



Cochise County Engineering & Natural Resources

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JACKIE WATKINS, PE
Director

INTEROFFICE MEMO

Date: February 9, 2022
To: Robert Kirschmann, Planner II
From: Teresa Murphy, Right-of-Way Agent
Subject: SU-22-02 Clovis

Background: The applicant, Mr. Charles Kirkland, requests a Special Use Authorization to approve a bit coin mining business. The project will include approximately 13,000 square feet of solar canopy with a 48-foot semi-trailer parked underneath, housing data mining equipment. The project is located near 13804 South Clovis Road, Pearce, Arizona. The project will be located on a future 4-acre parcel which presently is identified as APN 401-27-001A, consisting of approximately 306 acres. 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 Elton

Recommendation:

- No County Maintained roads adjoin the subject parcel. No legal public access via Clovis, legal access is not verifiable.

From: [Susan Puzas](#)
To: [Kirschmann, Robert](#); [Jay Gomes](#)
Subject: Fwd: Transmittal, SU22-02 (Clovis)
Date: Tuesday, February 15, 2022 5:59:09 PM
Attachments: [Transmittal SU-22-02 Clovis\).docx](#)
[Application.pdf](#)
[New SITE PLAN.pdf](#)

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Good evening Robert,

Review of the proposal indicates minimal impact, with ingress/egress on Clovis Road and not US-191. Southeast District will not require any ADOT encroachment permit applications from the developer.

Thank you for the opportunity to review and comment,

Susie Puzas, Permits Supervisor

ADOT Southeast District Permits Office

2082 E. Hwy 70, Safford, AZ 85546

928-432-4916 – O or 928-651-1286 – C

www.azdot.gov



----- Forwarded message -----

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

Date: Mon, Feb 7, 2022 at 4:21 PM

Subject: Transmittal, SU22-02 (Clovis)

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>, Esparza, Paul <PEsparza@cochise.az.gov>, Correa, Paul



Cochise County Environmental Health and Floodplains Comments

Environmental Health:

EH has no concerns at this point. If wastewater is generated, septic required.

Floodplains:

1. This parcel is located within FEMA Zone X. therefore, a FPUP will not be required at this time.
2. Prior to construction start-up (and disturbed construction area is more than one (1) acre):
 - a. 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>
 - b. A Clearing Permit must be obtained from Cochise County Development Services Department. Please contact: <https://www.cochise.az.gov/development-services/home>
 - c. 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>
3. 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
 - 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.
4. Once the project is proposed, further comments will be forthcoming.

From: [Ruth Bigelow](#)
To: [Kirschmann, Robert](#)
Subject: RE: Transmittal, SU22-02 (Clovis)
Date: Tuesday, February 15, 2022 6:24:52 PM

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SSVEC has the following comments:

- The subject parcel is located in a remote area with minimal electrical facilities. Bitcoin Mining and data storage are very intensive in electrical demand. Electrical capacity in this area is limited. Additional information is required in order to ensure proper electrical capacity at this site for the intended purpose.
- Applicants are encouraged to address electrical load requirements directly with SSVEC to avoid surprise expenses or project limitations.

If there are 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: Monday, February 7, 2022 4:21 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>; Esparza, Paul <PEsparza@cochise.az.gov>; Correa, Paul <PCorrea@cochise.az.gov>; McGee, Michael S <MMcGee@cochise.az.gov>; James Gomes <JGomes@azdot.gov>; Susie Puzas <spuzas@azdot.gov>; Jeremy Moore <jmoore3@azdot.gov>; Capas, Carol <CCapas@cochise.az.gov>; pep@azgfd.gov; Richard B. Obenshain <rboenshain@azwater.gov>; patina.thompson@az.nacdn.net; Ruth Bigelow <rbigelow@ssvec.com>; Lee Mancini <lee.mancini@swgas.com>; Sims, Kelley B (Kelley) <Kelley_Sims@Kindermorgan.com>; jgalayda@land.az.gov; blm_az_sfoweb@blm.gov; pe@azland.gov
Cc: BOS-Supervisors <BOSSupervisors@cochise.az.gov>; Coxworth, Daniel <dcoxworth@cochise.az.gov>; McLachlan, Christine <CMcLachlan@cochise.az.gov>
Subject: Transmittal, SU22-02 (Clovis)

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