



Cochise County
Engineering & Natural Resources Department
M E M O R A N D U M

May 4, 2020

To: Robert Kirschmann
Planner II

Through: Joaquin Solis, P.E.
Floodplain Administrator

Jackie Watkins, P.E.
Director of Engineering

From: Shon Brady
Environmental Engineering Technician

RE: Development Review for Project: Z-20-06 (Panesar)
407-34-037

The following comments are offered for the re-zoning of the above referenced project from RU4 to Heavy Industrial:

1. The parcel lies within FEMA Zone X. Therefore, a Floodplain Use Permit will not be required.
2. No other requirements are needed at this time, however upon formal submittal of the project, the following must be submitted for project approval:
 - a. A Drainage Analysis depicting existing and future site conditions, including a detention/retention basin if needed and existing and future Grading Plans, all prepared by an Arizona Registered Civil Engineer.
 - b. Since more than one acre of land is being proposed for disturbance, per Sections 1.2 and 2.3 of the Arizona Department of Environmental Quality (ADEQ) 2013 Construction Permit, and Section 8.02 of the Cochise County Stormwater Ordinance, a Notice of Intent (NOI) to disturb land must be submitted to ADEQ for approval. Once the NOI Certificate has been obtained, a copy must be submitted to Cochise County.
 - c. Since the proposed project lies outside of a Municipal Separate Storm Sewer System (MS4), Cochise County will not require a Stormwater Pollution Prevention Plan (SWPPP). However, ADEQ may require one. It is recommended that Section 2.2 of the ADEQ 2013 Construction General Permit be reviewed for submitting a SWPPP to ADEQ.

From: [Cratsenburg, Diane E](#)
To: [Kirschmann, Robert](#)
Cc: [Watkins, Jackie](#); [Solis, Joaquin](#); [Murphy, Teresa](#); [Simmons, Bradley A](#)
Subject: RE: Transmittal: Z-20-06 (Panesar)
Date: Monday, April 6, 2020 10:41:42 AM
Attachments: [image003.png](#)
[image001.png](#)

Robert – I used the link in your email and added these comments, but just in case they fly off into outerspace, I'm sending you this email as well.

4/6/20 DEC – Access via State ROW; no ROW for a County road adjacent to the property that I could see; no permit from County required regarding access to the parcel.

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



Public Programs...Personal Service

www.cochise.az.gov

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

From: Kirschmann, Robert <RKirschmann@cochise.az.gov>
Sent: Monday, April 06, 2020 9:56 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: BOS-Supervisors <BOSSupervisors@cochise.az.gov>
Subject: Transmittal: Z-20-06 (Panesar)

Good morning,

Attached to this email and at this [link](#) please find a transmittal and application to request a rezoning

From: [Murphy, Teresa](#)
To: [Kirschmann, Robert](#)
Subject: RE: Transmittal: Z-20-06 (Panesar)
Date: Monday, April 6, 2020 11:02:00 AM
Attachments: [image001.png](#)

Morning Robert,
No right-of-way requests for this rezoning. Thanks!

Teresa Murphy

From: Kirschmann, Robert <RKirschmann@cochise.az.gov>
Sent: Monday, April 6, 2020 9:56 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: BOS-Supervisors <BOSSupervisors@cochise.az.gov>
Subject: Transmittal: Z-20-06 (Panesar)

Good morning,

Attached to this email and at this [link](#) please find a transmittal and application to request a rezoning to Heavy Industry to allow a truck stop.

Please let me know if you have any questions.

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



Public Programs...Personal Service

From: [Jay Gomes](#)
To: [Kirschmann, Robert](#)
Cc: [Susie Puzas](#)
Subject: Re: FW: Transmittal: Z-20-06 (Panesar)
Date: Monday, June 1, 2020 2:31:08 PM
Attachments: [image002.png](#)
[image003.png](#)

CAUTION: EXTERNAL EMAIL*

I guess I should have proofread my statement better prior to sending.

It should have read,

Thank you for the follow up.

Yes, ADOT will require a traffic statement for this Development.

Below is the website link for the ADOT TGP 240.

<https://azdot.gov/sites/default/files/2019/05/tgp0240-2015-06.pdf>

The Exhibit A at the end of the TGP will guide them in determining the Traffic Study requirements.

The Developer/Owner will need to submit for an ADOT Encroachment Permit to obtain access to the State Highway System. Here is a link with additional information.

<https://azdot.gov/business/permits/encroachment-permits>

As always, feel free to pass on my contact information if they have any questions or concerns regarding these documents.

On Mon, Jun 1, 2020 at 9:20 AM Jay Gomes <jgomes@azdot.gov> wrote:

Good Morning Mr. Kirshmann,

Thank you for the follow up.

Yes, ADOT will require a traffic statement for this Development.

I have attached an . Here is the website link for the ADOT TGP 240. The Exhibit A at the end of the TGP will guide them in determining our Traffic Study requirements,

<https://azdot.gov/sites/default/files/2019/05/tgp0240-2015-06.pdf>

The Developer/Owner will need to submit for an ADOT Encroachment Permit to obtain access to the State Highway System. Here is a link with additional information.

<https://azdot.gov/business/permits/encroachment-permits>

As always, feel free to pass on my contact information if they have any questions or concerns regarding these documents.

Thank you!

On Mon, Jun 1, 2020 at 9:03 AM Kirschmann, Robert <RKirschmann@cochise.az.gov> wrote:

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From: Kirschmann, Robert

Sent: Monday, May 18, 2020 9:45 AM

To: Susan Puzas <spuzas@azdot.gov>; James Gomes <jgomes@azdot.gov>; Lee Mancini <lee.mancini@swgas.com>; pep@azgfd.gov; Travis Taylor <Taylor.Travis@azdeq.gov>; medelman@azland.gov; Richard B. Obenshain <rbobenshain@azwater.gov>; omar.mancinas@aps.com

Subject: Transmittal: Z-20-06 (Panesar)

Good afternoon,

Please find the transmittal attached. If you have any questions let me know.

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

From: [Susan Puzas](#)
To: [Jay Gomes](#)
Cc: [Kirschmann, Robert](#); [Dustie Coon](#); [Brian Jevas](#)
Subject: Re: FW: Transmittal: Z-20-06 (Panesar)
Date: Monday, June 1, 2020 12:48:07 PM
Attachments: [image002.png](#)
[image003.png](#)

CAUTION: EXTERNAL EMAIL*

Good afternoon,

Thank you for the reminder Robert; and your reply Jay.

Please advise the developer the encroachment permit application should be submitted 3-6 months prior to wanting to start site development/construction.

Submittals should at a minimum include (this is not an inclusive list):

- 1) Completed application with signatures.
- 2) General contractor selected to construct improvements in the ADOT Right of Way (ROW)) will be the applicant on the encroachment permit.
- 3) Detailed stamped engineering drawings for work within the ROW.
- 4) Temporary traffic control plans for construction in the ROW.

*Our True North: **SAFELY HOME!***

Thank you,

Susie Puzas

Permits Supervisor

ADOT Southeast District Permits Office

2082 E. Hwy 70

Safford, AZ 85546

928-432-4916 – O

928-651-1286 – C

www.azdot.gov

