



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

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

Attn:

Date: February 8, 2021

Project Name: SU-20-12 (S.V. Skate) Land of Dreams

Project Address: N. Central Ave Sierra Vista AZ. 85635

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:

IFC 505.1 Address number for the location need to be easily legible from Central Ave.

IFC 503.2.1 Access roads must be unobstructed, including parked vehicles.
Minimum dimensions of 20' wide and 13'.6" high

As discussed at the site meeting fire walls will acceptable to the Fry Fire District to avoid having to install a sprinkler system. This means no area of the 20,000 square foot skating rink can be larger than 12,000 square feet and any doors that may be put in the fire wall/s must be approved fire doors with the appropriate hardware.

Also, the occupant load can be no more than 300 persons.

The Fry Fire District is also requesting extra egress doors to be installed in the building which was also discussed at the site meeting.

A plan review fee for the skating rink will need to be paid to the Fry Fire District before the issuance of a permit ($\$.20 \times 20,000 = \$4,000.00$)

The Fry Fire District will need to do a final inspection of the building before the issuance of a C of O

**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**

From: [Leslee Beckett](#)
To: [Kirschmann, Robert](#)
Subject: Docket SU21-000003 (SV Skate)
Date: Tuesday, February 16, 2021 2:17:07 PM

CAUTION: EXTERNAL EMAIL*

Good Afternoon Robert

We are in receipt of your correspondence regarding the above referenced proposed project on parcel 107-21-014A.

AWC does not have any objections to the project and looks forward to being of service to the new facilities.

If you need anything further please do not hesitate to reach out.

LESLEE BECKETT

Real Property Specialist

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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
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%20Applicati%20-%20AZ%20Dept%20of%20Ag.pdf>
6. When these items are submitted, then the review will continue.

Health Comments

1. Must maintain at least 1 portable toilet per 100 people.
2. Verify with Environmental Health on if food service permits would be required.