

Dennis, Keith

From: Jay.Buffkin@aps.com
Sent: Friday, August 19, 2011 3:44 PM
To: Turisk, Mike
Cc: Dennis, Keith; Nancy.Lutey@aps.com; Arthur.Greeley@aps.com; Michael.Sacomando@aps.com; Lawrence.Miller@aps.com
Subject: FW: APS Cochise District Service Center_Michael Turisk.doc

Michael,

Docket number Z-08-11 (APS) Black Bear, Parcel No. 407-61-023L

Regarding the Extension for the bldg permit filing deadline for APS Paul Spur rd. property. We are willing to allow the Heavy Industrial zoning to revert to the rural Zoning RU-4 at this time.

If you have any questions Please call me

Thank You

Jay Buffkin FMP, LEED GA
APS Real Estate & Facilities Management
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9/15/2011

Location Map





COCHISE COUNTY PLANNING DEPARTMENT

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

Susan Buchan, Director

September 16, 2008

Mr. Brian McClure
FM Solutions
4001 North 3rd Street
Suite 250
Phoenix, AZ 85012

SUBJECT: Docket Number Z-08-11 (APS), Parcel No. 407-61-023L

Dear Mr. McClure,

As you are aware, at their regular meeting on September 9, 2008, the Board of Supervisors voted (2 – 1) to conditionally approve your request to rezone Parcel 407-61-023L, from RU-4 (Rural) to HI (Heavy Industrial). The approval is conditioned as follows:

1. The Applicant shall provide the County a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of Board of Supervisors approval of the rezoning.
2. Prior to the issuance of a building permit, the Applicant shall submit a revised concept plan for the property, which conforms to the requirements of Section 2208.03.B.1 of the Zoning Regulations.
3. Prior to the issuance of a building permit, the Applicant shall demonstrate that the development will comply with one or more of the water conservation policies as set forth in Section 102.E of the Comprehensive Plan.
4. The uses permitted by this rezoning to a Heavy Industrial District are limited to contract construction services, professional services, outdoor storage and other accessory uses as identified in the concept plan. Any modification from this array of uses, or any land use not deemed by the Planning Director to be in substantial conformance with the concept plan shall require a modification of this condition through a public rezoning process.
5. The Applicant shall provide a striped, asphalt surface on Paul Spur Road, from the point at which the proposed driveway accesses the road, and North to the State Highway 80 Right-of-Way, prior to the issuance of a certificate of occupancy.

6. Prior to permit issuance, the Applicant shall enter into a delay agreement with the County, for future improvements at the intersection of Paul Spur Road and State Route 80, as recommended by ADOT.
7. The Applicant shall construct a merging lane along the Northeast corner of the future driveway access to Paul Spur Road, to serve Northbound traffic exiting the site, prior to the issuance of a certificate of occupancy.
8. The Applicant shall demonstrate permanent, legal access to the site from Paul Spur Road, and obtain a Right-of-Way permit for access to Paul Spur Road, prior to the issuance of a building permit.
9. The Applicant shall perfect the 80' Right-of-Way between the Southernmost portion of the railroad Right-of-Way and the Southernmost portion of the proposed Paul Spur Road access driveway, prior to the issuance of a certificate of occupancy.
10. The Applicant shall obtain a building permit within one year of Board of Supervisors approval of the rezoning, otherwise the rezoning approval shall be deemed null and void, and the property shall revert to the RU-4 Zoning District.

As you are also aware, the Board's action on this matter is deemed final unless appealed to Superior Court within 30 calendar days of the date on which it was taken.

After the appeal period, the County may *issue* building permits. However, you may *file* for building permits at any time, including a time within the appeal period. Please feel free to contact me if you have any questions at (520) 432-9244 or by email at kdennis@cochise.az.gov.

Sincerely,



Keith Dennis, Planner

C: Susan Buchan, Planning Director
Rick Corley, Zoning Administrator
Susana Montana, Planning Manager
Dora Flores, Permit Coordinator
Maria Dayton, Commercial Permit Coordinator
Z-08-11 Docket, Black Bear, Parcel 407-61-023L