



Cochise County
Community Development
Highway and Floodplain Division

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

DATE: August 28, 2015

TO: Board of Supervisors

FROM: Karen Riggs, Director

SUBJECT: Resolution 15-__ Jefferson Road, altering the establishment of a County Highway

Recommendation: This department recommends that the accompanying resolution be adopted, altering the County highway establishment and extinguishing interest in a portion of Jefferson Road, adjacent to the proposed Family Dollar Store in Elfrida.

Background (Brief): As permitted by Planning and Zoning, a Family Dollar Store is scheduled to be built at the intersection of State Route 191 and Jefferson Road. In 1912 the County filed a plat of Jefferson Road as a County Road, potentially providing the County with a 33 foot historical claim each side of the section line, 33 feet within the subject property. A second declaration in 1989 widened the established width to 70 feet, 35 feet within the subject property. The use of 35 feet of the subject property for road purposes inhibits the property from being developed for the designed Family Dollar use. The developer has requested to reduce the width by 10 feet in order to provide room for the parking lot, drainage and retention basin. Further the property owners have submitted deeds to dedicate the remaining 25 feet to the County.

Currently this roadway serves multiple local residential roads including access to a school site. As a rural minor collector, a design standard of 60 feet is sufficient for Jefferson Road. In order to clear title and use of the property, staff recommends that the Board reduce the highway establishment from 70 feet to 60 feet, down to 25 feet within the subject property, and abandon any interest that the County may have acquired due to the 1912 plat filing.

Fiscal Impact & Funding Sources: No fiscal impact.

Next Steps/Action Items/Follow-up: Once recorded no further Board action necessary. Staff will forward copies of documents to property owners, developer and Planning and Zoning Division.

Impact of Not Approving: The County Highway establishment for that portion of Jefferson Road will not be altered, inhibiting the subject property from being developed as a Family Dollar Store.

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