



**Cochise County
Community Development
Development Services**

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

#

APPLICATION FOR VARIANCE

DESIRING A VARIANCE FROM THE TERMS OF THE COCHISE COUNTY ZONING REGULATIONS:
TO THE HONORABLE BOARD OF ADJUSTMENT, DISTRICT 3

I (we), the undersigned, hereby petition the Cochise County Board of Adjustment, District 3 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: 305-32-0240 & 305-55-037B
2. Address of parcel: 5800 East Arzbereger Road, Willcox, AZ 85643
3. Area of Parcel (to nearest tenth of an acre): 61.148 acres
4. Zoning District designation of Parcel: RU-4
5. Describe existing uses of the parcel and the size and location of existing structures and buildings on it.

The existing EPNG compressor station facilities on this property have been associated with transportation of natural gas to energy customers in the southwest region since 1949. The tallest existing building is approximately 40 feet in height with an existing exhaust stack height of approximately 44 feet 10 inches. The new compressor station facilities are an expansion of the existing EPNG natural gas transportation system in the southwest region. The new compressor building is 56 feet in height and is located in the Northeast quadrant of the property.
6. Describe all proposed uses or structures, which are to be placed on the property.

The new compressor station facilities and structures are associated with safe control and compression of natural gas transportation on the existing EPNG mainline natural gas pipelines running through the property.
7. State the specific nature of the variance or variances sought.

The new compressor building exceeds the building height for this zoning district.

Bisbee Office
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
877-777-7958
planningandzoning@cochise.az.gov
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Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov#

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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.

The new compressor building is 56 feet in height due to the size of the compression equipment inside the building, and the resulting minimum overhead clearance required in order for the bridge crane inside the building to safely access and move large compressor equipment components inside the building during periodic maintenance activities.

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.

The proposed compressor building will be BLM Carlsbad Canyon Tan in exterior color in order to help blend in with the surrounding landscape colors. The existing tall trees on the property will also help screen the building from view.

10. List the name and address of all owners of the Parcel(s) for which the variance is sought.

PROPERTY OWNER MAIL ADDRESS

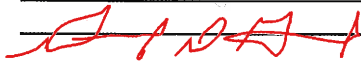
El Paso Natural Gas, L.L.C. (EPNG) 5151 E Broadway Blvd, Ste 1680, Tucson, AZ 85711-3730

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.

SIGNATURE OF PETITIONER

ADDRESS

DATE 7/31/2019



David D. Gard
Project Manager

2 North Nevada Ave, Colorado Springs, CO 80906

APPLICANT'S PHONE NUMBER

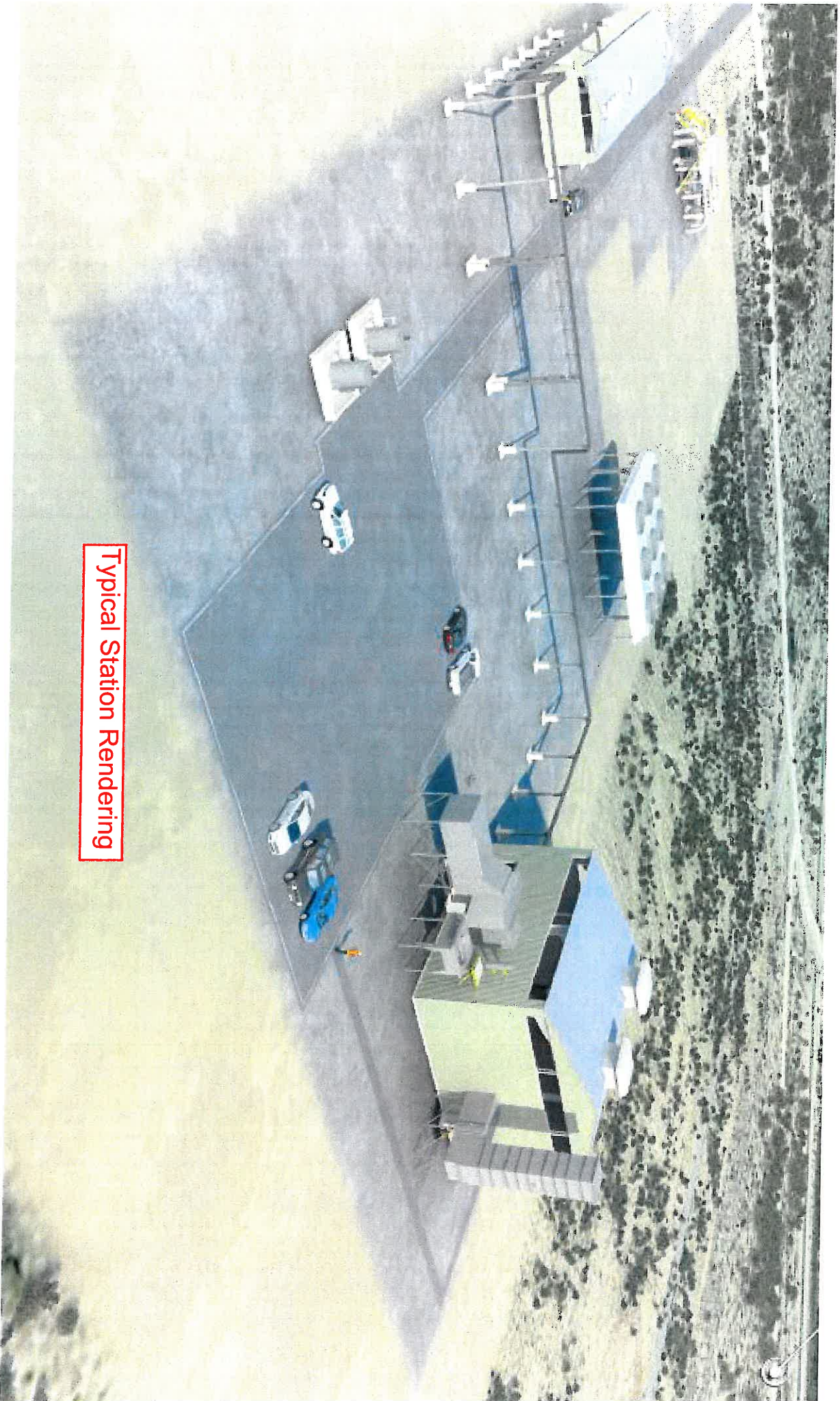
w: 719.520.3737, c: 719.313.3490

APPLICANT'S EMAIL ADDRESS

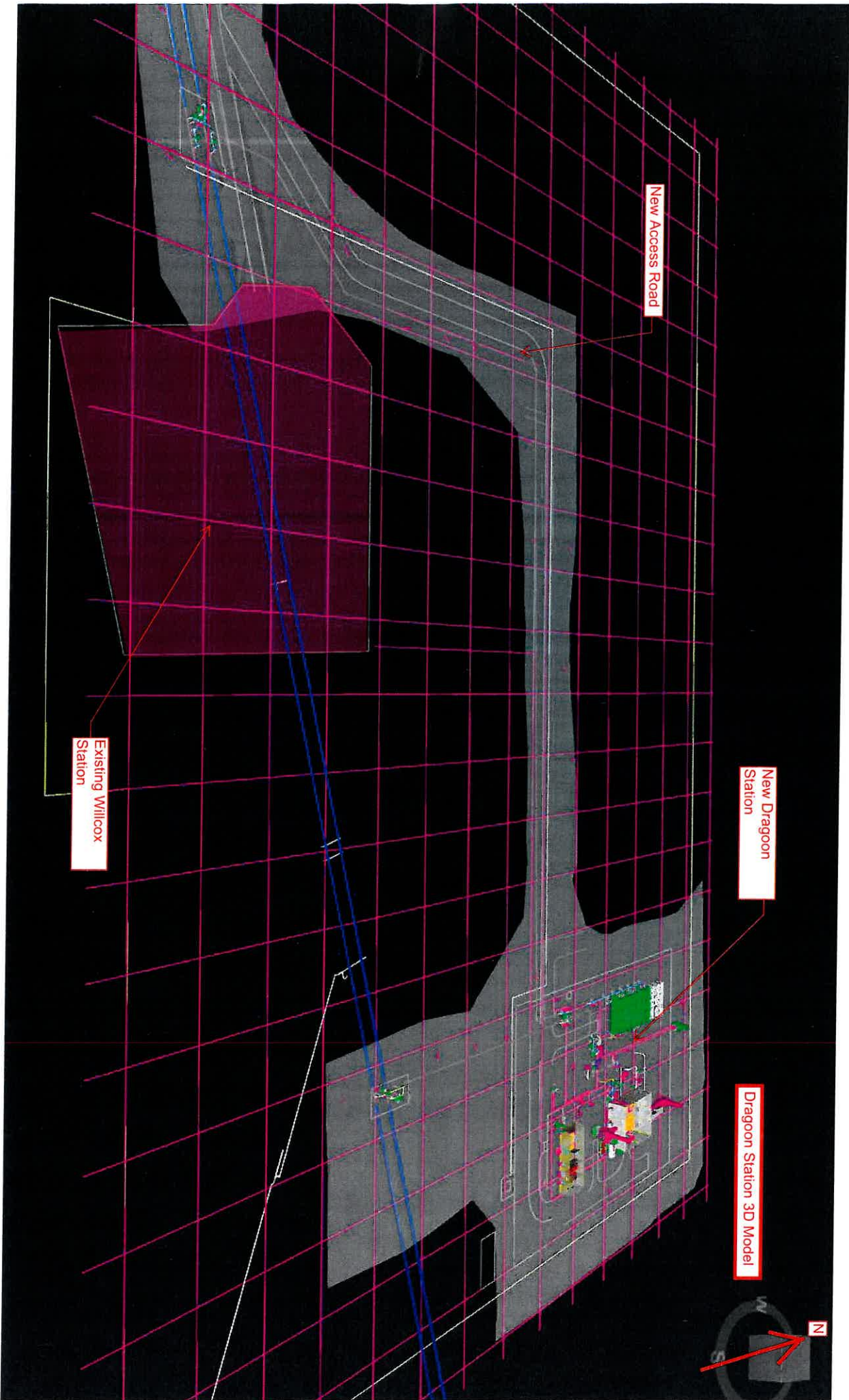
david_gard@kindermorgan.com

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.

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Typical Station Rendering



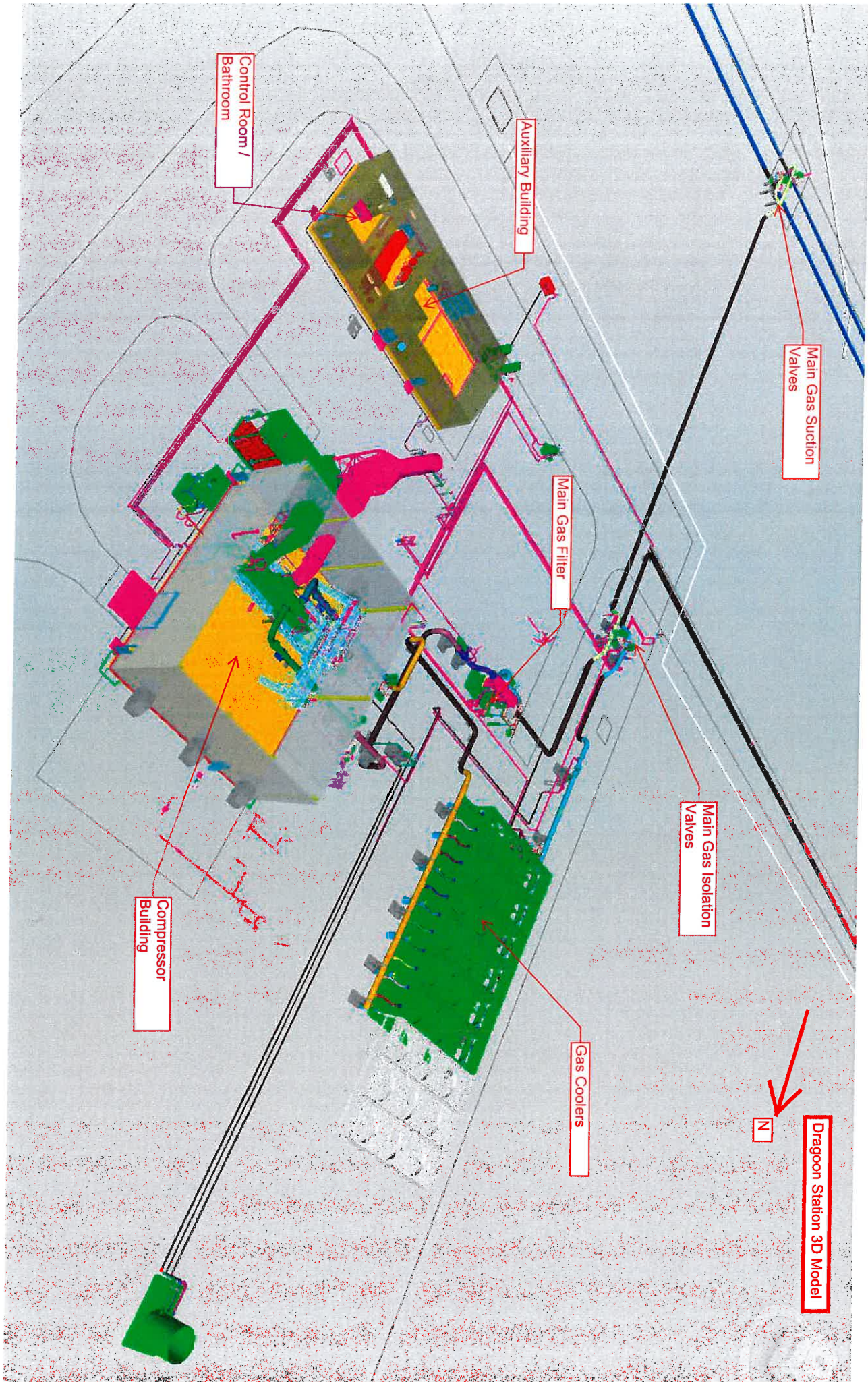
New Access Road

New Dragoon Station

Dragoon Station 3D Model

Existing Willcox Station





Control Room /
Bathroom

Auxiliary Building

Main Gas Suction
Valves

Main Gas Filter

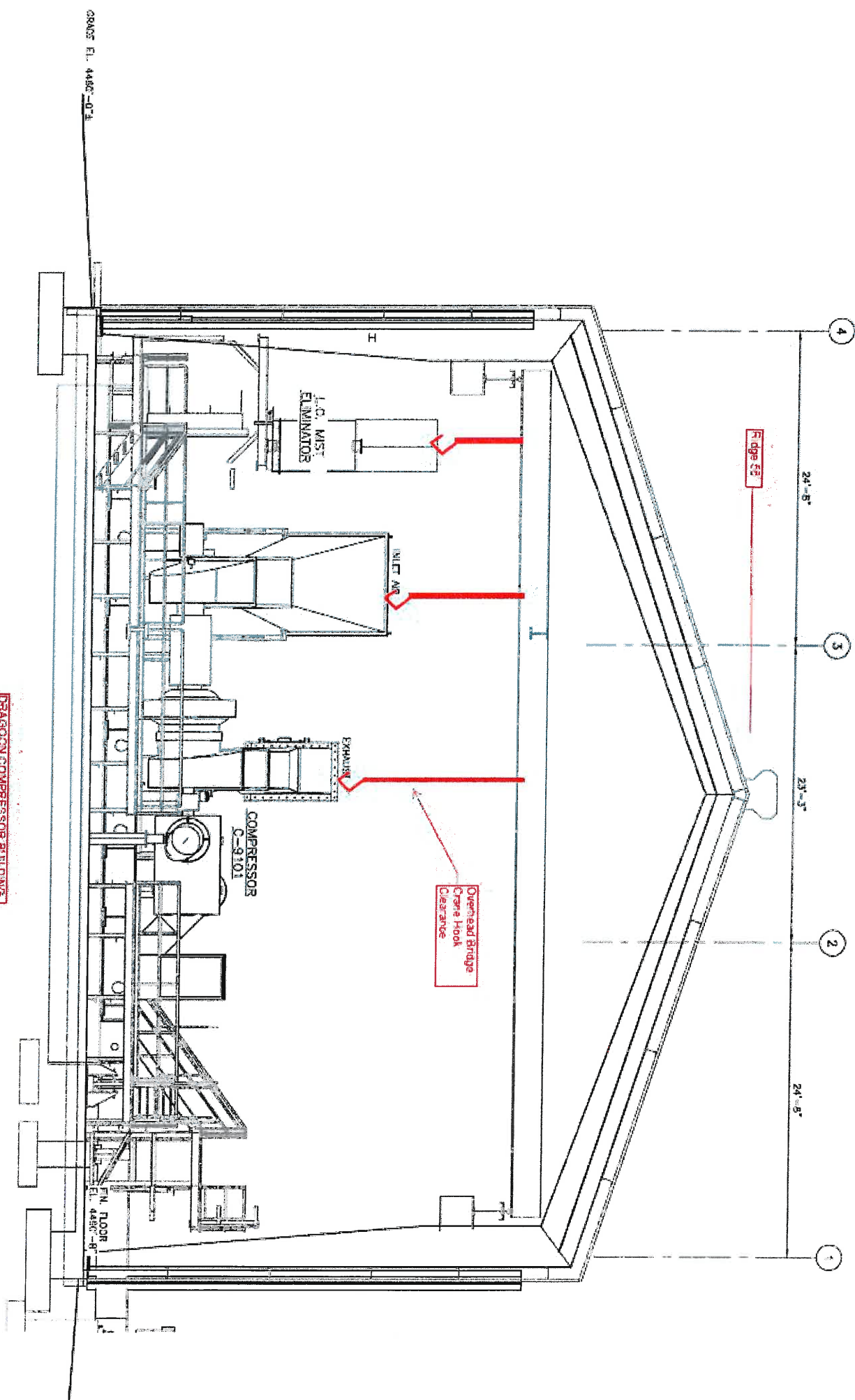
Main Gas Isolation
Valves

Compressor
Building

Gas Coolers

N

Dragon Station 3D Model



DRAGON COMPRESSOR BUILDING

SECTION A

SCALE: 3/16" = 1'-0"
 REF. DWG: DBA-01-P4

GRANDS EL. 4480'-0"±



3 Square Swer Rd

E Cattle Dr

Windmill Rd

Image Landsat Copernicus

1996

Imagery Date: 3/21/2015

329075343" N 1093395721" W elev 4517 ft eye alt 6240 ft

Google Earth

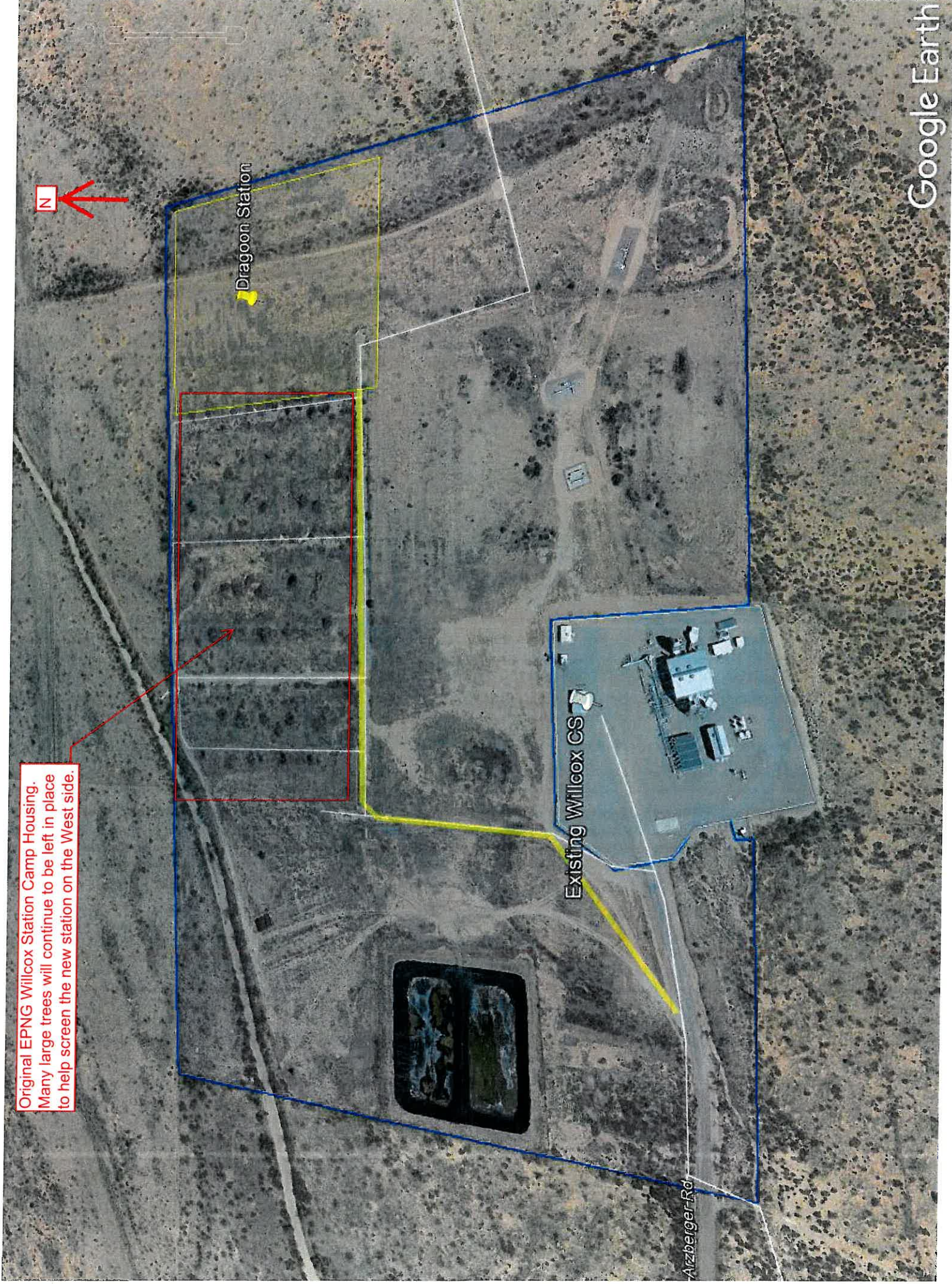
Original EPNG Willcox Station Camp Housing.
Many large trees will continue to be left in place
to help screen the new station on the West side.



Dragon Station

Existing Willcox CS

Arzberger Rd

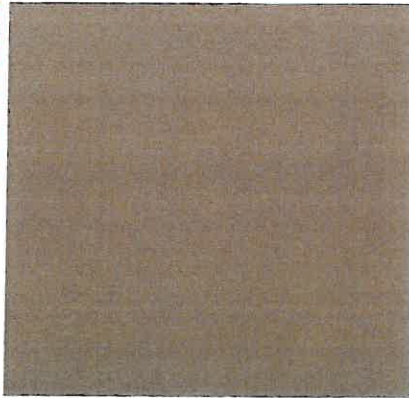


Dragoon Station Color Selection:
Buildings, equipment and above ground piping when painted will be BLM Carlsbad Canyon (Tan) exterior color per BLM Environmental Color Selection Guide.

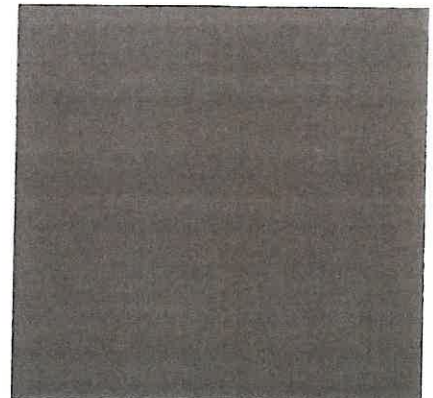
Standard Environmental Colors



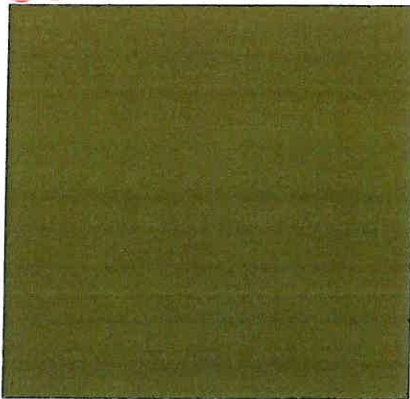
Carlsbad Canyon



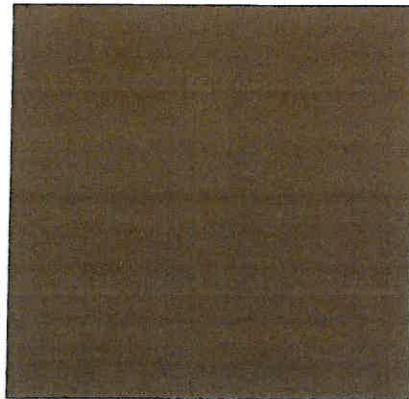
Covert Green



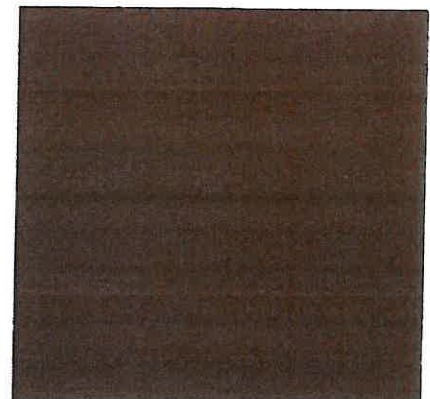
Shadow Gray



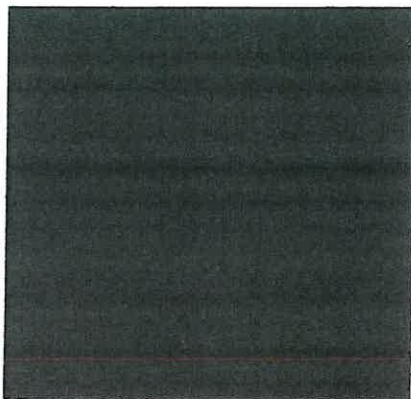
Juniper Green



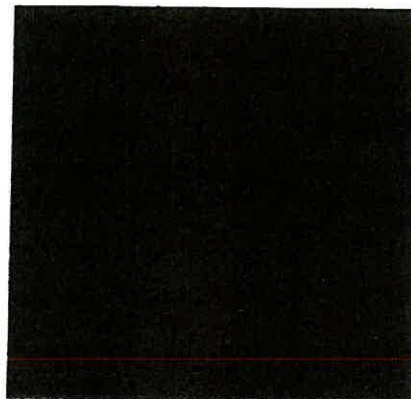
Shale Green



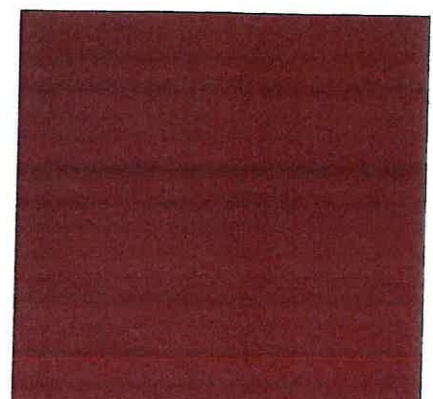
Sudan Brown



Beetle



Yuma Green



Carob Brown

The **Standard Environmental Colors** chart was developed to assist with color selection to minimize the visual contrast of a facility in the landscape.

In order to ensure color accuracy, use an original color chart to match paint. When matching the color chip, request the paint company to have their computer scan set on "natural light." Compare the new paint sample to the color chip under indirect natural sunlight. Use semi-gloss paint, where appropriate, to enhance durability yet reduce reflectivity. Select colors a shade or two darker than the surrounding landscape to account for natural shadows, normal fading, and weathering.

Order **Standard Environmental Colors** charts by emailing your request to: Printed Material Distribution System (PMDS), BLM_NOC_PMDS@blm.gov or fax to 303-236-0845. Provide the quantity requested along with a contact name, physical address (no P.O. Boxes), and telephone number. For more information or questions, please call 202-785-6574.

Standard Environmental Colors

Selecting a Color

Observe the color scheme of the overall landscape. Lighter colors visually advance toward the viewer, and darker colors recede into the landscape regardless of the actual distance. Choose a color that repeats the darker, more recessive color scheme of the surrounding soils and/or vegetation. Re-evaluate from a distance to select a color that is slightly darker than the undisturbed landscape.



Observe the color scheme of the overall landscape

Color Choices

Carlsbad Canyon: Use where herbaceous vegetation is dominant in a grassland or other light colored landscape.

Covert Green: Use in a mixed shrub/grass steppe where the shrub component is dominant.

Shadow Gray: Use in heavy shrublands, deciduous forests, or open pine or juniper woodlands where dark gray trunks and branches darken the landscape color.

Juniper Green: Use in mixed coniferous/deciduous or deciduous forests.

Shale Green: Use in dense shrublands, coniferous or deciduous forests, and mixed shrub woodlands.

Sudan Brown: Use where dark soils give the landscape a brownish color or in forests where dark brown trunks and branches are dominant.

Beetle: Use in spruce/fir or other dark coniferous forests having a bluish hue.

Yuma Green: Use in dense coniferous or deciduous forests. Use when viewing from a distance or in areas that are typically in shadow.

Carob Brown: Use when exposed red soil and rock clearly dominate color in the landscape. Use another dark color if the dominance of red tones is diminished by vegetation.

Design Solutions

Proper color selection can dramatically mitigate adverse visual impacts. However, the design solution is more effective if used in combination with other mitigation such as: repeating the elements of form, line, and texture; proper siting and location; minimizing scale; and reducing unnecessary surface disturbance.



Narrow color choices and re-evaluate at a distance to select the best one



photo courtesy of Invisible Towers

Consider season of use and critical view points



Select from the colors in the undisturbed landscape

