



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: Robert Todd

Address: 6644 W Airport Road, Willcox, AZ 85643

Phone: 520-507-1730

Email: patinat9@vtc.net

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: Tommie and Heidi Todd

Date: 11/25/24

Property Info

Property Owner Name(s): Tommie and Heidi Todd

Parcel Number (APN): 20201014, 20201018, 20201013

Property Size (in acreage or square feet): 560 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 | None on site. Potential to drill well in the future. |
| Sewer/Septic* | None on site. Portable bathrooms will be used initially. |
| Electricity | None on site. |
| Fire Protection | N/A |
| Waste Disposal | N/A. In the future we will use Sulphur Springs Sanitation for trash. |

* 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.

A shooting range that's accessible to the public is a much-needed resource for the Willcox community. A local 501c3 has been working toward this goal for over 12 years and this property is in an ideal location for a safe shooting range.

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.

No existing structures and property is used for grazing.

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.

Proposed structures include shooting lanes with dirt berms, shade structures with concrete bases, approximately 15 feet x 30 feet for shade, domestic well, office/store that's 24 feet x 12 feet and restrooms. An area will be cleared for parking.

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).

The shade structures will be metal and the office/storage will be wood or 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?

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.

None.

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).

There are plans to drill a domestic well in the future that will be privately owned.

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

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

Rainwater harvesting will be a priority to water proposed trees/shrubs near the future buildings.

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.

Letters to all residents within a mile radius were mailed on November 5th. We received two phone calls, both in support of the project and asking about some details on design. No other responses were received.

Supplemental Questions Continued

15.a. Date of mailing by applicant: 11/5/2024

15.b. Mailing radius: One mile or 5,280 feet

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

Shooting of small and large caliber rifle rounds and shotguns will be used on the range if a special use permit were approved.

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.

A potential storage unit will be built or brought in for storage.

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?

Due to the distance of the range from neighboring properties, there should not be any consistent noises or vibrations that are noticeable to disturb the peace.

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

No odors should be created from the shooting activities.

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?

Dust may be created by vehicles coming in and water trucks would be available.

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. Large mesquite trees will be removed by the roots. A water truck will be used to control dust.

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: Robert Todd

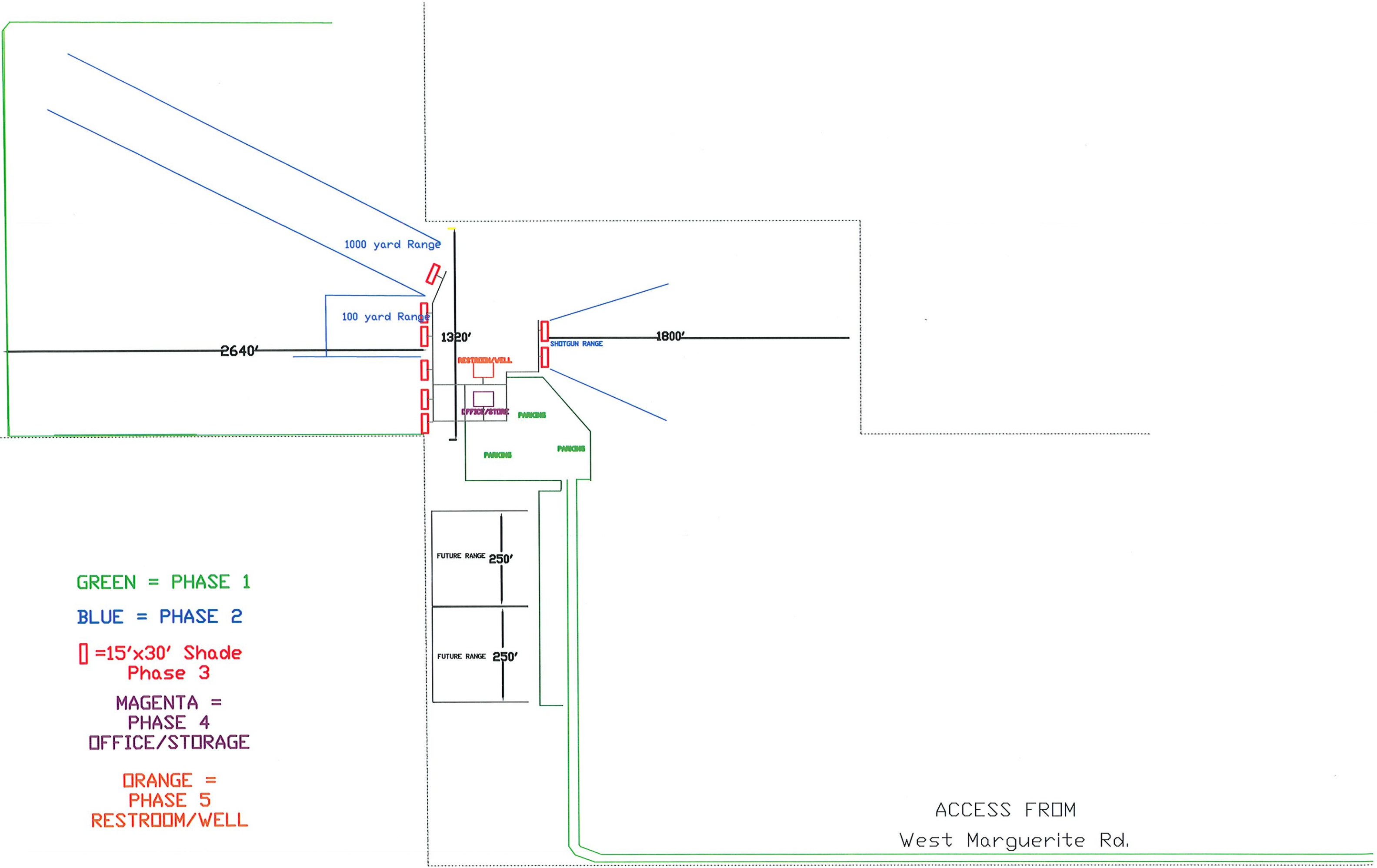
Date: 11/26/24

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): Tommie and Heidi Todd

Date: 11/26/2024



GREEN = PHASE 1

BLUE = PHASE 2

☐ = 15'x30' Shade
Phase 3

MAGENTA =
PHASE 4
OFFICE/STORAGE

ORANGE =
PHASE 5
RESTROOM/WELL