



**COCHISE COUNTY**  
Arizona

## Development Services

520-432-9300  
 [developmentsservices@cochise.az.gov](mailto:developmentsservices@cochise.az.gov)  
 [www.cochise.az.gov](http://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: Michael Dewsbury

Address: PO Box 416 Tombstone AZ 85638

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:

Date:

### Property Info

Property Owner Name(s): Michael & Tammi Dewsbury

Parcel Number (APN): 12151031

Property Size (in acreage or square feet): 36.28

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	either a drilled well or hauled water
Sewer/Septic*	septic
Electricity	solar
Fire Protection	
Waste Disposal	onsite dumpster with local hauler if necessary

\* 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 create a recreational space/ saloon with food, drink, merchandise and possible dry camp sites. With the amount of travellers visiting the dragoon mtns each weekend we can provide a rest stop as well as some possible needed commodities for hikers and campers

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.

No existing structures

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.

For starters we will just be building the saloon style building roughly 40 x 50ft  
water tower possible

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).

saloon concrete/wood  
water tower wood beam/post

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.

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

food and beverage (hopefully alcohol) gift type merchandise and product that may be useful to local campers, sxs riders etc..

water and dump options for our patrons and campers from coronado NF.

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

campsites can be occupied 7 days a week. The saloon will only be weekends and special events. 3 or 4 days a week.

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

Initially: 2 owners

Future: 2 mostly , but 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.

direct access via middlemarch rd and East Peaceful rd

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

minimal. We anticipate most of our clientel will already be recreating in the Dragoons. There may be a slight increase due to being a new destination.

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

2 to 20 day???

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

maybe 1/w. garbage?

**Supplemental Questions Continued**

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

projected hours are Thursday or Friday through Sunday 12noon till just after sunset. Open roughly October through May

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.

One exists off of Peaceful Rd. There is another old one on Middlemarch rd that we may improve for easier access for vehicles with trailers

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).

TBD. no well yet. We may drill or we may haul water.

13. Total gallons of water needed for the proposed use, either daily or annually: 60,000???

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

efficient fixtures, septic system for recycling waste water.

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.

No responses yet

**Supplemental Questions Continued**

15.a. Date of mailing by applicant: 12/9/2025

15.b. Mailing radius: 1500ft

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

patrons may use atv's, vehicles, horses, bikes etc. We will offer an outside gathering area for relaxing or eating.

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.

if so it will be behind a slope and un-visible from the public

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?

no regular noises will exist. There may be occasions we have musicians playing, but will most likely be inside. If we have an event outside we will make sure to involve the neighbors to make sure we are not disturbing them. we are a decent distance from the neighbors.

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

only potential orders would be from a dumpster. We will dump on a regular basis.

**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?

again potentially from the dumpster, but will dump regularly

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?

only from traffic on middlemarch rd, but realistically if folks are patronizing our place they will be slowing down in our immediate area.

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.

there will be no drainage pattern changes. The primary location is mostly cleared already. If we add a couple campsites it would be just removing a little shrubbery, but again not much at all.

**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: Michael Dewsbury

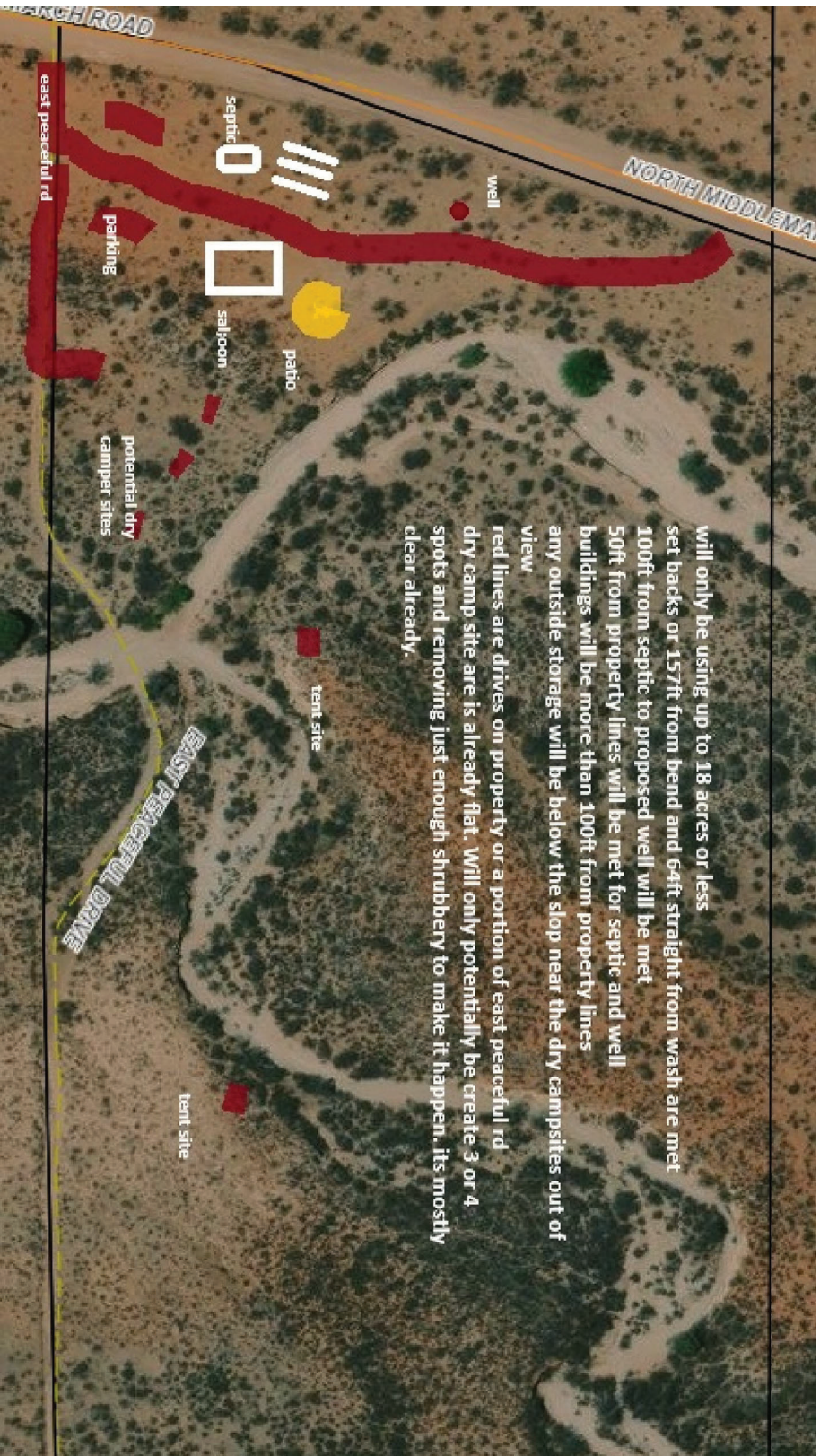
Date: 12/16/2025

**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): Michael Dewsbury

Date: 12/16/2025



will only be using up to 18 acres or less  
set backs or 157ft from bend and 64ft straight from wash are met  
100ft from septic to proposed well will be met  
50ft from property lines will be met for septic and well  
buildings will be more than 100ft from property lines  
any outside storage will be below the slop near the dry campsites out of  
view  
red lines are drives on property or a portion of east peaceful rd  
dry camp site are is already flat. Will only potentially be create 3 or 4  
spots and removing just enough shrubbery to make it happen. its mostly  
clear already.