



## 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: Janell + Bennie Schmidt  
Address: 7630 S Hereford Rd Hereford, AZ 85615  
Phone: 602 510 9125  
Email: LetGoLetGod2524@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:

Janell Schmidt

Date:

5/19/25

### Property Info

Property Owner Name(s): Janell + Bennie Schmidt

Parcel Number (APN): 10434010A

Property Size (in acreage or square feet): 90 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	
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.

We bought the 90 acres to benefit the community & provide fun experiences for our community & anyone who wants to come to the area & see what SV & Hereford & Cochise County has to provide. This will bring in revenue along with a unique option for the community & travelers too.

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.

~~5K sq ft out building~~ JJ Nothing

Ag Permit for USDA cattle via Single Star Ranch

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**

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

Traffic is not a concern, this is private property & shouldn't affect traffic, unsure of most popular season until occupancy starts.

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

14. List any strategies you will use on site to minimize onsite natural recharge.

The use of solar power,



15. Describe your citizen review process. Specifically, state whether you held a public hearing, 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:

Tuesday May 20<sup>th</sup> 2025

15.b. Mailing radius:

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

Access to San Pedro river  
fire pits

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.

We have a beautiful 5k sq ft out building for ANY unsightly storage needs.

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?

Neighbors should not hear any noise & it will be far from any neighbors with homes, which is only one. The only noise produced will be engine & generator noise.

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

No odors, chemical or sounds will be created or bother neighbors. We are very reasonable & respectful members of the community/neighbors.

**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?

We will take any necessary measures to prevent any of that with special trash bins + pest control along w/ meticulous cleaning + sanitization.

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?

No additional dust should be created, concrete, asphalt + rock will all be provided to prevent that.

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, but we need to clear it out because the fire in Feb 2023 destroyed the property + burned the trees

**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:

*Jamell*

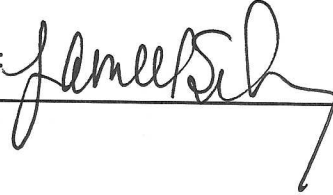
Date:

5/19/25

**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:

5/19/25

# SCHMIDT RESIDENCE RV GARAGES APN # 104-34-010A , COCHISE COUNTY

**PROJECT DATA**

ASSESSORS PARCEL:  
104-34-010A

PROPERTY ADDRESS:  
COCHISE COUNTY

OWNER'S INFO:  
SCHMIDT BENNIE & JANELL

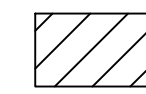
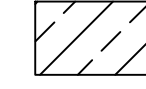
ZONING: RU-4

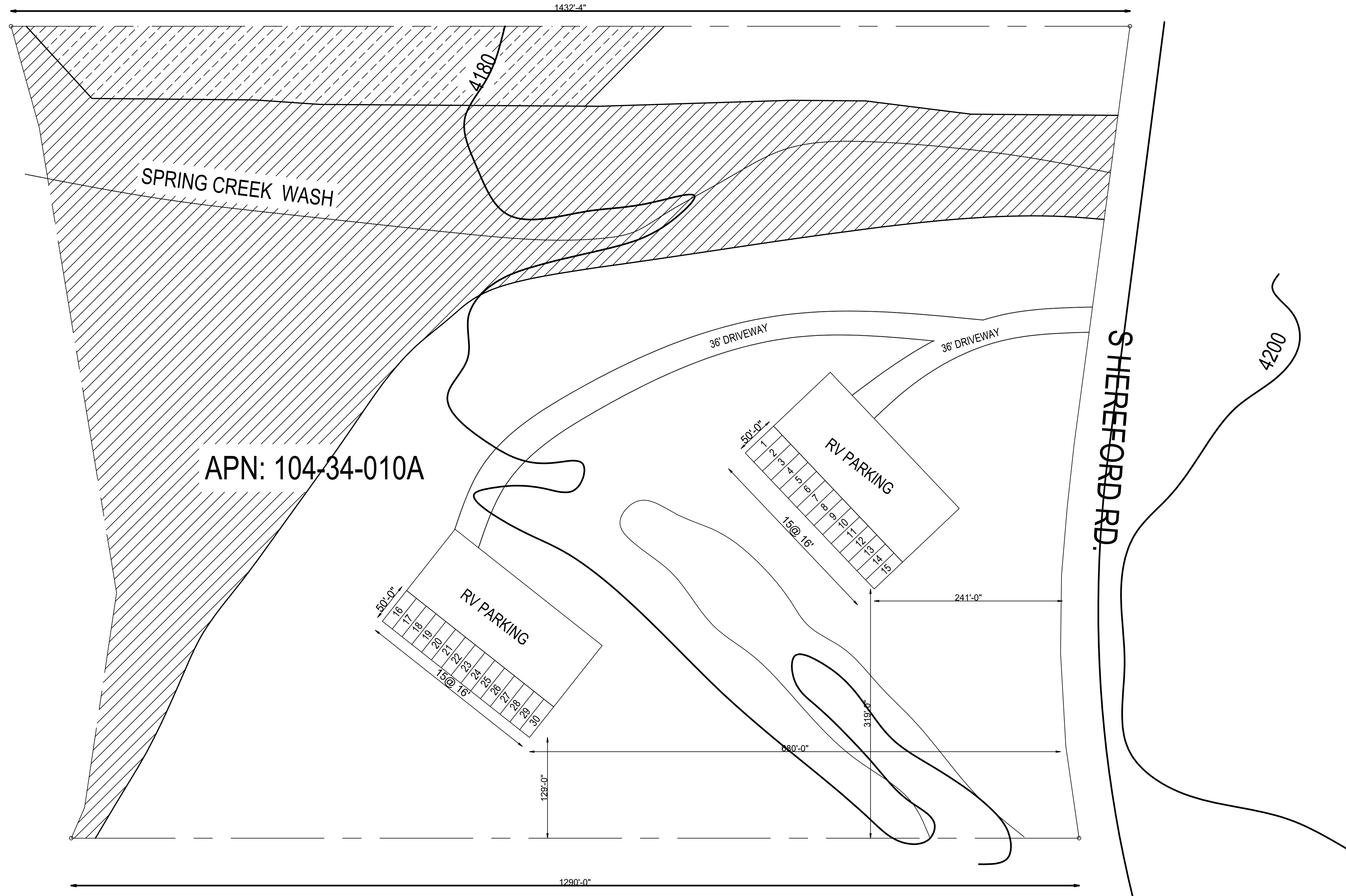
**SCOPE OF WORK**

NEW RV'S PARKING

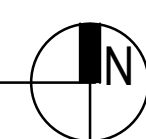
**AREA**

30.65 ACRES

-  2% ANNUAL CHANCE FLOOD HAZARD
-  1% ANNUAL CHANCE FLOOD HAZARD



**SITE PLAN**  
SCALE 1"=75'



SAMA ENGINEERING, LLC  
4229 E DEER DANCER WAY  
TUCSON, AZ 85712  
520-867-0720

DATE : 04/25/2025

DRAWN BY :

PROJECT NO. : SA25043

PROJECT NAME : SCHMIDT SITE PLAN

ADDRESS : APN 104-40-010A  
COCHISE COUNTY  
CONTRACTOR :

**C 1.0**  
**SITE PLAN**

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