



COCHISE COUNTY
Arizona

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: Kyle Wortman & Jennifer Wortman

Address: 1282 N Fort Grant Rd

Phone:

Email:

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: Kyle Wortman

Date: 8/6/2025

Property Info

Property Owner Name(s): Kyle Wortman and W/W Services

Parcel Number (APN): 20229023A

Property Size (in acreage or square feet): 2.39

Property Zoning Designation: R36

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
Electricity	SSVEC
Fire Protection	WILLCOX FIRE
Waste Disposal	SULPHUR SPRINGS SANITATION

* 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.

REQUESTING SPECIAL USE PERMIT FOR BUSINESS USE WE HAVE 7 CONSECUTIVE PROPERTIES AND WISH TO USE ONE FOR INGRESS AND EGRESS AND TWO FOR STORING OF EQUIPMENT, TRUCKS AND SUPPLIES. WE HAVE BEEN SUPPORTING WATER WELL CUSTOMERS FROM THIS LOCATION SINCE DECEMBER 2014. OUR BUSINESS IS ESTABLISHED AND THIS LOCATION KEEPS US CENTRALLY LOCATED FOR MOST OF OUR CUSTOMERS. THE COST TO PURCHASE AND MOVE OUR BUSINESS IS JUST NOT FEASIBLE. THIS IS A FAMILY RUN BUSINESS WE ARENT CORPORATE. WE HOPE TO CONTINUE SERVING OUR CUSTOMERS FROM THIS LOCATION

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.

APN# 20229023A 1270 N FORT GRANT RD INGRESS AND EGRESS LOCATION
THERE IS A CARPORT, A SHED AND POLE BARN AND A MOBILE HOME USED AS AN OFFICE. FROM THIS POINT WE WILL CUT ACROSS APN# 20229036 NEAR THE BACK OF THE PARCEL THERE IS A POLE BARN FROM THAT POINT WE ENTER THE FIRST PARCEL THAT WE NEED TO STORE EQUIPMENT AND SUPPLIES FOR OUR SCOPE OF WORK THAT APN# IS 2029017D SECOND STORAGE APN # IS 20229017A

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.

THERE ARE NO PLAND AT THIS TIME TO PLACE ANY STRUCTURES ON THE PARCELS IN QUESTION

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).

NA

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.

NA

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

THIS WILL BE USED FOR STORAGE OF EQUIPMENT FOR PULING AND SETTING WATER WELL PUMPS FOR BOTH DOMESTIC CUSTOMERS AND COMMERCIAL CUSTOMERS. CASING, COLUMN PIPE, MOTORS, TUBE AND SHAFT AND ANY OTHER COMPONENTS REQUIRED TO COMPLETE A JOB

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

MONDAY THRU FRIDAY EMERGENCY SERVICES AVAILABLE ON WEEKENDS IF A WELL GOES DOWN 7 AM TO 5 PM OR UNTIL A JOB IS COMPLETE

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

Initially: 10

Future: MAX 15

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.

ACCESS TOT HE PROPERTY IS 1270 N FORT GRANT RD WITH DIRECT ACCESS FROM PUBLIC RD FORT GRANT RD

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

MINIMAL IMPACT

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

10

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

3-4 TIMES WEEK

Supplemental Questions Continued

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

MORNINGS WILL BE THE HEAVIEST AS THE CREWS ARE LEAVING THE PROPERTY

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.

1 DRIVEWAY WICH ALREADY EXISTS

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).

THERE IS NO WELL LOCATED ON THE PARCELS THAT WE ARE REQUESTING SPECIAL USE OF

13. Total gallons of water needed for the proposed use, either daily or annually: 0

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

GRAVEL HAS BEEN PLACED ON MOST OF THE APN# 2029017A

THERE IS NO WATER USE ON THIS PARCEL OR ON PARCEL 20229017A

WE WOULD LIKE TO MAKE TWO TREE LINES TO HELP BLOCK THE VIEW OF OUR EQUIPMENT AT SOME POINT

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.

The responses that we received from our mailed notice has been incredibly positive. We have a great community surrounding us that are supportive of us and our business, we have heard no negative feedback from our neighbors.

Supplemental Questions Continued

15.a. Date of mailing by applicant: Wednesday June 25, 2025

15.b. Mailing radius: 600'

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

DELIVERY OF PRODUCTS MENTIONED PREVIOUSLY

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.

YES

APN 2029017D & APN 20229017A

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?

POSSIBILITY OF EQUIPMENT RUNNING MAY CAUSE NOISE BUT ALL EQUIPMENT HS MUFFLERS TO REDUCE 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

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?

WE WILL BE DOING OUR BEST TO MITIGATE THE DUST WE HAVE LAID OVER 400 TONS OF GRAVEL WITHIN THE LAST 6 MONTHS AND SEVERAL HUNDRED TONS PRIOR TO 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.

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: Kyle L Wortman

Date: 8/6/2025

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): Kyle L Wortman

Date: 8/6/2025

