



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:	Jenny M. Olmedo Henriquez
Address:	3281 W Monte Vista Trl. Benson AZ 85602
Phone:	520 988-5615
Email:	JHenriquez1323@gmail.com
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: 3/7/25
Property Info	
Property Owner Name(s):	Jenny M. Olmedo Henriquez
Parcel Number (APN):	12409010V
Property Size (in acreage or square feet):	18.68 Acres lot
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	<i>Private Well</i>
Sewer/Septic*	
Electricity	<i>SS Vec</i>
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.

Reason for request is to allow on-site truck and trailer parking. We are asking for support because before moving from Tucson we were paying \$700 a month in storage fees to park the tractor trailers. Trucks and trailers were being broken into, parts, fuel, tires, and equipment were being stolen. Having our own private area for the tractor trailers has been a great help and has allowed me more time with my family.

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 structures present on property, it is going to be used as a parking lot.

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).

Gravel and a parking lot

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.

No products/services will be produced/offered/sold. Use is for private parking.

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

Generally trucks park Friday - Monday. During special circumstances, trucks will park during the week.

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

Initially: 2

Future: 5

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.

Mescal Rd (public), Acorn Dr (Public), and Monte Vista Trc (Private Easement)

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

Little-to-no traffic volume impact, Acorn rd is wide enough for cars to safely pass

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

2 passenger vehicles, 1-2 days a week

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

As of now 3 large trucks, 1-3 days a week

Supplemental Questions Continued

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

Not applicable, traffic will remain the same.

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.

Existing driveway will be used.

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).

Resident
Private Well

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

Well will not be used for parking lot

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

No water usage on-site

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 have been mailed out, no responses have been received so far.

Supplemental Questions Continued

15.a. Date of mailing by applicant: *March 10, 2025*

15.b. Mailing radius: *1-3 mi*

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

no out door activity

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.

Tractor trailers

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?

Noise from trucks will not be produced on a regular basis. Noise will occur at the start of work day for Pre-Trip Inspection as well as the end of work day/week for Post-Trip Inspection.

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

No odors created

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?

Yes, gravel will be added onto the space and drivers have a set speed limit of 5 mph.

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.

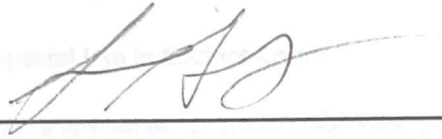
Applicant Signature:

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:

3/7/25

not typically permitted in a residential zoning district. The applicant has requested that the county and applicant from Cochise County, Planning and Zoning Department, 1000 North...

The details are as follows:

Special Use District: The purpose of this special use is to allow temporary vehicle parking (up to 3 semi-trucks).

Location: Temporary use will be located at 1711-1715 West 1st Street.

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

How to Get Involved: You will receive a letter from the county, which will provide additional public hearing and other information. However, if you have any concerns, questions, or objections, call the planning department.

If you have any questions or concerns about the approval process, for any special use, please contact the County Department at development@cochise.gov or call the Planning Department to visit the County's website to learn more about special use applications. <http://www.cochise.gov/planning>

Thank you for your participation in the development of this application. We will contact you if we need any additional information.

Signature:

Name (Print Name):



March 6, 2025

Jose and Jenny Henriquez
3281 Monte Vista Trail
Benson, AZ 85602

Dear Neighbor,

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 to allow company vehicle parking (up to 5 semi-trucks).

Location: The special use will be located at 3281 Monte Vista Trail near Benson.

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.

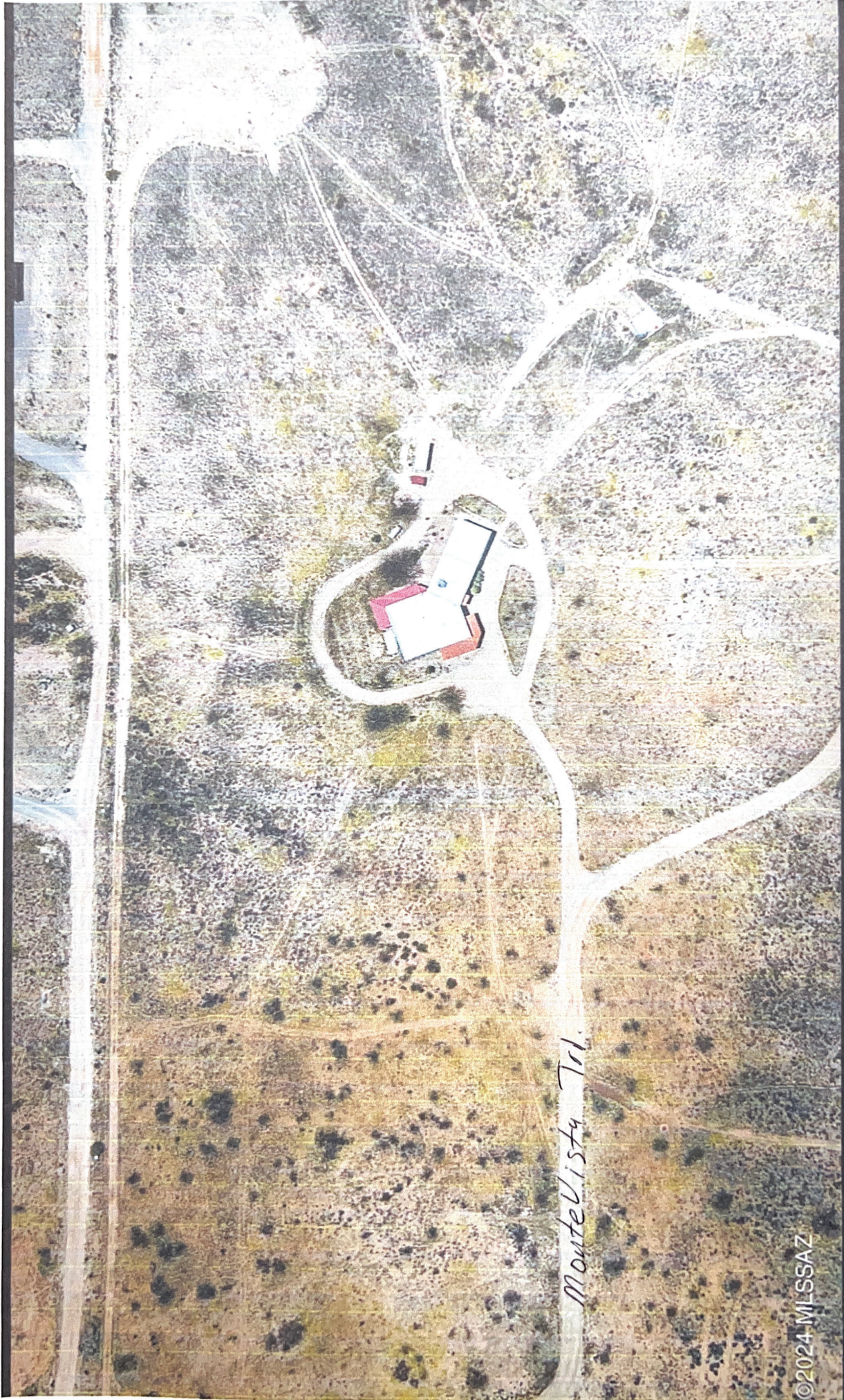
If you wish to participate in the public hearings or have questions about the approval process, you may contact the Cochise County Development Services Department at developmentservices@cochise.az.gov or 520-432-9300. Feel free to visit the County's website to learn more about special use authorizations: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

Please contact us within two weeks of the date on this letter with your questions or concerns. Thank you for your attention to this notification.

Sincerely,

Jose and Jenny Henriquez





Monte Vista Trl.

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