



**COCHISE COUNTY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Highway and Floodplain**



**MEMORANDUM**

**DATE:** March 8, 2012  
**TO:** Beverly Wilson, Senior Planner  
**FROM:** Terry Couchenour, Right-of-way Agent II  
**SUBJECT:** Docket Z-12-03 (GM Propane), APN 202-26-006A

Background

Marshall Lee Miles is requesting to rezone APN 202-26-006A to legitimize an existing propane distribution business and add propane storage. The subject parcel adjoins and derives access from Joe Hines Road, a County Maintained Road. Right-of-way staff was requested to review the application for right-of-way dedication needs.

Analysis

This segment of Joe Hines Road was first established as a County Highway per Map and Plat Book 2 page 63, approved by the Board of Supervisors June 2, 1914. The established width is 66 feet total, 33 feet each side, based on A.R.S. 28-7042.A. This segment of Joe Hines Road qualifies for a RS 2477 right-of-way granted by the federal government due to the fact that the road was established while still under ownership of the federal government. The land was transferred from the government to a private party on July 14, 1914 per Patent number 421942. The Assessor's records show no record of subsequent dedication by a private party.

Recommendation

Even though the road qualifies for RS 2477 staff recommends that owner of APN 202-26-006A dedicate a 33 foot wide portion of Joe Hines Road traversing the subject property. Right-of-way staff can prepare the document(s) necessary to complete the dedication. Please inform the applicant to contact Right-of-way staff to coordinate dedication, as well as any questions or comments they may have regarding dedication.

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