



**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.

<b>Applicant Info</b>	
Name:	KATHLEEN HUNTER-GREGORY
Address:	(MAILING) 3376 N CAMINO LA JICARRILLA TUCSON, AZ 85712
Phone:	520 975-3265
Email:	KHUNTERGREGORY@COMCAST.NET
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:
<b>Property Info</b>	
Property Owner Name(s):	KATHLEEN M HUNTER-GREGORY TRUST
Parcel Number (APN):	119-09-004
Property Size (in acreage or square feet):	39.3 ACRES
Property Zoning Designation:	RU-4

**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	WELL ON SITE REG# 55-543517
Sewer/Septic*	TWO EXISTING ON SITE
Electricity	SULPHUR SPRINGS VALLEY ELECTRIC COOP
Fire Protection	SUNSITES PEARCE FIRE DISTRICT
Waste Disposal	SULPHUR SPRINGS SANITATION

\* 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.

Glamping or luxury camping is a growing segment of the travel industry and attracts visitors interested in nature and outdoor activities. My almost 39.3 acre property is a beautiful, mostly undisturbed 39 acres with an existing trail system and views of the Cochise Stronghold. I think some visitors would enjoy visiting the property. I would like to create some seasonal cashflow on approximately 22 acres of the property by renting out 3-4 glamping units and offering some outdoor activities. The rest of the property would continue to be used for residential purposes.

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 small 500sf house, a separate laundry shed, 2 old trailers used for storage, 3 RV hookups, a well shed and a tractor shed. There are two septic systems on the property. One near the house and one near the proposed glamping site.

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 3-4 elevated platforms with a tent or cabin and toilet, a common use clubhouse or barn-like structure with shared kitchen and showers, an elevated viewing platform, a hot tub or small water feature, a picnic area, a ramada and some fire pits.

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).

Platforms will be mostly steel and decking will be wood. Canvas safari style tents are purchased with frame. If budget allows, the glamping unit will be a 3 season screened cabin made with steel frame and wood or similar privacy walls.

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.

Phase I will be the build of the glamping units and other activity areas. Phase II will be the common are barn/clubhouse.

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

Overnight and short term rentals with hosted breakfast and cookout meals after Phase II completion. Guided hikes and astronomy guide, local wine tasting, birding and ATV rides may also be offered depending on interest.

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

Any day, overnight

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

Initially: 1-2 part-time

Future: 2-3 part-time

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.

There is an existing gated driveway entering from Cochise Stronghold Road. There is another gated driveway entering off from Dream Catcher Road.

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

I believe the impact on the traffic on Cochise Stronghold road will be minimal because of the light volume of vehicles associated with the seasonal glamping activity.

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

10-12?

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

none

**Supplemental Questions Continued**

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

I anticipate glamping is seasonal and will be in the cooler months Oct-April.

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.

No new driveway cuts

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).

Existing well.

13. Total gallons of water needed for the proposed use, either daily or annually: 75 gallons/day?

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

Glamping units and Clubhouse wil have rain harvesting gutters and storage tanks. Grey water will irrigate nearby vegetation. Glamping units will have composting or incinerator toilets so no water needed.

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.

Notice of my my Special Use Application was mailed to neighbors. No responses have been received so far.

**Supplemental Questions Continued**

15.a. Date of mailing by applicant: October 21, 2024

15.b. Mailing radius: as per map provided by Matthew during preapplication meeting

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

Plans include trail walks, bird watching, night sky viewing,

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 additional storage needed

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?

no noise anticipated

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

no odors anticipated

**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 pests are expected

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?

Gravel will be added to the main driveway and along trail/roadway to be used by glampers. Other than dust from vehicles, no additional dust is expected.

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.

I do not anticipate clearing more than one acre of vegetation. Will widen some of the existing trails and clear foot print for platforms and clubhouse. Ramada and picnic areas will be in a naturally sparse area with minimal clearing needed.

**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: Kathleen Hunter-Gregory

Date: 10/25/2024

**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): Kathleen Hunter-Gregory

Date: 10/25/2024

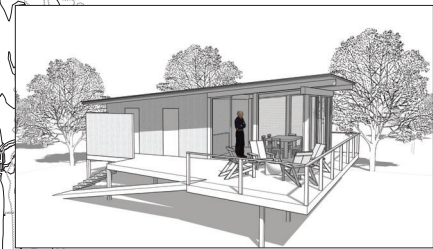
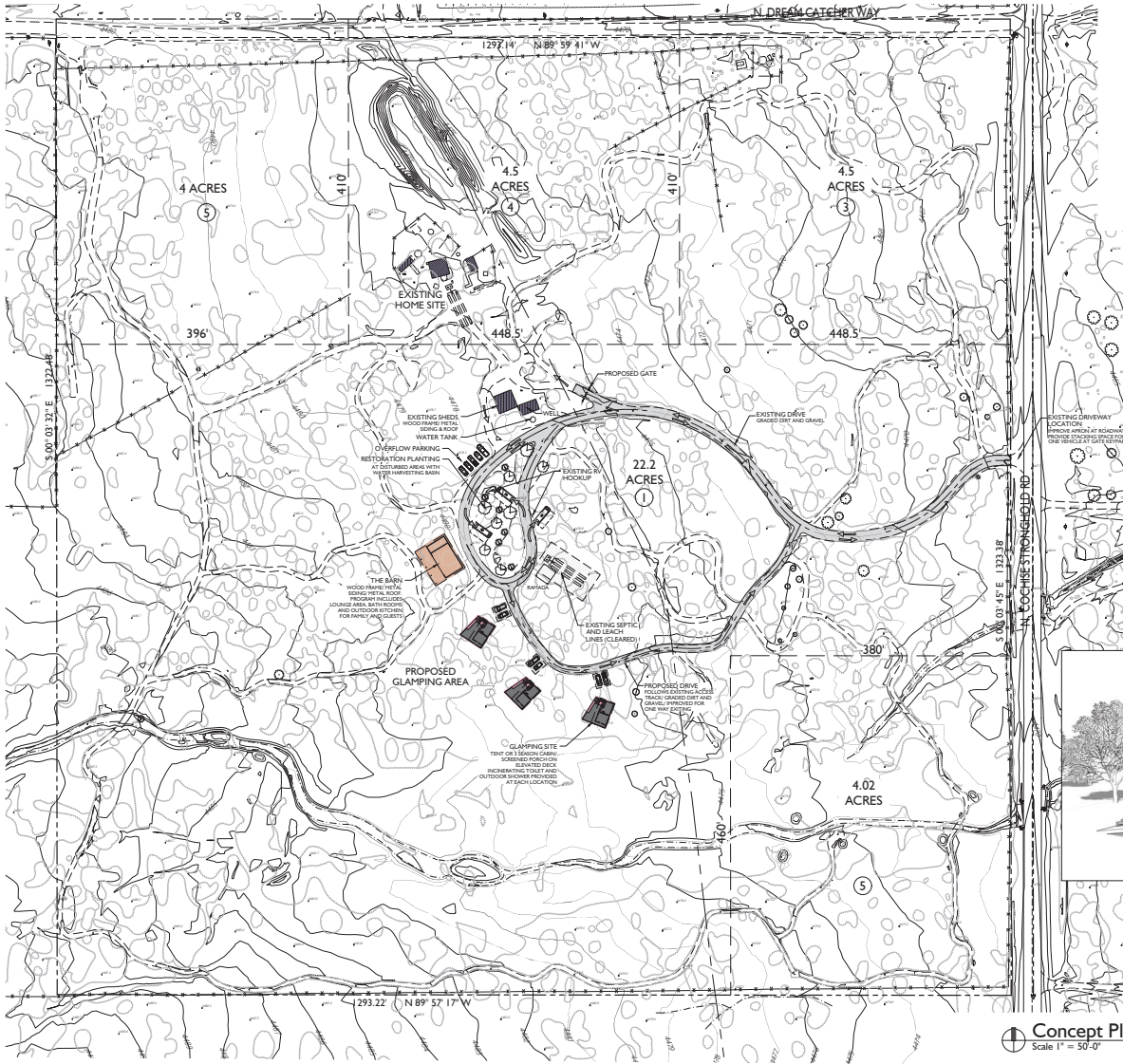
Concept Plan  
Special Use Permit Exhibit

# COCHISE STRONGHOLD

1155 North Cochise Stronghold Road  
Cochise, Arizona 85606

APN: 11909004  
ZONING: RU-4  
ACRES: 39.27  
FLOOD ZONE: AO

NOTE:  
MINOR LAND DIVISION  
PROPOSED FOR PARCEL  
LOTS 1-5 INDICATED.



SKETCH OF GLAMPING SITE

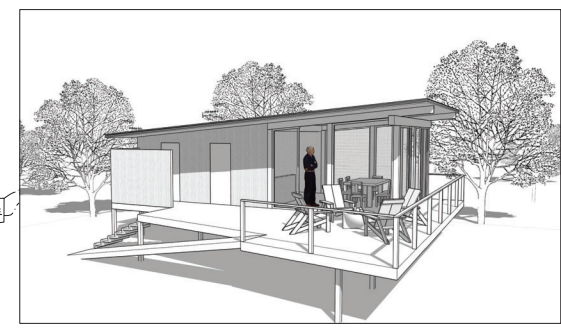
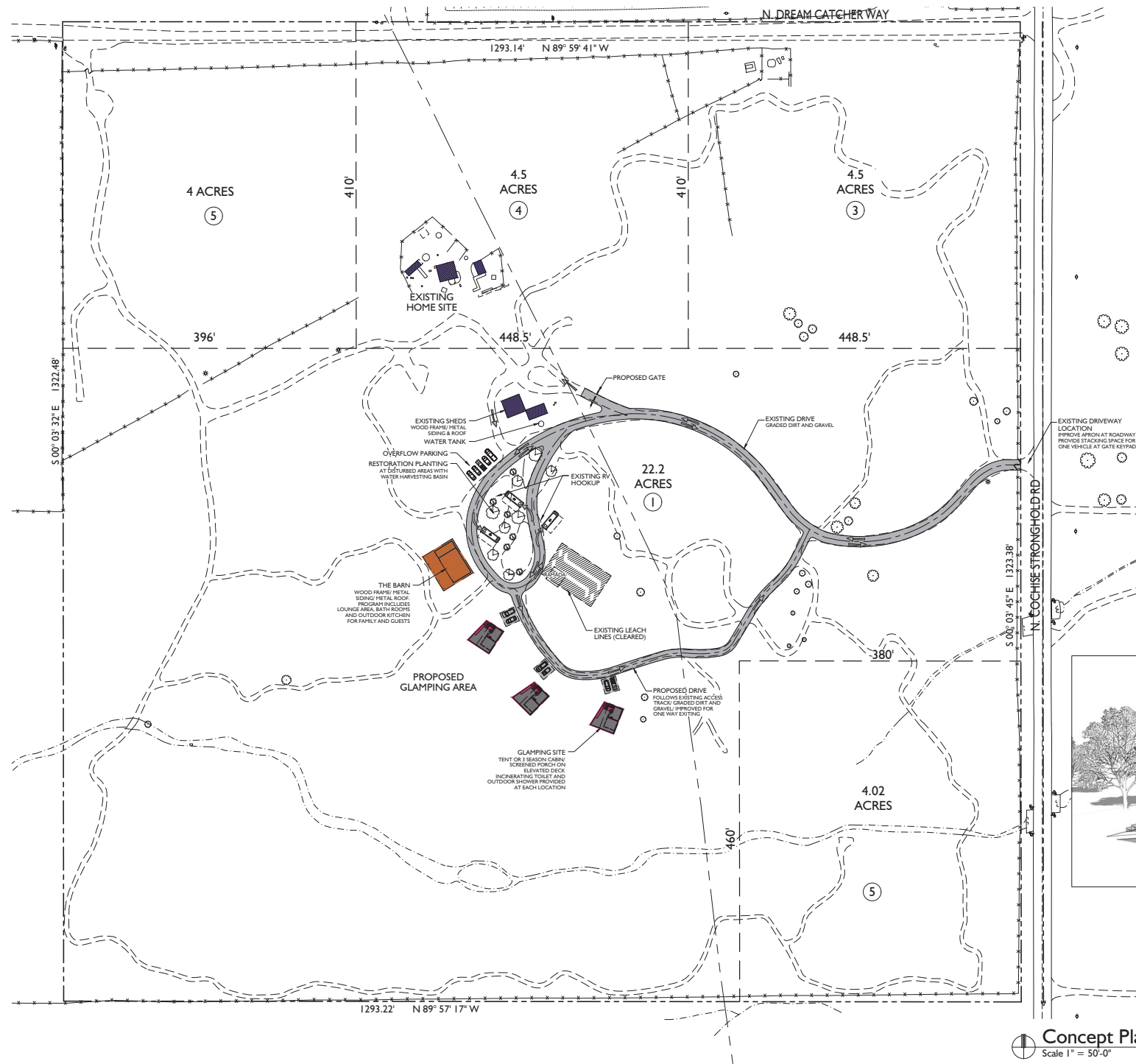
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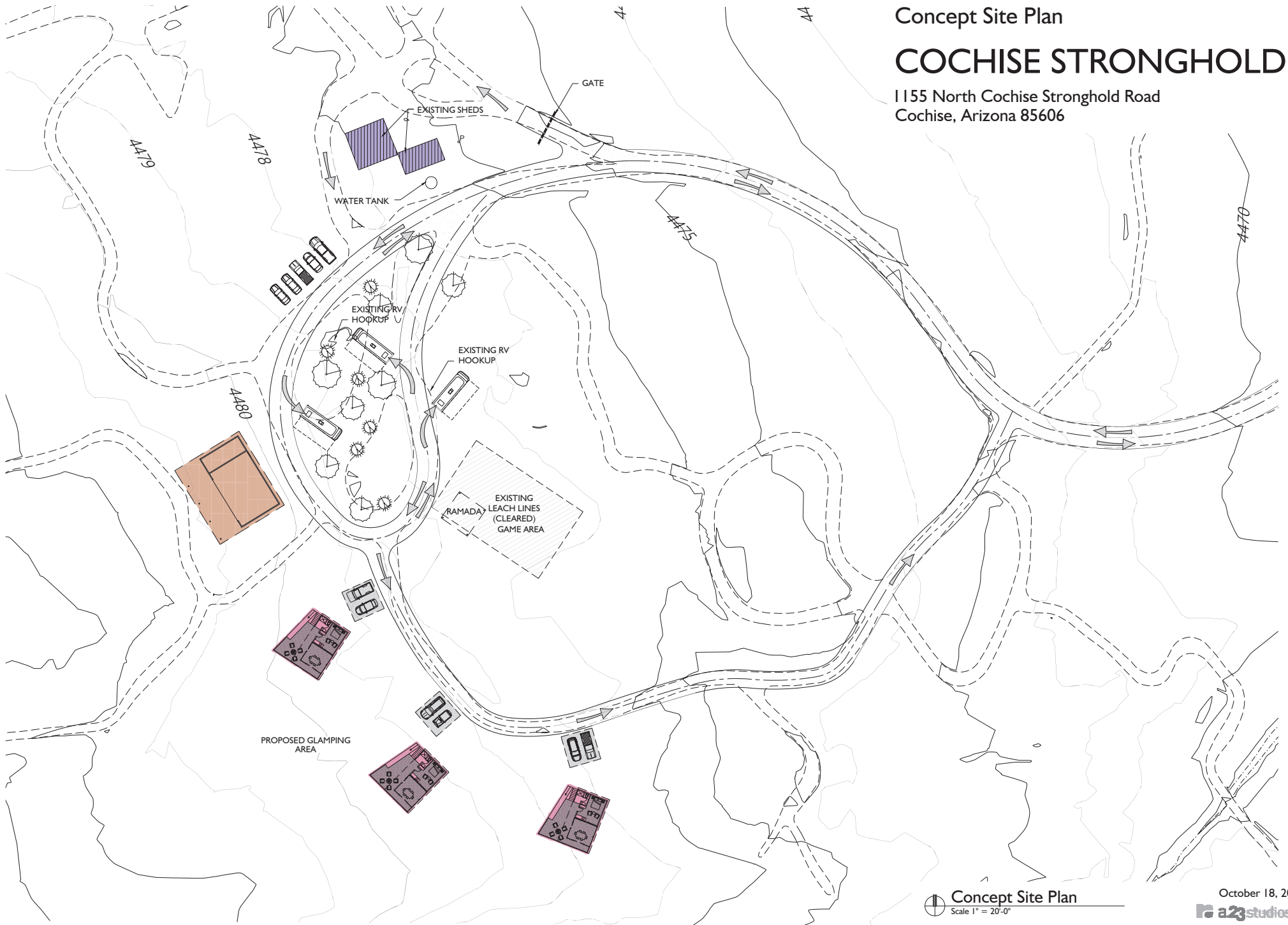


SKETCH OF GLAMPING SITE

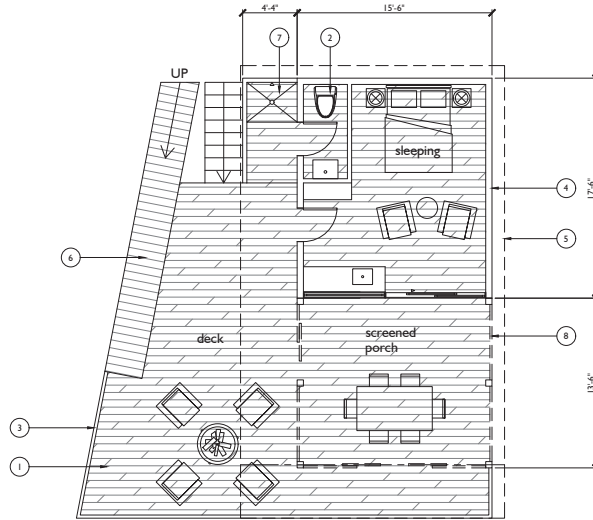
Concept Site Plan

# COCHISE STRONGHOLD

1155 North Cochise Stronghold Road  
Cochise, Arizona 85606



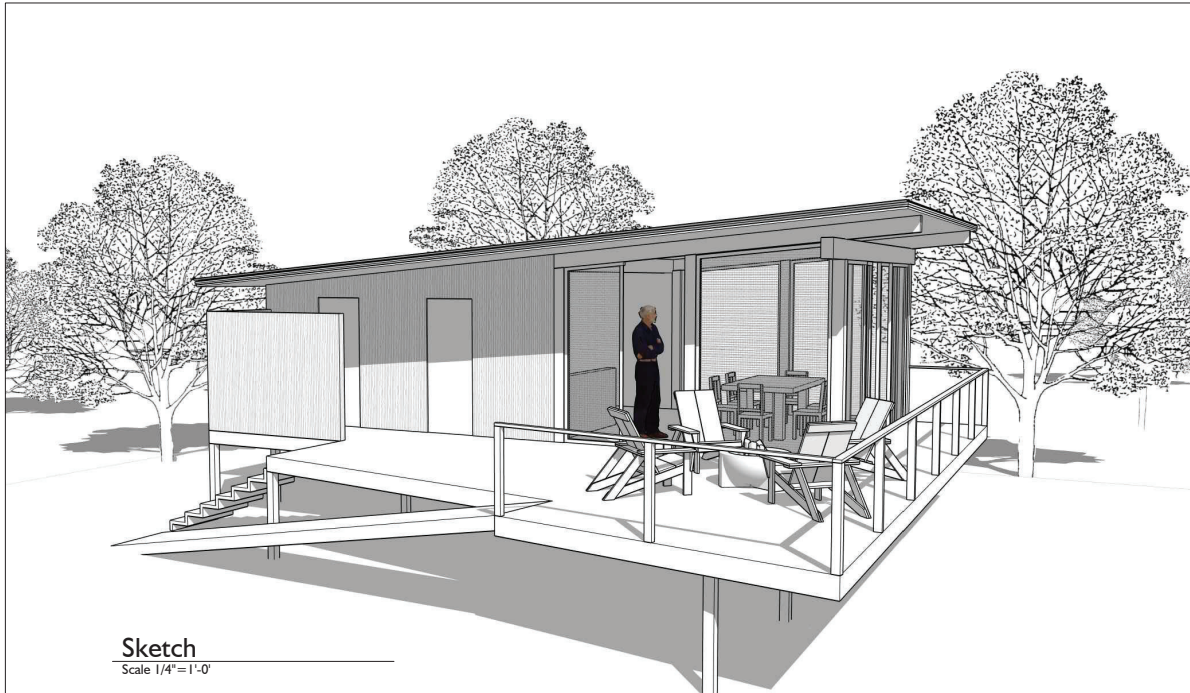
# Concept Plan and Elevation Sketch Glamping Cabin Module



## Plan Keynotes

1. DECK ELEVATED ABOVE FLOOD PLAIN. STEEL FRAME WITH COMPOSITE WOOD DECKING.
2. WATER CLOSET. INCINOLET ELECTRIC INCINERATING TOILET OR EQUAL.
3. STEEL SAFETY RAILING.
4. WOOD FRAME CABIN WITH CORRUGATED METAL SIDING.
5. ROOF OVERHANG (CORRUGATED METAL, RUST FINISH).
6. RAMP WITH STEEL GRATING WALKING SURFACE.
7. OUTDOOR SHOWER DRAINED TO GRAYWATER.
8. INSECT SCREENING.

**Floor Plan**  
Scale 1/4" = 1'-0"



**Sketch**  
Scale 1/4" = 1'-0"

October 17, 2024

ANTHI INC  
3045 CENTENNIAL LN  
HIGHLAND PARK, IL 60035

Dear ,

**Subject: Notice of Proposed Special Use in Cochise County**

I am writing to inform you about a special use proposal near your property. Special uses are uses that are not typically permitted in a specific zoning district. Consequently, they require case-by-case review and approval from Cochise County Planning and Zoning Commission at a public hearing.

The details are as follows:

**Special Use Overview:** The purpose of this special use is for a small glamping operation on portion of the property. There will be continued residential use of rest of the property. Glamping operation to include 3-4 dwellings such as elevated tents with a common building or covered area for kitchen and shower facilities. There will be 2-3 RV hookups. Glamping activities to include nature trails, picnic area, hot tub site and an elevated night sky viewing platform.

**Location:** The special use is located at 1155 N. Cochise Stronghold Road west of Arizona Sunsites Unit #1 near Pearce. The property is located at the southwest corner of Cochise Stronghold Road and Dream Catcher Way.

**Public Hearing Information:** Once my application is accepted by the county, a public hearing will be scheduled to discuss this special use proposal. The meeting will provide an opportunity for residents to express their views and/or concerns regarding the proposed changes.

**How to Get Involved:** You will soon receive a letter from the county, which will provide additional public hearing and case planner information. However, if you have any concerns, questions, or objections, I ask that you contact me first.

If you wish to participate in the public hearings or have questions about the approval process, you may contact the Cochise County Development Services Department at [developmentservices@cochise.az.gov](mailto:developmentservices@cochise.az.gov) or 520-432-9300. Feel free to visit the County's website to learn more about special uses: <https://www.cochise.az.gov/268/Special-Uses>

Thank you for your attention to this notification.

Sincerely,

Kathleen Hunter-Gregory  
3376 N Camino Jicarrilla  
Tucson, AZ 85712