

**From:** [Jay Gomes](#)  
**To:** [Kirschmann, Robert](#)  
**Cc:** [Susie Puzas](#); [Watkins, Jackie](#)  
**Subject:** Re: Transmittal RZ21-10 (Page Ranch Road)  
**Date:** Friday, May 21, 2021 12:01:15 PM

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Hi Robert,

ADOT has the following comments;

We have discussed this development with the Developer's Engineer as a result of receiving the neighborhood mailer.

As with most potentially large traffic generating developments, we would like to review a Traffic Study.

We realize the County will be taking the lead on the submittal process.

The Developer/Owner will need to follow our ADOT TGP 240 for TIA reporting, link provided below.

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

We would recommend the Developer/Owner to submit the TGP 240-A Exhibit found at the end of the document once County determination of rezoning is completed.

This Pre-Submittal Form should be sent to myself and Ms. Susan Puzas.

Should any Off-Site Improvements be required within ADOT R/W as a result of the traffic study, the ADOT Encroachment Permit process will need to be followed to execute said improvements via the SE District Permits Office in Safford.

Let us know if you (or the Developer/Owner) have any questions or concerns regarding these comments.

Have a nice weekend!

On Thu, May 13, 2021 at 4:08 PM Kirschmann, Robert <[RKirschmann@cochise.az.gov](mailto:RKirschmann@cochise.az.gov)> wrote:

Good afternoon,

Attached please find a transmittal for an application requesting a rezoning from Heavy Industry to General Business to accommodate a future Recreational Vehicle Park. Comments are due back by **Thursday May 27, 2021**.

A 1,000 notification radius was used for this project.

Best regards,

**Robert Kirschmann**

Planner II

Cochise County Community Development

Development Services Department

126 West 5<sup>th</sup> Street, Suite 4

Benson, AZ 85602

520-432-9248 Direct

520-999-9286 Cell

520-432-9278 fax

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Respectfully,

**James Gomes, Jr.**

**Southern Regional Traffic Engineer**

1221 S. 2<sup>nd</sup> Ave.

Tucson, Az 85713

(520)388-4231 Office

(520)603-9826 Cell

[www.azdot.gov](http://www.azdot.gov)



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**From:** [Watkins, Jackie](#)  
**To:** [Kirschmann, Robert](#)  
**Cc:** [Brady, Shon](#); [Solis, Joaquin](#); [Marinez, Frances G](#); [Simmons, Bradley A](#)  
**Subject:** RE: Transmittal RZ21-10 (Page Ranch Road)  
**Date:** Monday, May 24, 2021 3:55:38 PM

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Hi Robert,

ENR comments for this rezone.

1. How does the north access point connect back to Page Ranch Road? It appears to enter vacant land.

Preliminary comments at time of permit submittal:

2. Page Ranch Road will need to be paved for this density of development.
3. Traffic study and/or Traffic Impact Analysis in concurrence with ADOT.
4. Drainage Report for the detention ponds and drainage easement.
5. Improvement Plans

Thanks,

Jackie Watkins, P.E.  
*Director/County Engineer*  
[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:** Thursday, May 13, 2021 4:08 PM  
**To:** Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@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>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Esparza, Paul <PEsparza@cochise.az.gov>; Roberts, Christine <CRoberts@cochise.az.gov>; Correa, Paul <PCorrea@cochise.az.gov>; McGee, Michael S <MMcGee@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>; Leiter.Ethan@azdeq.gov; ohlfest@azdhs.gov; Richard B. Obenshain <rboenshain@azwater.gov>; pep@azgfd.gov; Ruth Bigelow <rbigelow@ssvec.com>; Lee Mancini <lee.mancini@swgas.com>; patina.thompson@az.nacdnet.net; Sims, Kelley B (Kelley) <Kelley\_Sims@Kindermorgan.com>; jstoddard@willcoxcity.org; James Gomes <JGomes@azdot.gov>; Richard La Pierre <RLaPierre@azdot.gov>; Susie Puzas <spuzas@azdot.gov>  
**Cc:** BOS-Supervisors <BOSSupervisors@cochise.az.gov>; McLachlan, Christine <CMcLachlan@cochise.az.gov>; Coxworth, Daniel <dcoxworth@cochise.az.gov>  
**Subject:** Transmittal RZ21-10 (Page Ranch Road)

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**Robert Kirschmann**

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**From:** [Sims, Kelley B \(Kelley\)](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** RE: Transmittal RZ21-10 (Page Ranch Road)  
**Date:** Tuesday, May 18, 2021 4:28:32 PM

**CAUTION: EXTERNAL EMAIL\***

No Comments, Robert.  
Thanks for asking,

**Kelley Sims, SR/WA**  
Senior ROW Agent II  
Tucson Area / Southeastern Arizona  
5151 E Broadway, Ste 1680 | Tucson, AZ 85711  
(520) 663-4223



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**From:** Kirschmann, Robert <RKirschmann@cochise.az.gov>  
**Sent:** Thursday, May 13, 2021 4:08 PM  
**To:** Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@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>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Esparza, Paul <PEsparza@cochise.az.gov>; Roberts, Christine <CRoberts@cochise.az.gov>; Correa, Paul <PCorrea@cochise.az.gov>; McGee, Michael S <MMcGee@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>; Leiter.Ethan@azdeq.gov; ohlfest@azdhs.gov; Richard B. Obenshain <rrobenshain@azwater.gov>; pep@azgfd.gov; Ruth Bigelow <rbigelow@ssvec.com>; Lee Mancini <lee.mancini@swgas.com>; patina.thompson@az.nacdnet.net; Sims, Kelley B (Kelley) <Kelley\_Sims@Kindermorgan.com>; jstoddard@willcoxcity.org; James Gomes <JGomes@azdot.gov>; Richard La Pierre <RLaPierre@azdot.gov>; Susie Puzas <spuzas@azdot.gov>  
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**Subject:** Transmittal RZ21-10 (Page Ranch Road)

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Best regards,

**Robert Kirschmann**

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**From:** [Ruth Bigelow](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** RE: Transmittal RZ21-10 (Page Ranch Road)  
**Date:** Monday, May 17, 2021 12:20:19 PM

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**CAUTION: EXTERNAL EMAIL\***

Robert,

SSVEC has no comments/conditions to submit for this rezoning request.

Thank you,

### **Ruth Bigelow**

Lead Line Extension ROW Agent

[Sulphur Springs Valley Electric Cooperative](#)

(520) 384-5513

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**Sent:** Thursday, May 13, 2021 4:08 PM

**To:** Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@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>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Esparza, Paul <PEsparza@cochise.az.gov>; Roberts, Christine <CRoberts@cochise.az.gov>; Correa, Paul <PCorrea@cochise.az.gov>; McGee, Michael S <MMcGee@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>; Leiter.Ethan@azdeq.gov; ohlfest@azdhs.gov; Richard B. Obenshain <rrobenshain@azwater.gov>; pep@azgfd.gov; Ruth Bigelow <rbigelow@ssvec.com>; Lee Mancini <lee.mancini@swgas.com>; patina.thompson@az.nacdn.net; Sims, Kelley B (Kelley) <Kelley\_Sims@Kindermorgan.com>; jstoddard@willcoxcity.org; James Gomes <JGomes@azdot.gov>; Richard La Pierre <RLaPierre@azdot.gov>; Susie Puzas <spuzas@azdot.gov>

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

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**From:** [Cratsenburg, Diane E](#)  
**To:** [Watkins, Jackie](#)  
**Cc:** [Simmons, Bradley A](#); [Murphy, Teresa](#); [Kirschmann, Robert](#)  
**Subject:** RE: Transmittal RZ21-10 (Page Ranch Road)  
**Date:** Friday, May 14, 2021 11:22:08 AM

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For further reference if the rezoning passes and they submit a commercial permit, Page Ranch Road has dedicated public right-of-way at this location and is on County maintenance. It does not appear to be paved from the 2017 photos. One would want to ensure what the current road surface material and conditions are during a commercial permit review, as well as verifying the details of the right-of-way width, etc. I don't know if any further comments are necessary at this point in the process, just wanted to give you a quick heads up so you could make comments on the rezoning proposal.

Diane

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**To:** Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@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>; Cratsenburg, Diane E <dcratsenburg@cochise.az.gov>; Esparza, Paul <PEsparza@cochise.az.gov>; Roberts, Christine <CRoberts@cochise.az.gov>; Correa, Paul <PCorrea@cochise.az.gov>; McGee, Michael S <MMcGee@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>; Leiter.Ethan@azdeq.gov; ohlfest@azdhs.gov; Richard B. Obenshain <rrobenshain@azwater.gov>; pep@azgfd.gov; Ruth Bigelow <rbigelow@ssvec.com>; Lee Mancini <lee.mancini@swgas.com>; patina.thompson@az.nacdn.net; Sims, Kelley B (Kelley) <Kelley\_Sims@Kindermorgan.com>; jstoddard@willcoxcity.org; James Gomes <JGomes@azdot.gov>; Richard La Pierre <RLaPierre@azdot.gov>; Susie Puzas <spuzas@azdot.gov>  
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## Health Comments

1. 248 Recreational vehicle spaces will require a daily wastewater flow of 24,800 Gallon per day design. This would be the minimum flow required, more permanent housing would be more flow. Cochise County's Delegation Agreement only allows us to permit facilities up to 24,000 gallons per day. Therefore, applicant must go through ADEQ.