



**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:

Additional information

We reside at 895 W Running Bird Lane Benson AZ 85602 which is directly north of the target property.

We hold the land leases and the Right of Way entering into 908 W Leyenda Lane, Benson AZ 85602 with ASLD. See attached lease numbers below

R/W No. 14-112375 (Right of way into target property)

State Lease 208-59-003F (333 acre lease immediately west of target property)

03-14-2025

RE: 908 w Leyenda Lane, Benson AZ 85602 Parcel Number 208-59-003F

To Whom it May Concern,

This is Patrick (Red) and Julie Wycoff,

We are your neighbors immediately south east of you. We live off of Ocotillo Road. We have been here around 24 years now. We reside at 895 W Running Bird Lane, Benson AZ 85602.

We bought the property located at 908 w Leyenda Lane, Benson AZ 85602 which is also off of Ocotillo Road back in 2009. Upon purchase it already has 5 RV sites with water, septic, and electric hookups. Since that time, we have accommodated friends and family on a short-term basis intermittently. Over the years we have seen a great need in the rural community for a long-term option outside of Benson for residence in RV/Mobile/Tiny Homes to have a location where they do not need to relocate every 2 weeks. First, we would like to legitimize the sites we do have in order to provide a legal and safe option for people who want to be away from the city yet close to Benson. Secondly, we would like to remove the existing manufactured home and ideally replace it with 2-3 additional sites, making no more than 8 sites. Each site would be equipped with 50-amp service, (possibly 30 amp for 2 of the new sites), water and septic. We live next door to this property and want to maintain a quiet environment for ourselves and our neighbors with very minimal effect on the existing environment, traffic or water usage. Our plans do not require the removal of any vegetation or added infrastructure short of running a few new water lines, electrical lines and sewer lines. We would provide no amenities. Our goal would be to rent to local residents on a long-term basis.

We would like you to know about the property plans and let us know should you have any thoughts or concerns. You are also welcome to plan a meeting there to see what we have going on.

Please feel free to call us for any questions at 520-730-7676 (Julie) or return the enclosed flyer to Cochise County Planning and Zoning should you feel inclined. Should we be able to proceed with a docket number, you can respond at developmentservices@cochise.az.gov or call at 520-432-9300 to voice your thoughts.

Thank you for your consideration!

Red and Julie Wycoff

03-14-2025

RE: 908 w Leyenda Lane, Benson AZ 85602 Parcel Number 208-59-003F

To Whom it May Concern,

This is Patrick (Red) and Julie Wycoff,

We are your neighbors immediately west of you across the San Pedro River. We live off of Ocotillo Road. We have been here around 24 years now. We reside at 895 W Running Bird Lane, Benson AZ 85602.

We bought the property located at 908 w Leyenda Lane, Benson AZ 85602 which is also off of Ocotillo Road back in 2009. Upon purchase it already has 5 RV sites with water, septic, and electric hookups. Since that time, we have accommodated friends and family on a short-term basis intermittently. Over the years we have seen a great need in the rural community for a long-term option outside of Benson for residence in RV/Mobile/Tiny Homes to have a location where they do not need to relocate every 2 weeks. First, we would like to legitimize the sites we do have in order to provide a legal and safe option for people who want to be away from the city yet close to Benson. Secondly, we would like to remove the existing manufactured home and ideally replace it with 2-3 additional sites, making no more than 8 sites. Each site would be equipped with 50-amp service, (possibly 30 amp for 2 of the new sites), water and septic. We live next door to this property and want to maintain a quiet environment for ourselves and our neighbors with very minimal effect on the existing environment, traffic or water usage. Our plans do not require the removal of any vegetation or added infrastructure short of running a few new water lines, electrical lines and sewer lines. We would provide no amenities. Our goal would be to rent to local residents on a long-term basis.

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Thank you for your consideration!

Red and Julie Wycoff