



## 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:	Joe Monks
Address:	850 N Woodburne Dr, Chandler, AZ 85224
Phone:	
Email:	
Describe your relationship to this application (select one):	
<input type="checkbox"/>	Property owner (skip next question)
<input checked="" 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:	Joseph Monks
Date:	09/22/2025
Property Info	
Property Owner Name(s):	Double Kilo, LLC
Parcel Number (APN):	114-01-073
Property Size (in acreage or square feet):	40 acres
Property Zoning Designation:	RU-4

**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	existing
Sewer/Septic*	existing
Electricity	SSVEC
Fire Protection	Pearce Sunsites Fire Dist
Waste Disposal	n/a

\* 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.

I am requesting a Farm Winery license and the building I plan to use for winery operations is too close to the property lines by 100' to the East and 200' to the North. I am unable to build another building or move the current structure. My future plans to produce and sell wine will generate tax revenue for the County without placing burdens on my neighbors.

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.

- 1) 30' x 60' building containing winery operations, vineyard equipment and living quarters.
- 2) 10' x 15' building containing pumps and equipment for the onsite well and vineyard irrigation.
- 3) 14' x 28' building containing distillery operations.

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.

None planned at this time.

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).

n/a

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.

Wine will be produced and sold.

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

Work will be scheduled as needed.

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

Initially: self

Future: TBD

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 is from East Fawn Ranch Road, a public road.

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

No noticeable impact.

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

1 per day

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

1 per month

**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.

There will be no changes to the current access.

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).

On-site private existing well.

13. Total gallons of water needed for the proposed use, either daily or annually: 1000 annually

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.

I mailed letters in accordance with the special use application to all neighbors within a 1000' radius of the property. I have not received any written feedback yet, however, many neighbors have been supportive verbally to me. Some have even volunteered to help in the vineyard.

**Supplemental Questions Continued**

15.a. Date of mailing by applicant: 09/22/2025

15.b. Mailing radius: 1000 feet

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

When processing grapes, we will perform the duties on the patio for easier clean up. However, after processing, all operations will be performed inside the building.

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.

I plan to store all equipment inside. If I need to store any future equipment outside, it will be behind an opaque, locked fence.

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?

We do not have any loud equipment.

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

No odors will be created that impact the 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?

Grapes have sugars and this may attract ants. We will clean regularly, especially any spills, so that the sugars won't attract insects. A good winery is kept very clean to in order to create good wine.

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 dust will be create.

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: Joseph Monks

Date: 09/22/2025

**Acknowledgments Continued, Prop 207 Waiver**

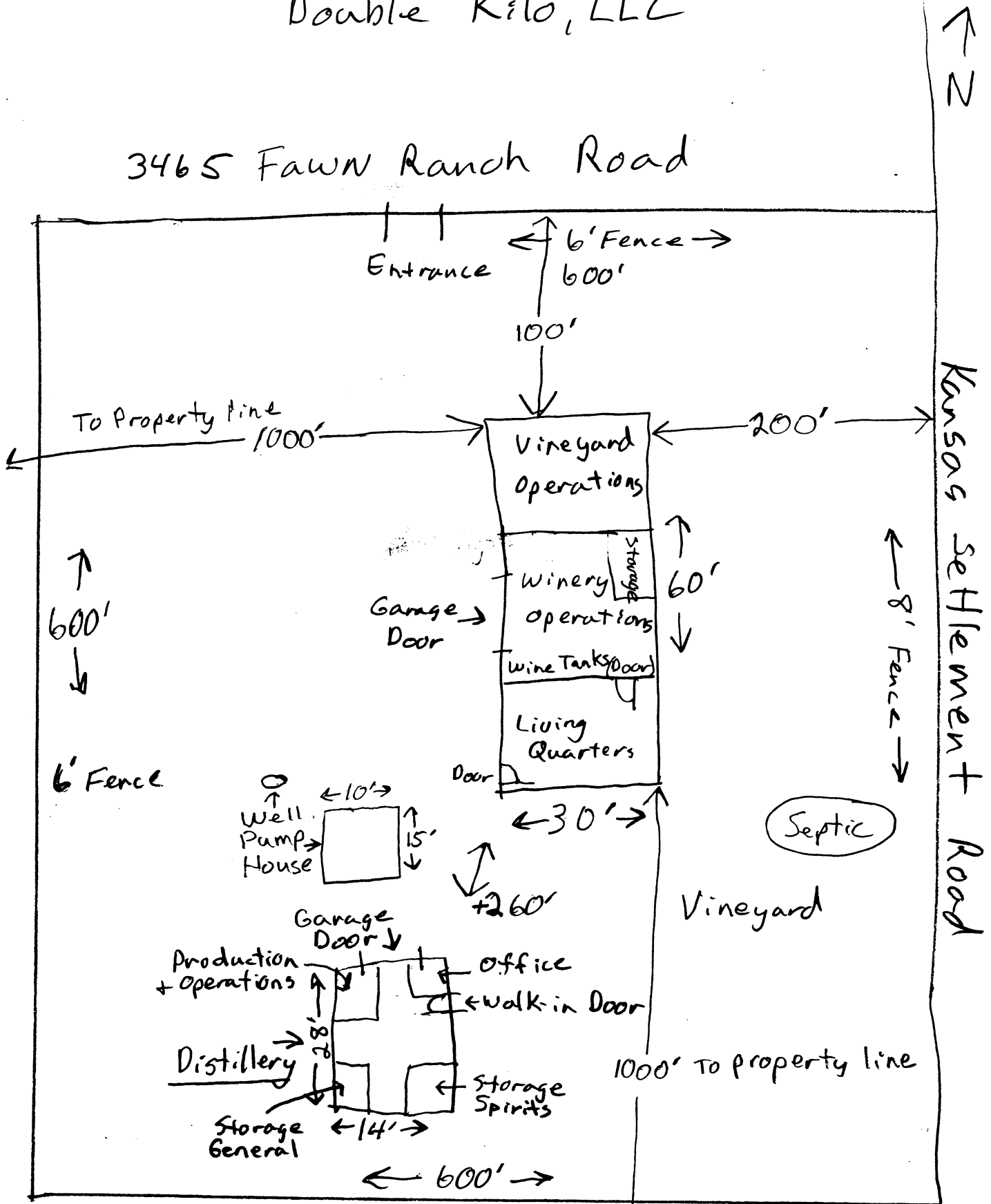
By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is 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): Joseph Monks

Date: 09/22/2025

Saint Isidore Vineyards  
Double Kilo, LLC

3465 Fawn Ranch Road



\*Not Drawn to Scale