



Cochise County Engineering & Natural Resources

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JACKIE WATKINS, PE
Director

INTEROFFICE MEMO

Date: February 8, 2021
To: Robert Kirschmann, Planner II
From: Teresa Murphy, Right-of-Way Agent
Subject: SU-21-000004 (Bit Coin Warehouse)

Background: The applicant requests Special Use Authorization to construct a phased warehouse and solar project. At build out the project consist of five approximately 400 square foot warehouse buildings, two 200 square foot panel hosting buildings, one approximately 12,000 square foot warehouse and approximately 150 solar arrays (each with 20 solar panels) on approximately five acres. The project is located 2585 W. Oak Avenue near Douglas. The parcel is identified as 408-12-026C. The Applicant is Norman Brandenburg. 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 Oak Avenue
 - Oak Avenue is a County Maintained Road, MI#717
 - Public right-of-way, dedicated at a width of 33' in Docket 658, page 311
 - Oak is classified as a Minor Access Local Road, Cochise County Road Construction Standards requests a 60' to 80' right-of-way

Recommendation:

- Further right-of-way dedication is required for Oak Avenue at this time. A deed of dedication will be prepared for the property owner to dedicated the necessary right-of-way to the County.

From: [Ruth Bigelow](#)
To: [Kirschmann, Robert](#)
Subject: RE: Transmittal for SU 20-10 (SSVEC Solar)
Date: Wednesday, August 12, 2020 9:01:20 AM
Attachments: [image001.png](#)

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Robert,

SSVEC has no comments/conditions 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

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

From: Kirschmann, Robert <RKirschmann@cochise.az.gov>
Sent: Wednesday, August 12, 2020 8:17 AM
To: Ruth Bigelow <rbigelow@ssvec.com>; pep@azgfd.gov; Travis Taylor <Taylor.Travis@azdeq.gov>; medelman@azland.gov; Richard B. Obenshain <rbobenshain@azwater.gov>
Subject: FW: Transmittal for SU 20-10 (SSVEC Solar)

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Good morning,

Attached please find a transmittal, application, radius map and site plans for a proposed solar farm near Willcox. The notification radius is proposed at 1,000 feet.

If you have any questions, please let me know.

Best regards,

Robert Kirschmann
Planner II
Cochise County Community Development
Development Services Department

126 West 5th Street, Suite 4
Benson, AZ 85602
520-432-9248
520-432-9278 fax



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Floodplain: Comments 2/19/21 SB

There are no requirements from the Floodplain Division for a Special Use Permit. However, should this request become an application for development then the following requirements will apply:

1. This parcel is located within FEMA Zone X. therefore, a FPUP will not be required.
2. Prior to construction start-up (and disturbed construction area is more than one (1) acre):
 - i) A Stormwater Pollution Prevention Plan (SWPPP) will be required from the Arizona Department of Environmental Quality (ADEQ). This will also include a Notice of Intent (NOI) to clear land. A copy of the NOI must be submitted to Cochise County. For more information, please contact: <https://azdeq.gov/AZPDES/CGP>
 - ii) A Clearing Permit must be obtained from Cochise County. Please contact: <https://www.cochise.az.gov/development-services/home>
 - iii) A Notice to Clear Native Plants must be obtained from the Arizona Department of Agriculture and a copy submitted to Cochise County. For more information, please contact: <https://agriculture.az.gov/plantsproduce/native-plants>
 - iv) A Drainage Analysis will be required. This includes, but not limited to, Grading Plans, Site Plans, and Drainage Reports prepared by an Arizona Registered Civil Engineer. Please contact the Cochise County Engineering and Natural Resources Department for a copy of the Floodplain Regulations for Cochise County (December 2015). https://www.cochise.az.gov/sites/default/files/highway_and_floodplain/FLOOD_REGS_2015.pdf
 - v) a). As a part of the Drainage Analysis, the engineer needs to show that no adverse impacts to the property, property boundaries, or adjacent properties, will occur as a result of this proposed development. Refer to Section 5.1.D of the Floodplain Requirements.

Environmental Health

If wastewater is generated a permit will be required.