

EXPANDED AGENDA
Board of Adjustment, District 1
May 26, 2010
Cochise County Regional Service Center
100 Colonia de Salud
Sierra Vista, Arizona 85635

6:00 P.M. Call to Order

Roll Call (Introduce Board members, and explain quorum)

(Also explain procedure for public hearing, i.e., after Planning Director's Report, applicant will be allowed 10 minutes; other persons will each have 5 minutes to speak and applicant can have 5 minutes for rebuttal at end, if appropriate.)

Determination of Quorum

Approval of Previous Minutes

Call to the Public

NEW BUSINESS

Item 1 - Introduce Docket and advise public who the applicants are.

Public Hearing, BA1-10-03: The Applicant requests a variance from the Cochise County Zoning Regulations for development of the northeast portion of the subject parcel which abuts the Applicant's business located on parcels 105-40-006 and 029: A variance from Section 1804.07C which requires all parking, driveway and loading areas in Category B Growth Areas to be paved; the Applicant requests that the existing gravel surface be allowed. The subject parcel is used for employee parking and outdoor storage for Stan Greer Millworks and Carpentry Contractors, Inc. located at 5930 S. Highway 92 in Hereford, AZ. If approved for the requested variance, they would apply only to the northeast portion of the subject property. The subject parcel (Parcel No. 105-40-036) appears as undeveloped access roads but is a single and private parcel. It is located approximately 250-feet west of S. Highway 92 and between Keeling Rd. to the north and E. Hobbs Rd. to the south.

Applicant: Stan Greer Millworks and Carpentry Contractors, Danny Butler, Agent for Applicant.

- Call for PLANNING DIRECTOR'S PRESENTATION
- Declare PUBLIC HEARING OPEN
 - 1) Call for APPLICANT'S STATEMENT
 - 2) Call for COMMENT FROM OTHER PERSONS (either in favor or against)
 - 3) Call for APPLICANT'S REBUTTAL (if appropriate)
- Declare PUBLIC HEARING CLOSED

- Call for BOARD DISCUSSION (may ask questions of applicant)
- Call for PLANNING DIRECTOR'S SUMMARY AND RECOMMENDATION
- Call for MOTION
- Call for DISCUSSION OF MOTION
- Call for QUESTION
- ANNOUNCE ACTION TAKEN (with Findings of Fact)

Item 2 – Election of Officers.

Call for Planning Director's Report

ADJOURNMENT



COCHISE COUNTY PLANNING DEPARTMENT

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

Benny J. Young, Director

DRAFT MINUTES

TO: Board of Adjustment, District 1

FROM: Debra Meyer, Secretary

SUBJECT: Minutes of the Regular Meeting of April 28, 2010

DATE: May 18, 2010

MEMBERS PRESENT

Dan Abrams, Member
Jim Lynch, Member

STAFF PRESENT

Michael Turisk, Planner
Dora Flores, Comm. Permit Coordinator

MEMBERS ABSENT

Edward Cottingham, Chairman

OTHERS PRESENT: (See attached sheet)

These minutes for the BA1 meeting held on April 28, 2010 are complete only when accompanied by the memorandum for that meeting.

Acting-Chair Lynch called the meeting to order at 6:05 PM at the Cochise County Service Center Conference Room in Sierra Vista, Arizona. Mr. Lynch followed by calling the roll, establishing that a Quorum of two Board Members was present.

Acting-Chairman Lynch explained the procedures for the meeting, and then asked for a motion to approve the minutes of the August 26, 2009 meeting.

Member Abrams made a motion to approve the minutes as written; it was seconded by Jim Lynch.

Vote 2-0 to approve the minutes as written.

NEW BUSINESS

Docket BA1-10-02: Mr. Lynch announced the Docket and asked for the staff presentation. Commercial Permit Coordinator Dora Flores presented the Planning Department's report on a variance from Section 705 of the Cochise County Zoning Regulations, which allows an accessory structure to exceed the size of the principal structure in R zoning districts provided they are

customarily incidental to an established permitted principal use on parcels that are four (4) acres or larger. The Applicant is seeking a variance to build a 4,000 square foot garage/workshop (accessory structure) that will exceed the size of the existing 2,100 square foot single family residence (principal structure) on a 2.5 acres parcel (less than four (4) acres as required).

The subject parcel (Parcel No. 104-05-007A) is located at 6890 S Dos Amigos Lane in Hereford, AZ.

The Applicant, Dennis McKeown, stated he wants to build the garage to store his antique cars and also for personal storage, and that it won't be used for business.

Staff recommended the Variance be granted, without condition.

Mr. Lynch declared the Public Hearing open and invited comments from the public. Seeing none, he closed the public hearing and invited discussion from the Board.

Mr. Abrams made a motion to grant the requested Variance based on the factors in favor. Mr. Lynch seconded the motion and it passed unanimously (2 – 0).

Docket BA1-09-05: Mr. Lynch announced the Docket and asked for the staff presentation. Planner Michael Turisk presented the Planning Department's report on requests for three variances from the Cochise County Zoning Regulations for development of the northeast portion of the subject parcel which abuts the Applicant's business located on parcels 105-40-006 and 029: (1) A variance from Section 1203.05 which requires all outdoor storage areas to be screened with a six-foot high solid screen; the Applicant requests that the existing vegetative screening on the adjacent parcel to the west satisfy the screening requirement; (2) a variance from Section 1804.07C which requires all parking, driveway and loading areas in Category B Growth Areas to be paved; the Applicant requests that the existing gravel surface be allowed; and (3) a waiver from Section 1806.02B which requires uses in Category B Growth Areas to be landscaped a minimum of five per cent of the total developed area of the site. The subject parcel is used for employee parking and outdoor storage for Stan Greer Millworks and Carpentry Contractors, Inc. located at 5930 S. Highway 92 in Hereford, AZ. If approved for the requested variances, they would apply only to the northeast portion of the subject property.

The subject parcel (Parcel No. 105-40-036) appears as undeveloped access roads but is a single and private parcel. It is located approximately 250-feet west of S. Highway 92 and between Keeling Rd. to the north and E. Hobbs Rd. to the south.

The Applicant is Stan Greer Millworks and Carpentry Contractors.

Danny Butler, Agent for Applicant, discussed his variance requests for screening, parking surface and responded to information given to his neighbors by the Ogrens, which he said was incorrect.

Mr. Lynch declared the Public Hearing open and invited comments from the public.

Curt Ogren rebutted to Danny Butler's info and gave his input as to why they shouldn't be

granted the variances.

Garry Greer rebutted the Ogren comments.

Danny Butler stated they have no liability for employees' personal vehicles.

Garry Greer stated that the damage to the fence was done by temporary construction workers when building the second building. He further stated he has no room inside his existing building to store roofing materials.

Bill Leyland stated he bought the parcel southwest to Ogren's property and wants the easements left as is or used for storage.

Danny Butler responded by saying it is a subject parcel not an easement.

Garry Greer responded about selling extra land to neighbor.

Linda Holifield stated she owns the entire parcel and it is not for use by the public.

Terry Dryer stated he owns the Forest Service Building and has dealt with both the Ogrens and Greers. He gave ideas of what the Greers could do to be a good neighbor business.

Dan Abrams questioned Mr. Greer and asked him if he only proposes to use the west side and south side of the property.

Garry Greer stated he is almost ready to purchase the property.

Mr. Lynch closed the meeting to the public.

After discussion the Board decided to defer the decision stating they needed more information.

Michael Turisk stated staff has three recommendations:

1. Staff recommends approval of the variance request to allow a gravel surface treatment on all parking and storage areas,
2. Staff recommends denial of the request to waive the outdoor screening requirement and
3. Staff recommends approval of the request to waive the landscaping requirement.

Jim Lynch made motion to table to a time certain, May 26, 2010, item 1, Dan Abrams seconded. Vote 2-0 to table item 1 to the May 26, 2010 meeting.

Dan Abrams made a motion to approve item 2, Jim Lynch seconded. Vote 0-2, motion failed.

Dan Abrams made motion to approve item 3, Jim Lynch seconded. Vote 2-0, motion was approved.

Mr. Lynch made a motion to table to a time certain the May 26th meeting.

PLANNING DIRECTOR'S REPORT

Mr. Lynch recommended waiting until the next meeting for elections.

Motion was made to adjourn by Mr. Abrams at approximately 8:02; Mr. Lynch seconded the motion, which passed unanimously (2 – 0).

Board of Adjustment, District 1Sign in Sheet

DATE

April 28, 2010PLEASE PRINT

NAME	ADDRESS & EMAIL ADDRESS	PHONE #	ITEM #	Wish to SPEAK?
1. GARRY GREER	4535 VISTA GRANDE	378-6624		
2. Darryl Butler	d.butler@stangreer.com 5930 S. Hwy 92 HEREFORD	378-9311	BA1-1003	YES
3. Debbie Greer	4535 Vista Grande Hereford, AZ 85615 debbie.g@stangreer.com	378-6624	"	
4. Bill Dyland	4324 Calle Albuquerque SV. 85635	458-2298		MAYBE
5. CURT L. OGREN	3858 KEELING ROAD HEREFORD, AZ 85615	378-3710		YES
6. Lisa A. Ogren	3828 Keeling Rd. Hereford, AZ 85615	378-3710		YES
7. TERRY DRYER	4828 S. LAGUNA AVE SIERRA VISTA, AZ 85656	249-0099		YES
8. LINDA HOLIFIELD	PO BOX 8 BISBEE, AZ 85603	432-7264		No
9. Debbie McKeown	5131 Hereford Rd Hereford, AZ 85615	520-378-6661	BA1-10-02	No
10. Dennis P. McKeown	" "	" "	" "	Yes
11. Jim Lynch	BA-1			
12. Dan Abram	BA-1			
13. Mike Torisk	PE2			
14. Nora Flores	PE2			



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety
1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240
Fax 432-9278

MEMORANDUM

TO: Cochise County Board of Adjustment, District 1
FROM: Michael Turisk, Planner II 
For: Benny J. Young, P.E., Planning Director
SUBJECT: Docket BA1-10-03 (Greer)
DATE: May 17, 2010 for the May 26, 2010 Meeting

I. Background

In July 2005, the Applicant was granted a Special Use Permit for expansion of the Stan Greer Millworks contracting services facility located at the corner of Keeling Rd. and S. Hwy 92 in Hereford. For some time, the Applicant has used a portion of the adjacent parcel for employee parking and outdoor storage of building materials, but has not satisfied all the conditions of the permit for those uses. The Applicant does not own the subject parcel, but has garnered written permission from the property owner to lease the site for employee parking and outdoor storage. The Applicant was issued a commercial permit for employee parking and outdoor storage in April 2009, but did not fulfill the required site development standards, including screening of outdoor storage and application of a dust-free gravel surface on all parking areas (*see-commercial permit letter dated 21 April 2009*). In addition, the Applicant indicated that a six-foot wood fence would be constructed along the south and west property boundaries; however, this was never completed.

At the 28 April 2010 District 1 Board of Adjustment meeting, the Applicant requested two Waivers of and one Variance from site development standards, including screening, landscaping and paving requirements. At the public hearing, the Board of Adjustment voted unanimously to deny the Applicant's request to waive the outdoor storage screening requirement, but approved the request to waive the landscaping requirement in Category B Growth Areas. However, the Board voted to table the request to allow a gravel surface treatment on all parking and outdoor storage areas (in lieu of modified pavement). The vote to table would provide additional time for the Applicant and concerned neighbors to work toward a compromise that would satisfy neighbors' concerns about damaged property (fence), transient dust, noise and visual impacts (*please reference the attached Minutes of the Board's regular meeting on 28 April 2010 for additional details*). If approved, the Variance would apply only to the northeastern portion of the subject property, specifically, to that portion adjacent to the Stan Greer sites to the west, *not the entire parcel*.

The aerial photograph on page 2 suggests that the subject property is a legitimate road network. However, the property apparently gradually evolved into one private parcel, not a road, via numerous lot splits in the 1950s and 1960s, prior to County Zoning Regulations. The property was likely intended as a small road network for a small 'subdivision', but, according to the Highway and Floodplain Department, has never been a dedicated roadway, this despite being used as access by a number of area residents.

II. Description of Subject Parcel and Surrounding Uses

Size: The request is for approximately .34-acre of the 4.1-acre parcel
Zoning: GB (General Business)
Growth Area: Growth Category B (Community Growth Area)
Plan Designation: DEV (Developing)
Area Plan: Sierra Vista Sub-watershed
Existing Uses: Employee parking and outdoor storage
Proposed Uses: Same

Surrounding Zoning and Uses

Relation to Subject Parcel	Zoning District	Use of Property
North	R-36	Keeling Rd.; vacant
South	General Business	employee parking; auto repair; National Forest Service office
East	General Business	S. Hwy 92; vacant
West	General Business	Mountain View Koi/Pioneer Firewood

III. PARCEL HISTORY

There are several closed violations associated with the subject property, including:

February 2007 - Commercial parking lot without permit; fence without permit (closed);

July 2007 – Storing junk in roadway (closed); and

September 2008 – Using vacant land for parking area (closed).

Permits:

April 2009 - Commercial permit issued for employee parking and outdoor storage (see attached letter dated 21 April 2009).

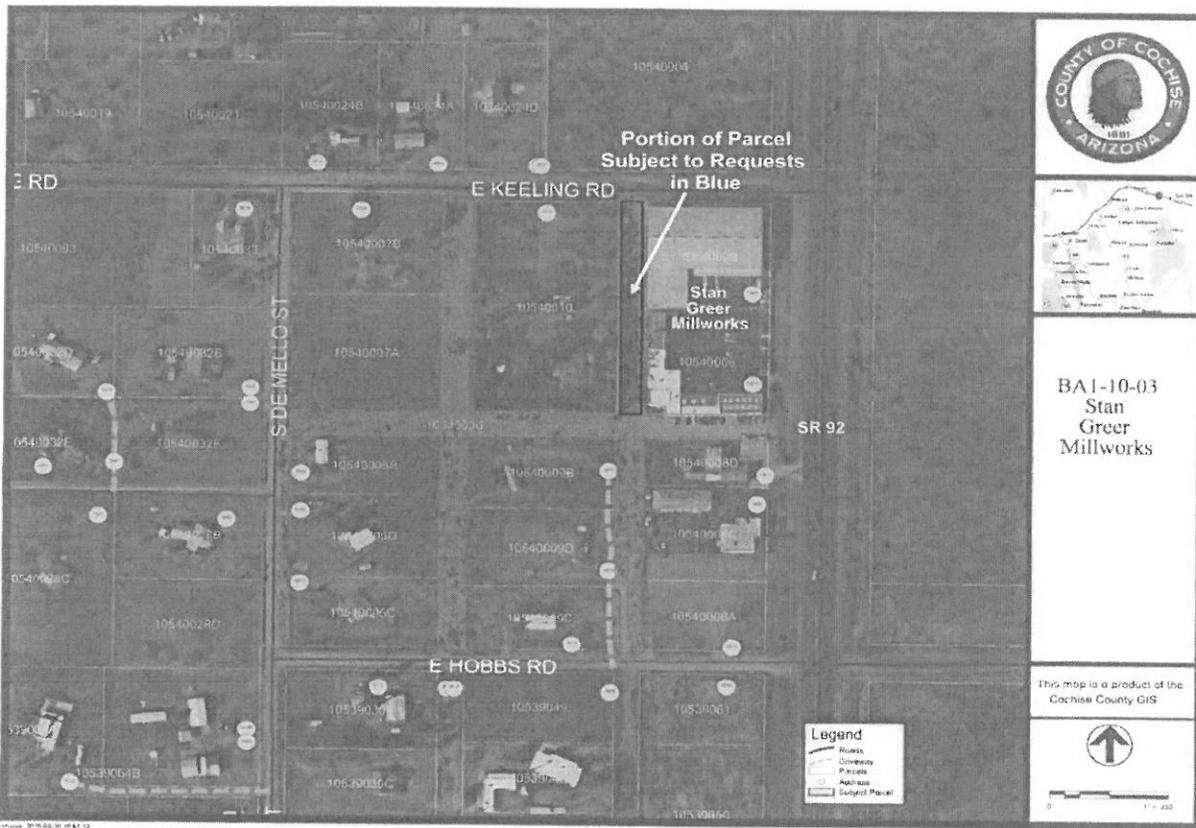


Fig. 1; Aerial photograph of site. The subject parcel is highlighted in red. Stan Greer Millworks is at the upper right.



Fig 2; Employee parking and outdoor storage area between Stan Greer Millworks and Mountain View Koi/Pioneer Firewood

V. PUBLIC COMMENT

The Department mailed notices to neighboring property owners within 300-feet. Staff published a legal notice in the *San Pedro Valley News-Sun* on April 8, 2010 and posted the property on April 9, 2010. To date, the Department has received nine letters in opposition to the Variance requests. Property owners have expressed concerns about emergency access and use of what residents consider public access for parking and storage.

The owners of Mountain View Koi and Pioneer Firewood adjacent to the site to the west have asserted that the impacts of approving these Waivers and Variance would be detrimental to their business. The neighbors are concerned about excessive noise from stacking construction materials and excessive transient dust affecting the health and quality of their plant stock. Furthermore, they contend that employees' cars have damaged their chain link fence without acknowledging damage and offering compensation.

VI. SUMMARY AND CONCLUSION

The Applicant has requested a Variance from the paving requirement for those General Business activities in Category B Growth Areas in order to allow for a gravel surface treatment for a site used for employee parking for Stan Greer Millworks in Hereford. The property most affected would be the one immediately to the west, the site of Mountain View Koi and Pioneer Firewood. These adjacent property owners have expressed deep concerns about the impacts of granting this request upon their commercial activities, including the impacts of transient dust and noise, as well as the negative visual impacts of unscreened outdoor storage of building materials and damaged property.

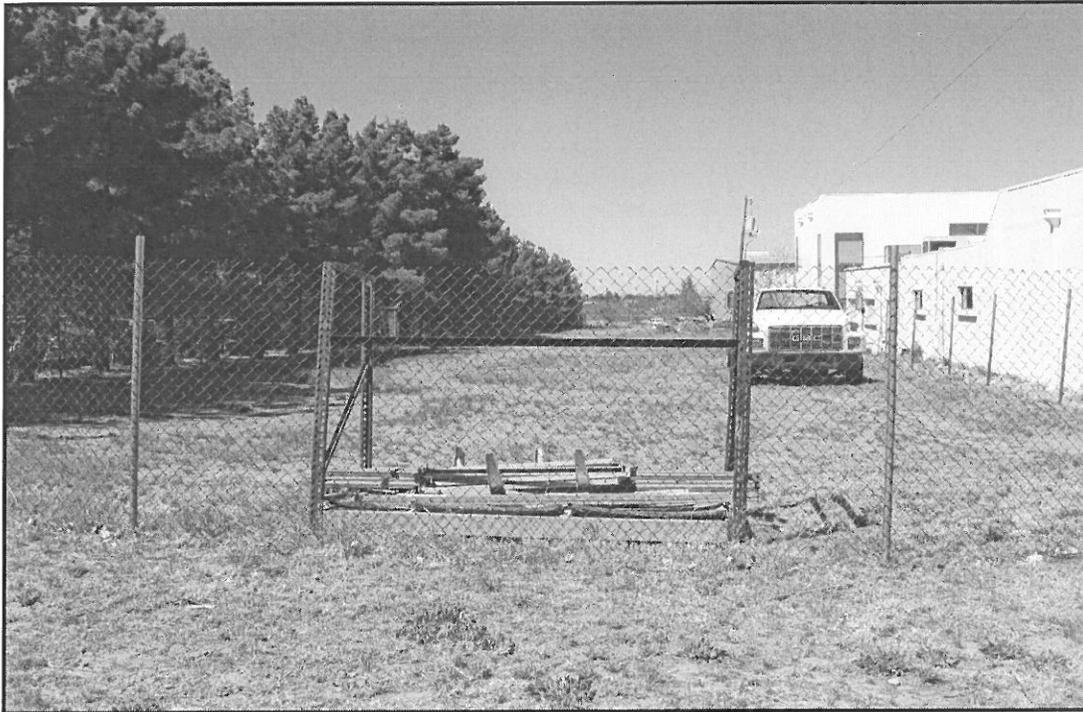


Fig 3; View northward to the parking and storage area. Mountain View Koi/Pioneer Firewood at left; Stan Greer Millworks at right

Factors in favor of allowing the Variance from the paving requirement

1. The parking area is not available to the general public, is generally hidden and experiences low traffic volumes, therefore, a gravel surface treatment would be an adequate dust mitigation measure as compared to the existing dirt surface;
2. Site constraints prohibit fast internal driving speeds, so transient dust potential would be further reduced if gravel were applied. Dirt parking areas and driveways can also produce blowing dust during periods of high winds; requiring at least a gravel surface would mitigate such impacts; and
3. Paving the site would create a large area of impervious surface and contribute to heat-island effect.

Factors against of allowing the Variance from the paving requirement

1. The Applicant was approved for a commercial permit in April 2009 with paving conditions not fulfilled; and
2. To date, the Department has received nine letters in opposition to this request.

VII. RECOMMENDATION

1. Based on the factors in favor of approval, Staff recommends **approval** of the Variance request to allow a gravel surface treatment on all parking and outdoor storage areas of the site in lieu of modified pavement.

VIII. ATTACHMENTS

Variance Application; Aerial Map; Site Plan
 Commercial Permit Letter dated 14 July 2005; Commercial Permit Letter dated 9 March 2006; Commercial Permit Letter dated 21 April 2009
 Staff Comments and Property Owner Comments
 Staff Report dated 22 April 2010

MIKE 12/12/10

PAID 3/12/10



COCHISE COUNTY PLANNING DEPARTMENT

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

April 23
BA1

APPLICATION FOR VARIANCE

DESIRING A VARIANCE FROM THE TERMS OF THE COCHISE COUNTY ZONING REGULATIONS:

TO THE HONORABLE BOARD OF ADJUSTMENT, DISTRICT 1

I (we), the undersigned, hereby petition the Cochise County Board of Adjustment, District 1 to grant a variance from the terms of the Cochise County Zoning Regulations as follows:

(Note: Complete all the following items. If necessary, attach additional sheets.)

1. Parcel Number: 105-40-036

2. Address of parcel: _____

3. Area of Parcel (to nearest tenth of an acre): VARIANCE REQ .34 ACRE TOTAL PARCEL 4.1

4. Zoning District designation of Parcel: GB

5. Describe existing uses of the parcel and the size and location of existing structures and buildings on it. THIS PARCEL IS UNDEDICATED - THERE ARE NO STRUCTURES ON PROPERTY

6. Describe all proposed uses or structures, which are to be placed on the property.

EMPLOYEE PARKING - OUTDOOR STORAGE OF BUILDING MATERIALS

7. State the specific nature of the variance or variances sought, identifying the applicable Section or Sections of the Cochise County Zoning Regulations you seek to vary.

1805.02 REQ VARIANCE TO ALLOW "NO" SCREENING

1804.07C REQ VARIANCE TO ALLOW FOR 2" GRAVEL SURFACE

1806.03 E+G REQ VARIANCE TO NOT REQUIRE LANDSCAPING

8. A variance may be granted only when, due to any peculiar situation surrounding a condition of a specific piece of property, including unusual geographic or topographic conditions, strict application of the Zoning Regulations would result in an unnecessary hardship to the property owner. In granting variances, however, the general intent & purpose of the Zoning Regulations will be preserved (see attached Section 2103.02 on variances). Describe the reasons for requesting the variance and attach any documents necessary to demonstrate compliance with the provisions cited above.

VARIANCE REQUESTED IS ADJOINING TO PARCEL 105-40-010 ZONED GB AND A VARIANCE HAS BEEN APPROVED ALLOWING DUST FREE (GRAVEL) SURFACE DRIVE + STORAGE AREAS AND ALLOWED VARIANCE IN SCREENING REQUIREMENTS. LANDSCAPE REQ DUE TO ENTRANCE OFF KEEPING INTO 50' WIDE PARCEL IS 250' WEST OF 92 HWY.

9. State why the variance would not cause injury to or impair the rights of surrounding property owners. Identify conditions you propose, if any, to minimize the impact on surrounding properties. It shall be the responsibility of the Applicant to submit any studies and/or data necessary to demonstrate the effectiveness of the alternative conditions.

ADJOINING PARCEL ALREADY HAS SCREENING (PINE TREES) REDUCING ANY NEGATIVE IMPACTS. PARKING IS ONLY "EMPLOYEE" PARKING. NO GENERAL PUBLIC PARKING - + ONLY MON-FRI DURING NORMAL HOURS OF OPERATION. PARCEL IS 250' WEST OF HWY 92

10. List the name and address of all owners of the Parcel(s) for which the variance is sought. If the applicant is not the property owner, please attach a signed letter from the property owner authorizing the variance(s) sought.

<u>PROPERTY OWNER</u>	<u>MAIL ADDRESS</u>
<u>LINDA LOU CLINE</u>	<u>P.O. Box 8 BISBEE AZ 85603</u>

The undersigned hereby certifies and declares that to the best of his/her knowledge and belief the data submitted on and attached to this application for a variance from the terms of the Cochise County Zoning Regulations are true and correct.

<u>SIGNATURE OF PETITIONER</u>	<u>ADDRESS</u>	<u>DATE</u>
<u>STANGREER CARPENTRY CONTRACTOR INC</u>	<u>5930 S Hwy 92</u>	<u>HEREFORD AZ 85615</u>
<u>By Danny Butler</u>		<u>3/11/10</u>

APPLICANT'S PHONE NUMBER 520-378-9311

APPLICANT'S EMAIL ADDRESS dbutler@stangreer.com

Note: Each application shall be accompanied by an accurate site plan showing the parcel of land and the existing and proposed structures and buildings on it, and shall be accompanied by a check in the amount of three hundred dollars (\$300) payable to the Cochise County Treasurer. Return to the Cochise County Planning Department, 1415 Melody Lane, Building E, Bisbee, Arizona, 85603.

July 14, 2005

Buck Lewis Engineering, Inc.
Attn: Paula Keith
P.O. Box 1373
Sierra Vista, AZ 85636-1373

Re: Docket SU-05-14 (Parcels 105-40-006 and -029)

Dear Ms. Keith:

As you are aware, at their regular meeting on July 13, 2005, the Cochise County Planning and Zoning Commission voted unanimously (7-0) to approve your special use request, with modifications, for a warehouse expansion, located at 5930 South Highway 92, as depicted on your site plan and application. The approval was subject to the following conditions:

1. Within 30 days, the Applicant must apply for sign permits for any existing signs installed without permits and the signs must comply with the Cochise County Zoning Regulations.
2. Prior to permit issuance, the Applicant must submit three sets of construction plans prepared and stamped / signed by an Arizona Registrant (Architect of Engineer) for review by the Fry Fire Department and the County Building Official. The structures must meet all related International Building Code standards for the uses. The applicant must work with the Fry Fire Department to meet fire safety requirements. Architectural review and inspection fees will be the responsibility of the applicant.
3. Prior to permit issuance, the Applicant must submit a lighting plan for approval by the Department, and all existing and proposed outdoor lighting must comply with the draft Cochise County Light Pollution Code.
4. Prior to permit issuance, the Applicant must have plans for the detention basis approved by Highway and Floodplain and meet the Department's requirements.
5. It is the Applicant's responsibility to obtain any additional permits, or meet additional conditions, if any, that may be applicable to the proposed activity pursuant to other federal, state or local laws or regulations.
6. Any changes to the approved special use shall be subject to review by the Planning Department and may require a modification and approval by the Planning and Zoning Commission.

The Commission approved three modifications to Zoning Regulation site development standards:

- * A waiver of the setback requirement of 80 feet to allow a 0-foot building setback along the northern and western property lines as long as proper mitigating measures are included in the building design, which will be reviewed during permit issuance
- * A waiver of the screening requirement, to require no screening
- * A waiver of the maximum site coverage limitation of 85 percent, to allow the development to cover 88 percent of the site

Section 1716.03E of the Cochise County Zoning Regulations requires that the conditions of the Special Use Permit be formally accepted by the applicant within thirty (30) days of the Commission's decision or the permit will be void. Please sign and return the enclosed Acceptance of Conditions form as soon as possible.

The building/ use permit will be issued conditioned upon receipt of the following:

1. The signed Acceptance of Conditions Form (enclosed), due by August 10, 2005.
2. Compliance with the conditions required prior to permit issuance noted above

3. Submittal of required fees (the fees will be determined by the Building Division upon receipt of building plans for the improvements you plan to make) plus \$15 for RAD (Rural Addressing Department) review and any fees required by the Health Department.

In general, if a permit is not issued within 120 days, the permit may be returned to the Commission to request revocation. The Permit Coordinator will actually issue the Special Use Permit. Prior to operation of the business, the Permit Coordinator will insure that all conditions and site development standards are satisfied. After permit issuance, there must be substantial progress towards completion of all site development standards within one year, or the permit may be returned to the Commission to request revocation. The Building and Zoning Administrator can grant an extension if substantial progress has been made.

If you or anyone disagrees with the action, Section 1716.04 of the Zoning Regulations allows for an appeal of the Commission's action to the Board of Supervisors. This appeal must be filed within fifteen (15) days of the Commission's action.

If you have any questions, please call the Planning Department at 432-9240.

Sincerely,

Nicole Stickney, Planner

Attachments: Special Use Conditions Acceptance Form

cc: Pat Call, District 1 Board of Supervisors
James E. Vlahovich, Director
Dora Westover, Commercial Permit Coordinator
Linda Weiland, Building and Zoning Administrator
Ron Durgin, Building Official
Jeff Warren, Fry Fire Department
Docket and Parcel Files

March 9, 2006

Buck Lewis Engineering
Attn: Paula Keith
PO Box 1373
Sierra Vista, AZ 85636

RE: Permit issuance for a warehouse on Tax Parcel 105-40-006/029; Master Permit No. 065004, Docket SU-05-14

Dear Ms. Keith:

As you are aware, at their regular meeting on July 13, 2005, the Cochise County Planning and Zoning Commission voted unanimously (7-0) to approve your special use request, with modifications, for a warehouse expansion, located at 5930 South Highway 92, as depicted on your site plan and application. The approval was subject to the following conditions:

1. Prior to permit issuance, the Applicant must submit three sets of construction plans prepared and stamped / signed by an Arizona Registrant (Architect of Engineer) for review by the Fry Fire Department and the County Building Official. The structures must meet all related International Building Code standards for the uses. The applicant must work with the Fry Fire Department to meet fire safety requirements. Architectural review and inspection fees will be the responsibility of the applicant.
2. Prior to permit issuance, the Applicant must submit a lighting plan for approval by the Department, and all existing and proposed outdoor lighting must comply with the draft Cochise County Light Pollution Code.
3. Prior to permit issuance, the Applicant must have plans for the detention basis approved by Highway and Floodplain and meet the Department's requirements.

The Commission approved three modifications to Zoning Regulation site development standards:

1. A waiver of the setback requirement of 80 feet to allow a 0-foot building setback along the northern and western property lines as long as proper mitigating measures are included in the building design, which will be reviewed during permit issuance.
2. A waiver of the screening requirement, to require no screening.
3. A waiver of the maximum site coverage limitation of 85 percent, to allow the development to cover 88 percent of the site.

Since the above conditions have been met, a permit can now be issued. Enclosed please find the approved permit for the above referenced parcel. This permit is for a 35,000 square foot warehouse for manufacturing, storage and sales. This permit also includes a septic. This permit is issued with the following conditions (all sections referred to are within the Cochise County Zoning Regulations):

1. The applicant must apply for sign permits by March 23, 2006 for any existing signs installed without permits and the signs must comply with the Cochise County Zoning Regulations. Failure to comply will result in the file being turned over to the Zoning Enforcement officer for enforcement action.
2. Any changes to the approved special use shall be subject to review by the Planning Department and may require a modification and approval by the Planning and Zoning Commission.
3. Refer to the septic permit from the Cochise County Health Department dated January 20, 2006 for their comments and requirements (copy attached).
4. Refer to the memo from the Cochise County Health Department dated March 6, 2006 for their comments and requirements (copy attached).
5. Per the Cochise County Highway and Floodplain Department; any adverse impact to adjacent properties and/or roadways due to the proposed development is the responsibility of the property owner.
6. Refer to the memo from Fry Fire District dated August 28, 2005 for their comments and requirements (copy attached).
7. This permit does not include outdoor storage.

8. Pursuant to section 1807.06 (copy attached) all development shall be set back to provide a minimum clear sight triangle between the heights of three feet and eight feet above the top of the curb. The proposed structure shall not be located within the sight triangle as illustrated in the diagram contained in 18-3 figure.
9. Pursuant to section 1805.03(C) "All refuse collection areas related to non-residential uses shall be screened from view from all public streets and surrounding properties except for approved access." Required screening must be in place prior to your final inspection.
10. Pursuant to section 1805.02 Refuse collection area screening includes solid walls and fences, or any combination thereof, that cannot be seen through, and are 6 feet in height from grade. The screen shall be constructed out of standard materials or other acceptable materials approved by the County Zoning Inspector.
11. Sections 1203.06, .07, .08 and .09 (copy attached) of the Cochise County Zoning Regulations, refer to the minimum standards that must be adhered to for Electrical Disturbance & Glare, Noise or Vibration, Odors and Nuisances or Emissions as applied in the General Business (GB) Zoning District.
12. Pursuant to section 1804.02 required access and parking area improvements shall be completed in accordance with the approved site plan prior to commencement of use of the site. 51 total parking spaces are required (48 spaces @ 9' x 19' and 3 handicapped spaces @ 16' x 20')
13. Pursuant to section 1804.07 (C) every parking area and driveways for all sites in Category B Areas, shall be improved with double bituminous surface, or with an equivalent or better surface treatment approved by the County Zoning Inspector. The double bituminous surface or equivalent or better surface treatment must be maintained for the duration of the use. NOTE: If using an equivalent or better surface treatment it must first be approved by the County Zoning Inspector prior to installation of the material proposed.
14. Pursuant to section 1804.08 (E) all parking spaces must be marked with single-line striping, four (4) inches in width.
15. Pursuant to section 1804.08 (C) dead space at the end of each row shall be clearly separated from any driveway or aisle and either landscaped or striped to prevent encroachment from vehicular traffic.
16. Pursuant to section 1804.07 parking area must be designed for proper drainage to prevent impound of water.
17. Pursuant to section 1804.08 curbs shall be installed at a minimum of three (3) feet from face of walls, fences, buildings, or other structures provided that the vehicle may not encroach upon a street, sidewalk or another parking space, driveway, or parcel.
18. Pursuant to Section 1804.02(D) "The use of off-street parking space as required under these Zoning Regulations, for the storage of merchandise, vehicles for sale or rent, or for repair of vehicles, shall be prohibited."
19. The handicapped space must have a stable, firm and slip resistant surface. The accessible parking space must be designated as reserved by a sign showing the symbol of accessibility. There must be an accessible route with a stable, firm and slip resistant surface from the parking space continuously to the entrance to the building. If the accessible route has changes in level greater than ½", a ramp (maximum slope 12:1, maximum rise 30") must be provided. The ramp must not extend into vehicular traffic lanes.
20. Pursuant to section 1806.03(E & G) landscaping construction must be completed with all other permitted building construction and shall be maintained for the duration of the use.
21. Pursuant to section 1810.03(B) all outdoor lighting fixtures shall conform with the Cochise County Light Pollution Code (copy attached). If in the future additional lighting is proposed, lighting plans must be submitted for approval prior to installation.
22. All improvements shown on the approved site plan are considered as conditions of approval to this permit. Per Section 1709 of the Cochise County Zoning Regulations, "Any building/use permit issued shall become void if the construction, alteration, repair or improvement for which issued has not substantially begun within twelve (12) months from the date of issuance (3/9/07)#." .
23. It is the applicant's responsibility to obtain any additional permits, or meet any additional conditions, if any, that may be applicable to the proposed activity pursuant to other federal, state or local laws or regulations.
24. Prior to commencement of use of the site, the Cochise County Planning Department, City of Sierra Vista, Fry Fire Department, Cochise County Health Department and the Cochise County Highway and Flood Department must conduct final inspections. A Certificate of Occupancy can only be issued after final approval has been obtained from these agencies. Cochise County Planning Department contracts with the City of Sierra

Vista to perform all International Building Code (IBC) inspections. Please refer to the enclosed paperwork relative to the required inspections. To schedule the inspections please call the County's Building Inspection Division at (520) 432-9263. To schedule the final Zoning inspection with the Planning & Zoning Department, please contact me (a few days in advance please) at 432-9240.

25. Remember, it is your responsibility to call for all required inspections.

If you have any questions, please contact me at 432-9240. Good luck with your project.

Sincerely,

Dora V. Flores
Permit Coordinator

cc: Judy Anderson, Planning Director
Linda Weiland, Zoning Administrator
Ronald Durgin, Building Official

Pat Call, Supervisor: District 1

Shon Brady, Cochise County Highway and Floodplain Department

Armando Membrila, ADOT

Alex Heth, Cochise County Health Department

Jeff Warren, Fry Fire Dist.

File Copy

1/19/05 waiting for Health, Flood, City of SV Plan Review, and Luis/exterior lights to approve

April 21, 2009

Stan Greer
Attn: Danny Butler
5930 S. Highway 92
Hereford, AZ 85615

RE: Permit issuance for employee parking and outdoor storage located at 5930 S. Highway 95 on Tax Parcels 105-40-036/006/029; Master Permit No. 095021

Dear Mr. Butler:

Enclosed please find the approved permit for the above referenced parcel. This permit is for additional employee parking and outdoor storage accessory to Stan Greer Millworks; also to construct a 6' high wood fence on the south and west sides. This permit is issued with the following conditions (all sections referred to are within the Cochise County Zoning Regulations):

1. Building Code progress inspections are required. Please call the County's Building Division at (520)432-9263 to schedule inspections.
2. Refer to the memo from the Cochise County Highway and Floodplain Department dated March 31, 2009 for their comments and requirements (copy attached). Also, please note any adverse impact to adjacent properties and/or roadways due to the proposed development is the responsibility of the property owner.
3. Refer to the memo from the Cochise County Highway and Floodplain Department dated April 2, 2009 for their comments and requirements (copy attached). A Right-of-Way permit is required from the Highway Department (Right-of-Way application attached).
4. Refer to the memo from Fry Fire District dated April 20, 2009 for their comments and requirements (copy attached).
5. Pursuant to Section 1203.05 outdoor storage areas must be screened; screening must be maintained for the duration of the use.
6. Pursuant to section 1811.02 all display and storage areas shall be improved with at least a dust-free, gravel surface.
7. Pursuant to section 1805.02 Screening includes solid walls and fences, or any combination thereof, that cannot be seen through, and are 6 feet in height from grade. The screen shall be constructed out of standard materials or other acceptable materials approved by the County Zoning Inspector.
8. Sections 1203.06, .07, .08 and .09 (copy attached) of the Cochise County Zoning Regulations, refer to the minimum standards that must be adhered to for Electrical Disturbance & Glare, Noise or Vibration, Odors and Nuisances or Emissions as applied in the General Business (GB) Zoning District.
9. Pursuant to section 1804.02 required access and parking area improvements shall be completed in accordance with the approved site plan prior to commencement of use of the site and shall be maintained for the duration of the use.

10. Pursuant to section 1804.07 (C) every parking area and driveways for all sites in Category B Areas, shall be improved with double bituminous surface, or with an equivalent or better surface treatment approved by the County Zoning Inspector. The double bituminous surface or equivalent or better surface treatment must be maintained for the duration of the use. NOTE: If using an equivalent or better surface treatment it must first be approved by the County Zoning Inspector prior to installation of the material proposed.
11. Pursuant to section 1804.09 (E) all parking spaces must be marked with single-line striping, four (4) inches in width.
12. Pursuant to section 1804.07 parking area must be designed for proper drainage to prevent impound of water.
13. Pursuant to section 1804.09 (C) dead space at the end of each row shall be clearly separated from any driveway or aisle and either landscaped or striped to prevent encroachment from vehicular traffic.
14. Pursuant to section 1804.09 curbs shall be installed at a minimum of three (3) feet from face of walls, fences, buildings, or other structures provided that the vehicle may not encroach upon a street, sidewalk or another parking space, driveway, or parcel.
15. Pursuant to Section 1804.02(D) "The use of off-street parking space as required under these Zoning Regulations, for the storage of merchandise, vehicles for sale or rent, or for repair of vehicles, shall be prohibited."
16. Pursuant to section 1806.03(E & G) landscaping construction must be completed with all other permitted building construction and shall be maintained for the duration of the use.
17. Pursuant to section 1806.03(G) all required landscaping shall be maintained for the duration of the use.
18. This permit does not include signage. If at a future date any signs are proposed, a sign permit application including drawings of the proposed sign, its size, verbiage, and location will be required.
19. This permit does not include lighting, if in the future lighting is proposed, lighting plans must be submitted for approval prior to installation.
20. All improvements shown on the approved site plan are considered as conditions of approval to this permit. "Any building/use permit issued shall become void if the construction, alteration, repair or improvement for which issued has not substantially begun within two (2) months from the date of issuance (10/21/09)".
21. It is the applicant's responsibility to obtain any additional permits, or meet any additional conditions, if any, that may be applicable to the proposed activity pursuant to other federal, state or local laws or regulations.
22. Upon completion of the improvement, the Cochise County Planning Department, County's Building Inspection Division, Fry Fire Department and Cochise County Highway and Flood Department must conduct final inspections. Please refer to the enclosed paperwork relative to the required inspections. To schedule the inspections please call the County's Building Inspection Division at (520) 432-9263. To schedule the final Zoning inspection with the Planning & Zoning Department, please contact me (a few days in advance please) at 432-9240.
23. Remember, it is your responsibility to call for all required inspections. If you have any questions, please contact me at 432-9240. Good luck with your project.

Sincerely,

Jennifer Vincent
Senior Planning Technician

cc: Susan Buchan, Planning Director
Rick Corley, Zoning Administrator
Dora V. Flores, Permit and Customer Service Coordinator
Chris Saylor, Zoning Enforcement Officer

Ron Durgin, Building Official

Diane Cratsenburg, Cochise County Highway and Floodplain Department

Pat Call, Supervisor: District 1

Mike McKearney, Fry Fire Dist.

File Copy

Sent def. letter 4/6/09 for Fry Fire Comments

Turisk, Mike

From: Garcia, Luis
Sent: Monday, April 12, 2010 1:00 PM
To: Turisk, Mike
Subject: RE: BA1-10-03 (Greer)

To Whom It May Concern:

The structure has a setback that is within the fire separation distance which would require a higher type of construction (higher fire rating) be used. In the case of the existing structures, they are a higher fire rating permitting the structures to be within the fire separation distance. It is also my understanding that newer facility has an increased fire protection measures installed. With both of these factors and the Fire Department who will provide first response not having any issues, I see no violation with this structure being within this fire separation distance.

Let me know if you have any questions.

Luis Garcia Jr., CBO-Senior Plans Examiner
Cochise County Community Development Department
1415 Melody Lane
Bisbee, AZ 85603
(520)432-9240
Fax (520)432-9278
lcgarcia@cochise.az.gov

"Public Programs, Personal Service"
www.cochise.az.gov

Turisk, Mike

From: Couchenour, Terry E. Jr
Sent: Monday, April 12, 2010 1:55 PM
To: Turisk, Mike
Cc: Lamberton, Karen; Cratsenburg, Diane; Ambrose, Adam
Subject: APN105-40-036UndedicatedRoadOffOfDeMelloStreet

Mike,

You asked for a brief history on how APN105-40-036 came to be.

After looking at the Assessor records here is my interpretation.

At one time (1917) one party owned the entire south half of the northeast quarter of Section 1. As property transferred it was split into smaller tracts of land; however the roads were not included in the transfer (deed) or dedicated to the County/public. By the late 1950's most of the parcels and undedicated roads were created. Sometime between 1959 and 1963 I believe that the parcel in question as well as what we now refer to as APN 105-40-017A, -015E and -015F were transferred to the Cline family name. Also at this time the subject parcel was not taxed (the earliest my records indicate being on a tax roll is 1996, however I believe that it may have been placed on the tax roll in 1985). Then from 1963 to 1997 the subject property was transferred from family member to family member, sometimes through deeds of distribution (used to transfer property when someone dies). Also during this time frame the property owner dedicated certain portions of the subject property such as Keeling Road and sold the usable parcels -017A, -015E and -015F. What we are now left with is a parcel, I believe originally intended to be a road, which is a left over remnant caused by what I would refer to today as wildcat splitting/subdivision. The parcel is not dedicated and there is potential for other parties besides the current assessed owners who have an interest in the property.

My final comment is that we may not have to be distracted by the unusual history -036. If someone wants to utilize this property and we want to authorize this use we may not need to worry about how the parcel came to be.

Terry Edward Couchenour
Right of Way Agent II
Highway and Floodplain

Turisk, Mike

From: Lamberton, Karen
Sent: Wednesday, April 14, 2010 12:43 PM
To: Turisk, Mike
Subject: Variance Request for Greer Site

Mike: I took a look at the variance request for parcel number 105-40-036. My understanding of this request is that the applicant has obtained owner permission to park vehicles and store supplies on a private parcel adjacent to their business and desires a variance from a number of site development standards regarding screening, gravel surfaces and landscaping.

As the parcel itself is privately owned and there is no record of public or private easements on that parcel I would have no position on the traffic circulation impacts of the proposed use or requested variance. I would note that the applicants would not have a legitimate right-of-way to access directly to SR 92 other than the approved driveways to their own site that have been approved by ADOT. Keeling Rd. is a county-maintained road and any access point to a county-maintained road from this parcel would need to have a legitimate right-of-way permit for a driveway which can be obtained from the Highway Dept. The Highway Dept. may have a driveway apron requirement, if one does not yet exist that is compatible with the maintained roadway surface.

Although this variance does not reach to the portion of this parcel that is S. De Mello St., I would note that this is a publicly used, county-maintained roadway which appears to be privately owned at this time. The owner of this parcel may wish to talk with the Highway Dept. ROW division to discuss dedicating that portion of this parcel to the County in order to remove this publicly used portion from her parcel property taxes. This would not be a condition of this variance but if you have opportunity to pass this along to the property owner it may be of interest to them.

Karen L. Lamberton, AICP
County Transportation Planner
Community Development Department
1415 Melody Lane, Building E
Bisbee, Arizona 85603

520.432.9240 FAX 520.432.9278

Public Programs, Personal Service
www.cochise.az.gov

Subject : Stan Greer Millworks Variance requests

Docket : BA1-10-03

COCHISE COUNTY

APR 14 2010

PLANNING

April 10, 2010

Dear Mike,

After reviewing the variances being requested by Stan Greer Millworks, we will not support any of these variances. My reasons are stated below and further explanation and discussion will be addressed at the meeting on April 28, 2010.

- According to the deed this is “undedicated roads” for future roadways, not to be used for a dumping area for old garage doors and windows ect...
- When we purchased our property, knowing that there would be access all the way around, would be a benefit to the value of the property. With the approval of the variances, this would greatly decline the value.
- Access for utility vehicles and fire trucks would be denied.
- The noise of metal or glass being piled up when we are with a customer discussing plants is a distraction to our peaceful environment.
- The noise, exhaust and dust of vehicle in a narrow roadway on 2” of gravel all at the same time to arrive and leave from work. The obstruction of the large building only enhances these problems.
- Of course they want a variance of landscaping, there is no room for it with so many vehicles, equipment and piles of storage.
- The trees will only collect their dust from vehicles, storage and sand blasting, which when the wind blows it ends up on our vehicles ect...,this is not reducing a negative impact on us. Also, over time this could be harmful to the growth of the trees.
- Employees of Stan Greer Millworks has already damaged our chain link fence with parking their cars in this area.

Stan Greer had hired an engineer firm to write a letter in their behalf for a special use permit for their expansion of their facility. This letter was sent out to all the neighbors. It states "the unsightly existing exterior storage buildings and stacked merchandise now visible along Highway 92 will be demolished and removed and an improved parking facility will allow for more parking capacity."

I do believe that there was either not enough planning or thought to future growth of his facility, or it was always a plan to expand in the manner which he is trying to do now, which will totally impact us and our neighbors in a very negative way.

Sincerely,

Curt and Lisa Ogren

Mountain View Koi Fish and Nursery, L.L.C.

DBA Pioneer Firewood

3828 Keeling Road,

Hereford, AZ. 85615

(520) 378-3710 (parcel# 10540010)



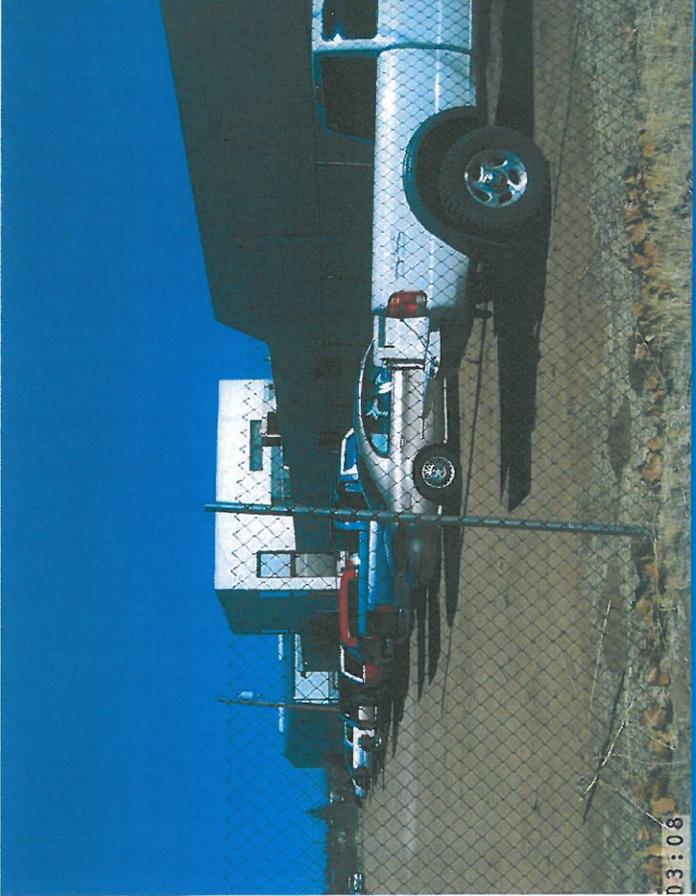
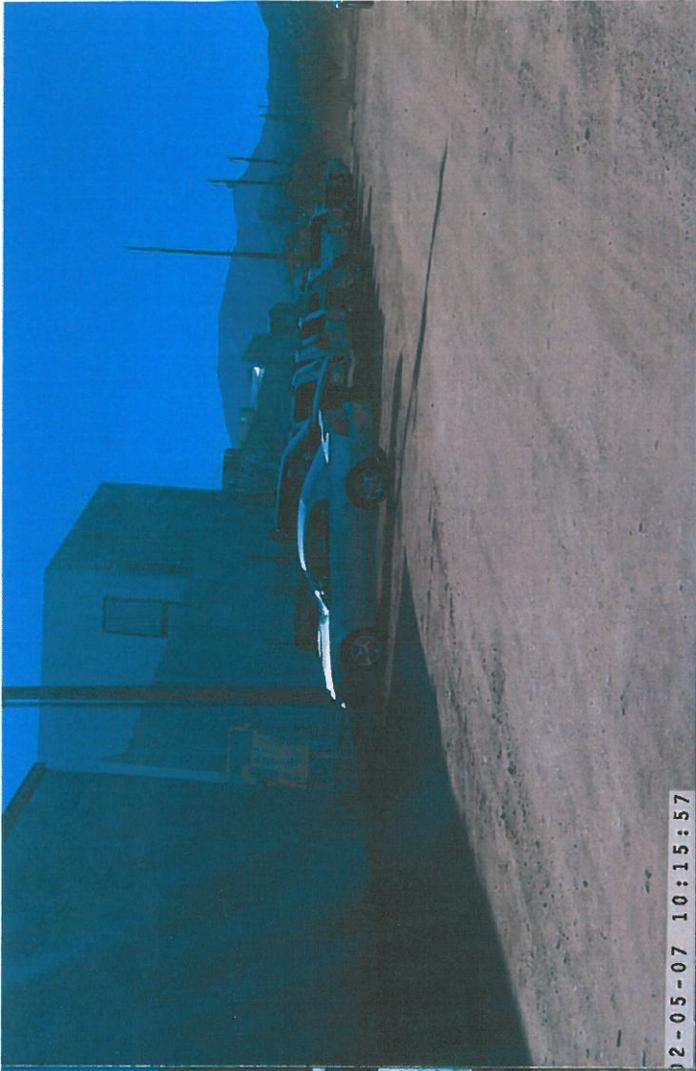


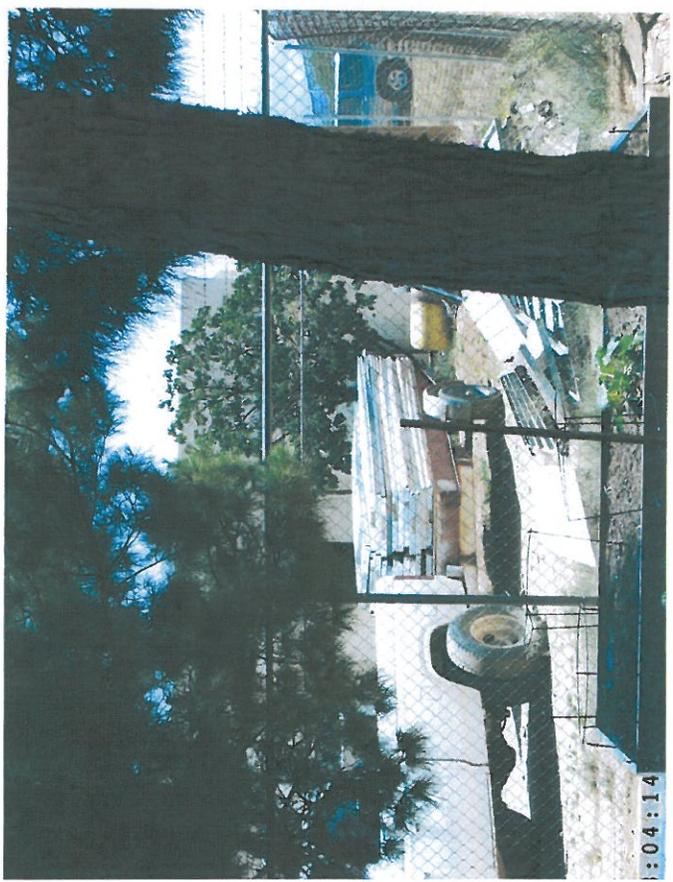






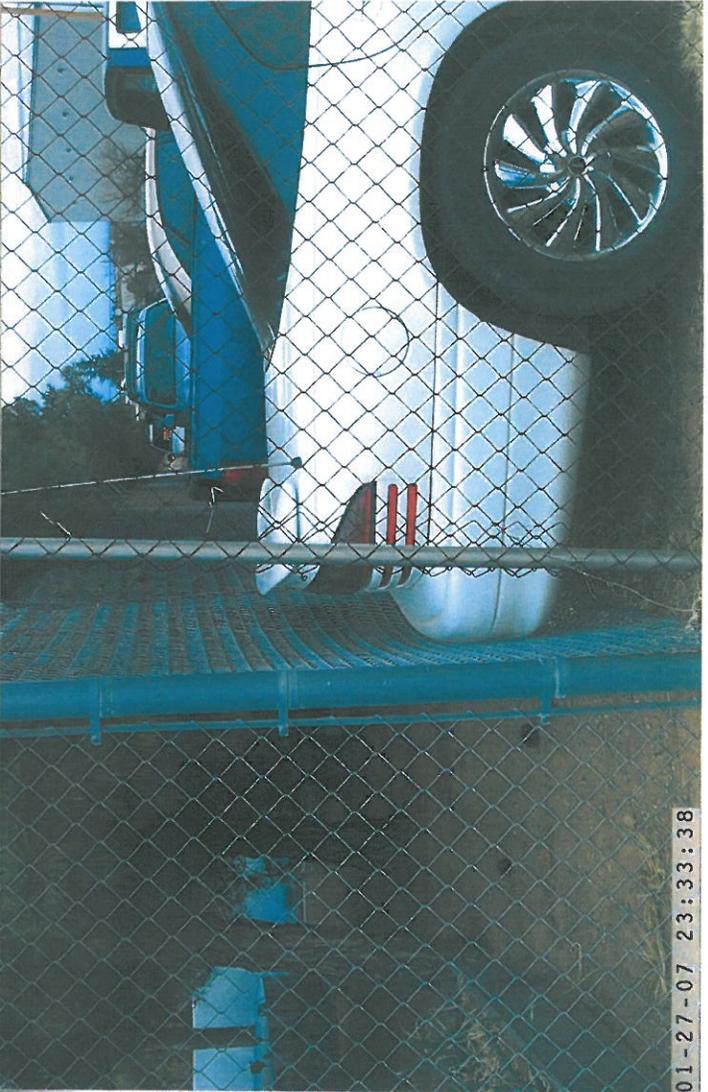




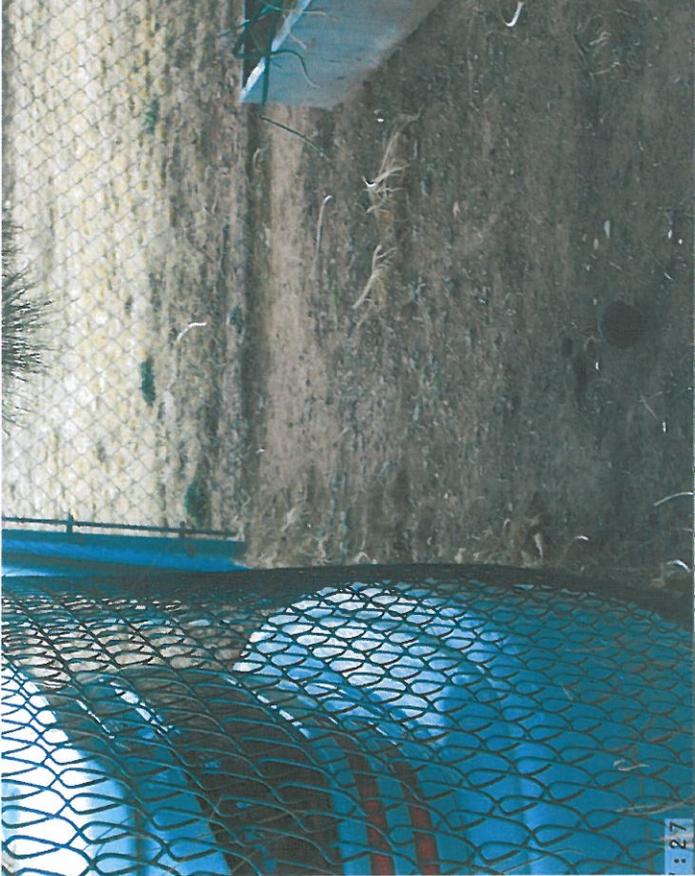




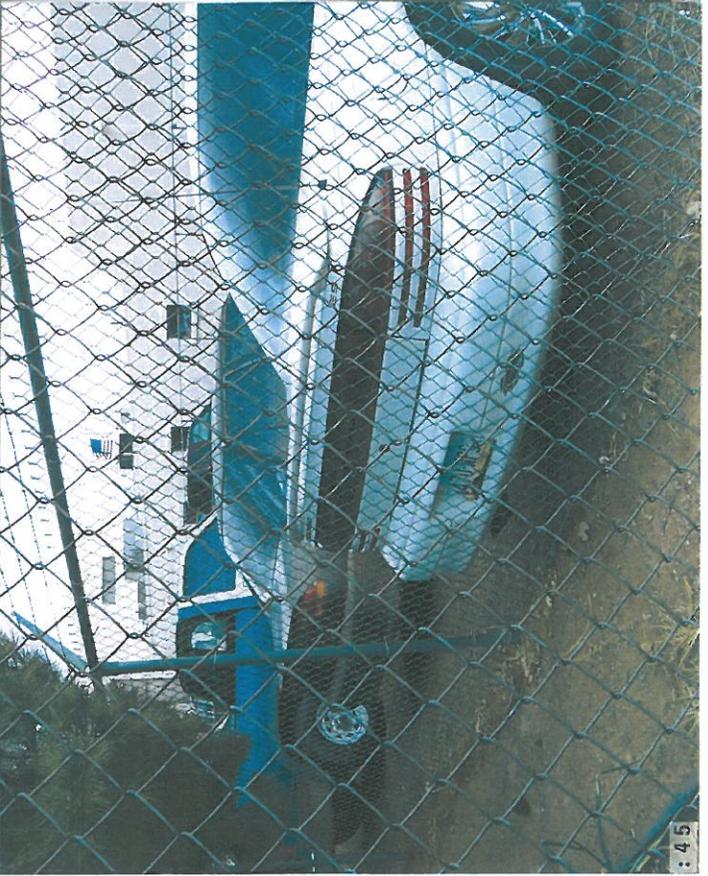
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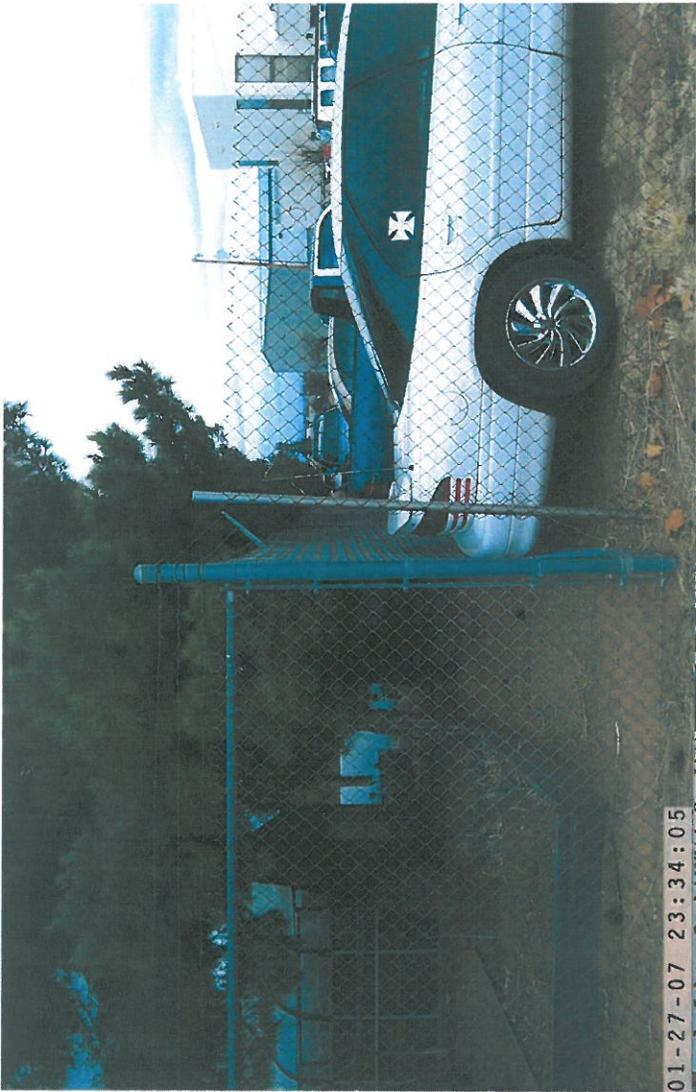
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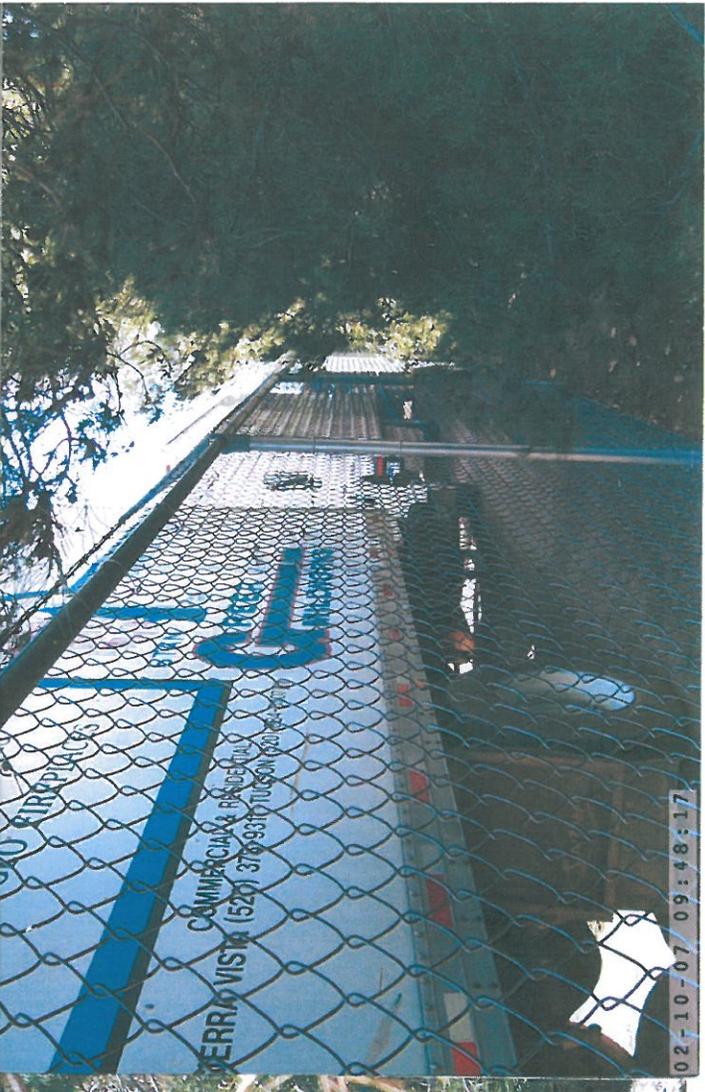
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01-27-07 23:34:05



02-10-07 09:48:17



:03:57



47:30



08-25-07 23:14:32



08-25-07 23:14:05



08-25-07 23:14:22



08-25-07 23:14:55

BUCK LEWIS
ENGINEERING
INC.

PLANNERS • ENGINEERS • CONSULTANTS

P.O. Box 1373
Sierra Vista, AZ 85636-1373

4226 Avenida Cochise
Suite #12
Tel. (520) 459-1122
FAX (520) 458-9246

RE: Stan Greer Millworks

05-18-05

Dear Neighbor,

We are a local civil engineering firm and have been hired by Stan Greer Millworks to pursue a Special Use Permit and site plan approvals from the County to allow the Greer Millworks to expand their warehousing capacity beyond the County's current limit of 10,000 s.f. to 35,000 s.f. The existing zoning for Greer Millworks is General Business which limits the warehouse capacity to 10,000 s.f.. As part of the process, the County requires a notification process for the neighbors to voice their support or opposition to proposed Special Use Permits affecting their neighborhood. The enclosed exhibit shows what Greer Millworks is planning.

This new 35,000 sf warehouse will allow the Greer Millworks to have their doors, windows, garage doors and assorted building products to be transported directly from the manufacturer to their new on site storage facility. Currently, Greer Millworks pays for off site storage in Phoenix and other locations and then transports them to this location as needed. The new warehouse will allow the Greer Millworks to by pass the extra storage fees and secondary transportation costs. It will increase inventory control, reduce shipping and storage and keep more of Cochise County's money in Cochise County. As a secondary benefit to this special use permit, the unsightly existing exterior storage buildings and stacked merchandise now visible along Highway 92 will be demolished and removed and an improved parking facility will allow for more parking capacity. There will be no increase in delivery trucks to the site as the same amount of goods will still be delivered to the new warehouse but will come directly from the manufacturers instead of coming from an off site storage facility. The existing driveway on Highway 92 will still be the primary access for our site.

The Special Use Request to the County is for:

- An increase in warehouse capacity limit from 10,000 sf to 35,000 s.f. for a new warehouse to be built;
- A reduction in setbacks will allow the warehouse to be built at or near the property lines and will allow Greer Millworks to remain at their current location
- A waiver for the screening/fencing normally associated with commercial projects.
- A waiver for not meeting the County landscape code by 3%

The immediate surrounding parcels are either commercially zoned with businesses in existence or are vacant. The likelihood of the vacant parcels along Highway 92 being developed for residential applications is not high due to the commercial nature of this location and the growth of commercial applications overall. The site plan will have on site storm water detention, some landscape areas and complies with the County's requirement for parking requirements. The building will be a combination

of metal and block walled exterior with fire rated walls. There will be no increase in water usage as there are no bathroom facilities planned for the warehouse. The staffing at Greer Millworks may increase by an additional 4 people however, that is to be determined at a later date. The overall appearance of Highway 92 will improve with this new warehouse facility that will replace the unsightly storage areas now located in the parking lot of the Millworks. Greer plans to remove the existing flood lights and install wall mounted down lighting on the building's exterior areas. This will be in compliance with the County's lighting requirements.

Greer Millworks has been in our area for many years. It is time for them to grow and expand to meet the building needs of our community. If they cannot grow to meet their on site storage requirements, they will likely have to expand in Tucson instead. Your support for this Special Use Permit will allow them to meet the demands of the construction industry and keep more of Cochise County's dollars in our own community instead of going to Tucson or Phoenix for storage fees. We will be happy to answer any questions or concerns you may have. Feel free to contact us with your concerns or support.

Sincerely,



Paula Keith
Buck Lewis Engineering, Inc.

Thursday, May 31, 2007

Stan Greer Millworks
5930 S. Hwy. 92
Hereford, AZ. 85615

Dear Gary,

I am writing in regards to the damage that has been done by your employees parking along my fence.

I contacted your company in January of this year and spoke to an employee about the damage. In April of this year I also sent you a letter stating that 9 posts were damaged, and asked what you would do to rectify this problem. As of today, I have had no reply and my fence is still damaged.

Enclosed is a copy of the letter sent in April, as well as two estimates to repair the fence. Look them over and contact me so we can resolve this problem.

Sincerely,

A handwritten signature in cursive script, appearing to read "Curt L. Ogren".

Curt L. Ogren

April 9, 2007

Stan Greer Millworks
5930 S. Hwy. 92
Hereford, AZ. 85615

Monday, April 9, 2007

Dear Gary,

I am writing in regards to the damage that has been done by your employees parking along my fence.

I contacted your company in January of this year, and spoke to an employee about the damage. As of today I have had no reply and my fence is still damaged.

I see at least 9 posts that have been damaged. I need to know what you have planned to rectify this problem...

Sincerely,

A handwritten signature in cursive script, appearing to read "Curt L. Ogren".

Curt L. Ogren



STAN'S FENCE COMPANY, INC. 2289 NORTH HWY. 90
WHETSTONE, AZ 85616 520-456-2650

PROPOSAL/CONTRACT

05/30/2007

Customer Information:

MTN. VIEW KOI
FAX 378-1271
ATTN: KURT OGREN
HEREFORD, AZ 85615

Job Information:

POST REPLACE

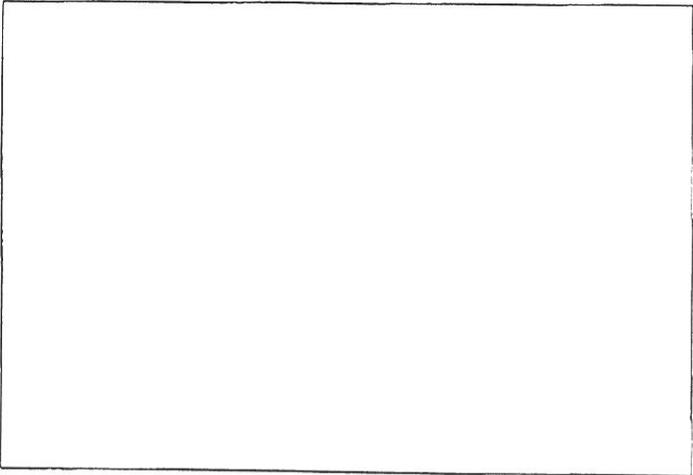
tes:
REPAIR EXISTING FENCE BY REPLACING
VEN (7) 1 7/8" x 7'6" LINE POSTS AND
ROUTING THEM AFTER INSTALLATION.

GN AND RETURN ONE COPY OF CONTRACT TO
ITIATE JOB.

URRENT BACKLOG IS APPROX. 6-7 WEEKS FROM
EIPT OF SIGNED CONTRACT.

USTOMER TO SUPPLY REQUIRED BLUESTAKE
MING STAN'S FENCE AS DIGGER.

OTE EXPIRES 28 JUN 2007 (UNSIGNED).



STAN'S FENCE CO. agrees to guarantee above fence
be free from defects in materials and
manship for one year.
STAN'S FENCE CO. shall advise the customer as to
al zoning regulations but responsibility for
plying with said regulations and obtaining any
quired permits may rest with the customer.
N'S FENCE CO. will assist the customer, upon
quest, in determining where the fence is to be
cted, but under no circumstance does STAN'S
CE CO. assume any responsibility concerning
party lines or in any way guarantee their
uracy. If property pins cannot be located it is
omended that the customer have the property
veyed.
TAN'S FENCE CO. will assume the responsibility
having underground public utilities located and
ked. However, STAN'S FENCE CO. assumes no
possibility for unmarked sprinkler lines, or any
er unmarked buried lines or objects. The
omer will assume all liability for any damage
sed by directing STAN'S FENCE CO. to dig in the
ediate vicinity of known utilities.
ne final billing will be based on the actual
age of fencing built and the work performed.
ual billing for materials delivered to the job
o and work completed may be sent at weekly

intervals. Adjustments for material used on this
job and adjustments for labor will be charged or
credited at the currently established rates.
Additional charges for any extra work not covered
in this contract that was requested by the customer
will also be added. The full amount of this
contract along with any additional charges will
become payable upon completion of all work whether
or not it has been invoiced.
A finance charge of 1 1/2% per month (or a
minimum of \$1.00), which is an annual percentage
rate of 18%, shall be applied to accounts that are
not paid within 10 days after completion of any
work invoiced. All materials will remain the
property of STAN'S FENCE CO. until all invoices
pertaining to this job are paid in full. Right of
access and removal is granted to STAN'S FENCE CO.
in the event of non-payment under the terms of this
contract. The customer agrees to pay all interest
and any costs incurred in the collection of this
debt. ROC091986 RESIDENTIAL ROC070555 COMMERCIAL

Approved & Accepted for Customer:

Contract Amount: \$ 759.11
Down Payment: \$
Balance Due: \$

Customer _____ Date _____
Accepted for STAN'S FENCE COMPANY, INC. *Shawn Parker*
Salesperson _____ Date 5/31/07



Proposal/Contract: 58
Date: May 15, 2007

Boden Fence Co

7095 S. Garden Valley
Hereford, AZ 85615
(520) 417-2013 Office & Fax

ROC# 139019 ROC#176262
Licensed · Bonded · Insured
Steve & Deniece Boden

Customer Information:
Curt Ogrin Pioneer Firewood 3828 E Keeling Rd Hereford, AZ 85615 378-1271

Job Description:
Replace damaged chain link posts (9). Remove and dispose of old posts.

Boden Fence Co agrees to guarantee the above fence to be free from defects in materials and workmanship for the period of two years. Certain materials come with a manufacturers guarantee not associated with Boden Fence Co.

Boden Fence Co will advise the customer as to the local zoning regulations. Boden Fence Co will assist the customer in determining where to erect the fence, but under no circumstances is Boden Fence Co responsible for property lines or their accuracy. If property pins cannot be located, it is recommended the customer have the property surveyed.

Boden Fence Co will assume the responsibility for having underground public utilities located and marked. Boden Fence Co assumes no responsibility for unmarked sprinkler lines or any other unmarked buried lines or objects. The customer will assume all liability for any damage caused by directing Boden Fence Co to dig in the immediate area of unknown utilities, lines, or objects

This final billing will be based on the actual footage of fencing built and the work performed. Additional work not covered in this contract that was requested by the customer will be added accordingly. The full amount of this contract and any additional charges will be due upon completion of all work.

Contract Amount:	\$ 1450.00
Down Payment:	\$ 725.00
Balance Due Upon Completion:	\$ 725.00

Layout

Approved and Accepted for Customer	
Customer Signature	Date
Approved and Accepted for Boden Fence Co <i>Deniece Boden</i>	5/22/07
Steve and Deniece Boden	Date

MAY 12 1997 HP



FEE # 970512021
OFFICIAL RECORDS
COCHISE COUNTY
DATE 5/12/97 HOUR 4

970512021
AAA SOUTHERN AZ BONDING
PO BOX 8
BISBEE AZ 85603

REQUEST OF
AAA SOUTHERN AZ BONDING
CHRISTINE RHODES-RECORDER
FEE : 10.00 PAGES : 1

QUIT-CLAIM DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,
ROBERT J. CLINE JR.

hereby quit-claim to LINDA L. HOLIFIELD

all right, title, or interest in the following real property situated in COCHISE County, Arizona:

UNDEDICATED ROADS LOCATED IN SENE, & NESE BY M&B BEG 2498.56' N & 340' W OF SE COR THN
N450' E240' N50' W240' N450' W50' S450' W290' N450' W50' S450' W290' N465.79' W50' S965.79
E50' N450'E290' S450' E50' N450' E290' S450' E50' TO POB SEC 1 23 20 4.231AC

Dated this 7TH day of MAY, 1997

ROBERT J. CLINE JR.

STATE OF ARIZONA)
COUNTY OF COCHISE)



This instrument was acknowledged before me
this 7TH day of MAY, 1997 by

Notary Public

My Commission will expire

STATE OF ARIZONA)
COUNTY OF COCHISE)

This instrument was acknowledged before me
this ___ day of ___, 19__ by

Notary Public
My Commission will expire

Variance: Docket BA1-10-03 (Stan Greer Millworks)

YES, I SUPPORT THIS REQUEST

Please state your reasons:



NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

SEE LETTER

(Attach additional sheets, if necessary)

PRINT NAME(S):

WILLIAM (BILL) LEYLAND

SIGNATURE(S):

William Leyland

YOUR TAX PARCEL NUMBER: 105-40-007A (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Board of Adjustment Dist 1. Upon submission this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. This form is due to our Department by Monday, August 17, 2009

RETURN TO: Michael Turisk
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

COCHISE COUNTY
APR 20 2010
PLANNING

Mike,

I absolutely do not support Stan Greer Millworks.....or anybody else for that matter, using these easements in this area for multiple reasons.

If they are allowed to use them, what's keeping others.....even myself, from using them for our personal or business needs? And where would it stop? I own some equipment that I'd like to store off of my property too.

I recently purchased my homesite in this neighborhood in part because of having nice clean buffer zones around the properties. It gives the utilities access, not to mention Fire and other emergency personnel room to operate. They also serve as a fire breaks, and helps keep fire dangers down.....extremely important! Having vehicles and materials in these areas is not only unsightly, but dangerous!

These easements also serve as nice walking paths that are taken away by using them for parking and storage.

SGM knew very well what the rules were, but feel as though they can do whatever they want. They already have plenty of parking inside their compound. The number of employees is down from layoffs due to the economy.....so why is there now a sudden need? It makes no sense. As far as storage goes, SGM can easily afford to purchase another property to address that problem.....they don't need to steal one from the public!

Mike, not only do I feel granting them any usage whatsoever is wrong, but I also see that it would open a huge can of worms that is totally unnecessary. Furthermore, I feel that the fences and gates SGM already have in place need to be removed, SGM fined if possible. They do not own the property, and should allow public access immediately.

Sincerely,

William (Bill) Leyland

458-2298

From: Richard Hall [mailto:richardshall@hotmail.com]
Sent: Wednesday, April 07, 2010 6:01 PM
To: Turisk, Mike
Subject: Re: Stan Greer Variance Requests

Mike,

Thanks for the information. After a general review, I am not sure that I would support the approval any of these variances for the following reasons:

- 1) These types of areas are designated on the Cochise Assessors map as public assess easements to and around the other adjoining land parcels.
- 2) When I purchased my properties these public assess easements were a large deciding factor for me, and one of the reasons I purchased these parcels.
- 3) Encroachment by Stan Greer Millworks on to a heretofore public easement denies the public assess through these areas.
- 4) I do not agree with allowing Stan Greer Millworks, or anyone else for that matter, to unilaterally convert public easements into private use.
- 5) Stan Greer Millworks was fully aware of the current restriction prior to their current encroachments on to these public areas.

Not only should SGM not be granted a variance, they should be cited for and required to remove the barriers they have constructed. These barriers, to include material storage & other obstacles, have and are denying the public assess to these areas.

Mike, if I am some how misinformed w/re to my understanding of these public assess areas as noted on the County Assessors map please let me know. If that is the case and these areas are not public assess easements, what is stopping anyone so inclined from subverting these areas into their own personal property?

Sincerely,

Richard Hall
(254) 716-0959

From: [Turisk, Mike](#)
Sent: Wednesday, April 07, 2010 16:09
To: richardshall@hotmail.com
Subject: Stan Greer Variance Requests

Mr. Hall,

Attached is the transmittal, as promised.

Sincerely,

Michael Turisk, Senior Planner
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, Arizona 85603
tel: 520.432.9240
fax: 520.432.9278
email: mturisk@cochise.az.gov

"Public Programs; Personal Service"
www.cochise.az.gov

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2010 CENSUS: IT'S IN OUR HANDS

Variance: Docket BA1-10-03 (Stan Greer Millworks)

_____ **YES, I SUPPORT THIS REQUEST**

Please state your reasons:

_____ **NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

First, I'm concerned whether Mr. Greer has permission of the land owner to use these pieces of property (parcel #105-40-036) for storage and parking. I understand they were deeded and zoned as property to be used as open access roadways. Has he purchased the properties and had the deed registered and changed? Second, I would not be in agreement to waive two of the variances. Section #1203.5 - I believe he should be required to screen/fence the storage area, rather than use the tree screening on the neighboring property to satisfy this variance. Section #1804.07C - The parking lot should be paved and fenced to try to cut down on the dust stirred up by the cars going in and out. There is a large parking lot enclosed inside the current facility. Do they need more parking area? Section #1806.02 - I don't believe the landscaping requirement is necessary in this situation. The parcels are so small and 5% would be a negligible amount of space.

(Attach additional sheets, if necessary)

PRINT NAME(S):

Margaret "Maggie" Allen

SIGNATURE(S):

Maggie Allen

YOUR TAX PARCEL NUMBER: 10540005D (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Board of Adjustment Dist 1. Upon submission this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. This form is due to our Department by Monday, August 17, 2009 ?

RETURN TO: Michael Turisk
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

COCHISE COUNTY

APR 13 2010

PLANNING

Yes, I support Greer Millworks request for variances, for the following reasons:

✓ No, I will not support Greer Millworks request for variances, for the following reasons:

This area is for public access, for easements for adjoining land parcels.

They should have never been allowed to put up the chain like fence and close off that area for their own use.

I worry about access for the fire department.

It could become a congested area for traffic at certain times of the day.

Name Norm Rudnitski Date 4/18/10

Signature Norm Rudnitski

Address 3710 E. Hobbs Rd.

~~Yes, I support Greer Millworks request for variances, for the following reasons:~~

No, I will not support Greer Millworks request for variances, for the following reasons:

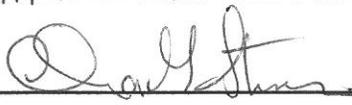
This area is for public access, for easements for adjoining land parcels.

They should have never been allowed to put up the chain like fence and close off that area for their own use.

I worry about access for the fire department.

It could become a congested area for traffic at certain times of the day.

Name Charles Stiner Date 4-18-2010

Signature 

Address 3805 Keeling RD Hereford AZ

Yes, I support Greer Millworks request for variances, for the following reasons: KA

No, I will not support Greer Millworks request for variances, for the following reasons:

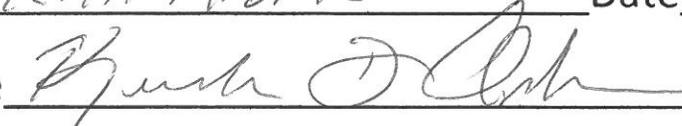
This area is for public access, for easements for adjoining land parcels.

They should have never been allowed to put up the chain link fence and close off that area for their own use.

I worry about access for the fire department.

It could become a congested area for traffic at certain times of the day.

Name KEITH ANDREWS Date 18 APR 2010

Signature 

Address 5850 S OMEGA PLACE HEREFORD AZ 85615

~~Yes,~~ I support Greer Millworks request for variances, for the following reasons:

No, I will not support Greer Millworks request for variances, for the following reasons:

This area is for public access, for easements for adjoining land parcels.

They should have never been allowed to put up the chain like fence and close off that area for their own use.

I worry about access for the fire department.

It could become a congested area for traffic at certain times of the day.

Name Basilisa E. Shad Date 04/18/10

Signature Basilisa E. Shad

Address 5863 Omega Pl. Hereford AZ 85615

Yes, I support Greer Millworks request for variances, for the following reasons: *JM*

No, I will not support Greer Millworks request for variances, for the following reasons:

This area is for public access, for easements for adjoining land parcels. *The county would be setting a precedent with any variances.* They should have never been allowed to put up the chain like fence and close off that area for their own use.

I worry about access for the fire department. !

It could become a congested area for traffic at certain times of the day.

Name Janice M. Bowie Date 4-18-10

Signature Janice M. Bowie

Address 3601 E. Astor St.

~~Yes, I support Greer Millworks request for variances, for the following reasons:~~

No, I will not support Greer Millworks request for variances, for the following reasons:

This area is for public access, for easements for adjoining land parcels.

They should have never been allowed to put up the chain link fence and close off that area for their own use.

I worry about access for the fire department.

It could become a congested area for traffic at certain times of the day.

Name Thuma, Douglas L. Date 18 Apr 10

Signature Douglas L. Thuma

Address 3133 E. Keeling Rd.



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

MEMORANDUM

TO: Cochise County Board of Adjustment, District 1
 FROM: Michael Turisk, Planner II *MT*
 For: Benny J. Young, P.E., Planning Director
 SUBJECT: Docket BA1-10-03 (Greer)
 DATE: April 22, 2010 for the April 28, 2010 Meeting

APPLICATION FOR TWO SITE DEVELOPMENT STANDARD WAIVERS AND ONE VARIANCE

Stan Greer Millworks, Mr. Danny Butler, Agent for Applicant, has requested two Waivers and a Variance (*see page 3*) from the Cochise County Zoning Regulations for activities related to the operation of Stan Greer Millworks contracting services located at 5930 S. Hwy 92 in Hereford:

- (1) A Waiver from Section 1203.05, which requires all outdoor storage areas to be screened with a six-foot high solid screen;
- (2) A Variance from Section 1804.07C which requires all parking, driveway and loading areas in Category B Growth Areas to be improved with modified pavement; the Applicant requests that a gravel surface treatment be allowed; and
- (3) A Waiver from Section 1806.02B which requires uses in Category B Growth Areas to be landscaped a minimum of five per cent of the total developed area of the site.

The subject parcel (tax parcel id no. 105-40-036) abuts the Stan Greer properties along the south and west boundaries. However, these requests apply only to the portion of Parcel 105-40-036 (which is leased to the Applicant) adjacent to and west of the Stan Greer properties (see-aerial on page 2).

I. Description of Subject Parcel and Surrounding Uses

Size: These requests are for approximately .34-acre of the 4.1-acre parcel
 Zoning: GB (General Business)
 Growth Area: Growth Category B (Community Growth Area)
 Plan Designation: DEV (Developing)
 Area Plan: Sierra Vista Sub-watershed
 Existing Uses: Employee parking and outdoor storage
 Proposed Uses: Same

Surrounding Zoning and Uses

Relation to Subject Parcel	Zoning District	Use of Property
North	R-36	Keeling Rd.; vacant
South	General Business	employee parking; auto repair; National Forest Service office
East	General Business	S. Hwy 92; vacant
West	General Business	Mountain View Koi/Pioneer Firewood

II. PARCEL HISTORY

There are several closed violations associated with the subject property, including:

- February 2007 - Commercial parking lot without permit; fence without permit (closed);
- July 2007 - Storing junk in roadway (closed); and
- September 2008 - Using vacant land for parking area (closed).

Permits:

April 2009 - Commercial permit issued for employee parking and outdoor storage (see attached letter dated 21 April 2009).

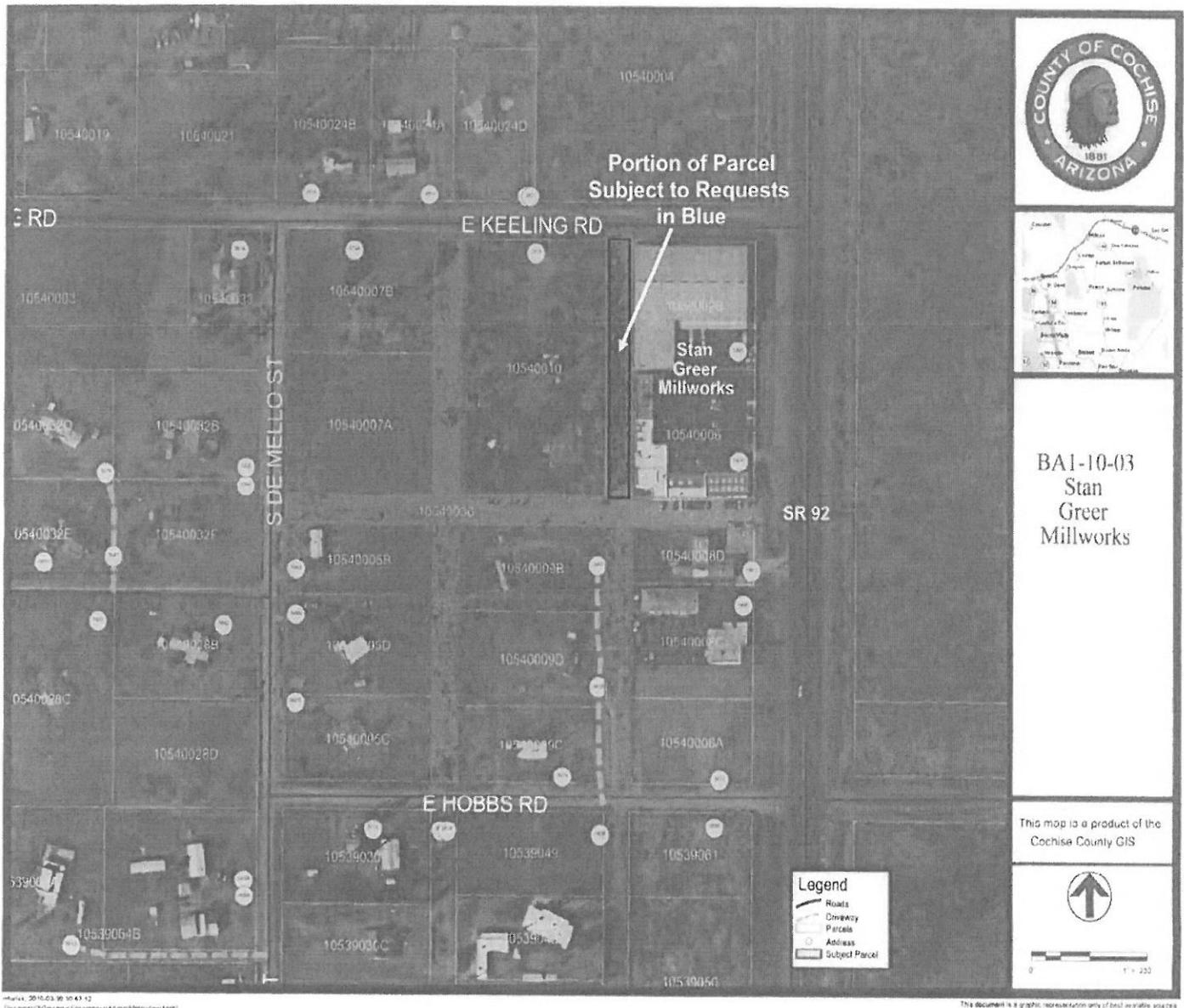


Fig. 1; Aerial photograph of site. The subject parcel is highlighted in red. Stan Greer Millworks is at the upper right.

III. BACKGROUND AND PROJECT DESCRIPTION

The Applicant has requested two Waivers of and one Variance from site development standards for the General Business zoning district on a parcel adjacent and to the west of Stan Greer Millworks contracting services. These requests pertain to development of the northeast portion of the subject parcel (105-40-036) that abuts Stan Greer Millworks at the corner of Keeling Rd. and S. Hwy 92 in Hereford. In July 2005, the Applicant was granted a Special Use Permit for expansion of the Stan Greer Millworks contracting services facility. Note, however, that the subject parcel for these requests is different from those accommodating the facility, is adjacent to the south and west, and that these requests pertain to the western portion only (see-aerial on page 2). The Applicant has used the southern and western portions abutting the commercial facility for employee parking and outdoor storage of building materials, but has not satisfied all the conditions of the permit for those uses. The Applicant does not own the subject parcel, but has garnered permission from the property owner to lease the site for employee parking and outdoor storage. If approved, the Waivers and Variance would apply only to the northeastern portion of the subject property, specifically, to that portion adjacent to the Stan Greer sites to the west, *not the entire parcel*. The aerial photograph on page 2 suggests that the subject property is a legitimate road network. However, the property apparently gradually evolved into one private parcel, not a road, via numerous lot splits in the 1950s and 1960s, prior to County Zoning Regulations. The property was likely intended as a small road network for a small 'subdivision', but, according to the Highway and Floodplain Department, has never been a dedicated roadway, this despite being used as access by a number of area residents. As noted, the Applicant was issued a commercial permit for employee parking and outdoor storage (April 2009), but did not fulfill the required site development standards, including screening of outdoor storage and application of a dust-free gravel surface on all parking areas (see-commercial permit letter dated 21 April 2009). In addition, the Applicant indicated that a six-foot wood fence would be constructed at the south and west sides of the property, but this was never completed.

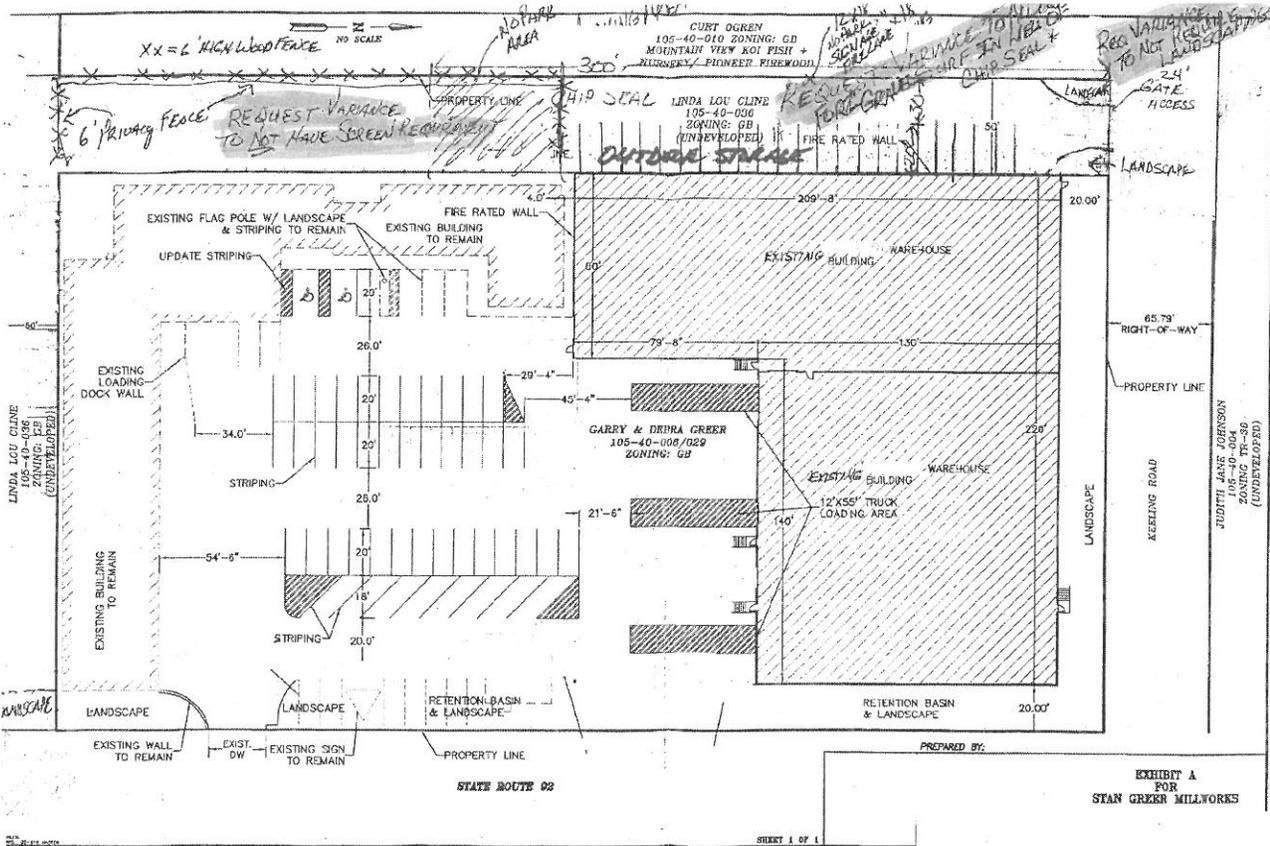


Fig. 2; Site plan

IV. ANALYSIS OF IMPACTS

Screening

The Applicant has requested a Waiver from Section 1203.05, which requires all outdoor storage areas to be screened. The function of screening is to reduce the negative impacts of one use upon another; in particular, screening limits the impact of a more intense non-residential uses upon less intense commercial and/or residential uses. Screening also helps to preserve property values, limits adverse views of buildings, parking and storage areas, and protects scenic value. The Zoning Regulations indicate that screening must be 6-feet above grade, be solid or opaque and be constructed of standard materials or other acceptable materials approved by the County Zoning Inspector. The Applicant's rationale for requesting the Waiver from the outdoor storage-screening requirement is that a row of mature vegetative evergreen screening exists along the periphery of the neighboring property to the west, the site of Mountain View Koi and Pioneer Firewood. Although the existing vegetation is a row of mature trees, the trunks of which do not adequately block views of outdoor storage materials on the site. Solid or opaque screening would provide improved concealment for area residents, especially the property owner to the west. Although, at this particular site, the mature vegetative screening helps mitigate some off-site impacts, it is not adequate to alleviate the full scope of impacts from transient dust, noise and visual impacts. Therefore, Staff does not support this request to waive the outdoor storage-screening requirement.

Parking area surface treatment

The Applicant has requested a Variance from §1804.07(C) to allow for a gravel surface treatment for the parking and storage area in lieu of pavement. The purpose of requiring pavement is in the interest of promoting safety and minimizing transient dust generation in Category B Growth Areas; these are areas characterized as having a moderate level of residential and/or non-residential growth. Category B Growth areas serve as a transition between urban growth and rural areas and/or has a distinctive community identity. In Category B Areas, improved streets designated as arterial or collectors can support limited non-residential development and there is substantial potential for further development. The parking and storage area is primarily dirt with interspersed ground vegetation. Although this area is not improved, site constraints prohibit fast internal driving speeds. However, even at low speeds, transient dust generation would likely be noticeable under particularly dry circumstances. The off-site impacts of employee vehicles traveling to and from the site five days or more per week would likely generate discernible transient dust without effective mitigation measures in place. Concerned neighbors have expressed dismay at the amount of dust generated and how dust negatively affects their property. Although the Zoning Regulations require modified pavement in Category B Growth Areas, Staff supports the Applicant's request for a Variance to allow the application of gravel to the minimum County standard to help reduce or mitigate transient dust potential. Dirt parking areas and driveways can also produce blowing dust during periods of high winds; requiring at least a gravel surface would mitigate such impacts.

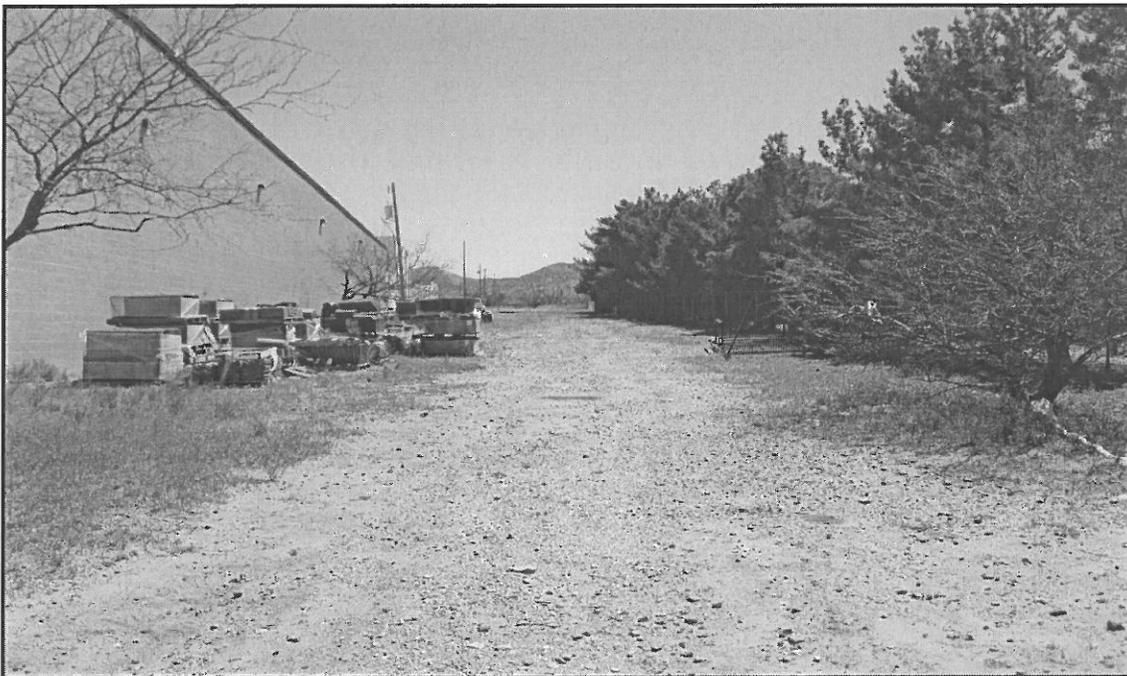


Fig 2; Employee parking and outdoor storage area between Stan Greer Millworks and Mountain View Koi/Pioneer Firewood

Landscaping

The Applicant has requested a Waiver from Section 1806.02B which requires uses in Category B Growth Areas to be landscaped a minimum of five per cent of the total developed area of the site. Staff's position is that the impact of relieving the Applicant from this site development standard would be negligible because the parking and storage area is primarily out of view from the public, so concern about aesthetics is minimal; therefore, Staff has no objection to the Waiver request.

V. PUBLIC COMMENT

The Department mailed notices to neighboring property owners within 300-feet. Staff published a legal notice in the *San Pedro Valley News-Sun* on April 8, 2010 and posted the property on April 9, 2010. To date, the Department has received nine letters in opposition to the Variance requests. Property owners have expressed concerns about emergency access and use of what residents consider public access for parking and storage.

The owners of Mountain View Koi and Pioneer Firewood adjacent to the site to the west have asserted that the impacts of approving these Waivers and Variance would be detrimental to their business. The neighbors are concerned about excessive noise from stacking construction materials and excessive transient dust affecting the health and quality of their plant stock. Furthermore, they contend that employees' cars have damaged their chain link fence without acknowledging damage and offering compensation.

VI. SUMMARY AND CONCLUSION

The Applicant has requested two Waivers and a Variance of site development standards for the General Business districts for a site used for employee parking and outdoor storage of construction materials for Stan Greer Millworks in Hereford. The property most affected would be the one immediately to the west, the site of Mountain View Koi and Pioneer Firewood. These adjacent property owners have expressed deep concerns about the impacts of granting these requests upon their commercial activities, including the impacts of transient dust and noise, as well as the negative visual impacts of unscreened outdoor storage of building materials.

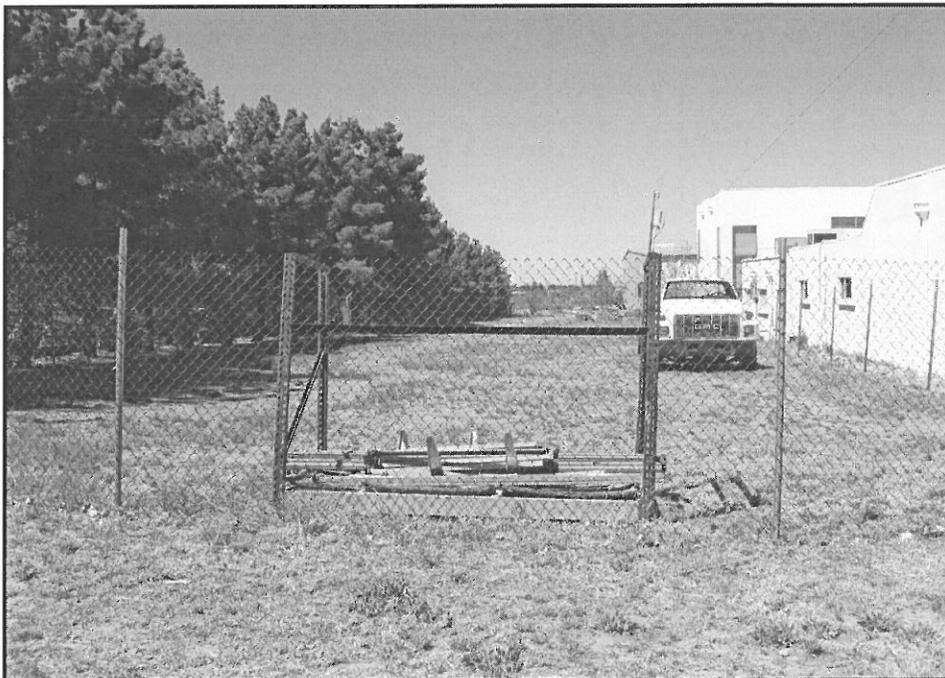


Fig 3; View northward to the parking and storage area. Mountain View Koi/Pioneer Firewood at left; Stan Greer Millworks at right

The request to waive the landscaping requirement would not compromise neighborhood aesthetics, and varying the paving requirement to allow gravel surface treatment would effectively mitigate transient dust. However, relieving the Applicant from the screening requirement for outdoor storage would have direct visual impacts on the adjacent property owner to the west.

Factors in favor of allowing the Variance from the paving requirement

1. The parking and storage area is not available to the general public, is generally hidden and experiences low traffic volumes, therefore, a gravel surface treatment would be an adequate dust mitigation measure as compared to the existing dirt surface;
2. Site constraints prohibit fast internal driving speeds, so transient dust potential would be further reduced if gravel were applied. Dirt parking areas and driveways can also produce blowing dust during periods of high winds; requiring at least a gravel surface would mitigate such impacts; and
3. Paving the site would create a large area of impervious surface and contribute to heat-island effect.

Factors against of allowing the Variance from the paving requirement

1. The Applicant was approved for a commercial permit in April 2009 with screening and paving conditions not fulfilled; and
2. To date, the Department has received nine letters in opposition to this request.

Factors in favor of allowing the Waiver of the outdoor storage-screening requirement

1. The site is in an area that is not highly visible to the public.

Factors against allowing the Waiver of the outdoor storage-screening requirement

1. The Applicant was approved for a commercial permit in April 2009 with screening and paving conditions not fulfilled;
2. Waiving the outdoor storage-screening requirement would contribute to negative visual and noise impacts upon the neighboring property owner to the west; and
3. To date, the Department has received nine letters in opposition to this request.

Factors in favor of allowing the Waiver of the landscaping requirement

1. The site is in an area that is not highly visible to the public.

Factors against allowing the Waiver of the landscaping requirement

1. To date, the Department has received eight letters in opposition to this request (one respondent supported the landscaping waiver).

VII. RECOMMENDATIONS

1. Based on the factors in favor of approval, Staff recommends **approval** of the Variance request to allow a gravel surface treatment on all parking and outdoor storage areas of the site in lieu of modified pavement;
2. Based on the factors in favor of denial, Staff recommends **denial** of the request to waive the outdoor storage screening requirement; and
3. Based on the factor in favor of approval, Staff recommends **approval** of the request to waive the landscaping requirement in Category B Growth Areas.

VIII. ATTACHMENTS

Variance Application; Location Map; Site Plan
Commercial Permit Letter dated 14 July 2005; Commercial Permit Letter dated 9 March 2006; Commercial Permit Letter
dated 21 April 2009
Staff Comments and Property Owner Comments