



Development Services

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MEMORANDUM

TO: Cochise County Board of Supervisors
FROM: Matthew Taylor, AICP, Planning Manager
FOR: Sharon Gilman, County Administrator
THROUGH: Christine McLachlan, AICP, Development Services Director
SUBJECT: SUB25-02 (San Pedro Ranch Estates Final Plat)
DATE: March 10, 2026 (*November 18, 2025*)

SAN PEDRO RANCH ESTATES FINAL PLAT

The County received a subdivision plat request 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.



Figure 1: Property Location

I. DESCRIPTION OF SUBJECT PARCEL

Subdivision Name:	San Pedro Ranch Estates
Gross Parcel Size:	36.44 acres
Proposed Lot Size:	4 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

I. DESCRIPTION (CONT.)

Area Plan:	None
Existing Uses:	Undeveloped
Proposed Uses:	8-Lot Residential Subdivision
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 Cooperative (SSVEC) Gas – Individual Propane Systems Communications – Century Link

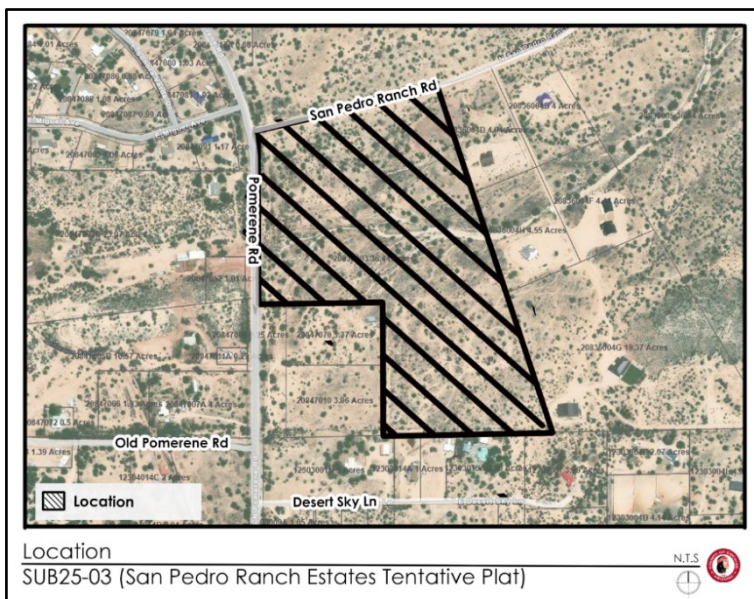


Figure 2: Property

II. REQUIRED SUBMITTALS

The applicant has met the required submittals.

- Application
- Tentative and Final Plats
- Development Drainage Report
- Service Letter from Pomerene Water Company
- Preliminary Title Report
- Road Maintenance Agreement
- Assurance Agreement (Third Party Trust)
- Fee Payment

*Based on the size and location of the property, traffic studies, NPDES (wastewater discharge) permits, and historical/archeological site assessments are not required.

III. RECOMMENDATIONS AND CONDITIONS

The Planning and Zoning Commission recommended conditional approval of Docket SUB25-02 (8-0) during its meeting on October 8, 2025:

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. ***(Condition met - road maintenance agreement provided by applicant and to be recorded with the final plat)***
2. A chip-sealed apron shall be built on San Pedro Ranch Road at Pomerene Road. ***(Condition will be met and verified by the county prior to the release of lots)***
3. Include dedication statements for access and utility easements on Sheet 5. ***(Condition met)***
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." ***(Condition met)***
5. An assurance agreement shall be submitted prior to the Board of Supervisors public hearing and recorded in conjunction with the final plat. ***(Condition met – assurance agreement provided by applicant and to be recorded with the final plat)***

IV. ASSURANCE AGREEMENT

A third party trust agreement ensures required improvements will be made prior to lots being released for sale. Improvements include water availability, power availability, road access, and a chip-sealed apron to be built on San Pedro Ranch Road at Pomerene Road. The agreement will be recorded with the final plat.

V. REQUESTED WAIVERS

The Planning and Zoning Commission and Subdivision Committee support 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. This road measures about ¼ mile and will be maintained by the subdivision residents via mandatory homeowner maintenance agreement.

Sample Motion:

Mister Chair, I move to approve Docket SUB25-02 (*San Pedro Ranch Final Plat*) with a waiver allowing an unpaved private subdivision road provided long-term road maintenance and assurance agreements are recorded with the final plat.