



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: | Joshua or Tammy Drezek |
| Address: | 3154 W. Cactus View Ln. |
| Phone: | 520-546-1068 |
| Email: | Jjsigtucson@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: |
| Property Info | |
| Property Owner Name(s): | Joshua or Tammy Drezek |
| Parcel Number (APN): | 124-02-037N |
| Property Size (in acreage or square feet): | 4.6 |
| Property Zoning Designation: | Residential |

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 |
| Sewer/Septic* | Septic - Existing |
| Electricity | SSVEC |
| Fire Protection | Mescal Fire |
| Waste Disposal | None - We take our own |

* 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.

Our daughter was medically discharged from the military earlier than we expected, now her & her family have moved back home. Now we need additional living space. We must begin this process to ensure time to complete; site inspections, ordering, preparations, permitting & inspections. Requesting: 2 open permits at the same time. 1st- Opt-out, 2nd- 28X56 mobile home, will NOT be OPT out and will require inspections. Also asking for the 2nd dwelling (1,568 sq ft Mobile) will be larger in square footage than the 1st Opt-out site build (16X54 & 12X12 total 1,008sq ft living). Opt-out permit; in the process of building (est. completion, end of July '25 or beginning Aug '25). Proposed drawing for layout was submitted and is attached to this request. As requested by Debbie Lee from conversation on 6/30/25. current permit is current & active.

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.

Laundry room (12X12) that will be connected to newley built structure that is part of our Opt-out permit, Structure 16X54

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.

1st - Completion of 16X54 Opt-out permit that will be attached to the current 12X12 (used as guest house)
2nd - 28X56 Mobile home Be used as primary dweling)

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).

The Opt-out permit being built is a site-built wood framing and hardboard siding, with architectural shingles. The additional living quarters being requested is a manufactured home, with hardboard siding and architectural shingles.

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.

N/A

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

N/A

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

N/A

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

Initially: N/A

Future: N/A

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?

none

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

N/A

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

N/A

Supplemental Questions Continued

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

N/A

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: N/A

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

N/A

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.

N/A

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.

N/A

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.

N/A

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?

N/A

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

N/A

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?

N/A

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?

N/A

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.

N/A

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: Joshua Drezek

Date: 7/11/2025

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): Joshua Drezek

Date: 07/11/2025

PROPOSED NEW HOME & SEPTIC SYSTEM

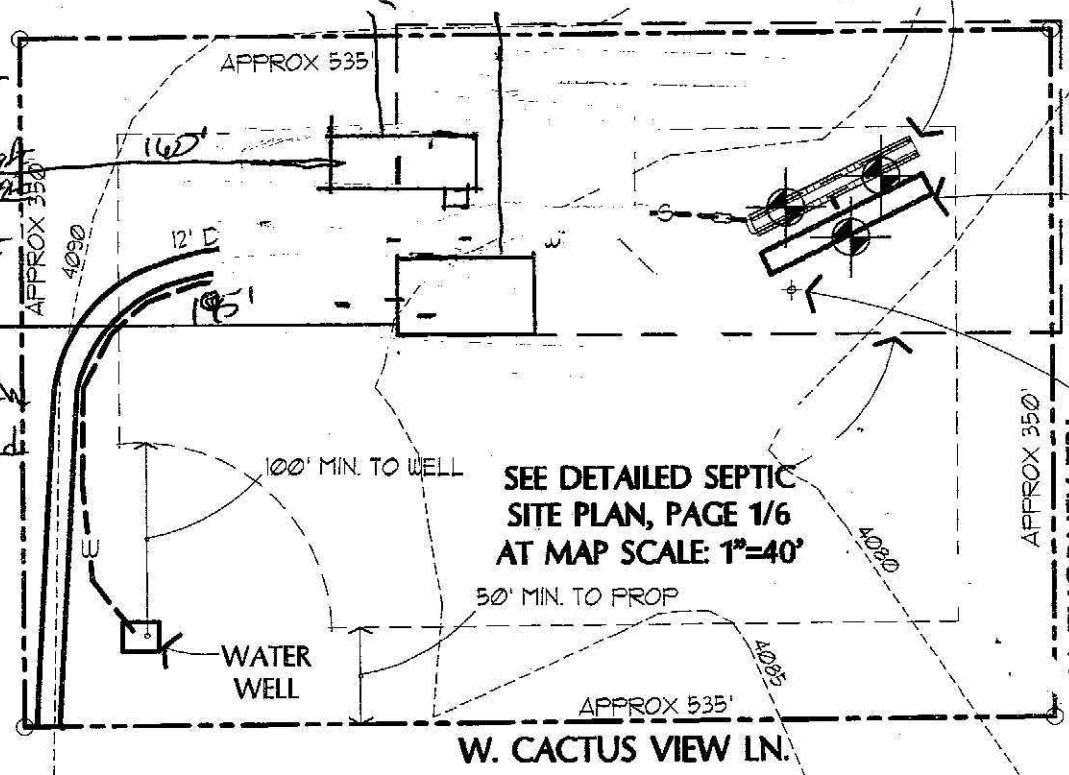
4-BEDROOMS, FIXTURE UNITS ARE 37

1500-GAL SEPTIC TANK LIQUID CAPACITY (MINIMUM)
 (46) INFILTRATOR QUICK4 HIGH CAPACITY CHAMBERS IN
 (2) TRENCHES, EACH 92-FT. LONG W/ 23 CHAMBERS IN EACH
 TRENCH DEPTH = 2.33' MIN. TO 9' MAX.
 DESIGN SUBSURFACE ABSORPTION AREA=1306.4 SQ. FT.
 MIN. PLAN AREA=1012 SQFT.

-NO WASHES WITHIN 50' OF PROPOSED SEPTIC SYSTEM

-DRAINAGE IN MIDDLE OF LOT DRAINS LESS THAN 20-AC.

Current
 $16 \times 54 = 864$
 $12 \times 12 = 144$
 TOTAL 1008 sqft
 28' x 56'
 4 bed 2 bath
 Manufactured Home



LEGAL DESCRIPTION:

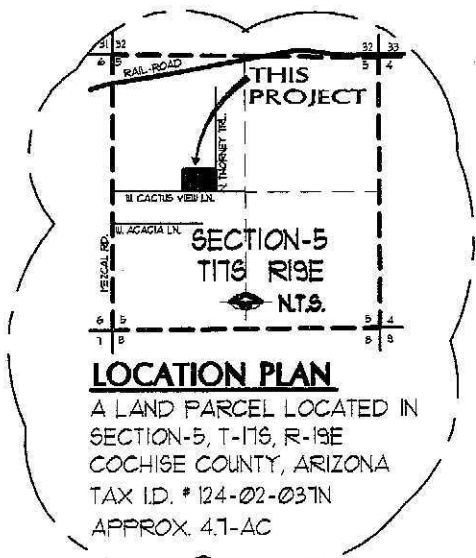
PARCEL D PER R/S BK-31, PG-55
 AKA A PORTION OF EL ROMNEY RANCHETTES TRACT-6
 EXC ANY PORTION LYING IN WELLSITE
 SECTION-5 IN T-116, R-19E
 4.70AC TOGETHER WITH INT IN WELLSITE
 COCHISE CO., AZ, APN: 124-02-037N

SURVEY NOTES:

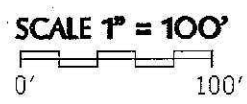
-THIS IS NOT A SURVEY
 -SITE PLAN FIELD CHECKED FOR ACCURACY
 BASED ON ANY CORNER MONUMENTS

EXPLANATION

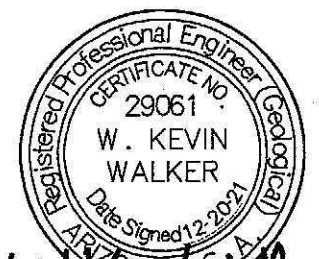
| | |
|--------|----------------------------------|
| --- | PROPERTY LINE |
| --- | SETBACK LINES |
| --- | EASEMENT |
| -G- | NATURAL GAS LINE |
| -W- | WATER LINE |
| -E- | ELECTRICAL SERVICE |
| -S- | SEWER/SEPTIC LINE |
| -2640- | EXISTING CONTOUR LINE |
| → | DRAINAGE W/ FLOW DIRECTION |
| ⊙ | TESTPIT / PROFILE HOLE W/ I.D. # |
| ⊙ | SEPTIC TANK LOCATION |



CONTOURS APPROXIMATED FROM USGS TOPOGRAPHIC MAPS AND ELEVATION DATA FROM GOGGLE EARTH INDICATE AVERAGE CROSS-SLOPES LESS THAN 6% TO THE EAST



SEPTIC SYSTEM SITE PLAN



W. Kevin Walker

Applicant Name: Joshua & Tammy Drezek

Permit # _____

Designers Name: W. K. Walker, P.E.

Parcel # 124-02-037N