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Development Services
101 S. Railroad Ave, Suite B
Willcox, AZ 85643
520-766.4461

APPLICATION FOR A CONDITIONAL USE

Applicant's Name: Annie Wulf

Name of All Property Owner(s): Kevin + Annie Wulf

Applicant Mailing Address:

220 S. Austin Blvd. Willcox AZ 85643
Street # Town State Zip code

Subject Property Address (if different than mailing address):

Street # Town State Zip code

Email Address: Annie.Wulf@outlook.com

Phone Number: 320-349-0703

Tax Parcel Number: 20331066A

Current Zoning Designation: residential

General Plan Designation: See Attachment

Size of Property (in acreage or square feet): 1 Acre

How many acres will be cleared and developed? n/a

Describe your relationship to this application. (Select one)



I am the property owner



I am an authorized agent for the property owner

If the applicant is not the property owner, please attach a notarized letter of authorization to this application.

n/a

- no additional buildings or structures would be added. The yard & house will continue to look residential.
- there will be no additional vehicles purchased as we will continue to use our family vehicles.
- we have no plans of any large signage.
- our house/garage is 6000 sq. ft. & we plan to use approx. 1000 sq. ft. of the garage, which is less than 25% of the total square footage.
- no additional entrances.
- we already have a lot of guest that visit us & many of them will be clients & so this would not add a lot of additional traffic.

proposed surface and width of driveways;

- Proposed screening and landscaping;
- Any significant topographical features (washes, hills, rock outcroppings, wetlands) and cultural features of the property and adjacent parcels;
- If applicable, project phasing (approximate schedule of uses and construction) and any other information deemed necessary to effectively review the Conditional Use.

Please state the reason for this request and why it should be supported.

- provide another clothing option to our community
 - allow us to get up + running before purchasing or renting a commercial property.
 - We have off street parking so it won't inconvenience neighbors or clogg traffic
- * See next sheet for more

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well	City of Willcox	—
Sewer/Septic	City of Willcox	—
Electricity	SSVEC	—
Natural Gas	City of Willcox	—
Telephone	Valley Telecom	—
Fire Protection	City of Willcox	—
Waste Disposal	City of Willcox	—

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.

☐ Yes ☐ No ☒ Not applicable (no deed restrictions or covenants)

Describe all **existing** structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

- House with attached garage.
- Detached pool house 12' x 25'.

Describe all proposed structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

no additional structures

Is the proposed conditional use consistent with stated objectives and characteristics of the current zoning district? Explain.

no - it is residential zoning + we would like to sell upscale second hand clothing + items.

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

upscale second hand clothing + items
(decor household items accessories)

What materials will be used to construct the new building(s)? (Note, for an existing building(s), please also list the construction type(s), i.e., factory-built building, wood, block, metal).

n/a
Existing building (our home) - slab on grade, wood framed structure with brick facade.

Will the project be constructed/completed within one year or phased?

☒ One year

☐ Phased

If this is a phased project, describe the phases here and physically depict them on the site plan.

n/a

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

Days of the week: Monday - Saturday

8 AM to 6 PM

Number of employees (if applicable):

Initially 0 Future: _____

Self

Total average daily traffic generated (non-residential uses):

How many vehicles will be entering and leaving the site (per day)?

0-10

Total trucks (e.g., by type, number of wheels, or weight)? _____

Estimate which direction(s) and on which road(s) the traffic will travel from the site.

enter from Austin or Arizona.

If more than one direction, estimate the percentage that travel in each direction.

50/50

At what time of day, day of week and season (if applicable) is traffic the heaviest?

Consistent all year

Water Use:

Estimate the total gallons of water needed for the proposed use: per day 0 per year _____

Please indicate your water source

City of Willcox

If your property is served by a private well, show the existing or proposed location on the site plan.

n/a

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

n/a

Which streets or easements will be used for traffic entering or exiting the property? (Please label on the accompanying plan)

Austin + Arizona

What impact will this have on the traffic volume of roads serving this subject property?

Very little

How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

0

Does the subject parcel have site access onto a major road?



Yes



No

Are you requesting any modifications or waivers from site development standards? If yes, explain.

n/a

Please describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your special use application has incorporated the feedback you received.

n/a

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

n/a

Will outdoor storage of equipment, materials or products be needed? If yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

n/a

Will any noise or vibrations be produced that can be heard or felt on neighboring properties on a regular basis? If yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

n/a

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

n/a

Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to prevent a nuisance on neighboring properties?

n/a

Will additional dust be created on a regular basis? If yes, what measures will be taken to prevent this dust from escaping onto neighboring properties or roadways?

n/a

Is outdoor lighting proposed? If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please submit manufacturer's specifications for all light fixtures.

☐

Yes

☒

No

Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)? If yes, show details on the site plan. Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.

☐ Yes ☒ No

Show on-site drainage flow on the site plan. Will drainage patterns on site be changed? If so, please indicate on the site plan and describe below.

n/a

If more than one acre is to be cleared, describe the proposed dust and erosion control measures to be used and show on site plan, if appropriate.

n/a

Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

☐ Yes ☒ No

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Conditional Use Permit. In addition, I hereby request all inspections necessary to process this application, and if the permit is issued, I request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit. Failure to obtain permits may result in fines or other penalties.

Applicant Signature

Annie Wurf

Date

7/30/20