



Development Services

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MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Christine McLachlan, AICP, Development Services Director
SUBJECT: SUB25-02 (San Pedro Ranch Estates)
DATE: October 8, 2025 (tabled during the August 13th and September 10th meetings)

APPLICATION FOR A TENTATIVE PLAT (San Pedro Ranch Estates)

The County received a tentative subdivision plat in the Pomerene area of Cochise County from Calvin Housley (applicant). The proposed subdivision consisted of 8-lots on 36.44-acres zoned RU-4. It is generally located east of Pomerene Road, one mile northeast of Benson city limits in Supervisor District 3 (see Figure 1).

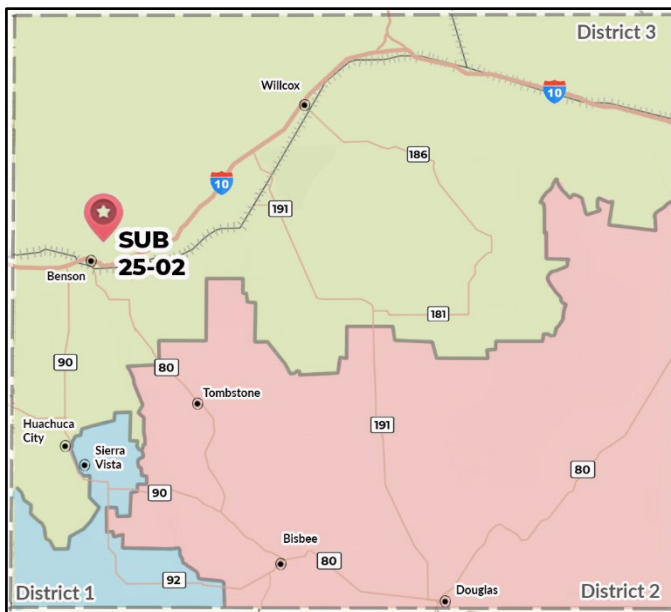


Figure 1: Request Location

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size:	36.44 acres
Current Zoning:	RU-4 (Rural, one dwelling per 4-acres)
Proposed Zoning:	n/a
Growth Area:	Category C – Rural Growth Areas
Comprehensive Plan Designation:	Rural
Area Plan:	None
Existing Uses:	Undeveloped
Proposed Uses:	Residential Subdivision

II. SUBDIVISION INFORMATION

Working Name of Subdivision:	San Pedro Ranch Estates
Minimum Lot Size:	4-acres
Physical Site Access:	San Pedro Ranch Road
Utilities:	Potable Water – Pomerene Water Company Irrigation Water – Private Wells Sewage – Individual septic systems Electric – Sulphur Springs Valley Electric Co-op (SSVEC) Gas – Individual Propane Systems Communications – Century Link

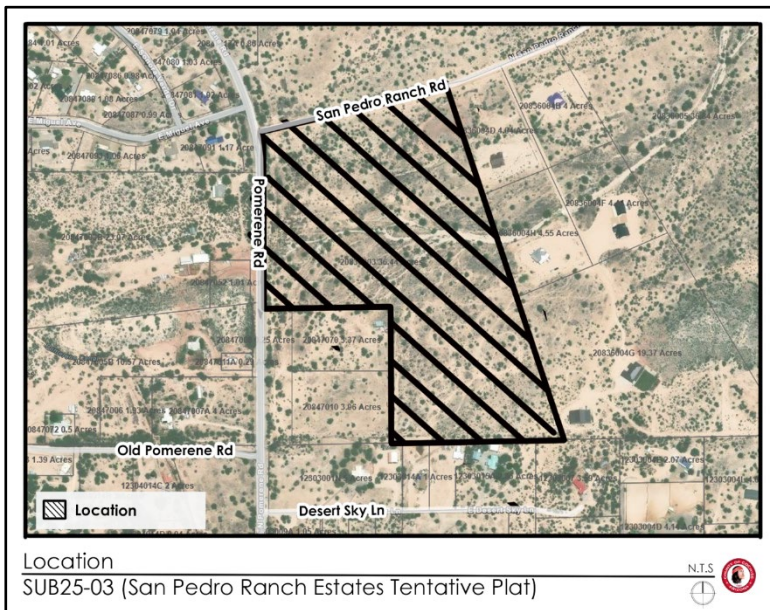


Figure 2: Property

III. REQUIRED SUBMITTALS

- Letter of Intent: Not provided, but required contents included in application, tentative plat, comment sheets, and other submittals. Staff recommends as condition of approval/required revision.
- Tentative Plat: Provided.
- Fee Payment: Provided.
- Hydrology/Hydraulic Report: Not required. A drainage report has been submitted.
- Department of Water Resources Water Adequacy Application. The applicant has submitted a service letter from Pomerene Water Company.
- Traffic Analysis Report: Not required.
- 401, 404, NPDES Applications: Not required.
- Preliminary title report: Provided.
- Historical or Archeological Site Assessment: Not required.
- *Waiver Request: Provided (applicant requests a waiver from paving the subdivision road)

- **Planning and Zoning Commission must specifically include waivers as a part of its recommendation to the Board of Supervisors.*

IV. SUBDIVISION COMMITTEE RECOMMENDATIONS AND CONDITIONS

The plat was reviewed by the Subdivision Committee which includes the Planning, Health, Highway and Floodplain Departments and the Assessor's Office. It also was submitted for review to other interested agencies. A summary of comments follows.

A. Development Services (Planning)

1. Provide the County with Homeowner Association (HOA) covenants and restrictions governing the association, including a comprehensive road/common area maintenance plan. Homeowner membership shall be mandatory. All private streets and common areas shall be maintained by the HOA, and covenants shall provide a means for obtaining adequate financial support for the association.
2. Add revision number and date of revision to cover sheet (Revision 3, 8 September 2025).
3. Correct description on Sheet 2 to read, "Tentative Plat for San Pedro Ranch Estates Lots 1 thru 8."
4. An assurance agreement shall be submitted prior to the Board of Supervisors public hearing and recorded in conjunction with the final plat.

B. Engineering and Natural Resources

1. A chip-sealed apron shall be built on San Pedro Ranch Road at Pomerene Road.

C. Assessor's Office

1. Ensure plat demonstrates correct number of lots and ensure legal descriptions for all lots, specifically lots 3 and 7, correctly close.

D. Environmental Health Division

1. Will need to comply with R18-5-401 and obtain approval by the Arizona Department of Environmental Quality (ADEQ).

E. Other Agencies

1. Pomerene Fire District
 - a. No hydrants or tanks in the area – cannot provide an estimated flow rate
 - b. Emergency access is adequate, water trucks will be utilized for fire suppression
2. Sulphur Springs Valley Electric Cooperative
 - a. Add utility easements along interior lot lines
 - b. Include dedication statements for Interior Easements (IEs) and Utility Easements (UEs)

V. ASSURANCE AGREEMENTS

Assurance Agreements (AA) are a tool to ensure on-site and off-site improvements associated with a plat are made by the applicant in a timely manner. The title to the subdivided property is placed in trust with a third party escrow agent or trust company along with the AA between the trustee and the County. The County does not authorize either full or partial release until the applicant completes all necessary improvements, as outlined in the agreement. In addition, the AA shall be financially secured in the amount approved and submitted to the County which equals the cost estimate for the required improvements. The AA, including financial security, shall be presented to the Board of Supervisors at the time the final plat is presented for approval and shall be recorded in conjunction with the final plat.

If the subdivision is sold, a new AA must be executed concurrently with the sale to remain in effect. Special condition or improvements unique to the subdivision shall be listed in an attached exhibit.

IV. REQUESTED WAIVERS

The Subdivision Committee supports the applicant's request to waive the hard-surface requirement for the subdivision road. The applicant's rationale for the waiver includes low traffic volumes, rural setting, and reduced impervious surface area.

V. RECOMMENDATION

Based on compliance with the County's requirements contained in the Subdivision Regulations, staff recommends the Commission forward a recommendation of approval of the San Pedro Ranch Tentative Plat subject to the submittal of a staff-approved assurance agreement and required revisions to the tentative plat and other required submittals, as conditioned by the Subdivision Committee. The following conditions are recommended:



1. Provide the County with Homeowner Association (HOA) covenants and restrictions governing the association, including a comprehensive road/common area maintenance plan (to be recorded with the final plat). Homeowner membership shall be mandatory. All private streets and common areas shall be maintained by the HOA, and covenants shall provide a means for obtaining adequate financial support for the association.
2. A chip-sealed apron shall be built on San Pedro Ranch Road at Pomerene Road.
3. Include dedication statements for access and utility easements on Sheet 5.
4. Plat Revisions
 - a. Revise cover sheet by adding revision number and date of revision (Revision 3, 8 September 2025).
 - b. Revise description on plat indicating "Lots 1 thru 8."
 - c. Add the following general notes to the plat: "Rainwater harvesting and re-use shall be utilized, where practical" and "Sprinkler heads shall be installed no closer than eight (8) inches from impermeable surfaces."
5. An assurance agreement shall be submitted prior to the Board of Supervisors public hearing and recorded in conjunction with the final plat.

Sample Motion:

Madam Chair, I move to forward Docket SUB-25-02 (San Pedro Ranch Tentative Plat) with a recommendation of approval to the Board of Supervisors, subject to a staff-approved assurance agreement and revisions to the tentative plat and other required submittals, as conditioned by the Subdivision Committee.

The Commission recommends approval of the waiver to allow an unpaved private subdivision road provided long-term maintenance is described in recorded HOA documents.
