



**COCHISE COUNTY**  
Arizona

## Development Services

520-432-9300  
developmentservices@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: Al Armenta

Address: 8191 E. Barataria Boulevard, Sierra Vista AZ 85650

Phone: 520.227.1659

Email: alshaybarnaz@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: Al Armenta

Date: 3/14/2025

### Property Info

Property Owner Name(s): Al Armenta

Parcel Number (APN): 107-62-009A

Property Size (in acreage or square feet): 21 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	Private Well
Sewer/Septic*	Septic System
Electricity	SSVEC
Fire Protection	Fry Fire District
Waste Disposal	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 need to modify my approved special use to allow an outdoor arena that is a needed resource for the equestrian community. My understanding with the original special use was that I could do an outdoor arena and enclose later as the use became successful. The area is rural and my properties are bordered by 3 roads. The site would support small, local events with maximum total attendance of about 100 people. Depending on the success of the venue I would like to eventually enclose the arena.

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.

Wellhouse, small rock building (not habitable), feedstore, associated accessory structures.

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.

None. Seeking approval to allow an outdoor arena until the arena is enclosed. Future structures could include announcer booth, snack booth, small storage buildings.

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).

New structures will be built on-site using traditional construction materials (wood, steel, etc.).

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.

The project will be developed incrementally overall and will not be in phases.

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

Refreshments will be offered during arena events.

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

Arena events will occur on Saturdays from 7am to 4pm. Open riding will be available Monday through Friday during daylight hours.

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

Initially: 2-3, mostly unpaid volunteers                      Future: Same

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.

Property has access from a county-maintained road. Any future access points to the arena will require a right of way permit.

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

Estimated number of vehicle traveling to site during events 20-25. Minimal impact to local traffic.

10.a. Number of passenger vehicles entering and leaving the site (per day/week)? 10/50

10.b. Number of large trucks entering and leaving the site (per day/week)? 1-2 per week

**Supplemental Questions Continued**

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

Most traffic on Saturdays from February to May and September to December.

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 existing, one proposed.

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).

Private well (shown on site plan).

13. Total gallons of water needed for the proposed use, either daily or annually: 2500/month

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

Low flow fixtures and water catchment systems.

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 haven't received any responses from my neighbors.

**Supplemental Questions Continued**

15.a. Date of mailing by applicant: 2/13/2025

15.b. Mailing radius: 750'

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

Original special use was for an indoor arena. I am requesting a modification to allow an outdoor arena.

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 plans to store materials outside. If outside storage is needed, it will be screened from view.

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?

The outdoor arena will be used during daylight hours only to minimize noise.

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

No.

### 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, the site will be maintained regularly and refuse will immediately be removed after any events or open ride sessions.

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?

Water will be used to limit dust.

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. If more than an acre is cleared I will apply for a county clearing permit.

### 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: Al Armenta

Date: 3/14/2025

**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): Al Armenta

Date: 3/14/2025

North

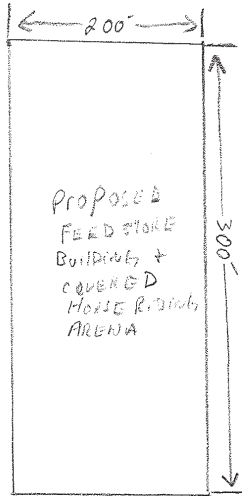
Phase 2

Phase 1

--- Property Line  
 \*\*\* Fence  
 == Paved Road  
 □ Proposed Building  
 ▨ Dirt Road  
 ○ Existing Structure  
 ~ WASH  
 Owners: Albat + Troy Armenta  
 Parcel # 101-6200AA

PROPOSED SEPTIC SYSTEM

FUTURE RAMP ROOM



STORAGE/RETAIL

4,000 SF PROPOSED FEED STORAGE

FEED STORAGE

PROPOSED DRIVEWAY

NTS

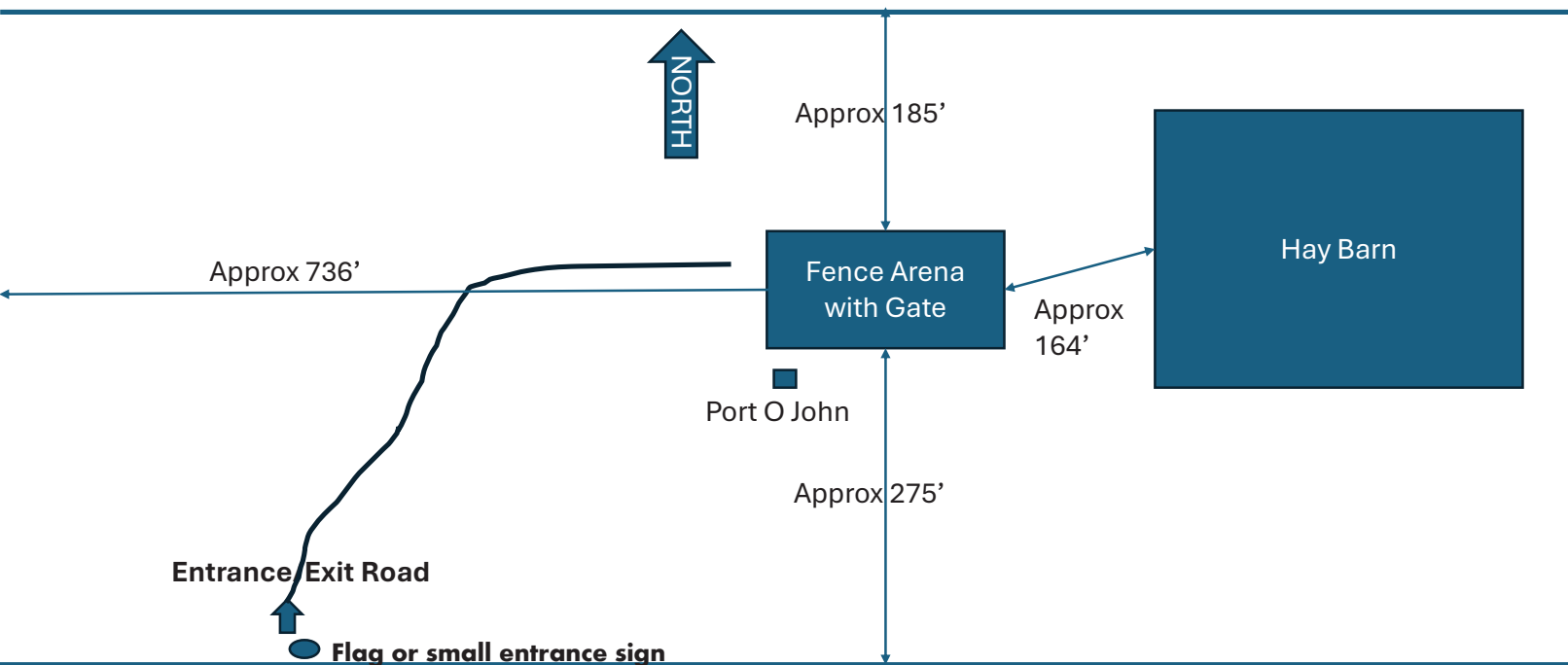
EXISTING WELLS

R&R RESIDUALS NOT APPLICABLE

Gate

BARATARIA

NATONIA



8191 E Barataria Blvd, Sierra Vista, AZ 85650  
Can park anywhere on property besides arena

Parcel Number:107-62-009A

Al Armenta  
8191 E. Barataria Boulevard  
Sierra Vista, AZ 85650

Dear Neighbor,

**Subject: Notice of Proposed Modification of an Approved Special Use in Cochise County**

I am writing to inform you about a special use modification request 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:** I received a special use from the county in 2023 (Docket SU23-14, *Barataria Feed*) for a retail feed store and indoor arena. *I am requesting the county modify the approved special use to allow an outdoor arena until said arena is fully enclosed.*

**Location:** The special use modification is for property located at 8191 E. Barataria Boulevard, Sierra Vista AZ 85650 (tax parcel 107-62-009A).

**Public Hearing Information:** Once my application is accepted by the county, a public hearing will be scheduled to discuss this special use modification 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 [developmentervices@cochise.az.gov](mailto:developmentervices@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,



Al Armenta  
520.227.1659