



**COCHISE  
COUNTY**  
Arizona

**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:	Debra Whitaker
Address:	Box 1351 Tombstone, AZ 85638
Phone:	859-508-6921 Text 520-473-9742
Email:	DWHITAKER@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):	Debra Whitaker
Parcel Number (APN):	40358001
Property Size (in acreage or square feet):	37
Property Zoning Designation:	RU

**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	Delivery service
Sewer/Septic*	septic
Electricity	solar / propane
Fire Protection	water tanks on site
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.

To start a RV park modeled after the state parks - larger space between campers for nature lovers a peaceful setting not overcrowded like sardines.

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.

*[Handwritten mark]*

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.

Office - with toilet & showers for tents

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).

Factory built wood

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.

- 1) office with toilet showers
- 2) As funds allow R.V. site with sewage water

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

propane, water hauling service, trash removal, weed eating, grounds keeping

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

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

Initially: 2

Future: ?

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.

Jefferson Rd & N. Princess Palace Way

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

This is a very small & specialized RV Park  
minimal

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

Hard to say most RV like to enjoy the wilderness


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

Regular vehicles

**Supplemental Questions Continued**

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

Winter - snow Birds

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).

Storage tanks / delivered

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

500 a day at the most

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

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 talked to Ramon Bojquez - he was fine.  
Haily didn't open the letter sent back.  
But I sent a card telling her what I  
was thinking about this card never came back

**Supplemental Questions Continued**


15.a. Date of mailing by applicant: 8-27-25

15.b. Mailing radius:

16. Describe any outdoor activity associated with your special use proposal, if applicable.  
Hiking, bird watching, archery

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. 

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?  
If generators are used limited to 1 hour a day  
Solar/Propane for electric 4pm-5pm

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

**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?   0  

Trash removal

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?   0  

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 just Road for RV's - drivethrough and a Round about so backing up won't be necessary.

**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: Debra White

Date: 9-26-25

**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):

*Debra White*

Date:

*9-26-25*

Jefferson Rd  
Eastment

200 FT

400 FT

600 FT

Eastment

princess  
palace way

100 FT

50 FT

200 FT  
House

Office

Toilet  
Shower

30 FT

SOLAR

Water  
Tank

40 FT

90 FT

RV

80 FT

80 FT

80 FT

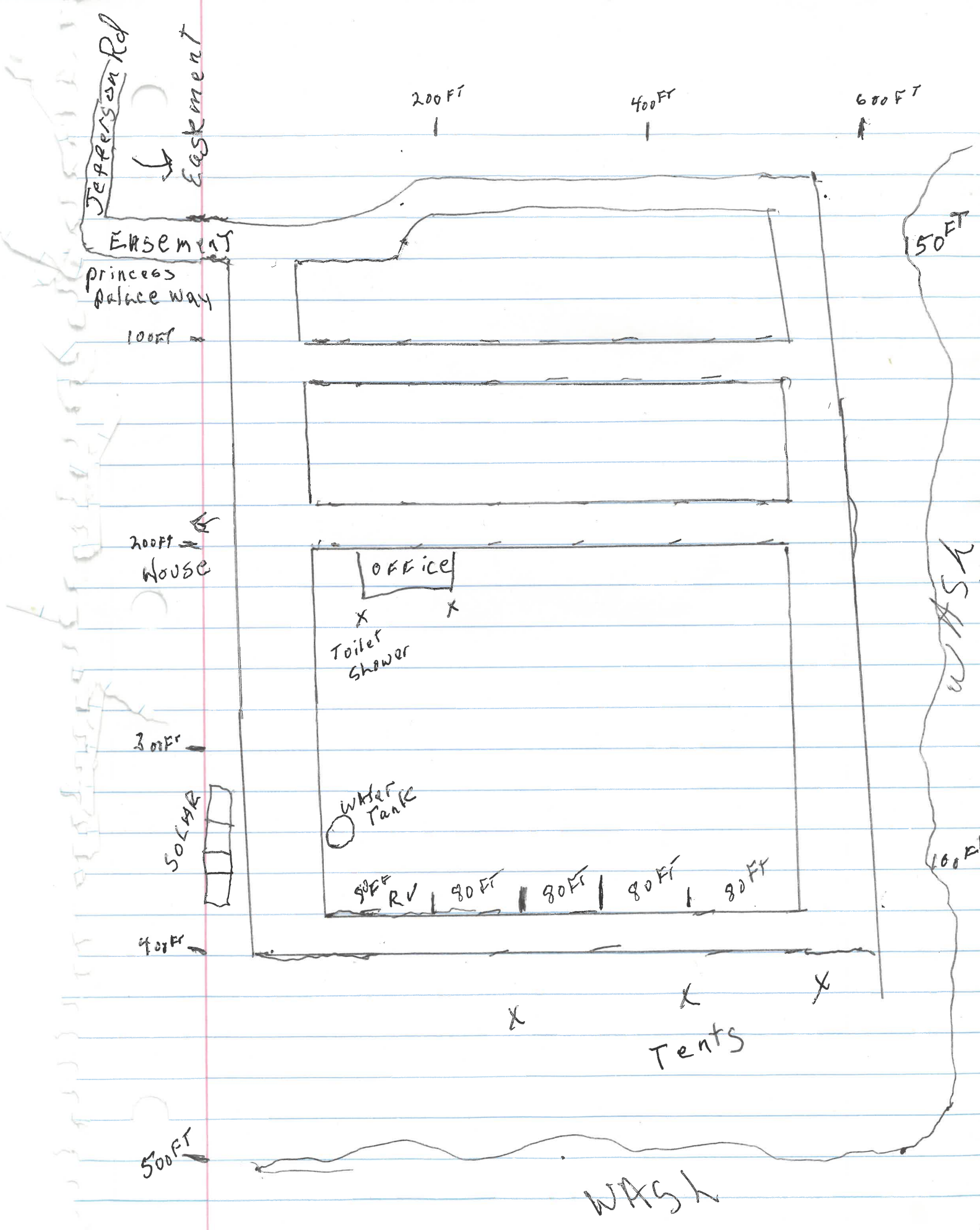
80 FT

100 FT

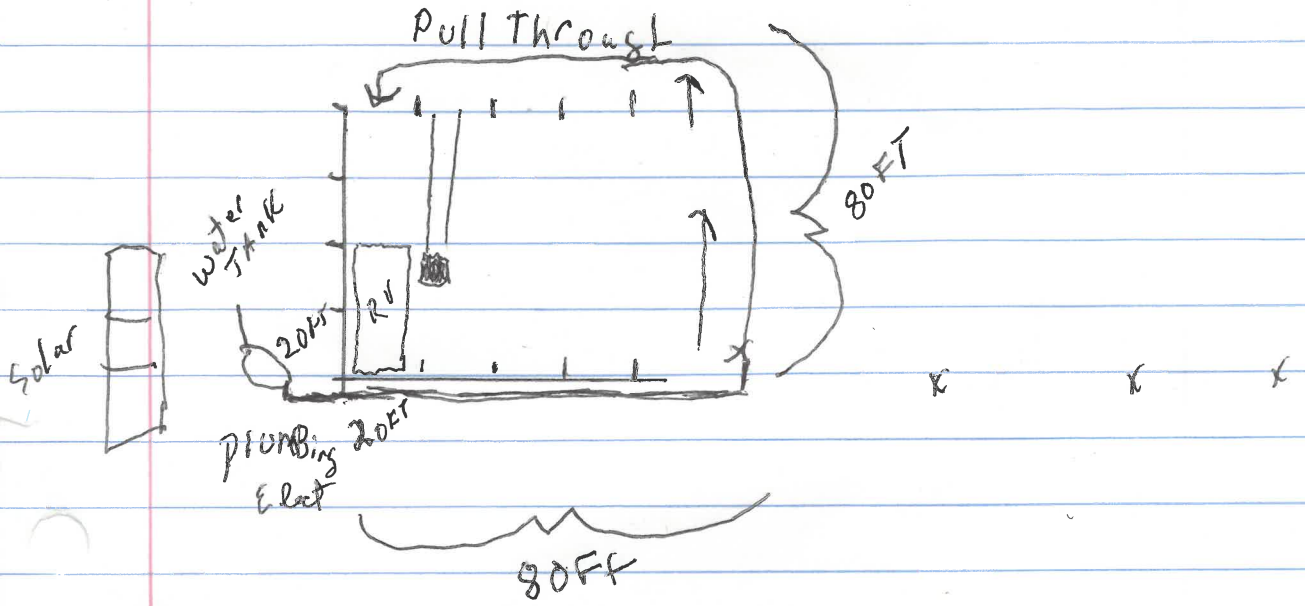
Tents

500 FT

WASH



Septic // Drainfield



LLC

Back hoe - \$1400 per week

Septic -

water tanks -

Plumbing

plumbing pipes -

pumps -

pressure tank -

electric - solar panels - inverter

office - toilet - shower (M.O. 4720)

propane tank

Hot tub - FUTURE

MARKETING

Views - space 758ft

(Hot tub) - sewer  
Propane  
cutter  
Provide ↑

Electric