



Cochise County Engineering & Natural Resources

Public Programs...Personal Service
www.cochise.az.gov

JACKIE WATKINS, PE
Director

INTEROFFICE MEMO

Date: February 11, 2021
To: Robert Kirschmann, Planner II
From: Teresa Murphy, Right-of-Way Agent
Subject: SU-21-00001 (MM Holmes)

Background: The Applicant requests a Special Use Authorization to construct an indoor medical marijuana cultivation, packaging and dispensary located in an approximately 20,000 square foot building. The project is located on South Community Road, approximately ½ mile northeast of South Foothills Road, near Portal. The parcel number is 402-11-001. The Applicant is Mr. Jeffrey Holmes. 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: Current records show that Barry Webb is the property owner.

- Access via Foothills Road
 - County Maintained road (MI#214), classified as a minor access local road
- Community Road
 - Non-maintained; private easements established for access in docket 1416, page 545 & docket 1429, page 78 are not within the current road alignment

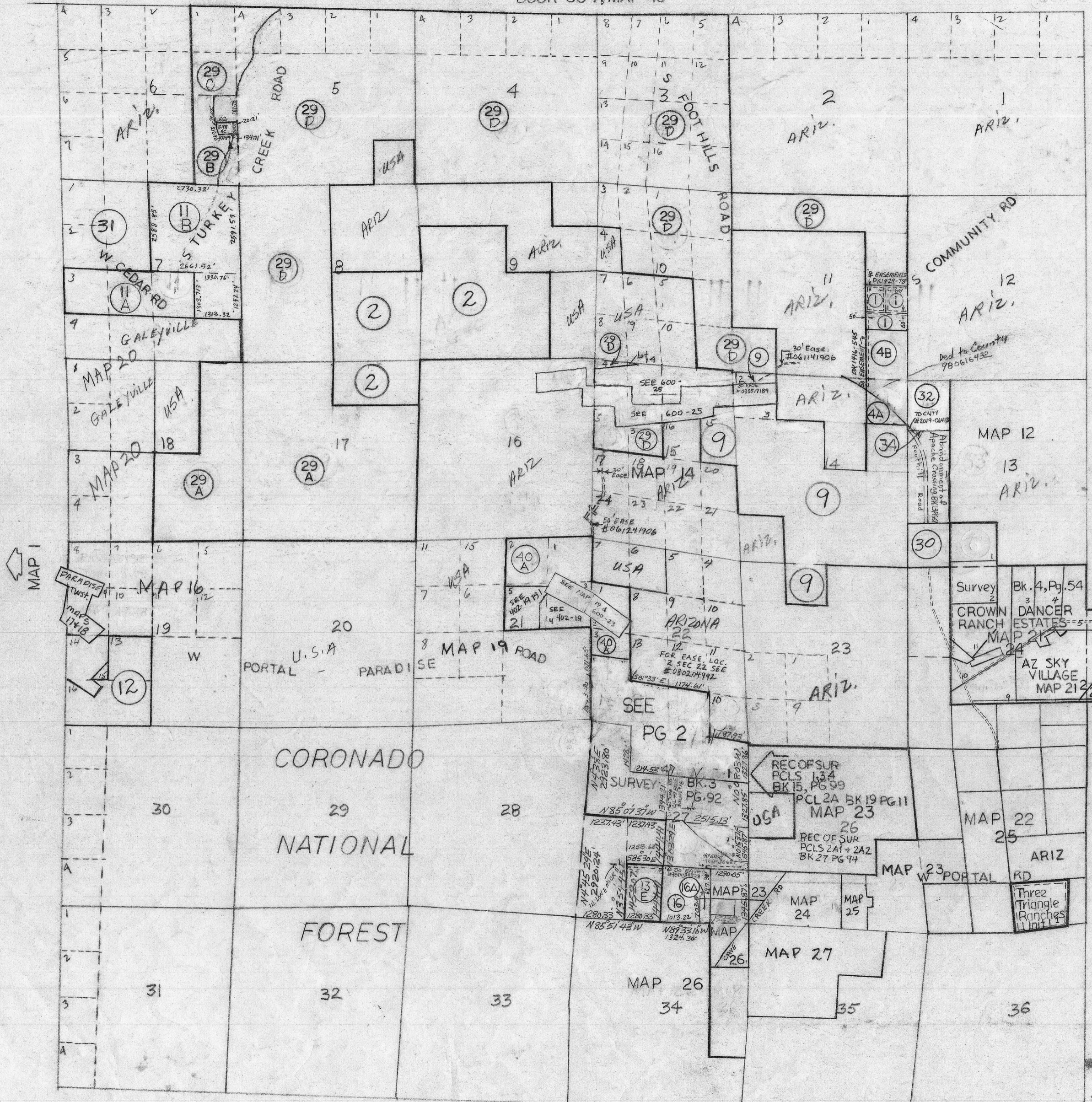
Recommendation:

- Further right-of-way dedication is not required for Community Road at this time.

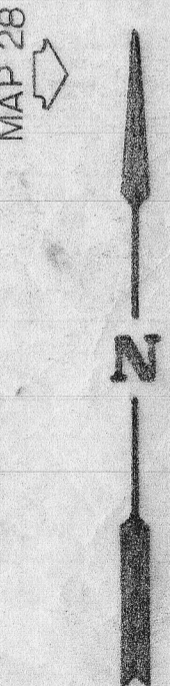
TOWNSHIP 17 RANGE 31

BOOK 304, MAP 49

BOOK 402
MAP 11 1/2
(600 23)
MINES



NOTE:
FOOTHILLS RD
EST. AS COUNTY
HWY
#980928544



SCALE 1" = 2640'

THIS DESCRIPTION IS FROM
OUR WORKING RECORDS AND
DOES NOT CONSTITUTE A SURVEY

COCHISE COUNTY ASSESSOR
THIS MAP CREATED AS A WORKING RECORD,
AND DOES NOT CONSTITUTE A SURVEY

MAP 33

From: [David Newton](#)
To: [Kirschmann, Robert](#)
Subject: comments regarding special use docket SU21-000001 (Holmes)
Date: Monday, March 1, 2021 3:32:36 PM

CAUTION: EXTERNAL EMAIL*

re: comment on special use docket SU21-000001 (Holmes)

Dear Mr. Kirschmann,

I write to you as Fire Chief of Portal Rescue Inc., the organization listed by the applicant as providing fire services to the proposed project.

The applicant has not contacted myself, or to my knowledge our organization, about what services we can provide.

If he had, he would have learned that:

A) Portal Rescue Inc. is a non-profit corporation that receives no tax monies. None of our Firefighters, EMTs, Chiefs, or Board receive compensation. We have been operating as a fire department in Portal since 1988. Our operating funds come from donations, fundraisers, grants, and occasional payments from the State of Arizona for our use of our equipment during wildland fire suppression.

B) As an organization we have chosen to restrict our services to Basic EMT medical/extrication response, wildland fire suppression, and defensive (exterior) structure fire response.

C) Notably, we have no equipment, training, or desire for operations in Immediately Dangerous to Life or Health (IDLH) environments. This means that we won't do any interior operational response involving smoke, chemicals, fumigants, or gases. Additionally our Hazardous Materials capabilities are at an awareness level only.

D) We would respond to fires at the proposed facility, but our operations would be restricted to outside and upwind.

Sincerely,
David M. Newton Fire Chief 520-558-1155
Portal Rescue Inc.

This E-mail is from an **EXTERNAL** address. **DO NOT click on links or open attachments unless you trust the sender and know the content is safe.** If you suspect this message to be

Cochise County Department Comments:

Floodplain:

There are no comments for the Special Use Permit. However, at a minimum, the following items will be required should the project go forward.

1. This parcel is located within FEMA Flood Zones X. A FPUP will not be required.
2. If more than one acre (accumulative clearing) will be disturbed, a clearing permit will be required from Cochise County. https://www.cochise.az.gov/sites/default/files/development_services/LandClearingApplication.pdf
3. 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.
4. 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>
5. A Drainage Analysis, prepared by an Arizona registered civil engineer, will also be required. Refer to Cochise County Floodplain Regulations for report requirements: https://www.cochise.az.gov/sites/default/files/highway_and_floodplain/FLOOD_REGS_2015.pdf
6. 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

1. Well must be 100 feet from all parts of the septic system including septic reserve area.
2. Septic system foot print on the application may be too small, keep in mind for setback issues.