

**From:** [Ruth Bigelow](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** RE: Transmittal SU-20-12 (SV Skate)  
**Date:** Monday, October 26, 2020 1:25:24 PM  
**Attachments:** [image001.png](#)

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**CAUTION: EXTERNAL EMAIL\***

Mr. Kirschmann,

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

If you have any questions concerning this review please contact me at 520-384-5513 or [rbigelow@ssvec.com](mailto:rbigelow@ssvec.com)

Thank you,

Ruth Bigelow  
Lead Line Extension ROW Agent  
Sulphur Springs Valley Electric Cooperative  
(520) 384-5513

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**From:** Kirschmann, Robert <RKirschmann@cochise.az.gov>  
**Sent:** Wednesday, October 07, 2020 2:15 PM  
**To:** Solis, Joaquin <JSolis@cochise.az.gov>; Watkins, Jackie <JWatkins@cochise.az.gov>; Brady, Shon <SBrady@cochise.az.gov>; Garcia, Teresa M <TGarcia@cochise.az.gov>; Murphy, Teresa <TMurphy@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>; Paul Shiver <PShiver@fryfiredistrict.com>; Richard La Pierre <RLaPierre@azdot.gov>; James Gomes <JGomes@azdot.gov>; Ruth Bigelow <rbigelow@ssvec.com>; pep@azgfd.gov; Travis Taylor <Taylor.Travis@azdeq.gov>; medelman@azland.gov; Richard B. Obenshain <rbobenshain@azwater.gov>  
**Cc:** Coxworth, Daniel <dcoxworth@cochise.az.gov>; BOS-Supervisors <BOSSupervisors@cochise.az.gov>  
**Subject:** Transmittal SU-20-12 (SV Skate)

**[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 afternoon,

Attached, please find a transmittal for a new Special Use Application. Please have comments back by



## *Cochise County Planning Department & Fry Fire District*

### Joint Project Review Approval for Commercial Permits & Subdivisions.

Attn:

Date: October 9, 2020

Project Name: 20,000 Square Foot Skating Rink

Project Address: N. Central Ave.

Project Tax ID #: 107-21-014A

Scope of Project:

- APPROVED
- APPROVED with CONDITIONS
- DENIED
- APPROVAL NOT REQUIRED
- FRY FIRE FEES PAID

The Fry Fire District has the following concerns:

There are several issues that are not clear from the drawing provided, such as fire apparatus access, means of egress and fire suppression.

The main concern the Fry Fire District would like for the applicant to know, is, the proposed building will require a sprinkler system, installed by a qualified company and in accordance with NFPA 13. The location of the proposed building is in an area where the water supply system will not support a sprinkler system, which means either upgrading the water system or installing a water tank with a fire pump, both options will be expensive.

Also, when a set of plans are drawn there will be a plan review fee of \$.20 per square foot (20,000 X \$.20 = \$4,000.00)

**Any question or concerns please feel free to contact me.**

**Thank you.**

**Respectfully,  
Ed Shiver  
Fire Marshal  
Fry Fire District  
4817 S Apache Ave  
Sierra Vista AZ. 85650  
Office: 520-378-2222  
Cell: 520-559-0131  
Email: [pshiver@fryfiredistrict.com](mailto:pshiver@fryfiredistrict.com)**

**From:** [Watkins, Jackie](#)  
**To:** [Kirschmann, Robert](#)  
**Cc:** [Cratsenburg, Diane E](#); [Marinez, Frances G](#); [Simmons, Bradley A](#); [Murphy, Teresa](#)  
**Subject:** RE: Transmittal SU-20-12 (SV Skate)  
**Date:** Monday, October 26, 2020 3:38:03 PM  
**Attachments:** [image001.png](#)

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Robert,

SU review comments:

1. Need to remove the 1' NAE along E-W Central and extend the N-S part of Central north for new access.
2. Traffic Impact Statement
3. Extend Central:
  - a. Is applicant or main property owner going to extend Central?
  - b. Will need engineer plans for road extension.
  - c. Constructed prior to CO of skating rink.
  - d. Commercial access permit required for skate rink.

Thanks,

Jackie Watkins, P.E.

Director

Engineering & Natural Resources

1415 Melody Lane, Building F

Bisbee, AZ 85603

520-432-9313

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

**Sent:** Wednesday, October 7, 2020 2:15 PM

**To:** Solis, Joaquin <JSolis@cochise.az.gov>; Watkins, Jackie <JWatkins@cochise.az.gov>; Brady, Shon <SBrady@cochise.az.gov>; Garcia, Teresa M <TGarcia@cochise.az.gov>; Murphy, Teresa <TMurphy@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>; Paul Shiver <PShiver@fryfiredistrict.com>; Richard La Pierre <RLaPierre@azdot.gov>; James Gomes <JGomes@azdot.gov>; Ruth Bigelow <rbigelow@ssvec.com>; pep@azgfd.gov; Travis Taylor <Taylor.Travis@azdeq.gov>; medelman@azland.gov; Richard B. Obenshain <rbobenshain@azwater.gov>

**Cc:** Coxworth, Daniel <dcoxworth@cochise.az.gov>; BOS-Supervisors <BOSSupervisors@cochise.az.gov>

**Subject:** Transmittal SU-20-12 (SV Skate)

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## **Floodplain Comments**

1. This parcel is located within FEMA Flood Zones X & AH. A FPUP will be required.
  
2. Since more than one acre will be disturbed, a clearing permit will be required, as well as a Drainage Analysis prepared by an Arizona registered civil engineer. Refer to Cochise County Floodplain Regulations for report requirements.  
[https://www.cochise.az.gov/sites/default/files/highway\\_and\\_floodplain/FLOOD\\_REGS\\_2015.pdf](https://www.cochise.az.gov/sites/default/files/highway_and_floodplain/FLOOD_REGS_2015.pdf)
  
3. As a part of the Drainage Analysis, the engineer needs to show that no adverse impacts to the property, or adjacent properties, will occur as a result of this proposed development. Refer to Section 5.1.D of the Floodplain Requirements.
  
4. A Stormwater Pollution Prevention Plan (SWPPP) and a Notice of Intent (NOI) to Clear Land will be required by the Arizona Department of Environmental Quality. Once the NOI has been obtained by the owner, then a copy needs to be submitted to Cochise County prior to start-up of any construction. Refer to: <https://azdeq.gov/AZPDES/CGP> for requirements and further information.
  
5. The applicant needs to contact the Arizona Department of Agriculture for a permit to remove Native Plants prior to any land clearing. Refer to:  
<file:/Downloads/Arizona%20Protected%20Native%20Plants%20and%20Wood%20Removal%20Application%20-%20AZ%20Dept%20of%20Ag.pdf>
  
6. When these items are submitted, then the review will continue.

## **Health Comments**

Need septic system approval and permit with fees paid, Need plan review and fees paid, and permit with fees paid for any food service.