). The proposed use requires special use approval in rural zoning districts per Section 2.15.070 of the Zoning Regulations.

The Board of Supervisors hears appeals at duly noticed public hearings of Special Use Authorization decisions made by the Planning and Zoning Commission. Following deliberations the Board shall either **affirm**, **modify**, or **reverse** the decision of the Planning and Zoning Commission. The Board may also **remand** the docket back to the Commission should the Board determine:

1. Additional evidence or testimony is necessary for a proper decision; or
2. New information has been submitted that was not reasonably available at the time of the Commission hearing.

II. PLANNING AND ZONING COMMISSION PUBLIC HEARING

Because of their unique characteristics and potential to impact surrounding properties, special uses may be authorized only if potentially negative offsite impacts are absent or can be mitigated. The Zoning Regulations include ten special use factors representing policy decisions and are intended to reduce uncertainty concerning the potential impacts of the use. The factors focus on how a proposed land use can impact neighboring properties and residents, including increased traffic, demand on services and infrastructure, and potentially negative offsite impacts such as dust, smoke, noise, odors, lighting, or stormwater runoff. In this case, dissenting Commissioners believed the special use request is not appropriate in an environmentally sensitive area (*San Pedro Riparian National Conservation Area*), demonstrates inconsistency with the *Southern San Pedro Valley Area Plan*, and has generated significant public opposition.

Video of the Commission meeting is available at <https://www.youtube.com/watch?v=eRuGIGY035E>. *Docket SU25-14* begins at 50:32.

Staff finds the following factors for and against *Docket SU25-14*:

Factors in Favor of Special Use Approval

1. Complies with applicable factors with conditions.
2. Clustered, low impact residential use.
3. No opposition from nearby property owners.

Factors Not in Favor of Special Use Approval

1. Proposed use is not consistent with Southern San Pedro Valley Area Plan land use designations (Rural Density Residential, Grazing Land).
2. Waiver request to increase allowed residential density.
3. Significant public opposition due to potential development-related impacts (traffic, noise, lights, human activity); aquifer depletion; storm water/waste water runoff; effects on nearby historical and cultural resources; impacts to wildlife and degradation of habitat.

In addition to factors related to compliance with applicable plans and regulations, traffic impacts, and adequate services/ infrastructure, the Zoning Regulations identifies public input as a factor to evaluate special uses:

Section 2.48.160.4.g: *If there is major public opposition to a proposed Special Use Authorization request, this may indicate that the technical evaluation regarding the compatibility of the use does not concur with the view of local residents, and a recommendation of denial may be appropriate. If public concerns have been raised, it is fair to ask if the Applicant has made a reasonable effort to address these concerns through the Citizen Review Process. If there is major public support for a proposed use, this may be a factor in favor of the request.*

Staff notified 4 unique property owners within 1000' of the project parcels with most properties in the notification area being held by public entities. Six property owners outside the notification area spoke during the public hearing. After considering all facts, the Commission voted 2 to 6 on a motion to approve, denying the special use request for the recreational vehicle park (*see table below*).

<i>Commissioner Vote on Docket SU25-14</i>	
Aye	Gonzalez, Martzke
Nay	DePew, Fickett, Limbach, Montgomery, Saunders, Watkins

III. APPEAL REQUIREMENTS

The appellant applied on September 25, 2025. Per Section 2.48.160.4 of the Zoning Regulations, appeal applications must include the following:

- An identification of the decision being appealed.
- A complete statement of all reasons why the appellant believes that the decision, or any part of the decision, was erroneous, arbitrary, capricious, or an abuse of discretion; and
- Written presentation of additional testimony and evidence, a full explanation of the additional testimony and evidence that will be submitted, with an explanation of why this was not presented to the Planning Commission.

IV. APPELLANT SUBMITTAL AND STAFF ANALYSIS

The application identifies the decision being appealed and provides additional information that was not discussed

during the public hearing. The rationale for why the appellant believes the Commission's failure to approve the special use was in error is summarized below:

- Hypothetical assumptions regarding traffic along Hereford Road and other human activities, including unrestricted access to the San Pedro River.
- Insufficient time to review public input and prepare responses prior to the Commission meeting.

Per the appeal application, the appellant will offer the following for Board consideration:

- Additional information that addresses community concerns.
- Letters of support.

V. STAFF FINDINGS

The applicant and staff met notification requirements for *Docket SU25-14* as required by the Zoning Regulations. Additionally, planning staff properly advertised the September 10, 2025, Planning and Zoning Commission regular meeting, ensuring the general public had timely notice and both physical and remote access to the meeting. Lastly, the Commission Chair followed procedural requirements for each scheduled public hearing during the September 10th meeting, allowing time for staff presentations, applicant statements, public comments, applicant rebuttals, and Commission discussion.

Staff completed the notification process for the appeal between October 1st and 15th, 2025, and the process is identical to that of the original special use.

Based on the September 10, 2025, public hearing of *Docket SU25-14* and September 25, 2025, appeal application, staff finds the following factors for this appeal:

Factors in Favor of the Appeal

1. Appellant meets application submittal requirements.
2. Staff recommended conditional approval of *Docket SU25-14*.

Factors Not in Favor of the Appeal

1. The Zoning Regulations authorize the Planning and Zoning Commission to render Special Use Authorization decisions.
2. The Commission considered special use factors contained in the Zoning Regulations.

VI. ATTACHMENTS

- *Docket SU25-14* staff memo and application
-

Sample Motions

Mister Chair, I move to **APPROVE** *Docket SUA25-04*, reversing the Planning and Zoning Commission's decision and approving *Docket SU25-14* with conditions recommended by Staff:

1. RV park shall not exceed 30 spaces.
2. County right-of-way and land clearing permits are required.
3. Quiet hours shall be observed between 10pm and 6am seven days per week.
4. Park shall be kept in sanitary condition. Temporary refuse and animal waste receptacles shall be appropriately sized and designed so as not to create an attractive nuisance for wildlife or pests.
5. Perimeter open space shall be retained. Existing vegetations shall be supplemented with native, drought-tolerant vegetation as needed.
6. Parking areas and internal driveways will utilize two-inch gravel to minimize dust and reduce soil erosion.
7. Within 30 days of approval of the Special Use, the applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to the operation of the Special Use, the applicant shall apply for a building/use permit for the project within 12 months of approval. The building/use permit shall include a site plan in substantial conformance with the approved special use concept plan, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 12 months of the Special Use approval. Otherwise, the Special Use may be deemed void upon 30-day notification to the applicant.
8. It is the applicant's responsibility to obtain any additional permits or meet any additional Conditions that may apply to the proposed use pursuant to other federal, state, or local laws or regulations.
9. Any changes to the approved Special Use will be considered a Modification to this Special Use and will require review and approval of the Planning and Zoning Commission.

Mister Chair, I move to **MODIFY** the Planning and Zoning Commission's decision (the applicant is willing to reduce the number of recreational vehicle spaces from 30 to 24 per the appeal application).

Mister Chair, I move to **DENY** *Docket SUA25-04*, affirming the Planning and Zoning Commission's disapproval of *Docket SU25-14*.

Mister Chair, I move to **REMAND** the Special Use back to the Planning and Zoning Commission to consider new information provided by the applicant. The Commission shall hear this appeal during its December 10, 2025, meeting.



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MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Matthew Taylor, AICP, Planning Manager
FOR: Christine McLachlan, AICP, Director
SUBJECT: SU25-14 (Hereford Road RV Park)
DATE: September 10, 2025

Docket SU25-14 (Hereford Road RV Park)

A Special Use Authorization request to allow a 30-space recreational vehicle park.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Applicant: Janell and Bennie Schmidt
Location: Hereford Road (Hereford)
APN: 104-34-010A
Property Size: 30.7 acres
Zoning: RU-4
Plan Designation: Rural Density Residential
Growth Area: D – Rural Areas
Area Plan: Southern San Pedro Valley
Existing Use: Undeveloped
Proposed Use: Recreational Vehicle Park

Surrounding Zoning and Uses

North	RU-4	Undeveloped
South	RU-4	Single Family Residence
East	RU-4	Undeveloped
West	RU-4	Undeveloped (San Pedro River)

II. SITE HISTORY

- No active code compliance actions.

III. SPECIAL USE AUTHORIZATION REQUEST

The applicant requests a special use to allow a 30-space recreational vehicle park. Proposed amenities include bathroom and laundry facilities and indoor storage.

IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS

Section 2.48.160 of the Zoning Regulations identifies ten (10) factors to evaluate Special Use applications. These factors determine the suitability of a special use request, whether to recommend approval, and to determine if conditions and/or modifications are needed to mitigate potentially negative impacts on surrounding properties.

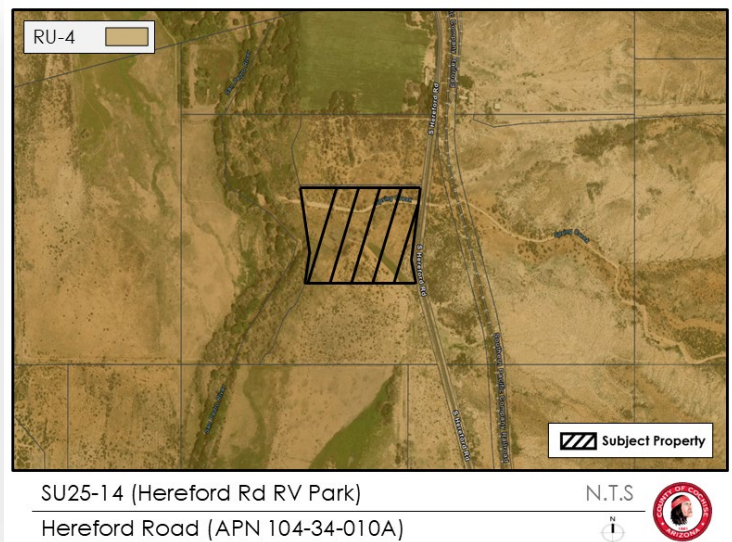
With the information provided, eight (8) factors apply to this special use request with all applicable factors complying with conditions:

1. Compliance with Duly Adopted Plans: Partially Complies

The property is designated *Rural Residential* and *Category D (Rural Areas)* by the Comprehensive Plan, and the property’s RU-4 zoning is consistent with both Plan designations. Intense, non-residential land uses requiring rezoning to a more intense zoning district or special use approval may not be appropriate.

Business uses serving a local area and its residents may be appropriate, however. Non-residential development in rural areas may be geared towards local services, tourism, or otherwise less intense uses not appropriate in more dense areas.

The property also lies within *Southern San Pedro Valley Area Plan* boundaries. The Plan designates this property as Rural Density Residential and Grazing Land. The SPV Plan encourages business and medium/high density residential land uses along Highway 92 between Palominas Road and Healing Way.



2. Compliance with the Zoning District Purpose: Complies

Rural districts allow non-residential activities that provide services serving local needs, recreational support services, and are generally compatible with rural living. These zoning districts, which range in site area from 2 acres to 36 acres, allow residential and non-residential uses compatible with an area’s rural character. The property is itself is of rural character, consisting of about 30 acres, and located in an environmentally sensitive area (*San Pedro Riparian National Conservation Area*, designated 1988) with little residential development. Rural zoning districts encourage land uses compatible with rural living and, in some instances, more intense non-residential uses provided they are developed with a sensitivity to the character of rural areas and natural environment and harmonious with existing development. County zoning regulations specifically identify RV parks as an allowed use with approval of a special use authorization in rural zoning districts. Parks must be “designed to ensure that the park fits into the rural landscape, such as clustering RV sites, maintaining perimeter open space, and enhancing existing vegetation using drought-tolerant vegetation.”

3. Development Along Major Streets: Complies

This factor encourages reduction in the number of access points along major thoroughfares, arterial streets, and county collector roads by using frontage roads, shared access, no access easements, and other measures. Property access is limited to Hereford Road, an improved, county-maintained Rural Minor Collector road. A county right-of-way permit and commercial driveway with hard-surface apron are required for the proposed development.

4. Traffic Circulation: Complies

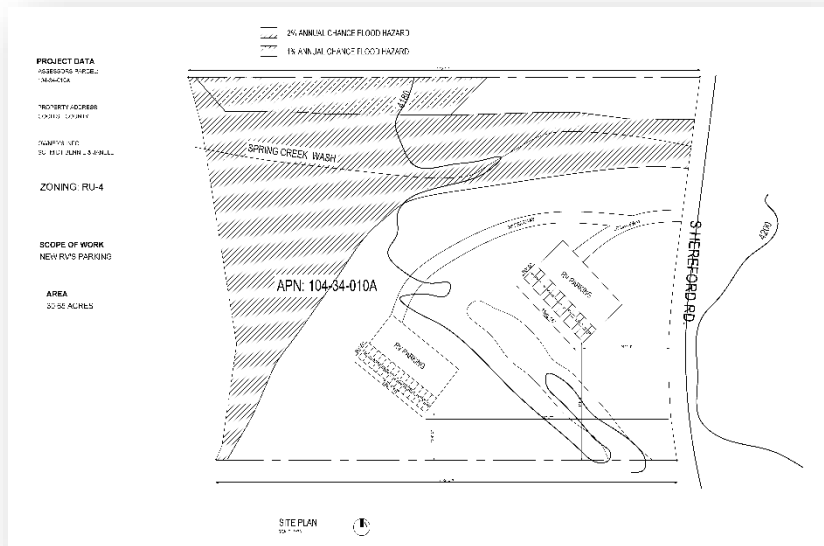
This Special Use Authorization factor stipulates:

1. The request is consistent with the preservation of the functions of surrounding streets as defined in the County Comprehensive Plan.
2. The request does not result in the use of any residential street for non-residential traffic.
3. Consideration of future circulation needs in the surrounding area has been considered through right-of-way dedication and off-site improvements if warranted.

The subject property is located along the west side of Hereford Road, approximately 4.5 miles north of Highway 92 and about 1.25 miles south of the single lane bridge that crosses the San Pedro River. If the recreational vehicle park is approved, guest traffic would access the property from Hereford Road either from the north or south – no residential streets would be used. It is unlikely the number of vehicle trips associated with the proposed recreation vehicle park would require a functional reclassification of Hereford Road or off-site improvements to mitigate increases in vehicular traffic. Potential traffic impacts associated with the proposed development will be evaluated during the permitting process if the special use is approved. The posted speed limit along the property’s frontage is 45mph.

5. Adequate Services and Infrastructure: Complies

The property is undeveloped and water is available via existing wells. A new septic system is required for the recreational vehicle park with reviews and permitting by Cochise County and potentially the Arizona Department of Environmental Quality (ADEQ). The property is located within Arizona Public Service (APS) and Palominas Fire District service areas. In addition to its proximity to the San Pedro River the property is located within a flood plain (Spring Creek). Applicable standards found in the county’s zoning and floodplain regulations will apply to this project.



6. Significant Site Development Standards: Complies

Applicable development standards contained in Sections 2.15 (RU Districts) and 2.51 (Mobile Homes, Manufactured Homes, and Recreational Vehicle Parks) apply to this project. The applicant has requested one waiver from applicable development standards, increasing allowed density above what is allowed by the existing rural zoning from one space per 4 acres to one space per acre. Comparative analysis of Sections 2.15 and 2.51 is in the table below:

STANDARD	2.15 (RURAL DISTRICTS)	2.15 (RV PARKS)
Minimum Development Area	4 acres	No minimum (30 acres proposed)
Density	One dwelling per 4 acres	30 RV spaces with density of ~1 space per acre (44,575ft ² per unit) at max capacity.
Perimeter Setback	20'	7.5' between spaces, 10' within park boundary
Maximum Building Height	30' (principal and accessory buildings)	30' (principal structures) / 20' (accessory structures) / 8' fences and walls
Maximum Site Coverage/Open Space	25%/0%	Site coverage 55% per space and for park, 75% for recreational areas. 10% dedicated to recreational facilities.
Principal Building Separation (include RVs)	15'	15'
Parking/Circulation	1 parking space per pad	1 per RV space. Internal 24' two drives, 12' one way drives.
Landscaping/Screening	Category D (Rural Areas): 6' solid screen when abutting rural residential	6' solid screen (fence, wall, vegetative equivalent)
Street Access	Access from public and/or private roads	Access to perimeter streets via designated park entrances only

7. Public Input: Complies

Section 2.48.160 of the Zoning Regulations states, “If public concerns have been raised, it is fair to ask if the applicant has made a reasonable effort to address these concerns through the Citizen Review Process.” The applicant mailed notices to property owners within 1,000’ on May 20, 2025, receiving no responses. The applicants own adjacent parcels to the north and south. Adjacent parcels to the east and west are publicly held (*Bureau of Land Management*).

8. Hazardous Materials: Not Applicable

The proposed special use does not involve the use of hazardous materials.

9. Off-Site Impacts: Complies w/conditions

This factor is intended to ensure adequate measures have been taken to mitigate off-site impacts such as noise, outdoor lighting, odors, smoke, traffic, and dust. See also Section 6 (Significant Site Development Standards):

- **Noise:** Staff recommends quiet hours as with most RV parks in rural settings. Adjacent properties to the north and south are owned by the applicant, but the subject property is located less than 100’ from the San Pedro River basin, an ecologically and environmentally sensitive area. Unrestricted access to the river basin outside of existing trail systems is discouraged.
- **Lighting:** The applicant has not proposed lighting the property. Outdoor lighting relative to brightness and shielding is subject to Section 2.45 of the zoning regulations.
- **Odors and Smoke:** Significant odors and smoke are unlikely as is the case with non-residential uses but measures should be taken to reduce risk of fire.
- **Parking:** The Zoning Regulations require a minimum of one parking space per RV space. The property is in Growth Area D which does not require improved parking areas but Staff two-inch gravel to reduce dust.

- Landscaping: Staff recommends retaining as much native vegetation on the site as possible and proactive prevention of invasive species. Growth Area D (*Rural Areas*) does not otherwise require landscaping.
- Traffic: The county requires a right-of-way permit to install a hard-surfaced apron along Hereford Road.

10. Water Conservation: Complies

County water conservation requirements apply to non-residential uses and properties. Section 2.51.170 of the zoning regulations requires water saving strategies such as low-flow fixtures, and applicable water conservation regulations and policies identified in the zoning regulations and comprehensive plan are typically identified at permitting. The property is located in the San Pedro National Conservation Area, San Pedro Watershed, and Sierra Vista Sub-Watershed with an irrigation/domestic well installed around 1985.

V. PUBLIC COMMENT

Staff mailed notices to property owners within 1000', published legal notice, and posted the property August 15-20, 2025, and has received significant opposition to this application from stakeholders. Common concerns include development impacts (traffic, noise, lights, human activity); aquifer depletion; storm water/waste water runoff; effects on nearby historical and cultural resources; and, impacts to wildlife and degradation of wildlife habitat.

VI. WAIVERS

Section 2.15.030 of county zoning regulations states that manufactured home parks are subject to densities identified for each rural district. Density restrictions are not explicitly stated for recreational vehicle parks within rural district site development standards. Park size is estimated at just over 30 acres with 30 proposed spaces, increasing allowed density from one unit per 4 acres to one unit per acre. Remaining zoning district standards not superseded by Section 2.51.110 of the zoning regulations (*Mobile Homes, Manufactured Homes, and Recreational Vehicle Parks*) and applicable site development standards relating land clearing, outdoor lighting, signage, and outdoor storage remain applicable to development of the recreational vehicle park and will be reviewed during permitting.



VII. SUMMARY AND CONCLUSION

The applicant requests special use authorization for a recreational vehicle park with restroom, laundry and storage facilities. The property is adjacent to the San Pedro River and located within the *San Pedro Riparian National Conservation Area (SPRNCA)*.

Factors in Favor of Approval

1. Complies with applicable factors with conditions.
2. Clustered, low impact residential use.
3. No opposition from nearby property owners.

Factors Against Approval

1. Proposed use is not consistent with *Southern San Pedro Valley Area Plan* land use designation (Rural Density Residential, Grazing Land).
2. Waiver request to increase allowed residential density.
3. Significant public opposition.

VIII. RECOMMENDATION

Based on the factors in favor of approval, staff recommends approval of Docket SU25-14 to allow a recreational vehicle park subject to the following conditions:

1. RV park shall not exceed 30 spaces.
2. County right-of-way and land clearing permits are required.
3. Quiet hours shall be observed between 10pm and 6am seven days per week.
4. Park shall be kept in sanitary condition. Temporary refuse and animal waste receptacles shall be appropriately sized and designed so as not to create an attractive nuisance for wildlife or pests.
5. Perimeter open space shall be retained. Existing vegetations shall be supplemented with native, drought-tolerant vegetation as needed.
6. Parking areas and internal driveways will utilize two-inch gravel to minimize dust and reduce soil erosion.
7. Within 30-days of approval of the Special Use, the applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in substantial conformance with the approved special use concept plan, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 12-months of the Special Use approval otherwise, the Special Use may be deemed void upon 30-day notification to the applicant.
8. It is the applicant's responsibility to obtain any additional permits, or meet any additional Conditions, that may apply to the proposed use pursuant to other federal, state, or local laws or regulations.
9. Any changes to the approved Special Use will be considered a Modification to this Special Use and will require review and approval of the Planning and Zoning Commission.

Sample Motion

I move to approve Docket SU25-14 with conditions recommended by staff, the factors in favor of approval constituting the findings of fact.



Development Services

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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:	Janell + Bennie Schmidt
Address:	7630 S Hereford Rd Hereford, AZ 85615
Phone:	602 510 9125
Email:	LetGoLetGod2524@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:	Date: 5/19/25
Janell Schmidt	
Property Info	
Property Owner Name(s):	Janell + Bennie Schmidt
Parcel Number (APN):	10434010A
Property Size (in acreage or square feet):	90 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	
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.

We bought the 90 acres to benefit the community & provide fun experiences for our community & anyone who wants to come to the area & see what SV & Hereford & Cochise County has to provide. This will bring in revenue along with a unique option for the community & travelers too.

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.

~~5K sq ft out building~~ JJ Nothing

Ag Permit for USDA cattle via Single Star Ranch

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

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

Traffic is not a concern, this is private property & shouldn't affect traffic, unsure of most popular season until occupancy starts.

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

14. List any strategies you will use on site to minimize onsite natural recharge.

The use of solar power,

← Conservative

15. Describe your citizen review process. Specifically, state whether you held a public meeting, 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:

Tuesday May 20th 2025

15.b. Mailing radius:

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

Access to San Pedro river
fire pits

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.

We have a beautiful 5k sq ft out building for ANY unsightly storage needs.

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?

Neighbors should not hear any noise & it will be far from any neighbors with homes, which is only one. The only noise produced will be engine & generator noise.

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

No odors, chemical or sounds will be created or bother neighbors. We are very reasonable & respectful members of the community/neighbors.

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?

We will take any necessary measures to prevent any of that with special trash bins + pest control along w/ meticulous cleaning + sanitization.

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 additional dust should be created, concrete, asphalt + rock will all be provided to prevent that.

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, but we need to clear it out because the fire in Feb 2023 destroyed the property + burned the trees

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:

Jamell

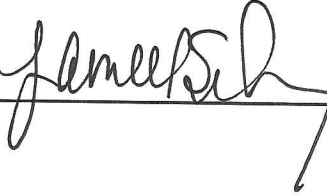
Date:

5/19/25

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):


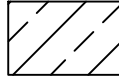


Date:

5/19/25

SCHMIDT RESIDENCE RV GARAGES

APN # 104-34-010A , COCHISE COUNTY

-  2% ANNUAL CHANCE FLOOD HAZARD
-  1% ANNUAL CHANCE FLOOD HAZARD

PROJECT DATA

ASSESSORS PARCEL:
104-34-010A

PROPERTY ADDRESS:
COCHISE COUNTY

OWNER'S INFO:
SCHMIDT BENNIE & JANELL

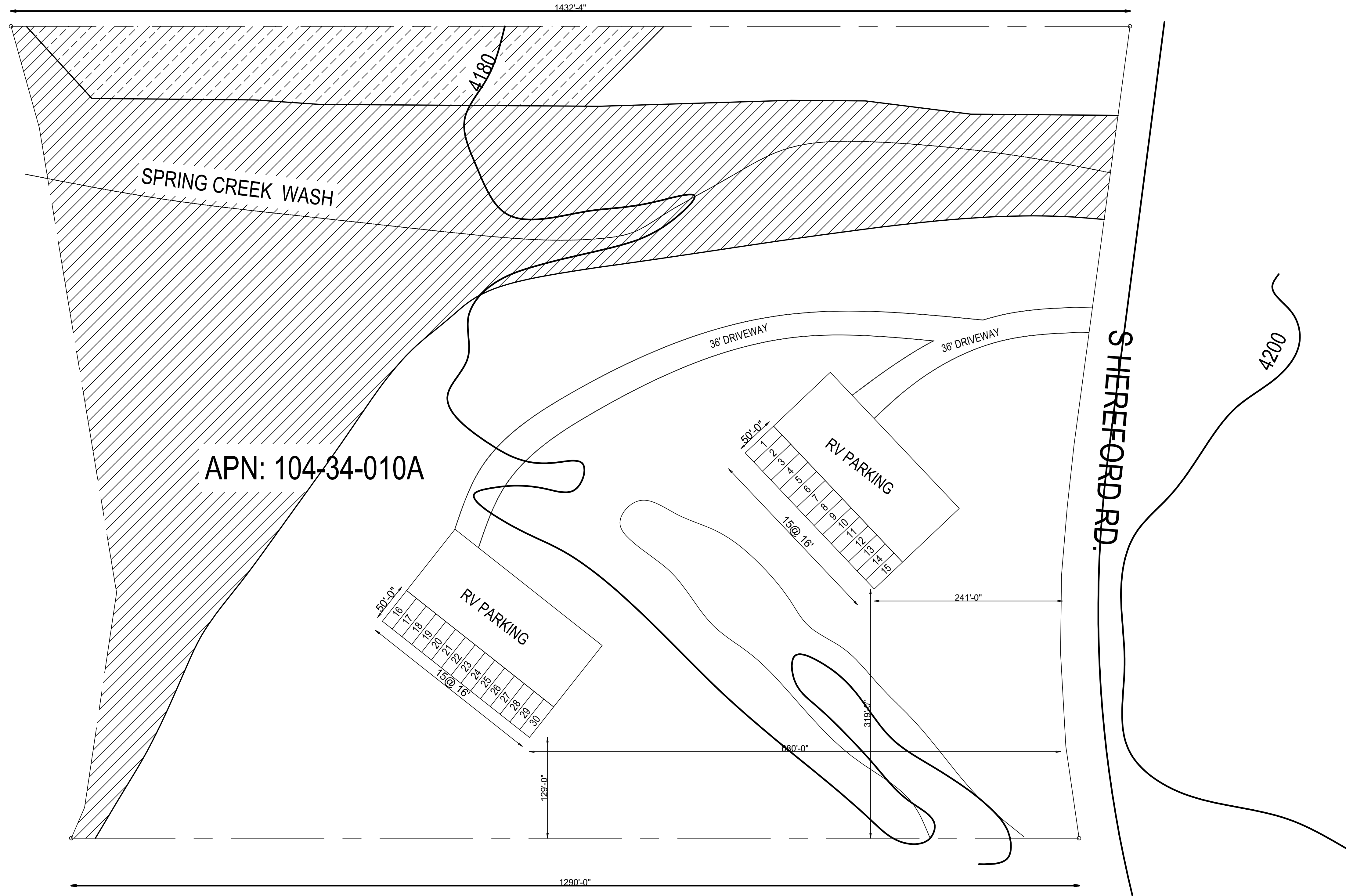
ZONING: RU-4

SCOPE OF WORK

NEW RV'S PARKING

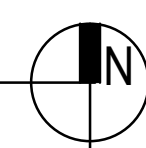
AREA

30.65 ACRES



SITE PLAN

SCALE 1"=75'



SAMA ENGINEERING, LLC
4229 E DEER DANCER WAY
TUCSON, AZ 85712
520-867-0720

DATE : 04/25/2025

DRAWN BY :

PROJECT NO. : SA25043

PROJECT NAME : SCHMIDT SITE PLAN

ADDRESS : APN 104-40-010A
COCHISE COUNTY
CONTRACTOR :

C 1.0
SITE PLAN

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