



# Cochise County Engineering & Natural Resources

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

JACKIE WATKINS, PE  
Director

## INTEROFFICE MEMO

**Date:** March 7, 2022  
**To:** Robert Kirschmann, Planner II  
**From:** Teresa Murphy, Right-of-Way Agent  
**Subject:** SU22-07 (Piette)

**Background:** The applicant, Ms. Susanne Chieppa requests a Special Use Authorization to approve an approximately 1,050 square foot building and associated improvements for the boarding of cats and dogs (707.15 Animal Husbandry Services), The property is located at 3442 E. Piette Drive in Hereford and identified as APN 105-39-062D consisting of approximately 1.86 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 existing driveway located on Piette Drive.
  - Piette Drive is not County maintained
  - Piette Drive was dedicated to the public per Docket 902 page 459 at varying widths.

### Recommendation:

- Further right-of-way dedication is not required for Piette Drive at this time.

**From:** [Ruth Bigelow](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** RE: Transmittal, SU22-07 (Piette)  
**Date:** Thursday, March 17, 2022 7:11:41 AM

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- SSVEC has no comments/conditions to submit for this special use permit request.

If the property owner/applicant requires an upgrade in service or a new line extension, please have them refer to the Sulphur Springs Valley Electric Cooperative website at [www.ssvvec.org](http://www.ssvvec.org) then the "Services" tab for information about Service Conditions, Service Entrance Requirements, how to establish a new service, and for Line Extension/New Service Applications.

They can also contact one of our Engineering Services Representatives for assistance:

- Sierra Vista- 520-515-3465

Thank you,

**Ruth Bigelow**

Lead Line Extension ROW Agent

Sulphur Springs Valley Electric Cooperative

(520) 384-5513

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**From:** Kirschmann, Robert <RKirschmann@cochise.az.gov>  
**Sent:** Thursday, March 3, 2022 12:04 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>; Capas, Carol <CCapas@cochise.az.gov>; Ruth Bigelow <rbigelow@ssvec.com>; Lee Mancini <lee.mancini@swgas.com>; nrcdhereford@gmail.com  
**Cc:** BOS-Supervisors <BOSSupervisors@cochise.az.gov>; Coxworth, Daniel <dcoxworth@cochise.az.gov>; McLachlan, Christine <CMcLachlan@cochise.az.gov>  
**Subject:** Transmittal, SU22-07 (Piette)

**[CAUTION]** This email originated from outside of SSVEC. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Please find a transmittal and associated plans for an approximately *1,050 square foot building and*

*associated improvements for the boarding of cats and dogs (707.15 Animal Husbandry Services).*

Let me know if you have any questions.

Please do not “reply to all”

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  
520-432-9300 Main  
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**GIS Online Map:** [INFOMap](#)

**APPLY ONLINE:** [CITIZEN SERVE](#)

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

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

Attn:

Date: March 4<sup>th</sup> 2022

Project Name: SU22-07 (Piette)

Project Address: 3442 E Piette Dr. Hereford AZ. 85615

Project Tax ID #: 10536062D

Scope of Project:

- APPROVED
- APPROVED with CONDITIONS
- DENIED
- APPROVAL NOT REQUIRED
- FRY FIRE FEES PAID

Access road to the building must be unobstructed with minimum dimensions of 20' wide and 13'.6" high

Address numbers need to be installed high on the building and easily legible from Piette Dr.

Exit door handles need to be of the lever type, doorknobs which require grasping and twisting of the wrist are not allowed.

Key- operated locking devices are allowed provided the locking device is readily distinguishable as locked and unlocked.

Must have a sign above the door stating this door to remain unlocked when occupied.

Manually operated bolt locks are not allowed (Thumb bolt locks).

**Must have one fire extinguisher installed by a qualified company with a service tag attached.**

**The Fry Fire District will need to do a final inspection before occupying the building.**

**Any questions or comments feel free to contact me.**

**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](mailto:pshiver@fryfiredistrict.com)**