



**COCHISE COUNTY**  
Arizona

## Development Services

 520-432-9300  
 [developmentsservices@cochise.az.gov](mailto:developmentsservices@cochise.az.gov)  
 [www.cochise.az.gov](http://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: Michael Clement

Address: 163 N Cherokee Trail

Phone: 5204097123

Email: [michaeljamesclement@gmail.com](mailto:michaeljamesclement@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:

Date:

### Property Info

Property Owner Name(s): Michael Clement

Parcel Number (APN): 12406004B

Property Size (in acreage or square feet): 4.4 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	Hearthstone
Sewer/Septic*	Existing Septic already approved by Health for project
Electricity	Existing, SSVEC
Fire Protection	Mescal Fire
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.

I am looking to upgrade a shed to a single bedroom single bathroom for family use. I also have a garage I would to rennovate into a master suite on the property. As such, these are for family use but are two structures more than ALQ limits for the zoning. However, the impact for these will be minimal. The tiny home will have a small impact, and the garage suite will be for me, and allow my growing family to expand. Housing has become a hard option for my young adult children and I would like to provide a solid housing option for them.

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.

Existing structures include a house & Garage. An ALQ submitted for the existing ALQ, which will share a trench and utility run with one special use unit. The Cochise Health department approved and permitted a new septic for the ALQ and these two special use request units.

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.

One 28'x12' Shed previously approved to be updated to single bedroom, single bath tiny home. Existing Garage to be rennovated into a master suite, one bedroom, one bath, kitchen area. Shed will be done first, the Garage will take a year or three.

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).

Existing Buildings. wood, drywall, wood paneling, standard fixtures in bath/kitchen.

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.

Shed First, Garage will be done at a later time.

6. Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.

n/a

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

n/a

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

Initially: 0

Future: 0

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.

Existing Driveway. New Driveway to be off Tequila Trail. This will include a new gate on Tequila Trail.

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

Minimal impact, an extra car or two when units are filled. Not a high traffic project.

10.a. Number of passenger vehicles entering and leaving the site (per day/week)?  
1

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?

Normal for an extra car or two

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.

one driveway. Off Tequila.

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).

Units will use existing water line on property.

13. Total gallons of water needed for the proposed use, either daily or annually: 80 per day

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

I'll using existing water lines. If feasible, a Grey water line from Shed-to-One bedroom unit will be used to move grey water to nearby landscaping.

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.

I have used the provided contact list and sent out an letter. I also have spoken to nearby neighbors about the project who have provided ideas and changes, including landscaping and improvements to the road that can be done at the same time. I did recieve one letter back, and responded to the letter with acknowledgements of concerns as well as mitgations. I did receive one phone call that was supportive of the project from Mr. and Mrs. Faye on the 5th of October.

**Supplemental Questions Continued**

15.a. Date of mailing by applicant: Sept 25th

15.b. Mailing radius: 1 mile

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?

n/a

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

n/a

**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?

n/a

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?

some land was cleared but the vegetation has already covered it. minimal dust from cars, normal traffic. The parking area will be gravel covered and we will be beautifying the area with new landscaping.

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.

**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: Michael Clement

Date: 10/8/2024

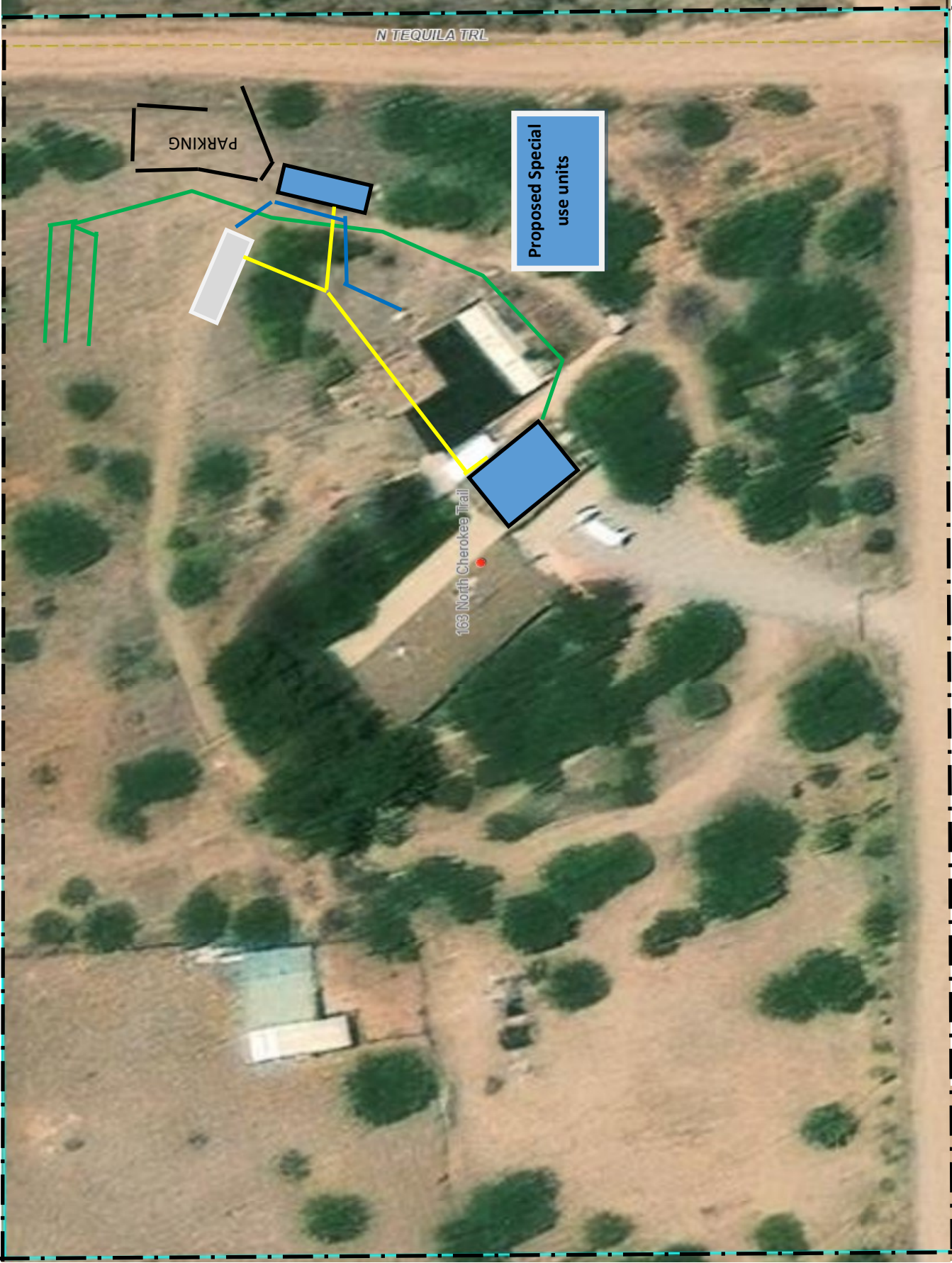
**Acknowledgments Continued, Prop 207 Waiver**

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): Michael Clement

Date: 10/8/2024

Parcel 12406004C



40ft

Parcel 12406004B

Owner: Clement, Michael J

Image: Cochise Co GIS

Permit # SEP24-000228

New 3 building Septic, Approved

Electric Run from 200Amp box to 100 Amp Panel on unit

Water Run from Existing Property Water line to Unit



ALQ Building



Special USE, 2 buildings

