



# Cochise County Board of Supervisors

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**RICHARD R. SEARLE**  
Chairman  
District 3

**PATRICK G. CALL**  
Vice-Chairman  
District 1

**ANN ENGLISH**  
Supervisor  
District 2

**JAMES E. VLAHOVICH**  
County Administrator

**EDWARD T. GILLIGAN**  
Deputy County Administrator

**ARLETHE G. RIOS**  
Clerk of the Board

## **AGENDA FOR FLOOD CONTROL DISTRICT MEETING**

**March 22, 2016 at 10:00 a.m.**

BOARD OF SUPERVISORS HEARING ROOM  
1415 MELODY LANE, BUILDING G, BISBEE, AZ 85603

### **ANY ITEM ON THIS AGENDA IS OPEN FOR DISCUSSION AND POSSIBLE ACTION**

#### **ROLL CALL**

*Members of the Cochise County Board of Supervisors will attend either in person or by telephone, video or internet conferencing.*

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#### **CONSENT**

##### **Board of Supervisors**

1. Approve the Minutes of the Flood Control District meeting for December 15, 2015.

#### **PUBLIC HEARINGS**

##### **Community Development**

2. Approve a variance from elevation requirements of Cochise County Floodplain Regulations for both a substantial improvement to a non-conforming residence in Richland Ranchettes north of Sunsites, and to the residence itself, parcel 206-21-343.

#### **CALL TO THE PUBLIC**

*This is the time for the public to comment. Members of the Board may not discuss items that are not specifically identified on the agenda.*

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Pursuant to the Americans with Disabilities Act (ADA), Cochise County does not, by reason of a disability, exclude from participation in or deny benefits or services, programs or activities or discriminate against any qualified person with a disability. Inquiries regarding compliance with ADA provisions, accessibility or accommodations can be directed to Chris Mullinax, Safety/Loss Control Analyst at (520) 432-9720, FAX (520) 432-9716, TDD (520) 432-8360, 1415 Melody Lane, Building F, Bisbee, Arizona 85603.

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**Cochise County Board of Supervisors**

1415 Melody Lane, Building G Bisbee, Arizona 85603  
520-432-9200 520-432-5016 fax board@cochise.az.gov

**Flood Control District Meeting**

**Meeting Date:** 03/22/2016

Minutes

**Submitted By:** Arlethe Rios, Board of Supervisors

**Department:** Board of Supervisors

**Presentation:** No A/V Presentation

**Recommendation:**

**Document Signatures:**

**# of ORIGINALS  
Submitted for Signature:**

**NAME  
of PRESENTER:** n/a

**TITLE  
of PRESENTER:** n/a

**Mandated Function?:**

**Source of Mandate  
or Basis for Support?:**

**Information**

**Agenda Item Text:**

Approve the Minutes of the Flood Control District meeting for December 15, 2015.

**Background:**

n/a

**Department's Next Steps (if approved):**

n/a

**Impact of NOT Approving/Alternatives:**

n/a

**To BOS Staff: Document Disposition/Follow-Up:**

Route signed Minutes to Recorder for microfilming.

**Budget Information**

*Information about available funds*

**Budgeted:**

**Funds Available:**

**Amount Available:**

**Unbudgeted:**

**Funds NOT Available:**

**Amendment:**

**Account Code(s) for Available Funds**

1:

**Fund Transfers**

**Attachments**

Minutes

**PROCEEDINGS OF THE COCHISE COUNTY FLOOD CONTROL DISTRICT  
MEETING HELD ON  
Tuesday, December 15, 2015**

A meeting of the Cochise County Flood Control District was held on Tuesday, December 15, 2015 10:00 a.m. in the Board of Supervisors' Hearing Room, 1415 Melody Lane, Building G, Bisbee, Arizona.

Present: Richard R. Searle, Chairman; Patrick G. Call, Vice-Chairman; Ann English, Director

Staff Present: James E. Vlahovich, County Administrator  
Edward T. Gilligan, Deputy County Administrator  
Arlthe G. Rios, Clerk of the Board  
Elda Orduno, Civil Deputy County Attorney

Chairman Searle called the meeting to order at 10:00 a.m.

**ANY ITEM ON THIS AGENDA IS OPEN FOR DISCUSSION AND POSSIBLE ACTION**

**PLEDGE OF ALLEGIANCE**

**THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING**

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***CONSENT***

**Board of Supervisors**

1. Approve the Minutes of the Flood Control District meeting for October 27, 2015.

Vice-Chairman Call moved to approve item 1 on the consent agenda. Director English seconded the motion and it carried unanimously.

***PUBLIC HEARINGS***

**Community Development**

2. Adopt Flood Control District Resolution 15-03 approving the revisions to the County Floodplain Regulations.

Mr. Joaquin Solis, Highways & Floodplain Assistant Director, Community Development, presented this item. Mr. Solis said that the Floodplain Regulations Ordinance was updated in January 2013, but staff was in the process of updating the Federal Emergency Management Agency (FEMA) floodplain maps (Effective Date February 3, 2016), which meant the regulations would have to be updated. He noted that the Arizona Department of Water Resources (ADWR) and County Attorney's Office had reviewed the current draft, which reflected needed changes/clarifications and would put the County in good standing with FEMA

– National Flood Insurance Program (NFIP) and the Arizona Department of Water Resources (ADWR/State liaison for FEMA).

Mr. Solis then listed the changes made: Grammatical/Formatting changes; Key sections/definitions missing from ADWR Model Ordinance & consistency with Arizona Revised Statutes (ARS) requirements; Unlawful Acts (Section 3.9); Violation Section revised (Section 3.11) to follow ARS; Substantial Improvement & Substantial Damage Assessments (Section 4.2B); Adverse Impacts (Section 5.1D); Combined Standards for: General Land Disturbance, Commercial & Industrial Developments (Section 5.6); and Added Appendix A for Drainage Report Requirements.

He added that the impact of not approving would cause the County to be suspended from the National Flood Insurance Program (NFIP); Denial of floodplain map revisions updates (Hereford, Benson, & Richland Ranchettes Areas) and Loss of our Community Rating System (CRS) rating (which provides all citizens of Cochise County a 5% discount on flood insurance with the opportunity to receive greater discounts).

Chairman Searle opened the public hearing.

No one chose to speak and Chairman Searle closed the public hearing.

Mr. James E. Vlahovich, County Administrator, clarified that a fee schedule change had not been included in this revision as staff has to do more research on consultant fees since most of them require additional advertising.

Mr. Solis said that staff would be revising the fee schedule and bringing it before the Board during the upcoming year.

Director English moved to adopt Flood Control District Resolution 15-03 approving the revisions to the County Floodplain Regulations. Vice-Chairman Call seconded the motion.

Chairman Searle called for the vote and it was approved 3-0.

## ***ACTION***

### **Community Development**

3. Approve grant award from The Nature Conservancy of \$70,375 to Cochise County Flood Control District for streamflow monitoring for Palominas Recharge Project and two potential future recharge sites and for match for the next approved recharge project analysis and conceptual design.

Ms. Karen Riggs, Highway & Floodplain Director, Community Development Department, presented this item. Ms. Riggs gave the background on the item and said that this item was for the Board to accept the funds into the Flood Control District. She noted that there was detailed language in the agreement about how the County would match funds and how those funds would be used and added that staff would bring back detailed project proposals during the upcoming year, which would include actual scopes of work and costs.

Director English asked what form of water would be monitored.

Ms. Riggs said that the water coming into the recharge project is what would be monitored.

Chairman Searle asked what type of monetary match the County would be asked to make.

Ms. Riggs said that the funds and matches would be discussed when staff brought the actual contracts before the Board and noted that there were funds left over from other recharge projects that could be used, so essentially the matching funds would come from The Walton Foundation grants.

Director English asked about the Kings Ranch project.

Ms. Riggs said that after further review staff noted that this was no longer a viable project, but were researching other purposes for these parcels.

Director English moved to approve grant award from The Nature Conservancy of \$70,375 to Cochise County Flood Control District for streamflow monitoring for Palominas Recharge Project and two potential future recharge sites and for match for the next approved recharge project analysis and conceptual design. Vice-Chairman Call seconded the motion.

Chairman Searle called for the vote and it was approved 3-0.

### **CALL TO THE PUBLIC**

Chairman Searle opened the call to the public.

No one chose to speak and Chairman Searle closed the call to the public.

*This is the time for the public to comment. Members of the Board may not discuss items that are not specifically identified on the agenda.*

Chairman Searle adjourned the meeting at 10:18 a.m.

APPROVED:

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Richard R. Searle, Chairman

ATTEST:

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Arlthe G. Rios, Clerk of the Board

**Flood Control District Meeting**

**Meeting Date:** 03/22/2016  
 Doberstein Floodplain Variance Request

**Submitted By:** Karen Riggs, Community Development

**Department:** Community Development      **Division:** Floodplain

**Presentation:** PowerPoint      **Recommendation:** Disapprove

**Document Signatures:** BOS Signature Required      **# of ORIGINALS Submitted for Signature:** 2

**NAME of PRESENTER:** Joaquin Solis      **TITLE of PRESENTER:** Assistant Director

**Mandated Function?:** Federal or State Mandate      **Source of Mandate or Basis for Support?:** ARS 48-3609, CFR parts 59-78

**Docket Number (If applicable):**

**Information**

**Agenda Item Text:**

Approve a variance from elevation requirements of Cochise County Floodplain Regulations for both a substantial improvement to a non-conforming residence in Richland Ranchettes north of Sunsites, and to the residence itself, parcel 206-21-343.

**Background:**

The subject parcel is located within a Zone AO-1 (formerly Zone A) designated special flood hazard area (flood depths equal to one foot) on W. Emery Road in the Sunsites area (near Richland & Cochise Stronghold Rds.). The existing 30 year old residence is 810 sq. ft. and, because it is not elevated, it is non-conforming and requires a variance. In addition, the applicant would like to build a livable addition and an attached carport on to an existing 30 year old non-conforming home. Since the existing home was built at grade and the proposed additions are a substantial improvement, State regulations would require that both the existing home and the livable addition be elevated one foot above the determined 100-year water surface depths, which would be a minimum of two feet above the highest adjacent grade. So long as the carport is not enclosed, it does not need to be elevated and therefore does not require a variance.

The applicant requests the variance for the 1,230 ft livable addition because he states that elevating the proposed addition would create an awkward floor plan and elevating the existing home would be an extreme financial burden.

Staff recommends denial of the variance because, among other reasons, elevating the livable addition does not amount to an extreme hardship, and granting the variance would jeopardize Cochise County's inclusion in the National Flood Insurance Program or increase premiums.

Because a variance for both the existing residence and the proposed addition are at issue, the Board may consider two possible motions:

**ALLOW THE VARIANCE:**

Mr. Chairman, I move to approve the variance from elevation requirements of Cochise County Floodplain Regulations for both the non-conforming residence in Richland Ranchettes north of Sunsites, parcel 206-21-343, and a substantial improvement to the residence.

**ALLOW A PARTIAL VARIANCE:**

Mr. Chairman, I move to approve the variance from elevation requirements of Cochise County Floodplain Regulations for the existing non-conforming residence in Richland Ranchettes north of Sunsites, parcel 206-21-343, but deny the variance for the proposed substantial improvement to the residence.

**Department's Next Steps (if approved):**

If the variance is granted Floodplain staff will have the variance recorded so that it appears in the chain of title of the land. Staff must also keep a record of variances granted and report them in annual reports for the Community Rating System. Cochise County's inclusion as a member of the National Flood Insurance Program is reviewed every five years and number and type of variances granted are one of the items reviewed for compliance.

**Impact of NOT Approving/Alternatives:**

If the variance is not granted, the existing structure (810 sf.) and substantial improvement (1,230 sf.) will be required to be elevated two (2) feet above the highest adjacent grade. If the variance is granted for the existing residence but not the substantial improvement, only the substantial improvement will need to be elevated. The carport, as long as it is not enclosed, does not need to be elevated.

**To BOS Staff: Document Disposition/Follow-Up:**

Return both originals to Floodplain staff (Teresa Garcia) for recording. One recorded original will be returned to the Board.

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**Budget Information**

*Information about available funds*

**Budgeted:**

**Funds Available:**

**Amount Available:**

**Unbudgeted:**

**Funds NOT Available:**

**Amendment:**

**Account Code(s) for Available Funds**

**1:**

**Fund Transfers**

**Attachments**

[Public Notice](#)

[Power Point](#)

[Resolution](#)

[DobersteinExecSum](#)

[OwnerVarianceRequest](#)

[SitePlan](#)

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**Cochise County**  
**Community Development**  
Highway and Floodplain Division  
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## **PUBLIC HEARING NOTICE**

**This is to notify residents of Cochise County, that the Cochise County Flood Control Board of Directors will hold a public hearing to discuss a variance application, filed by Daniel Doberstein, from the Cochise County Floodplain Regulations for parcel 206-21-343.**

**The hearing will be held on Tuesday March 22, 2016 at or after 10:00 a.m. at the Cochise County Board of Supervisor's Meeting Room located at 1415 Melody Lane Bldg. G in Bisbee, AZ 85603.**

**Date of Publication    February 17, 2016**  
**February 24, 2016**  
**March 2, 2016**  
**March 9, 2016**  
**March 16, 2016**

**Willcox Range News**

**cc: Clerk of the Board**

**Highway and Floodplain**  
1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-9300  
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1-800-752-3745  
[highway@cochise.az.gov](mailto:highway@cochise.az.gov)  
[floodplain@cochise.az.gov](mailto:floodplain@cochise.az.gov)

**Planning, Zoning and Building Safety**  
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1-877-777-7958  
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# COCHISE COUNTY

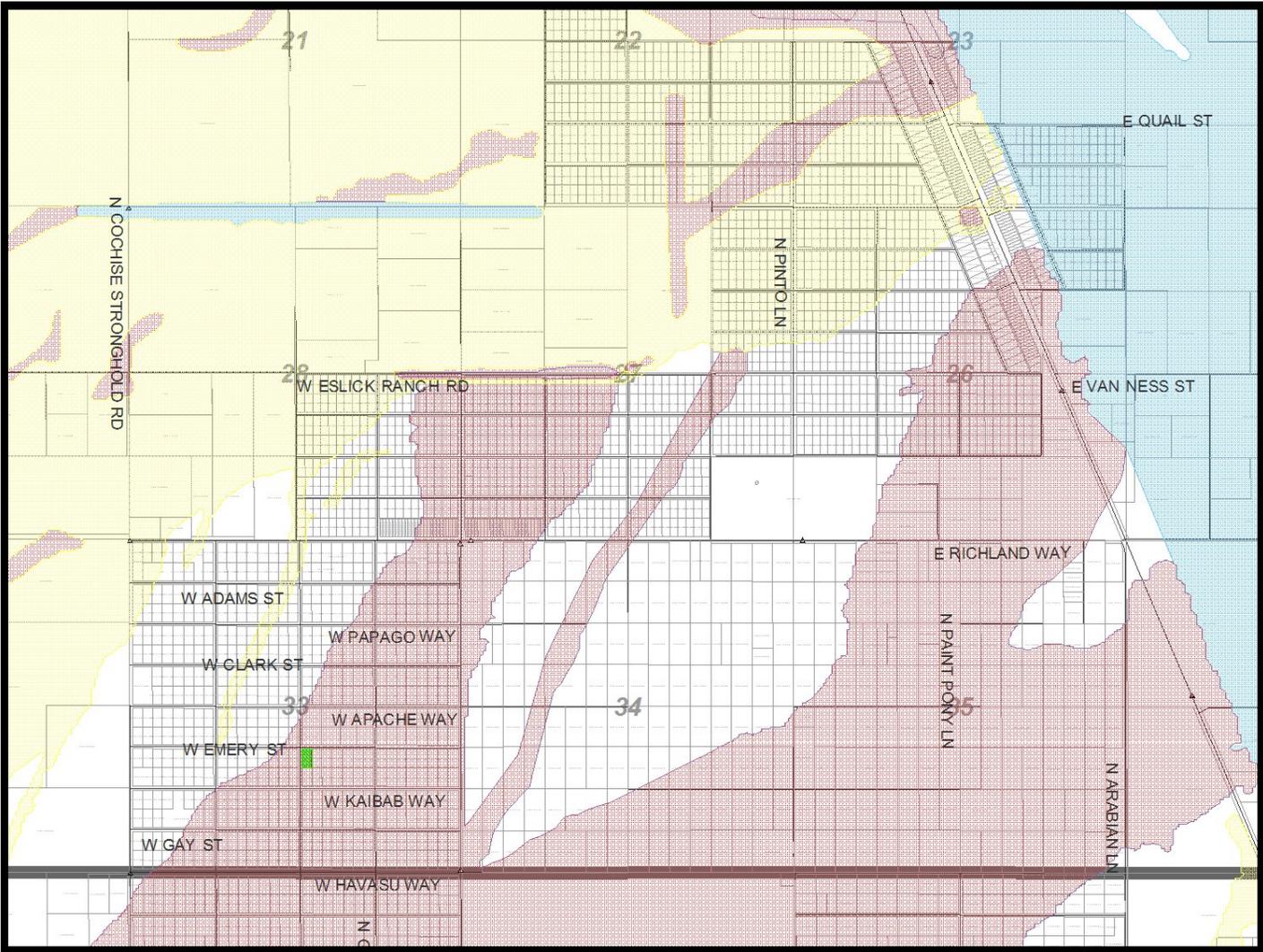
## Variance Request

- The owner would like to build a 1,230 sq. ft. addition, plus a carport. In order to comply with County, State and Federal Floodplain Regulations, the addition and the existing home would be required to be elevated two feet above grade.
- The existing single family residence is 810 sq. ft., approximately 30 years old and is non-conforming (built at grade) with current floodplain regulations.
- The citizens requesting the variance state they have never had flood issues.
- The request is that they do not have to elevate either the existing home or the addition.



***Public Programs...Personal Service***

# COCHISE COUNTY



**COCHISE COUNTY**



Proposed Carport

Proposed Addition

03/05/2016 12:16



## COCHISE COUNTY

### Floodplain Regulation Section 6.3 D & E

Variance – A grant of relief from the requirements of this ordinance which permits construction in a manner that would otherwise be prohibited by this ordinance.

- A determination that the variance is the minimum necessary, considering the flood hazards to afford relief;
- A determination of good and sufficient cause;
- A determination that failure to grant the variance would result in exceptional hardship to the applicant;
- A showing that the use cannot perform its intended purpose unless it is located or carried out in close proximity to water;
- A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.
- A determination that the variance is justified pursuant to A.R.S. § 48-3609.B .7.

(Variance procedures to permit variances from the regulations that do not result in danger or damage to persons or property in floodplains in the area of jurisdiction. Variances may be granted only if special circumstances, such as size, shape, topography, location or surroundings of the property, would cause the strict application of the regulations to deprive the property of privileges enjoyed by similar property in the floodplain. A variance is subject to conditions to ensure that the variance does not constitute a grant of special privileges inconsistent with the limitations on similar property in the floodplain.)



## COCHISE COUNTY

### Staff recommendation

#### Facts:

- Based on the FEMA approved Richland Flood Study the property is within a mapped floodplain (Zone AO-1, base flood of 1 foot), State Regulations require elevation of one foot above base flood depth and the NFIP requires elevation of existing structure if additions are substantial (>50%).
- Applicant states compliance with requirements would cause extreme financial hardship. Requiring elevation of the existing structure would be extremely expensive, if at all possible. It does not appear that elevation of the addition, while possibly awkward, would be a financial burden. Elevation of a non-enclosed carport is not required.
- Based on Variance criteria just reviewed with you, and potential consequences to all floodplain property and citizens paying flood insurance premiums Floodplain Staff must recommend denial.



**RESOLUTION #FCD 16-\_\_\_**

**AUTHORIZING THE GRANTING OF A VARIANCE FROM COCHISE COUNTY FLOODPLAIN REGULATIONS TO ALLOW A LIVABLE ADDITION TO BE ADDED TO AN EXISTING NON-CONFORMING HOME WITH THE ELEVATION OF BOTH TO BE BUILT LESS THAN THE TWO FOOT ELEVATION REQUIREMENT**

**WHEREAS**, Mr. Daniel Doberstein has presented to the Board of Directors of the Cochise County Flood Control District, a formal request asking for relief from the requirements of the Cochise County Floodplain Regulations, specifically to allow an addition to an existing non-conforming home with the livable addition and existing home to be built less than the two foot elevation requirement on APN 206-21-343, address 654 W. Emery St. Cochise, AZ 85606, more particularly described as follows:

ARIZ SUN SITES #1 LOT 7; and

**WHEREAS**, the Cochise County Flood Control District as authorized in § 48-3603, is a political taxing subdivision of this state and has all the powers, privileges and immunities granted generally to municipal corporations by the constitution and laws of this state including immunity of its property and bonds from taxation; and

**WHEREAS**, in accordance with A.R.S. § 48-3603(C)(16). The Board can allow variances from the terms or regulations adopted pursuant to this article to the extent permitted by Section 48-3609(B)(7), if, owing to peculiar conditions, a strict interpretation would work an unnecessary hardship, if in granting the variance the general intent and purposes of this article and the regulations will be preserved; and

**WHEREAS**, the Cochise County Flood Control District Board of Directors having considered all comments regarding this request at their meeting held March 22, 2016 and having determined that the requirements of Sections 6.3(D) and (E) of the Floodplain Regulations, for granting a variance from said Regulations have been met, including the requirement that failure to grant the variance would result in exceptional hardship to Mr. Doberstein,

**NOW, THEREFORE, IT IS HEREBY RESOLVED** that we, the Cochise County Flood Control District Board of Directors, does hereby grant a variance from the

**RESOLUTION FCD# 16-\_\_**

**Re: Authorizing The Granting Of A Variance From Cochise County Floodplain Regulations To Allow A Livable Addition To Be Added To An Existing Non-Conforming Home With The Elevation Of Both To Be Built Less Than The Two Foot Elevation Requirement**

Page | 2

Floodplain Regulations, and allow the existing home and livable addition to not be elevated two (2) feet above highest existing adjacent grade.

**IT IS FURTHER RESOLVED** that as required in Section 6.2 (D) of the Cochise County Floodplain Regulations, the owner is notified that by the recording of this resolution, the land upon which the variance is granted is ineligible for exchange of state land pursuant to the flood relocation and land exchange program.

**IT IS FURTHER RESOLVED** that this resolution shall be recorded so it appears in the chain of title of said property.

**IT IS FURTHER RESOLVED** that, pursuant to Section 6.2(E) of the Floodplain Regulations, the Floodplain Administrator shall include this variance in her records, including the justification for it, and report the variance to FEMA in her biennial report.

**PASSED AND ADOPTED** by the Cochise County Flood Control District Board of Directors, this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Richard Searle, Chairman  
Cochise County Flood Control District Board

**ATTEST:**

\_\_\_\_\_  
Arlethe G. Rios,  
Clerk of the Board

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Britt Hanson,  
Chief Civil Deputy County Attorney



# Cochise County

## Community Development

### Highway and Floodplain Division

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

Date: March 11, 2016  
To: Flood Control District Board  
From: Joaquin Solis, Floodplain Engineer/Assistant Director  
Subject: Doberstein Floodplain Variance Request, Parcel 206-21-343

**Request:** The applicant, Mr. Daniel Doberstein, requests a variance to add a 1,230 square foot (sf) livable addition and a 575 sf carport to an existing 810 sf home without meeting the County's Floodplain elevation requirement.

**Recommendation:** Floodplain Staff recommends that the Flood Control District Board deny the requested variance to allow a substantial improvement (>50% of existing structures market value) without required elevation.

**Background (Brief):** The subject parcel is located within a Zone AO-1 (formerly Zone A) designated special flood hazard area (flood depths equal to one foot) on W. Emery Road in the Sunsites area (near Richland & Cochise Stronghold Rds.). The applicant would like to build a livable addition and an attached carport on to an existing 30 year old non-conforming home. Since the existing home was built at grade and the proposed additions are a substantial improvement, State regulations would require that both the existing home and the livable addition be elevated one foot above the determined 100-year water surface depths, which would be a minimum of two feet above the highest adjacent grade. So long as the carport is not enclosed, it does not need to be elevated and therefore does not require a variance.

The applicant requests the variance because he states that elevating the proposed addition would create an awkward floor plan and elevating the existing home would be an extreme financial burden.

Staff recommends denial of the variance because, among other reasons, elevating the livable addition does not amount to an extreme hardship, and granting the variance would jeopardize Cochise County's inclusion in the National Flood Insurance Program or increase premiums.

**Suggested Motion:** I move to approve the variance requested by Mr. Daniel Doberstein from the elevation requirements for the proposed addition on parcel 206-21-343 located on W. Emery Road in the Sunsites Area, which would otherwise require elevating both the existing home and the addition two feet above adjacent grade.

**Fiscal Impact & Funding Sources:** No fiscal impact

**Next Steps/Action Items/Follow-up:** If the variance is granted the Doberstein's will be in violation of the Floodplain, State and National Flood Insurance Program (NFIP) regulations and:

- The variance must be recorded so that it runs with the title of the land

**Highway and Floodplain**  
1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9337 fax  
1-800-752-3745  
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floodplain@cochise.az.gov

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1-877-777-7958  
planningandzoning@cochise.az.gov

- May result in an increase in premiums or denial of flood insurance (if required by a lender)
- Jeopardizes Cochise County's inclusion in the NFIP and Community Rating System (CRS) which grants all County residents discounts on insurance premiums.

Impact of Not Approving: If the variance is not granted, the existing structure (810 sf.) and substantial improvement (1,230 sf.) will be required to be elevated two (2) feet above the highest adjacent grade. The carport, as long as it is not enclosed does not need to be elevated.



**Cochise County  
Community Development  
Highway and Floodplain Division**

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www.cochise.az.gov

**REQUEST FOR VARIANCE/APPEAL**

Applicant:  Daniel Doberstein

Address:  4074 E Lone Farm Rd  City:  Willcox

State:  AZ  Zip:  85643

Phone:  (520) 507-7268

Email:  drdfab@gmail.com

LEGAL DESCRIPTION / TAX PARCEL ID:  206-21-343

**Please check one:**

In accordance with the Floodplain Regulations for Cochise County, the above petitioner hereby applies for a Variance.

In accordance with the Floodplain Regulations for Cochise County, the above petitioner hereby files an Appeal.

REQUEST:  Request variance from requirement to elevate structures 2' above existing finish grade

**APPLICANT'S STATEMENT (Cite grounds for Variance or Appeal):** \_\_\_\_\_

Chance of flooding in Zone A is 1% -Existing structure is 30 years old and shows no indication of previous flood damage.

Elevating addition results in awkward floor plan arrangement and exterior look of building.

Elevating entire structure poses extreme financial burden.

*(Attach additional information, if any, pertaining to this request)*

Applicant's Signature  [Signature]

Date:  1/15/16

**Highway and Floodplain  
01/12/15**

1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9337 fax  
1-800-752-3745  
highway@cochise.az.gov  
floodplain@cochise.az.gov

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REV



**Cochise County  
Community Development  
Highway and Floodplain Division**

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\*\*\*\*\*  
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**OFFICIAL USE ONLY**

**Date Received by Floodplain Board:** \_\_\_\_\_

**ACTION:** Date of Hearing: \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_

**Stipulations or further action:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Highway and Floodplain  
01/12/15**

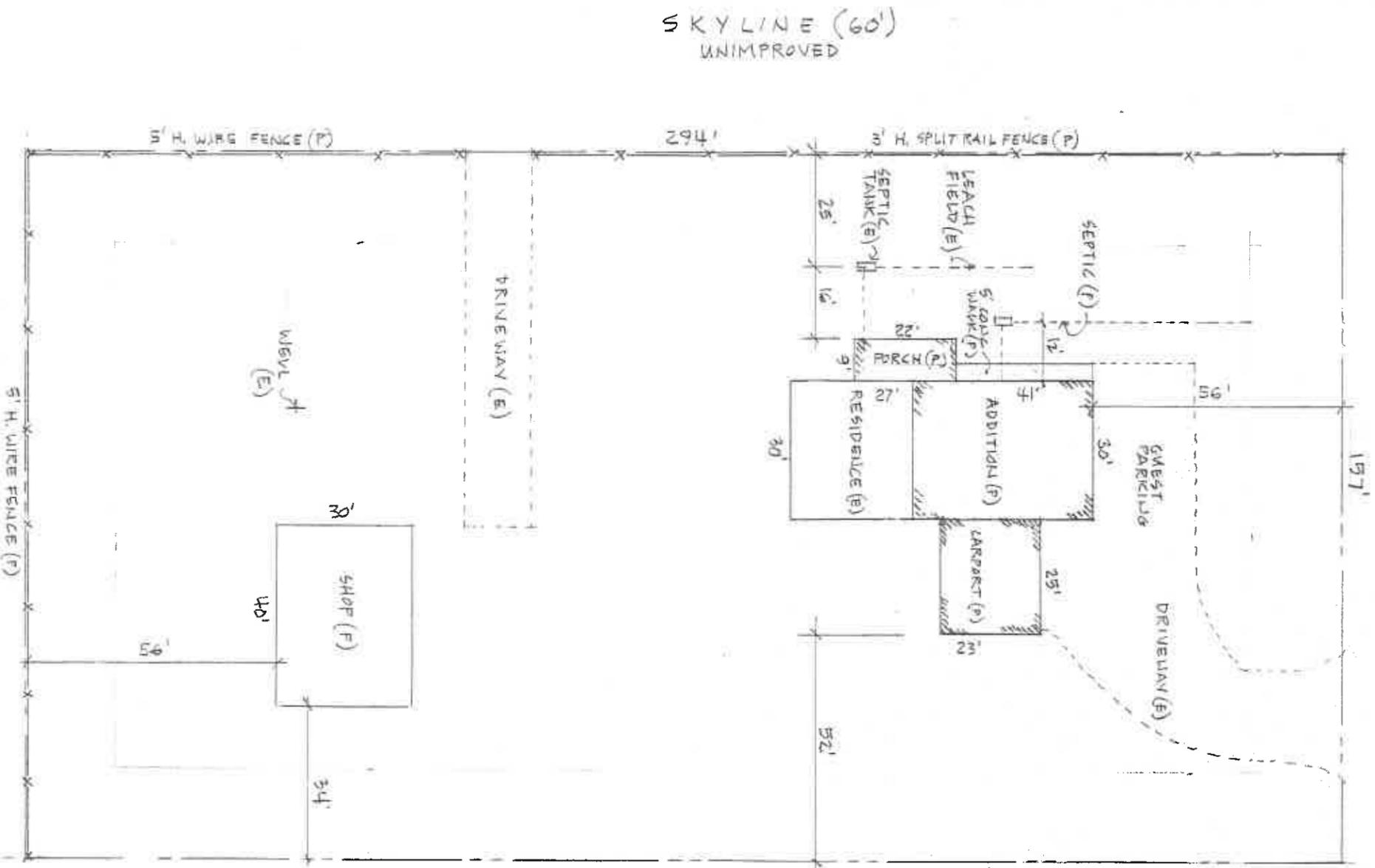
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1-877-777-7958  
planningandzoning@cochise.az.gov

**REV**

EMERY (60')  
UNIMPROVED



**RAYMOND KLUMB, ARCHITECT**  
571 N Frontage Road, PO Box 126  
Pearce, AZ 85625  
Phone: (520) 826-5352  
Fax: (520) 826-5354  
E-mail: rkarck64@gmail.com

**DOBERSTEIN RESIDENCE**  
654 EMERY STREET  
APN: 206-21-343  
COCHISE COUNTY, ARIZONA

Scale/Paper Size  
1"=30'  
11x17

Date  
12/22/2015

Dwg  
SK3  
SITE PLAN  
NOT FOR  
CONSTRUCTION