



Development Services

520-432-9300
developmentservices@cochise.az.gov
www.cochise.az.gov
1415 Melody Ln, Bdg F
Bisbee, Arizona 85603

Comprehensive Plan Map Amendment

The Cochise County Comprehensive Plan serves as the fundamental guiding document for the long-term development and growth of Cochise County. It is updated every ten years. Occasionally, map adjustments may be necessary in the interim to reflect changing community priorities, a shift in the economy, or evolving demographics. These adjustments, or amendments, may be resident- or County-initiated and follow the amendment procedures outlined in the Comprehensive Plan.

Applicant Info	
Name:	Sierra Mining and Crushing Company, LLC
Address:	8665 S Alvernon Way, Tucson, AZ 85756
Phone:	520-429-1199
Email:	SierraMining@live.com
Describe your relationship to this application (select one):	
<input checked="" type="checkbox"/> Property owner (skip next question)	<input type="checkbox"/> Authorized agent
By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application.	
Signature:	Date: 03/13/24
Required Submittals	
<input checked="" type="checkbox"/>	This application
<input checked="" type="checkbox"/>	A copy of the neighborhood notification letter and any information provided to the public
<input checked="" type="checkbox"/>	A non-refundable processing fee

Processing Fees

\$350: Expansion of existing growth area and/or amendment of plan area designation. \$750: Establishment of a new growth area. 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.

Property Info

Property Owner Name(s): Sierra Mining & Crushing Company, LLC C/O Shane R.Madsen

Parcel Number(s) (APN): 20826014A, 20826023B, and 20826023D

Total size of property (in acreage or square feet): 113.47 ac

Current Land Use Category and Designation: RU-4

Proposed Land Use Category and Designation: HI

Area Plan Designation (if applicable):

Property Zoning Designation: Rural

Supplemental Questions

1. Is there a concurrent rezoning amendment associated with this request?



Yes, state the proposed zoning HI (Heavy Industrial)



No

2. State the reason for this request.

Change the current Rural Residential (RU-4) zoning to Rural Industrial (HI) to facilitate the redevelopment of the current gravel pit as a recycling center for aggregates, earth-biomass, and other alternative use materials to be diverted from the County Landfill or other private dumping areas.

Supplemental Questions Continued

3. Explain why this request is in the interest of the County to support.

This parcel has been used as an industrial use since the development of a open pit rock quarry pit during the 1970s used as an aggregate supply for IH 10 and other area roadways. This was previously done as a Special Use Permit.

We intend to change the character of the property slightly from an aggregate mining facility with an emphasis on crushing, washing, grading and storage of mined aggregates, to a recycling center for earth-generated materials that can be processed to be used as either soil amendments, soil erosion control, aggregate amendments, or new aggregate supplies as well as biomass processing for new soil amendments such as nitrogen enriched compost.

4. Describe any changes that have occurred in the area that support your request. Such changes may include the deterioration of surrounding development, a change in character in the area due to capital improvements (road improvements), non-conforming development by exempt entities, or recent approvals of special uses or rezonings.

For the last 15 to 20 years this property has not been in productive use. There is very little aggregate to be mined from the location, but the site is ideal to be transformed into a new recycling center that can reclaim off-site materials that would either go to the county landfill, or be used as miscellaneous fill materials. Our innovative technologies can take materials that would otherwise be seen as waste or environmental runoff hazards and process them into environmentally friendly materials that contribute to the development of the area.

5. Describe any extensions of urban standard facilities and services (including major road improvements and extensions of waste disposal systems and water service) in the area have changed the optimum type of development appropriate for the subject parcel(s).

This facility is largely self-sufficient. No further roadway, water or disposal services are needed from outside utility or facility suppliers to operate the facility beyond electrical service from SSVEC.

6. Does this request include any parcels that currently have the "Developing" designation? (Select one)

Yes

No

Supplemental Questions Continued

7. Describe your citizen review process. Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your application has incorporated the feedback you received.

A letter and accompanying area development map was mailed to a list of property owners by March 8th, 2024. As of the date of this application, no responses have been received from any of the property owners. We have been in personal contact with many of the contiguous property owners to inform them of our development and operational plans prior to the letter mailing. This application will be reviewed and announced through the normal development processes and policies of Cochise County.

8. Date of mailing by applicant: March 8th, 2024

9. Mailing radius (1,000' A, B, C/1,500' D): 1,500

Acknowledgment

By typing their name below, the applicant certifies that all information in this application and on all associated submittals is true, accurate, and to the best of their knowledge. They understand that if any information is false, it may be grounds for denial or revocation of this permit.

Signature: Shane R. Madsen

Date: 03/13/2024

Acknowledgment 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):

Date: 03/13/2024