



Cochise County Engineering & Natural Resources

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JACKIE WATKINS, PE
Director

INTEROFFICE MEMO

Date: November 25, 2019
To: Robert Kirschmann, Planner II
From: Joaquin Solis, P.E., Floodplain Administrator, Engineering & Natural Resources
For: Jackie Watkins, P.E., Director & County Engineer, Engineering & Natural Resources
Subject: Review for the Wilson Raceway, SU-19-10, APN 202-49-010

The Cochise County Engineering & Natural Resources Department, Floodplain Division has reviewed the proposed Special Use submittal and have the following comments:

Proposing improvements by clearing 42.5 acres on the proposed parcel will require a drainage analysis to demonstrate the proposed development will not result in adverse impacts (increasing water surface elevations and increasing velocities) on adjacent parcels. Detention/retention requirements shall follow Arizona Department of Water Resources (ADWR) Standard 8-99. The drainage area east of Interstate 10 will need to be analyzed as it appears to approach and pass through the parcel of interest. The building structures finished floors, electrical and mechanical equipment are required to be elevated one foot above the 100-yr water surface elevation determined by the drainage analysis. Scour depth determinations for the proposed structures will need to be determined so the offsite flow passing through the parcel does not undermine the proposed structural improvements.

Provide a maintenance plan for stormwater flow/debris approaching/passing within the proposed project site.

A Stormwater Pollution Prevention Plan (SWPPP) will be required by the Arizona Department of Environmental Quality (ADEQ) for the proposed improvements since more than one acre is being disturbed as well.



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JACKIE WATKINS, PE, PTOE
Director

INTEROFFICE MEMO

Date: November 5, 2019
To: Robert Kirschmann, Planner II
From: Teresa Murphy, Right-of-Way Agent
Subject: SU-19-10 (Wilson Raceway)

Background: The Applicant requests a Special Use Authorization to approve a phased dirt racetrack including bleachers, ticket booth, concessions, restrooms, storage containers, lighting and associated improvements. Right-of-Way Staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for county maintained roads.

Analysis:

- Road easements as shown in Survey Bk 14, page 46 are to be used “for ingress, egress, public utilities, roadway and drainage purposes shown hereon is created to the exclusive use of all owners...of parcels in Tehama properties”. However Guadalupe Road, and roads within the Arizona Bell Unit Five subdivision excluding Quiet Time Hill are dedicated to the public per Book 8 of maps and plats, page 28.
 - No recorded documentation to support that Quiet Time Hill is a public easement.
- Quiet Time Hill and Guadalupe Road are not county maintained.
- Current road alignment for Quiet Time Hill is not within surveyed easement right-of-way.

Recommendation:

- Further right-of-way dedication is not required for Quiet Time Hill or Guadalupe Road at this time.

From: [Ruth Bigelow](#)
To: [Kirschmann, Robert](#)
Subject: RE: Transmittal for SU-19-10 (Wilson Raceway)
Date: Thursday, October 31, 2019 3:26:33 PM

CAUTION: EXTERNAL EMAIL*

SSVEC has no comments/conditions to submit for this special use permit request.

Thank you,

Ruth Bigelow

Lead Line Extension ROW Agent

[Sulphur Springs Valley Electric Cooperative](#)

(520) 384-5513

From: Kirschmann, Robert <RKirschmann@cochise.az.gov>
Sent: Wednesday, October 30, 2019 11:44 AM
To: Ruth Bigelow <rbigelow@ssvec.com>; lee.mancini@swgas.com; jstoddard@willcoxcity.org; James Gomes <JGomes@azdot.gov>; Susie Puzas <spuzas@azdot.gov>; pep@azgfd.gov; patinat9@vtc.net; Travis Taylor <Taylor.Travis@azdeq.gov>; medelman@azland.gov; Richard B. Obenshain <rbobenshain@azwater.gov>
Subject: Transmittal for SU-19-10 (Wilson Raceway)

[CAUTION] This email originated from outside of SSVEC. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Attached please find a transmittal for a dirt racing facility proposed east of Wilcox. Please have any comments to me no later than Monday November 25, 2019.

The link to the SharePoint can be found [here](#).

Thank you,

Robert Kirschmann

Planner II

Cochise County Community Development

Development Services Department

1415 Melody Lane, Building E

Bisbee, AZ 85603

From: [Lee Mancini](#)
To: [Kirschmann, Robert](#)
Subject: RE: Transmittal for SU-19-10 (Wilson Raceway)
Date: Wednesday, October 30, 2019 1:43:49 PM
Attachments: [image001.png](#)

CAUTION: EXTERNAL EMAIL*

Mr. Kirschmann, Southwest Gas **does not** have gas facilities in this area, no conflicts. Thank You



Lee Mancini | Energy Analyst, Energy Solutions
Southwest Gas Corporation
4411 Industry Drive | 47A-170 | Sierra Vista, AZ 85635-2242
direct 520.452.4129 | mobile 520.559.5203 | fax 520.452.1074
email lee.mancini@swgas.com | web www.swgas.com

From: Kirschmann, Robert <RKirschmann@cochise.az.gov>
Sent: Wednesday, October 30, 2019 11:44 AM
To: Ruth Bigelow <rbigelow@ssvec.com>; Lee Mancini <lee.mancini@swgas.com>;
jstoddard@willcoxcity.org; James Gomes <JGomes@azdot.gov>; Susie Puzas <spuzas@azdot.gov>;
pep@azgfd.gov; patinat9@vtc.net; Travis Taylor <Taylor.Travis@azdeq.gov>;
medelman@azland.gov; Richard B. Obenshain <rbobenshain@azwater.gov>
Subject: EXTERNAL: Transmittal for SU-19-10 (Wilson Raceway)

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Thank you,

Robert Kirschmann

Planner II
Cochise County Community Development
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1415 Melody Lane, Building E
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520-432-9248
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