



Cochise County Engineering & Natural Resources

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JACKIE WATKINS, PE
Director

INTEROFFICE MEMO

Date: March 5, 2020
To: Robert Kirschmann, Planner II
From: Teresa Murphy, Right-of-Way Agent
Subject: SU-20-03 (Cureton)

Background: The Applicant requests a Special Use Authorization to construct an approximately 5,208 square foot warehouse and office for a water well service company on a portion of a 20-acre lot located on the southwest corner of State Route 191 and E, Rainbows End Trail. The parcel id identified as 401-10-080N. The Applicant is Mr. Dale Cureton. 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:

- Access via SR 191 and Rainbows End Trail

Recommendation:

- Access to subject parcel are not County Maintained Roads, at this time right-of-way is not necessary.

From: [Solis, Joaquin](#)
To: [Kirschmann, Robert](#); [Simmons, Bradley A](#); [Watkins, Jackie](#); [Garcia, Teresa M](#); [Murphy, Teresa](#); [Cratsenburg, Diane E](#); [Esparza, Paul](#); [Roberts, Christine](#); [McGee, Michael S](#); [Capas, Carol](#)
Cc: [Coxworth, Daniel](#); [McLachlan, Christine](#); [BOS-Supervisors](#)
Subject: RE: Transmittal for SU-20-03 (Cureton)
Date: Monday, March 23, 2020 5:10:13 PM
Attachments: [image001.png](#)

Hi Robert,

Item number 11 on the questionnaire indicates that gravel will be placed as an entrance and around the building. Although the proposed improvement is not within a FEMA designated Special Flood Hazard area, If the construction envelope (building, parking, loading/unloading, exterior material yard, etc.) results in disturbance of land equal to or greater than an acre, a drainage analysis shall be required to demonstrate no adverse impacts on applicant's improvements or neighboring parcels. The Arizona Department of Environmental quality may also require a Stormwater Pollution Prevention Plan for the site as well.

Thank you
Joaquin

Joaquin Solis, P.E.
Floodplain Administrator
Cochise County Engineering & Natural Resources
1415 Melody Lane, Building F
Bisbee, AZ 85603
520-432-9310
520-432-9338 fax

From: Kirschmann, Robert <RKirschmann@cochise.az.gov>
Sent: Thursday, March 5, 2020 8:49 AM
To: Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@cochise.az.gov>; Watkins, Jackie <JWatkins@cochise.az.gov>; Garcia, Teresa M <TGarcia@cochise.az.gov>; Murphy, Teresa <TMurphy@cochise.az.gov>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Esparza, Paul <PEsparza@cochise.az.gov>; Roberts, Christine <CRoberts@cochise.az.gov>; McGee, Michael S <MMcGee@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>
Cc: Coxworth, Daniel <dcoxworth@cochise.az.gov>; McLachlan, Christine <CMcLachlan@cochise.az.gov>; BOS-Supervisors <BOSSupervisors@cochise.az.gov>
Subject: Transmittal for SU-20-03 (Cureton)

Good morning,

We have a new Special Use request for a well maintenance facility in Elfrida area. Please have comments back to me by March 23, 2020.

The SharePoint link can be found [here](#) for internal Staff. The same documents are also attached to this email.

From: [Cratsenburg, Diane E](#)
To: [Kirschmann, Robert](#)
Cc: [Watkins, Jackie](#); [Simmons, Bradley A](#)
Subject: RE: Transmittal for SU-20-03 (Cureton)
Date: Thursday, March 5, 2020 1:55:18 PM
Attachments: [image003.png](#)
[image001.png](#)

East Rainbow's End does not appear to be on County maintenance, and SR 191 is on ADOT maintenance.

No ROW encroachment permit from Cochise County would be required to establish access to the property.

However, the driveway appears to be located within the easement for SR 191 itself, so I would presume that ADOT will not allow it to be there. Our standards would require it to be removed from that easement by 150 to allow for safer turning and maneuvering of vehicles entering and exiting the property.

Diane Cratsenburg
Engineering Technician III
Engineering & Natural Resources
1415 Melody Lane, Building F
Bisbee, AZ 85603
520-432-9327 office
520-508-0100 cell



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<https://www.facebook.com/CochiseCountyAZ/>

From: Kirschmann, Robert <RKirschmann@cochise.az.gov>

Sent: Thursday, March 05, 2020 8:49 AM

To: Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@cochise.az.gov>; Watkins, Jackie <JWatkins@cochise.az.gov>; Garcia, Teresa M <TGarcia@cochise.az.gov>; Murphy, Teresa <TMurphy@cochise.az.gov>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Esparza, Paul <PEsparza@cochise.az.gov>; Roberts, Christine <CRoberts@cochise.az.gov>; McGee, Michael S <MMcGee@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>

Cc: Coxworth, Daniel <dcoxworth@cochise.az.gov>; McLachlan, Christine

From: [Capas, Carol](#)
To: [Kirschmann, Robert](#)
Subject: Re: Transmittal for SU-20-03 (Cureton)
Date: Monday, March 9, 2020 5:15:57 PM
Attachments: [image003.png](#)

No comments/concerns from Sheriff's Office.

Thank you!

Cc

Carol A. Capas
Cochise County Sheriff's Office
Support Svc Supervisor/Public Information Officer
520-432-9504 Office
520-559-4920 Cell

From: Kirschmann, Robert <RKirschmann@cochise.az.gov>
Sent: Thursday, March 5, 2020 8:48 AM
To: Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@cochise.az.gov>; Watkins, Jackie <JWatkins@cochise.az.gov>; Garcia, Teresa M <TGarcia@cochise.az.gov>; Murphy, Teresa <TMurphy@cochise.az.gov>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Esparza, Paul <PEsparza@cochise.az.gov>; Roberts, Christine <CRoberts@cochise.az.gov>; McGee, Michael S <MMcGee@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>
Cc: Coxworth, Daniel <dcoxworth@cochise.az.gov>; McLachlan, Christine <CMcLachlan@cochise.az.gov>; BOS-Supervisors <BOSSupervisors@cochise.az.gov>
Subject: Transmittal for SU-20-03 (Cureton)

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Thank you,

Robert Kirschmann

Planner II
Cochise County Community Development
Development Services Department
1415 Melody Lane, Building E
Bisbee, AZ 85603
520-432-9248

From: [Ruth Bigelow](#)
To: [Kirschmann, Robert](#)
Subject: RE: Transmittal for SU-20-03 (Cureton)
Date: Monday, March 23, 2020 8:37:22 AM
Attachments: [image001.png](#)

CAUTION: EXTERNAL EMAIL*

Robert,

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: Thursday, March 05, 2020 9:29 AM
To: Ruth Bigelow <rbigelow@ssvec.com>; James Gomes <JGomes@azdot.gov>; Susan Puzas <spuzas@azdot.gov>; Lee Mancini <lee.mancini@swgas.com>; pep@azgfd.gov; patina.thompson@az.nacdn.net; Travis Taylor <Taylor.Travis@azdeq.gov>; medelman@azland.gov; Richard B. Obenshain <rbobenshain@azwater.gov>
Subject: Transmittal for SU-20-03 (Cureton)

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Good morning,

We have a new Special Use request for a well maintenance facility in Elfrida area. Please have any comments back to me by March 23, 2020.

Thank you,

Robert Kirschmann
Planner II
Cochise County Community Development

From: [Susan Puzas](#)
To: [Kirschmann, Robert](#)
Cc: [James Gomes](#); [Brian Jervas](#); [Reynaldo G. Martinez](#)
Subject: Re: Transmittal for SU-20-03 (Cureton)
Date: Monday, March 23, 2020 5:10:07 PM
Attachments: [image003.png](#)

CAUTION: EXTERNAL EMAIL*

Good afternoon,

We've reviewed the transmittal and the following represents all comments for Southeast District and Regional Traffic:

- 1) The proposed request is to use the access as a light commercial. This use shall require the existing access to be improved to asphalt or concrete, and a minimum of 30' wide with 25' raddi.
- 2) To receive a permit please complete the application and return with a site plan, temporary traffic control plan, and documents as needed for review and issuance of a permit.
- 3) The link to the permit application
<https://azdot.gov/business/permits/encroachment-permits>

We appreciate the opportunity to review and comment.

Thank you,

On Thu, Mar 5, 2020 at 9:29 AM Kirschmann, Robert <RKirschmann@cochise.az.gov> wrote:

Good morning,

We have a new Special Use request for a well maintenance facility in Elfrida area. Please have any comments back to me by March 23, 2020.

Thank you,

Robert Kirschmann

From: [Jay Gomes](#)
To: [Kirschmann, Robert](#)
Subject: Re: Transmittal for SU-20-03 (Cureton)
Date: Wednesday, March 11, 2020 1:02:21 PM
Attachments: [image003.png](#)
[image001.png](#)

CAUTION: EXTERNAL EMAIL*

Yes, that is correct.

On Wed, Mar 11, 2020 at 12:57 PM Kirschmann, Robert <RKirschmann@cochise.az.gov> wrote:

That would require an encroachment permit from ADOT, correct?

Robert Kirschmann

Planner II

Cochise County Community Development

Development Services Department

1415 Melody Lane, Building E

Bisbee, AZ 85603

520-432-9248

520-432-9278 fax



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From: Jay Gomes <jgomes@azdot.gov>
Sent: Wednesday, March 11, 2020 11:41 AM

To: Kirschmann, Robert <RKirschmann@cochise.az.gov>
Cc: Susan Puzas <spuzas@azdot.gov>
Subject: Re: Transmittal for SU-20-03 (Cureton)

CAUTION: EXTERNAL EMAIL*

Thank you Robert,

I would recommend they pave the driveway.

On Wed, Mar 11, 2020 at 11:29 AM Kirschmann, Robert <RKirschmann@cochise.az.gov> wrote:

Good morning,

Access is via a private road, Rainbow End Trail.

Thank you,

Robert Kirschmann

Planner II

Cochise County Community Development

Development Services Department

1415 Melody Lane, Building E

Bisbee, AZ 85603

520-432-9248

520-432-9278 fax



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From: Jay Gomes <jgomes@azdot.gov>
Sent: Friday, March 6, 2020 1:32 PM
To: Kirschmann, Robert <RKirschmann@cochise.az.gov>
Cc: Susan Puzas <spuzas@azdot.gov>
Subject: Re: Transmittal for SU-20-03 (Cureton)

CAUTION: EXTERNAL EMAIL*

Hello Robert,

Southern Regional Traffic has no special requirements for this development, no traffic study required.

We will rely on the ADOT Encroachment Process for Access Requirements.

The only comment I have is that I can not tell by way of the site plan how the access will be obtained on US 191. Is it via Rainbows End Trail? Is that roadway Private or Public?

On Thu, Mar 5, 2020 at 9:29 AM Kirschmann, Robert <RKirschmann@cochise.az.gov> wrote:

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