

From: admin@counterintelligence-az.com
To: [Kirschmann, Robert](#)
Subject: RE: Neighbor Letter
Date: Thursday, April 18, 2019 11:03:00 AM

Robert,

Here is the email in favor of our project we received from the Schuttes.

Thanks!

Simara Montez

Begin forwarded message:

From: Kelly Schutte <kellyschutte@hotmail.com>
Subject: **Best of Luck Neighbor!**
Date: April 8, 2019 at 10:31:43 AM MST
To: "jon@counterintelligence-az.com" <jon@counterintelligence-az.com>, "mr_mrs_schutte@hotmail.com" <mr_mrs_schutte@hotmail.com>

Hello Jon and Simara!

We are John and Kelly Schutte @ 656 W Camino de Mesa and are in receipt of your letter for the county issues your facing.

Just wanted say quickly, we have no problems with your endeavor and wish you all the best!

Special Use Docket SU-19-06 (Counter Intelligence)



YES, I SUPPORT THIS REQUEST

Please state your reasons:

This couple is trying to get ahead in life and take care of a growing family. I feel their property is large enough to do all this.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

ADELHEID A. HESS

SIGNATURE(S):

Adelheid A. Hess

YOUR TAX PARCEL NUMBER: #106-04-12506 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Monday April 29, 2019 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Robert Kirschmann at the contact information listed on page one by May 8, 2019 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the **public hearing on May 8, 2019**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Robert Kirschmann, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Special Use Docket SU-19-06 (Counter Intelligence)



YES, I SUPPORT THIS REQUEST

Please state your reasons:

We are the closest neighbors to this property, and do not feel this would threaten the integrity of the neighborhood. It appears the business is a small business, and it would be no more than having a workshop on the property. (AS long as it would not

~~NO, I DO NOT SUPPORT THIS REQUEST:~~

~~Please state your reasons:~~

raise taxes) However, there would be some requests to consider and that would include a privacy fence around the building so as remnants are not accumulated and noticeable to the neighbors.

It would also be requested that he build the structure on the north side of the existing house.

(Attach additional sheets, if necessary)

PRINT NAME(S):

BONITA COOK + GREGORY COOK

SIGNATURE(S):

Bonita L. Cook

Gregory B. Cook

409 W. CAMINO DE MANANA

YOUR TAX PARCEL NUMBER:

(the eight-digit identification number found on the tax

statement from the Assessor's Office)

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RETURN TO:

Robert Kirschmann, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

CAMINO DE MANANA

BUSICK

MONTEZ HOUSE

OUR HOUSE
COOK

Special Use Docket SU-19-06 (Counter Intelligence)

X YES, I SUPPORT THIS REQUEST

Please state your reasons:

THIS WOULD BE BETTER THAN THE GOAT FARM IN THE NEIGHBORHOOD.

JON AND SIMARA MONTEZ ARE OUTSTANDING CHRISTIAN CITIZENS.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

EDWARD + BONNIE KAMMEYER

SIGNATURE(S):

Edward G. Kammeier
Bonnie J Kammeier

YOUR TAX PARCEL NUMBER: 106-04-140B7 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO: Robert Kirschmann, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

RE: Docket SU-19-06 (Counter Intelligence)

I **DO NOT** support this request for Special Use Authorization to construct a 1,600 sq. ft. building to be used in manufacturing counter tops at 2439 N Busick Ranch Road.

Issues related to specific points in the application, such as use of a non-maintained county road, noise, dust control, and water use will be addressed by those in closer proximity to the property. The issue I want to address is the overarching impact of introducing manufacturing into our residential community.

With the recording of the Declaration of Establishment of Conditions and Restrictions (CCR) in 1957, the residents of Cochise Ranchos proclaimed their intent as to the 'character' of their community. The first condition states: "Said property shall be used for residential purposes only."

In 2000, over 70% of the residents rezoned their property to SR-174. This was done to **stabilize and protect single-household residential development**. SR-174 allows areas for family living at a broad range of densities and it provides for residential neighborhoods. But the key words here are "residential development", not mixed use, to include manufacturing. SR-174 zoning does not allow manufacturing as a Special Use Authorization.

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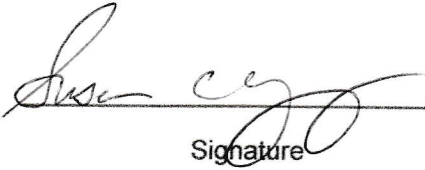
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I believe approval of Docket SU-19-06 (Counter Intelligence) would open the door to manufacturing or other operations that would jeopardize single-household residential development.

I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Susanna C. Young 
Printed Name Signature
2500 N Arthur Ranch Rd Huachuca City 19 Apr 2019
Address AZ Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Thank you.

Sincerely,

JUDAH MUSAHI MACCABEE

Printed Name

Signature

Address

Date

4416 PLAZA VISTA
SIENNA VISTA, AZ 85635

04/20/19

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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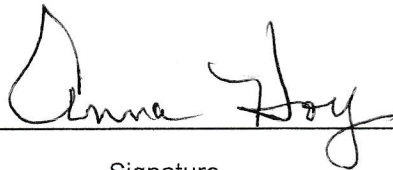
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Thank you.

Sincerely,

<u>Anna Hoy</u>	<u></u>
Printed Name	Signature
<u>106-05-015 B1 (Parcel ID)</u>	<u>4-19-2019</u>
Address	Date
<u>Cochise Ranchos E2 of Lot 63 (4.55 Acres)</u>	

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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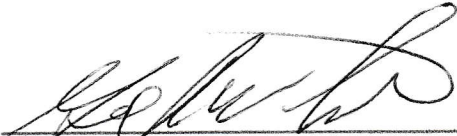
Thank you.

Sincerely,

GORDON R. WHITE

Printed Name

85616



Signature

2383 N. AMMOOSA PL. HUNTERDALE CITY, AZ

Address

4/18/2019

Date

PARCEL #
106-04-139

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Jerry D. Winslow

Printed Name

350 W. Ivey Rd Whetstone

Address

J. D. Winslow

Signature

4/19/19

Date

April 17, 2019

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Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Thank you.

Sincerely,

Donna J Winslow

Printed Name

Donna J Winslow

Signature

350 W. Trey Rd., Whetstone AZ 85616

Address

4/19/19

Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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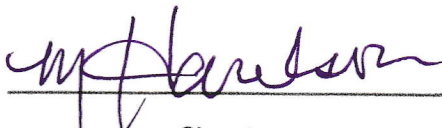
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I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

<u>Maryann Harelson</u>	<u></u>
Printed Name	Signature
<u>445 W. Black Rd</u>	<u>4-18-19</u>
Address	Date
<u>Wheatstone AZ</u>	
<u>85614</u>	

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Thank you.

Sincerely,

owner
owner
Colleen Stiles
Eric Windesheim


Eric Windesheim

Printed Name

315 W. Sunset RD

Signature

4/18/19

Address

Huachuca City, AZ
85616

Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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I strongly request you **DO NOT** approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

BRIAN LEE JACKSON

Printed Name



Signature

188 W. CAMINO DE MESA WHESTONE

Address

4-18-19

Date

Parcel ID # 10604115A

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Thank you.

Sincerely,

Marilee Swenson Marilee Swenson

Printed Name

Signature

6015 W Lurey Rd Huerfano City 4/19/19

Address

Date

April 17, 2019

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Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Thank you.

Sincerely,

Bernadette Ryan

Printed Name

Bernadette L Ryan

Signature

87 W Camino De Mesa

Address

4-19-19

Date

April 17, 2019

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I believe approval of Docket SU-19-06 (Counter Intelligence) would open the door to manufacturing or other operations that would jeopardize single-household residential development.

I strongly request you **DO NOT** approve the Special Use Authorization to help us preserve the rural lifestyle of this area. ← →

Thank you.

Sincerely,

CHARLES W EVERTS Charles W Everts

Printed Name

Signature

233 W Sunset Rd

18 Apr 2019

HOA AREA City AZ
85616

Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

RE: Docket SU-19-06 (Counter Intelligence)

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I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

<u>ANN E. AUST</u>	<u>Ann E. Aust</u>
Printed Name	Signature
<u>510 W. IVEY RD., HUACHUCA CITY</u>	<u>4/17/2019</u>
Address	Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Thank you.

Sincerely,

EILEEN SWIERS

Eileen Swiers

Printed Name

Signature

257 W. Sunset Rd.

4-17-19

Address

Date

Huachuca City, AZ
85616

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Dorothy Adams

Printed Name

Dorothy Adams

Signature

2261 N. Appaloosa Place

Address

April 22, 2019

Date

Parcel Numbers

10605029

10605029D

10605031A

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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I strongly request you **DO NOT** approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Diana Wales
James Wales

Diana Wales
James Wales

Printed Name

115 West Black Rd

Address

Signature

4-20-19

Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

<u>Leacy Brown</u>	<u>Leacy Brown</u>
Printed Name	Signature
<u>664 West Camino De Mesa</u>	<u>04/19/19</u>
Address	Date
<u>Huachuca City, AZ 85616</u>	

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

RE: Docket SU-19-06 (Counter Intelligence)

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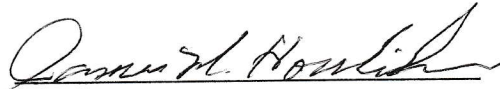
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I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

JAMES M. HOULIHAN 

Printed Name

Signature

2468 N. ARTHUR RANCH ROAD
HUAHUARA CITY, AZ 85616
Address

4/20/2019
Date

PARCEL # 1060411909

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Susan Richards 

Printed Name
2358 SANDS RANCH Rd
Address Huachuca City, AZ
85616

Signature
4/18/19
Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Thank you.

Sincerely,

<u>Ellis & Cecilia Warren</u>	<u>Cecilia Warren</u>
Printed Name	Signature
<u>P.O. Box 4146</u>	<u>19 Apr 2019</u>
<u>Huachuca City, AZ 85616</u>	Date
Address	

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

ROBERT & JACQUELYN DORR Robert Dorr

Printed Name

Signature

322 W. FUEY RD. H.C. 85616

4-20-19

Address

Date

Parcel # 106-05-00490

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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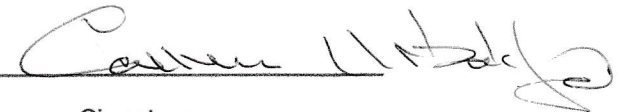
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I strongly request you **DO NOT** approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Parcel #'s 10604 104 C2
10604 104 D1

CATHERINE URBANO 

Printed Name

Signature

647 W. Camino de Mesa 4/20/19

Address

Date

Huachuca City
AZ 85606

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

RE: Docket SU-19-06 (Counter Intelligence)

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I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Robert Kirshmann

Robert Kirshmann

Printed Name

Signature

199 W. CAMERON DELMARDA 18 APR, 2018

Address

144 MELUCA CTR, AZ

Date

0516

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Melanie S. Folsom
Galen W. Folsom

Melanie S. Folsom
Galen W. Folsom

Printed Name

Signature

2301 N. Desert View Place

4/19/19

Address

Date

Huachuca City, AZ 85616

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Thank you.

Sincerely,

GARY W. EDGAR FOR EDGAR REVICARER TRUST

Printed Name

Signature

12375 N. LOST SHADOW CT

04/20/2019

Address MARANA, AZ 85658

Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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I believe approval of Docket SU-19-06 (Counter Intelligence) would open the door to manufacturing or other operations that would jeopardize single-household residential development.

I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

DAVID E. JOHNSTON

David Johnston

Printed Name

Signature

2483 N. Arthur Ranch Rd

4/25/19

Address

Date

Huachuca City AZ
85616

10604104 EO Parcel
AND 10604107

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

RE: Docket SU-19-06 (Counter Intelligence)

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Thank you.

Sincerely,

Paul R. Whitby

Printed Name



Signature

5425 E Broadway Blvd #194, Tucson AZ

4/22/19

Address

Date

85711
Owner of Lot # 43 of
Cochise Ranchos according to the map recorded in
Book 3 of Maps, p. 159 Records of Cochise County, AZ.

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Thank you.

Sincerely,

STEVEN QUAST



Printed Name

Signature

545 W. SUNSET Rd, Huachuca City, AZ 85616

20 Apr 2019

Address

Parcel ID: 10605010A

Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Thank you.

Sincerely,

James + Ginny Dargatzis

Printed Name

[Handwritten Signature]

Signature

570W. Sunset Rd. Huachuca City AZ 85616 20 Apr 2019

Address

Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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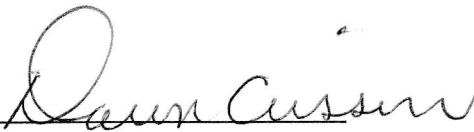
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I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

<u>DAWN M. COSSINS</u>	<u></u>
Printed Name	Signature
<u>204 WEST SUNSET RD</u>	<u>4/19/19</u>
Address	Date

William T. Cossins

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Thank you.

Sincerely,

<u>Tina Moody</u>	<u>Tina Moody</u>
Printed Name	Signature
<u>6008 W. Sunset Rd</u>	<u>19 April 2019</u>
Address	Date
<u>Huerfano City AZ</u>	
<u>85614</u>	

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Thank you.

Sincerely,

Patsy C. Tuttle

Printed Name

2501 N. Arthur Ranch Rd
Huachuca City, AZ 85616

Address Parcel/TAX ID 10604104F

Patsy C. Tuttle

Signature

04-22-2019

Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Thank you.

Sincerely,

MARY E ALLEN 
Printed Name Signature
112 W. Tuley Rd HCAE 4-25-19
Address 85614 Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Thank you.

Sincerely,

Kenneth G. Kempson

Printed Name

Kenneth G. Kempson

Signature

PO Box 181 Clifton AR
72031

Address

22 APR 2019

Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Sincerely,

Kenneth G. Kempson Kenneth G. Kempson

Printed Name

Signature

PO Box 181 CANTON AR
72031

Address

22 APR 2019

Date

Parcel: 10605014 A
203 W. Sunset Rd.

UPDATED SHEET

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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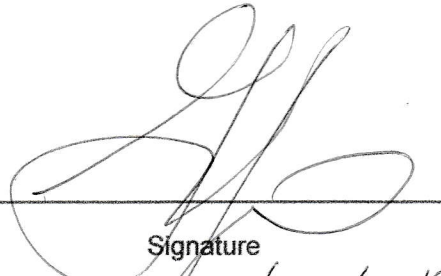
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Thank you.

Sincerely,

George Espinosa

Printed Name



Signature

594 W. Camino de Managua

Address

4-26-19

Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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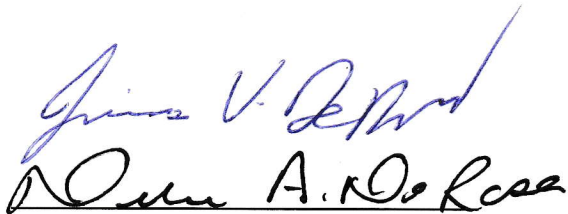
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Thank you.

Sincerely,

JAMES V DeRosa

Debra A. DeRosa



Printed Name

Signature

356 W. Camino de Mesa

4/26/19

Address

Date

lot 106-04.121E

Special Use Docket SU-19-06 (Counter Intelligence)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

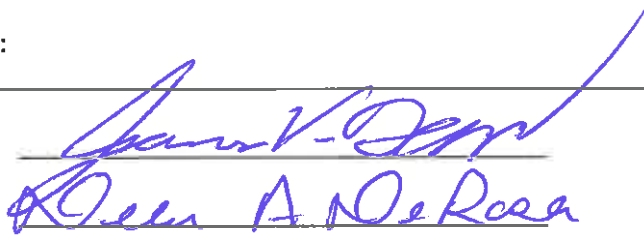
Ru4

We will NOT vote for any special use or zoning change from the existing residential SR174. The requested use is not consistent with a residential neighborhood. The Montez's purchased the home knowing it was/is in a residential neighborhood. We do not want to be disturbed by noise or trucks associated with a ^{work} business! Please see additional explanation/information sheets.

(Attach additional sheets, if necessary)

PRINT NAME(S):

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: 106-04-121E (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Monday April 29, 2019 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Robert Kirschmann at the contact information listed on page one by May 8, 2019 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the **public hearing on May 8, 2019**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Robert Kirschmann, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Denial of Montez's Special Use Permit:

The Montez's purchased Tax Parcel #106-04-126A not B on 7/12/2017 it was recorded with 6.83 acres in a residential subdivision.

The application has Tax Parcel #104-04-126B with only 4.55 acres. When and where did the 2.28 acres get split out and to whom? How did the Tax Parcel number get changed? I cannot locate the county tax record with the "126 B" identification. (I have enclosed a copy of the current CRS Property Detail Report from the assessor's office with the Montez's name and parcel ID # of 106-04-126A.)

We will not vote for any special use or zoning change from the existing residential SR 174.

Section A

Question 7.C.(3) Route: The Busick's developed the subdivision. They were adamant that Busick Road itself is **not a county-maintained road**. Nor is there a maintenance agreement with the other residents of the road. Allowing the zoning change would constitute a Violation of Section 1807.02 A of the Cochise County Zoning Regulations.

7G: Privately maintained road. There is **NOT a maintenance agreement**. The road is not 20' wide in some sections. Parcel # 104-04-121E, owned by my husband and myself Jim and Debra DeRosa have 631' along Busick Road. It has been maintained by Dorothy Busick and occasionally the DeRosa's on a courtesy basis. Prior owner of parcel 106-04-126A, Robert B Covert at some point paid to have gravel laid. If the use permit is approved, this will once again be a violation of Section 1807.02A of the Cochise County Zoning Regulations – no maintenance agreement.

7H. The applicant states that there are not deed restrictions. **There are existing Deed Restrictions**. Dated October 1957 at the Cochise County Records Office: 12508DK177, page 268 and 269. The very first restriction is item #1.

#1 Said property shall be used for residential purposes only. (I have attached a copy.)

Section B 3: Noise is a questionable issue. This is a residential neighborhood and we are not open to any zoning changes.

Section C: Water use is questionable. This home is on a shared well and the Busick's have **NOT** been consulted about additional use of the well for the manufacturing and rinsing of the counters etc. of which they will address.



Tuesday, April 16, 2019

LOCATION

Property Address 2439 N Busick Ranch Rd
Huachuca City, AZ 85616-8221

Subdivision

Carrier Route R002

County Cochise County, AZ

PROPERTY SUMMARY

Property Type Residential

Land Use Residential Improvement >5 Acres

Improvement Type Single Family Home

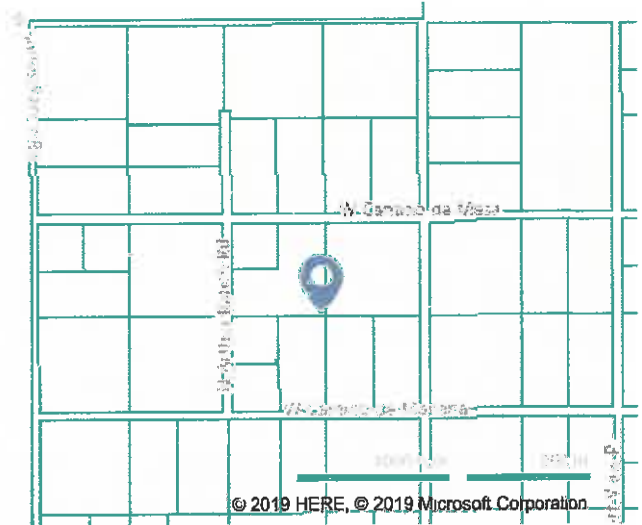
Square Feet 1828

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 106-04-126A

2010 Census Trct/Blk 13/4

Assessor Roll Year 2017



CURRENT OWNER

Name Montez Jonathan M Montez Simara C

Mailing Address 3720 S Inca Dove Pl
Sierra Vista, AZ 85650-5308

SALES HISTORY THROUGH 04/04/2019

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
7/12/2017	\$55,700	Montez Jonathan M		Warranty Deed		2017-14400
7/12/2017	\$55,700	Montez Jonathan M		Warranty Deed		0000014400
6/8/2017	\$14,000	Lane Larry L		Warranty Deed		2017-11736
6/8/2017	\$14,000	Lane Larry L		Warranty Deed		0000011736
4/14/2000		Covert Robert B		Joint Tenancy		410/589
3/20/1997	\$82,000	Covert Robert B		Joint Tenancy Deed		
4/22/1992	\$74,900			Joint Tenancy Deed		

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2018	Assessment Year	2018
Appraised Land	\$31,467	Assessed Land	\$3,147
Appraised Improvements	\$69,374	Assessed Improvements	\$6,904
Total Tax Appraisal	\$100,841	Total Assessment	\$10,051
Tax Area	170	%Improvement	69%
		Exempt Amount	\$3,838

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2017			\$770.54
2016			\$852.66
2015			\$948.06
2014			\$1,068.50
2013			\$963.04

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
07/12/2017	50,130	Montez Jonathan M Montez Simara C	Sunstreet Mortgage	0000014401
07/12/2017	50,130	Montez Jonathan M Montez Simara C	Sunstreet Mortgage	2017-14401

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Home	Condition	Units
Year Built	1964	Effective Year	Stories
BRs	Baths	Rooms	1

Total Sq. Ft. 1,828

Building Square Feet (Living Space) Building Square Feet (Other)

First Story (Base) 1,828

- CONSTRUCTION

Quality		Roof Framing	Wood Joists
Shape		Roof Cover Deck	Composition Shingle
Partitions		Cabinet Millwork	
Construction	C	Floor Finish	Carpet
Foundation		Interior Finish	
Floor System	Structural Slab	Air Conditioning	
Exterior Wall	Stucco	Heat Type	
Structural Framing	Rigid Frame	Bathroom Tile	
Fireplace		Plumbing Fixtures	

- OTHER

Occupancy Building Data Source

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition	Building
Concrete Paving	1313			1
Concrete Porch-Patio	36			1
Concrete Porch-Patio	44			1
Enclosed Porch	250			1
Isx	1			1

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential Improvement >5 Acres	Lot Dimensions	
Block/Lot	/27	Lot Square Feet	297,514
Latitude/Longitude	31.706875°/-110.360963°	Acreage	6.83

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type	
Electric Source	Topography	
Water Source	District Trend	
Sewer Source	School District	Tombstone Unified School District

Zoning Code

Owner Type

LEGAL DESCRIPTION

Subdivision	Plat Book/Page	
Block/Lot	Tax Area	170

4/16/2019

CRS Data - Property Report for Parcel/Tax ID 106-04-126A

Description

Cochise Ranchos Se4 Of Lot 27 2.28Ac; & Cochise Ranchos (A) Nw4 L Ot 27 By M&B: Beg At Nw Cor Of Lot 27 Cochise Ranchos E315' S315' W315' N315' To Beg Exc For 12X30 Wlste Loc 16' W Of The Sw Cor Of The Ne4 2.27Ac & (B) Ne4 Of Lot 27 By M&B Beg At Ne Cor

© 2019 Courthouse Retrieval System. All Rights Reserved.
Information Deemed Reliable But Not Guaranteed.

DECLARATION OF ESTABLISHMENT OF
CONDITIONS AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That ARIZONA LAND TITLE & TRUST COMPANY, an Arizona corporation, as Trustee, being the owner of the following real property:

Lots 2 through 15, Lots 18 through 31, Lots 34 through 47, Lots 50 through 63 and Lots 66 through 79 of COCHISE RANCHOS, Cochise County, Arizona, according to the Map or Plat thereof of record in the office of the County Recorder of Cochise County, Arizona, in Book 3 of Maps and Plats at Page 159,

hereinafter referred to as said property, do hereby declare the manner, conditions, restrictions and covenants upon and subject to which all of said property shall henceforth be occupied, used and improved, which covenants, restrictions, and conditions shall be henceforth construed as covenants running with the land and shall inure to the benefit of the present and all future owners of any of the lots in said property, to-wit:

1. Said property shall be used for residential purposes only.
2. No building or dwelling of frame construction shall be erected or permitted upon said property.
3. No home or dwelling having a living area of less than 1,000 square feet shall be constructed or permitted upon said property. Only one story dwellings are permitted. Minimum setback from any property line shall be 50 feet.
4. No structure other than one home or dwelling, together with attached car porte or attached garage, shall be constructed or permitted upon any single holding or parcel. No single holding or parcel having an area of less than 2 1/2 acres shall be permitted.
5. House trailers may be maintained upon said property for a period not to exceed 90 days, and only during construction of a permanent residence upon the parcel of land upon which such trailer is maintained.
6. No obnoxious, malodorous or offensive trade or activity shall be permitted upon said property. No livestock other than customary domestic pets may be kept or maintained upon said property, except however, that horses, together with proper stable for housing same, may be maintained on parcels having a minimum area of 10 acres.
7. Buildings must have modern sanitary facilities and no outside toilets are permitted.

If the parties hereto, or any of them, or their successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any lot or lots in said property to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant either to prevent him or them from so doing or to recover damages or other dues for such violation.

#12508 Oct. 25, 57 9:00AM
Dk. 177 Pg. 268-269

In the event any court of competent jurisdiction shall by decree declare any of the foregoing conditions, restrictions and covenants to be invalid, the invalidation of one or more of said conditions, restrictions and covenants shall in no wise invalidate or render inoperative the remainder of said conditions, restrictions and covenants.

PROVIDED, that any violation of the foregoing covenants, conditions or restrictions shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value as to any portion of said property. But such covenants shall be enforceable against any portion of said property acquired by the mortgagee through foreclosure or by deed in lieu of foreclosure for any violation of the restrictions, covenants and conditions contained herein occurring after the acquisition of said property by mortgagee.

IN WITNESS WHEREOF, the undersigned have executed these presents this 22nd day of October, 1957.

ARIZONA LAND TITLE & TRUST COMPANY
Arizona corporation, as TRUSTEE,

BY: *D.M. Cooper*
Assistant Trust Officer

STATE OF ARIZONA)
) ss.
County of PIMA)

This instrument was acknowledged before me this 22nd day of October, 1957, by D. M. COOPER, as Assistant Trust Officer of ARIZONA LAND TITLE & TRUST COMPANY, an Arizona corporation, as an Act of such corporation.



Jean L. Woods
NOTARY PUBLIC

MY COMMISSION EXPIRES:
March 13, 1960

STATE OF ARIZONA }
COUNTY OF COCHISE }
Witness my hand and Official Seal
P. W. NEWBERRY, County Recorder

Refd. 509
I hereby certify that the within instrument was filed and recorded at request of
For 2.50 *Arizona Land Title & Trust*
I. R. S. Successory Org.

Indexed	Photostat- Compared	Blotted	Total \$	Date <u>OCT 25 1957</u> 5:22 AM
			Books <u>177</u>	Page <u>268-269</u> No. <u>12508</u>



April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

RE: Docket SU-19-06 (Counter Intelligence)

I **DO NOT** support this request for Special Use Authorization to construct a 1,600 sq. ft. building to be used in manufacturing counter tops at 2439 N Busick Ranch Road.

Issues related to specific points in the application, such as use of a non-maintained county road, noise, dust control, and water use will be addressed by those in closer proximity to the property. The issue I want to address is the overarching impact of introducing manufacturing into our residential community.

With the recording of the Declaration of Establishment of Conditions and Restrictions (CCR) in 1957, the residents of Cochise Ranchos proclaimed their intent as to the 'character' of their community. The first condition states: "Said property shall be used for residential purposes only."

In 2000, over 70% of the residents rezoned their property to SR-174. This was done to **stabilize and protect single-household residential development**. SR-174 allows areas for family living at a broad range of densities and it provides for residential neighborhoods. But the key words here are "residential development", not mixed use, to include manufacturing. SR-174 zoning does not allow manufacturing as a Special Use Authorization.

Again in 2018, the community rallied to prevent a rezoning action to reduce the minimum 4-acre parcel requirement. Over 100 signatures were obtained opposing that action.

A Special Use Authorization for manufacturing is in total conflict to the well-documented wish of the majority of residents of Cochise Ranchos. If approved, it will be permanent as the Special Use Authorization will transfer with any future sale of the property and the new owners will be allowed to set up their own manufacturing without any input from the community.

I believe approval of Docket SU-19-06 (Counter Intelligence) would open the door to manufacturing or other operations that would jeopardize single-household residential development.

I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Sturley A Hayden
JAMES F HAYDEN

Printed Name

Robert Kirshmann

Signature

Signature

OWN: 2282 N. Sauer Ranch Rd

4/21/2019

Address

*Archaus City
AZ*

Date

*Current 20 Highway Rd,
Conowingo, MD 29018*

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Robin Peck / Gale Peck Robin Peck / Gale Peck

Printed Name

Signature

400 W. Rahn Rd Dayton, OH 45429 4/22/19

Address

Date

we own a lot on Sunset Rd Huachuca City, AZ

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Donna Salem
Tadi Salem

Printed Name



Signature

4-20-2019

Date

Address

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Thank you.

Sincerely,

Shawn P Ryan 484 W. Sunset Rd
Printed Name Signature Huachuca City
[Signature] 4/24/2019 AZ 85616
Address Date
Deanna Lee Ryan
Deanna Lee Ryan SAME

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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I strongly request you **DO NOT** approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Dana M. Cole Dana M. Cole

Printed Name

Signature

2368 N. Sands Ranch Rd.
Address Huachuca City, AZ

04/19/19
Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

RE: Docket SU-19-06 (Counter Intelligence)

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Thank you.

Sincerely,

Dana M. Cole

Printed Name

Dana M. Cole

Signature

2368 N. Sands Ranch Rd.

Address

Huachuca City, AZ

04/19/19

Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Sincerely,

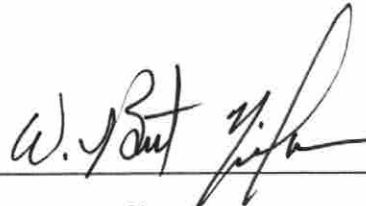
W. BRENT NICOLA

Printed Name

2376 N. DESERT VIEW PL.

HUACHUCA CITY, AZ 85616

Address



Signature

APRIL 25, 2019

Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

RE: Docket SU-19-06 (Counter Intelligence)

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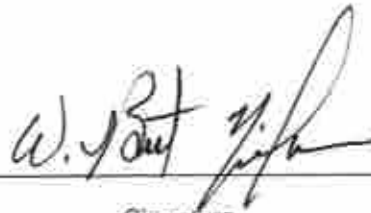
W. BRENT NICOLA

Printed Name

2376 N. DESERT VIEW PL.

HUACHUCA CITY, AZ 85616

Address



Signature

APRIL 25, 2019

Date

Special Use Docket SU-19-06 (Counter Intelligence)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

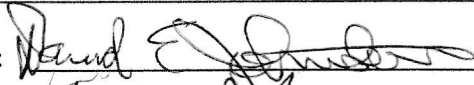

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Noise, Dust traffic increase Semi, truck on already
Substandard road R44, SR 174

(Attach additional sheets, if necessary)

PRINT NAME(S):

SIGNATURE(S): 


YOUR TAX PARCEL NUMBER: 10604107 (the eight-digit identification number found on the tax statement from the Assessor's Office) AND 10604104

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Monday April 29, 2019 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Robert Kirschmann at the contact information listed on page one by May 8, 2019 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the **public hearing on May 8, 2019**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Robert Kirschmann, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603



Cochise County
Community Development
Planning, Zoning and Building Safety Division

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

April 10, 2019

Re: Docket SU-19-06 (Counter Intelligence)

Dear Property Owner:

The Cochise County Planning and Zoning Commission hereby gives notice a public hearing will be held at or after **4:00 p.m., on Wednesday, May 8, 2019**, at the Cochise County Board of Supervisors Hearing Room, at 1415 Melody Lane, Building G, in Bisbee, Arizona; and

Docket SU-19-06 (Counter Intelligence)

The Applicant requests a Special Use Authorization to construct a 1,600 square foot building to be used in manufacturing counter tops. The 4.55 acre site, 106-04-126B, is located 2439 N. Busick Ranch Road and is zoned RU-4. In a Rural Zoning district manufacturing and storage require Special Use Authorization. The Applicant is Jonathan Montez.

If the Commission approves the Docket, the Applicant must then obtain a building/use permit to establish the use and to construct any new structures. The permit application will be subject to review by County Departments such as Building Safety, Zoning, Environmental Health, Highway and Floodplain as well as any applicable State or Federal agencies.

You are hereby advised of this public hearing as an owner of property within one mile of the site where the Special Use is requested. If you should have any written comments pertaining to this matter, you may submit written comments on the attached form, by email, fax or mail by April 29, and they will be given to the Commission members. Whether or not you choose to provide written comments, you are encouraged to attend this public hearing to let your feelings be known concerning this docket. If you do not attend the public hearing, but wish to know the Commission's action, please contact the Planning Department at the number referenced below.

If you have any questions regarding this matter, please do not hesitate to contact the Community Development Department by phone at 520-432-9248 and by e-mail at rkirschmann@cochise.az.gov. Please note that occasionally dockets are removed from the agenda just prior to a meeting. It is recommended that you contact the Community Development Department to find out if this docket is still scheduled.

Sincerely,

Robert Kirshcmann, Planner II

Planning, Zoning and Building Safety

1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

Highway and Floodplain

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

Special Use Docket SU-19-06 (Counter Intelligence)

____ YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

I HAVE REVIEWED THE APPLICATION AND HAVE THE FOLLOWING REMARKS/???
NO MAINTENANCE AGREEMENT IN PLACE

- ① USE OF A NON-COUNTY MAINTAINED ROAD - POSSIBILITY OF USING CAMINO DE MESA AS OUTLET - DON'T WANT FREIGHT TRUCKS ON ROAD PD FOR BY RESIDENTS -
- ② QUESTION THE STMT 1 GAL OF WATER PER DAY
- ③ QUESTION DUST CONTROL AND SEWAGE - HOW WILL MATERIAL WASTE BE MANAGED?
- ④ CONCERNED WITH NOISE IN A METAL BLDG.
- ⑤ WHAT IS THE COMPOSITION OF COUNTERTOPS AND OTHER MATERIALS?
- ⑥ NO MENTION OF FIRE SUPPRESSION MEASURES BEING TAKEN.

(Attach additional sheets, if necessary)

BOTTOMLINE - I AND THE MAJORITY OF RESIDENTS IN COCHISE RANCHOS DO NOT SPT MULTI-USE ZONING, IT IS A RESIDENTIAL COMMUNITY

PRINT NAME(S):

LINDA J GUINTER

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: 106-04-109 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO: Robert Kirschmann, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

RE: Docket SU-19-06 (Counter Intelligence)

I **DO NOT** support this request for Special Use Authorization to construct a 1,600 sq. ft. building to be used in manufacturing counter tops at 2439 N Busick Ranch Road.

Issues related to specific points in the application, such as use of a non-maintained county road, noise, dust control, and water use will be addressed by those in closer proximity to the property. The issue I want to address is the overarching impact of introducing manufacturing into our residential community.

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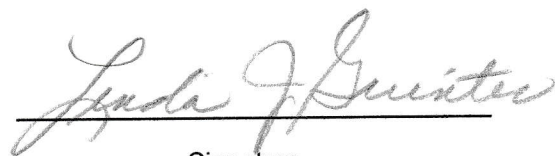
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I believe approval of Docket SU-19-06 (Counter Intelligence) would open the door to manufacturing or other operations that would jeopardize single-household residential development.

I strongly request you **DO NOT** approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

LINDA J GUNTER 
Printed Name Signature
367 W CAMINO DE MESA 18 APR 2019
Address H.C. Date
#106-04-109

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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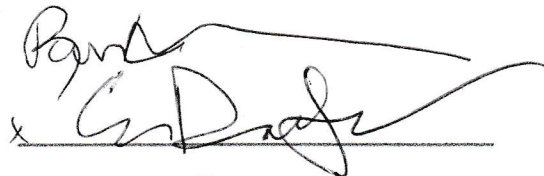
Sincerely,

RAWDY BULFER

EDWIN BULFER

Printed Name

415 W CAMINO SEMETA
HUACUCLA CITY AZ 85616
Address



Signature

4/24/2019

Date

Special Use Docket SU-19-06 (Counter Intelligence)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

EMPHATICALLY OPPOSED! TRAFFIC ON EXISTING ROADS, MOSTLY UNPAVED, SOME NOT EVEN MAINTAINED BY COUNTY, IS TOTALLY DAMAGING. RICKOFF FROM MOUNTAINS WREAKS ENOUGH HAVOC WITHOUT SMALL TRUCK TRAFFIC. NOISE ALERKS OUR LITTLE RURAL COMMUNITY WHERE WE CHERISH PEACE AND QUIET. POST I ALWAYS A PROBLEM HERE PARTICULARLY OPPOSED TO ~~BE~~ PERMANENT CHANGE IN ZONING!

(Attach additional sheets, if necessary)

PRINT NAME(S):

RANDY BULFER

EDWIN BULFER

SIGNATURE(S):




YOUR TAX PARCEL NUMBER: 106 04 109A (the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO: Robert Kirschmann, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

From: [Gardner, Peter B](#)
To: [Jackson_656 Jackson](#); [Kirschmann, Robert](#)
Cc: [Judd, Peggy](#)
Subject: RE: Reference Request for Manufacturing Special Use Permit on Busick Road in Whetstone
Date: Wednesday, April 24, 2019 10:20:50 AM

Ms. Jackson,

Thank you for your input. I have copied my counterpart Robert Kirschmann on this response as he is the Planner on this docket. Thank you again and regards,

Peter Gardner

Planner II
Cochise County Community Development
Development Services Department
1415 Melody Lane, Building E
Bisbee, AZ 85603
520-432-9300
520-432-9278 fax

From: Jackson_656 Jackson <Jackson_656@msn.com>
Sent: Wednesday, April 24, 2019 10:01 AM
To: Gardner, Peter B <PGardner@cochise.az.gov>
Cc: Judd, Peggy <PJudd@cochise.az.gov>; Jackson_656 Jackson <jackson_656@msn.com>
Subject: Reference Request for Manufacturing Special Use Permit on Busick Road in Whetstone

Hello,

It has been brought to my attention from several neighbors that there is a request for a Manufacturing Special Use Permit for a property on Busick Rd. This email is to advise that I am against the request.

This area of Whetstone is not the appropriate place for manufacturing. My property is located at 188 W Camino De Mesa and would be adversely affected by the increased traffic and possibly the noise. It appears that the property owners knew when they purchased the property that manufacturing there was not allowed. Since they have purchased the property, there have been no improvements made either.

This change would set a bad precedent for our community and would certainly effect our property values in the area. Request that this permit be disapproved.

Thank you
Katrina Jackson

Special Use Docket SU-19-06 (Counter Intelligence)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Paul R. Whitby

SIGNATURE(S):

Paul R. Whitby

5425 E Broadway Blvd #194 Tucson, AZ 85711

YOUR TAX PARCEL NUMBER:

10604145

(the eight-digit identification number found on the tax

statement from the Assessor's Office)

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RETURN TO: Robert Kirschmann, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

RE: Docket SU-19-06 (Counter Intelligence)

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I believe approval of Docket SU-19-06 (Counter Intelligence) would open the door to manufacturing or other operations that would jeopardize single-household residential development.

I strongly request you **DO NOT** approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

MARY E ALLEN MEAL
Printed Name Signature
112 W. Tuley Rd HCAC 4-25-19
Address 85614 Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Dorothy Adams

Printed Name

Dorothy Adams

Signature

2261 N. Appaloosa Place

Address

April 22, 2019

Date

Parcel Numbers

10605029

10605029D

10605031A

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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I strongly request you **DO NOT** approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Diana Wales
James Wales

Diana Wales
James Wales

Printed Name

115 West Black Rd

Address

Signature

4-20-19

Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Thank you.

Sincerely,

<u>Leacy Brown</u>	<u>Leacy Brown</u>
Printed Name	Signature
<u>664 West Camino De Mesa</u>	<u>04/19/19</u>
Address	Date
<u>Huachuca City, AZ 85616</u>	

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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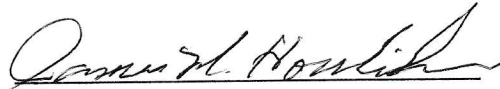
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Thank you.

Sincerely,

JAMES M. HOULIHAN 

Printed Name

Signature

2468 N. ARTHUR RANCH ROAD
HUACHUCA CITY, AZ 85616
Address

4/20/2019
Date

PARCEL # 1060411909

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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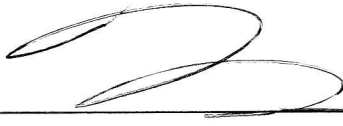
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I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Susan Richards 

Printed Name
2358 SANDS RANCH Rd
Address Huachuca City, AZ
85616

Signature
4/18/19
Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Thank you.

Sincerely,

<u>Ellis & Cecilia Warren</u>	<u>Cecilia Warren</u>
Printed Name	Signature
<u>P.O. Box 4146</u>	<u>19 Apr 2019</u>
<u>Huachuca City, AZ 85616</u>	
Address	Date

April 17, 2019

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Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Thank you.

Sincerely,

ROBERT & JACQUELYN DORR Robert Dorr

Printed Name

Signature

322 W. FUEY RD. H.C. 85616

4-20-19

Address

Date

Parcel # 106-05-00490

April 17, 2019

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Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

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Again in 2018, the community rallied to prevent a rezoning action to reduce the minimum 4-acre parcel requirement. Over 100 signatures were obtained opposing that action.

A Special Use Authorization for manufacturing is in total conflict to the well-documented wish of the majority of residents of Cochise Ranchos. If approved, it will be permanent as the Special Use Authorization will transfer with any future sale of the property and the new owners will be allowed to set up their own manufacturing without any input from the community.

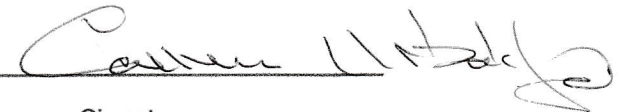
I believe approval of Docket SU-19-06 (Counter Intelligence) would open the door to manufacturing or other operations that would jeopardize single-household residential development.

I strongly request you **DO NOT** approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Parcel #'s 10604 104 C2
10604 104 D1

CATHERINE URBANO 

Printed Name

Signature

647 W. Camino de Mesa
Huachuca City
AZ 85606

Address

4/20/19
Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

RE: Docket SU-19-06 (Counter Intelligence)

I **DO NOT** support this request for Special Use Authorization to construct a 1,600 sq. ft. building to be used in manufacturing counter tops at 2439 N Busick Ranch Road.

Issues related to specific points in the application, such as use of a non-maintained county road, noise, dust control, and water use will be addressed by those in closer proximity to the property. The issue I want to address is the overarching impact of introducing manufacturing into our residential community.

With the recording of the Declaration of Establishment of Conditions and Restrictions (CCR) in 1957, the residents of Cochise Ranchos proclaimed their intent as to the 'character' of their community. The first condition states: "Said property shall be used for residential purposes only."

In 2000, over 70% of the residents rezoned their property to SR-174. This was done to **stabilize and protect single-household residential development**. SR-174 allows areas for family living at a broad range of densities and it provides for residential neighborhoods. But the key words here are "residential development", not mixed use, to include manufacturing. SR-174 zoning does not allow manufacturing as a Special Use Authorization.

Again in 2018, the community rallied to prevent a rezoning action to reduce the minimum 4-acre parcel requirement. Over 100 signatures were obtained opposing that action.

A Special Use Authorization for manufacturing is in total conflict to the well-documented wish of the majority of residents of Cochise Ranchos. If approved, it will be permanent as the Special Use Authorization will transfer with any future sale of the property and the new owners will be allowed to set up their own manufacturing without any input from the community.

I believe approval of Docket SU-19-06 (Counter Intelligence) would open the door to manufacturing or other operations that would jeopardize single-household residential development.

I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Robert Kirshmann

Robert Kirshmann

Printed Name

Signature

199 W. CAMERON DELMARDA 18 APR, 2018

Address

144 MELUCA CTR, AZ

Date

0516

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

RE: Docket SU-19-06 (Counter Intelligence)

I **DO NOT** support this request for Special Use Authorization to construct a 1,600 sq. ft. building to be used in manufacturing counter tops at 2439 N Busick Ranch Road.

Issues related to specific points in the application, such as use of a non-maintained county road, noise, dust control, and water use will be addressed by those in closer proximity to the property. The issue I want to address is the overarching impact of introducing manufacturing into our residential community.

With the recording of the Declaration of Establishment of Conditions and Restrictions (CCR) in 1957, the residents of Cochise Ranchos proclaimed their intent as to the 'character' of their community. The first condition states: "Said property shall be used for residential purposes only."

In 2000, over 70% of the residents rezoned their property to SR-174. This was done to **stabilize and protect single-household residential development**. SR-174 allows areas for family living at a broad range of densities and it provides for residential neighborhoods. But the key words here are "residential development", not mixed use, to include manufacturing. SR-174 zoning does not allow manufacturing as a Special Use Authorization.

Again in 2018, the community rallied to prevent a rezoning action to reduce the minimum 4-acre parcel requirement. Over 100 signatures were obtained opposing that action.

A Special Use Authorization for manufacturing is in total conflict to the well-documented wish of the majority of residents of Cochise Ranchos. If approved, it will be permanent as the Special Use Authorization will transfer with any future sale of the property and the new owners will be allowed to set up their own manufacturing without any input from the community.

I believe approval of Docket SU-19-06 (Counter Intelligence) would open the door to manufacturing or other operations that would jeopardize single-household residential development.

I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Melanie S. Folsom
Galen W. Folsom

Melanie S. Folsom
Galen W. Folsom

Printed Name

Signature

2301 N. Desert View Place

4/19/19

Address

Date

Huachuca City, AZ 85616

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

RE: Docket SU-19-06 (Counter Intelligence)

I **DO NOT** support this request for Special Use Authorization to construct a 1,600 sq. ft. building to be used in manufacturing counter tops at 2439 N Busick Ranch Road.

Issues related to specific points in the application, such as use of a non-maintained county road, noise, dust control, and water use will be addressed by those in closer proximity to the property. The issue I want to address is the overarching impact of introducing manufacturing into our residential community.

With the recording of the Declaration of Establishment of Conditions and Restrictions (CCR) in 1957, the residents of Cochise Ranchos proclaimed their intent as to the 'character' of their community. The first condition states: "Said property shall be used for residential purposes only.'

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Again in 2018, the community rallied to prevent a rezoning action to reduce the minimum 4-acre parcel requirement. Over 100 signatures were obtained opposing that action.

A Special Use Authorization for manufacturing is in total conflict to the well-documented wish of the majority of residents of Cochise Ranchos. If approved, it will be permanent as the Special Use Authorization will transfer with any future sale of the property and the new owners will be allowed to set up their own manufacturing without any input from the community.

I believe approval of Docket SU-19-06 (Counter Intelligence) would open the door to manufacturing or other operations that would jeopardize single-household residential development.

I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

GARY W. EDGAR FOR EDGAR REVICARER TRUST

Printed Name

Signature

12375 N. LOST SHADOW CT

04/20/2019

Address MARANA, AZ 85658

Date

Special Use Docket SU-19-06 (Counter Intelligence)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

* PLEASE SEE ATTACHED

(Attach additional sheets, if necessary)

PRINT NAME(S):

TERRANCE C. HOGAN

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: 10604132A (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Monday April 29, 2019 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Robert Kirschmann at the contact information listed on page one by May 8, 2019 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the public hearing on May 8, 2019. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Robert Kirschmann, Planner II
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

AUTHORIZING THIS SPECIAL USE WOULD RESULT IN

UNDESIRABLE CONSEQUENCES SUCH AS:

1. UNWANTED NOISE POLLUTION.
2. INFERIOR AIR QUALITY:
 - EXPOSING THE CHILDREN & NEIGHBORHOOD TO UNPLEASANT & POSSIBLY TOXIC ODORS.
 - EXPOSING THE CHILDREN & NEIGHBORHOOD TO UNWANTED DUST FROM MANUFACTURING.
3. EXPOSING THE CHILDREN TO UNNECESSARY RISK DUE TO THE PROXIMITY OF EQUIPMENT AND MACHINERY.

THE JOYFUL NOISE EMANATING FROM APPLICANT'S RESIDENCE AT 2439 NORTH BUSICK RANCH ROAD IS A BENEFIT TO OUR NEIGHBORHOOD BUT THE NOISE FROM "MANUFACTURING" WOULD DISTURB THE PEACEFUL ENJOYMENT OF MY PROPERTY & PRESUMABLY OTHER PRIVATE PROPERTY OWNERS IN THE NEIGHBORHOOD.

TCH:TH

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

RE: Docket SU-19-06 (Counter Intelligence)

I DO NOT support this request for Special Use Authorization to construct a 1,600 sq. ft. building to be used in manufacturing counter tops at 2439 N Busick Ranch Road.

Issues related to specific points in the application, such as use of a non-maintained county road, noise, dust control, and water use will be addressed by those in closer proximity to the property. The issue I want to address is the overarching impact of introducing manufacturing into our residential community.

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A Special Use Authorization for manufacturing is in total conflict to the well-documented wish of the majority of residents of Cochise Ranchos. If approved, it will be permanent as the Special Use Authorization will transfer with any future sale of the property and the new owners will be allowed to set up their own manufacturing without any input from the community.

I believe approval of Docket SU-19-06 (Counter Intelligence) would open the door to manufacturing or other operations that would jeopardize single-household residential development.

I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Cheryl Szommer

Printed Name

233 W Sunset Rd

Address

Cheryl Szommer

Signature

5/16/19

Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

RE: Docket SU-19-06 (Counter Intelligence)

I DO NOT support this request for Special Use Authorization to construct a 1,600 sq. ft. building to be used in manufacturing counter tops at 2439 N Busick Ranch Road.

Issues related to specific points in the application, such as use of a non-maintained county road, noise, dust control, and water use will be addressed by those in closer proximity to the property. The issue I want to address is the overarching impact of introducing manufacturing into our residential community.

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A Special Use Authorization for manufacturing is in total conflict to the well-documented wish of the majority of residents of Cochise Ranchos. If approved, it will be permanent as the Special Use Authorization will transfer with any future sale of the property and the new owners will be allowed to set up their own manufacturing without any input from the community.

I believe approval of Docket SU-19-06 (Counter Intelligence) would open the door to manufacturing or other operations that would jeopardize single-household residential development.

I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Constance I. Schlosser Constance I. Schlosser

Printed Name

Signature

2368 N Sands Ranch Rd.

April 22, 2019

Address

Huerfano City / Juketstone

Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

RE: Docket SU-19-06 (Counter Intelligence)

I **DO NOT** support this request for Special Use Authorization to construct a 1,600 sq. ft. building to be used in manufacturing counter tops at 2439 N Busick Ranch Road.

Issues related to specific points in the application, such as use of a non-maintained county road, noise, dust control, and water use will be addressed by those in closer proximity to the property. The issue I want to address is the overarching impact of introducing manufacturing into our residential community.

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A Special Use Authorization for manufacturing is in total conflict to the well-documented wish of the majority of residents of Cochise Ranchos. If approved, it will be permanent as the Special Use Authorization will transfer with any future sale of the property and the new owners will be allowed to set up their own manufacturing without any input from the community.

I believe approval of Docket SU-19-06 (Counter Intelligence) would open the door to manufacturing or other operations that would jeopardize single-household residential development.

I strongly request you **DO NOT** approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Printed Name

Signature

2368 N SAKS RANCH

4/22/19

Address

Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1015 Melody Lane, Building E
Bisbee, Arizona 85803

Re: Docket SU-19-06 (Counter Intelligence)

I DO NOT support this request for Special Use Authorization to construct a 1,600 sq. ft. building to be used in manufacturing counter tops at 2439 N Busiek Ranch Road.

Issues related to specific points in the application, such as use of a non-maintained county road, noise, dust control, and water usage will be addressed by those in closer proximity to the property. The issue I want to address is the overarching impact of introducing manufacturing into our residential community.

With the recording of the Declaration of Establishment of Conditions and Restrictions (CCR) in 1997, the residents of Cochise Ranchos proclaimed their intent as to the "character" of their community. The first condition states: "Said property shall be used for residential purposes only."

In 2000, over 70% of the residents rezoned their property to SR-174. This was done to stabilize and protect single-household residential development. SR-174 allows areas for family living at a broad range of densities and it provides for residential neighborhoods. But the key words here are "residential development", not mixed use, to include manufacturing. SR-174 zoning does not allow manufacturing as a Special Use Authorization.

Again in 2018, the community rallied to prevent a rezoning action to reduce the minimum 4-acre parcel requirement. Over 100 signatures were obtained opposing that action.



A Special Use Authorization for manufacturing is in total conflict to the well-documented wish of the majority of residents of Cochise Ranchos. If approved, it will be permanent as the Special Use Authorization will transfer with any future sale of the property and the new owners will be allowed to set up their own manufacturing without any input from the community.

I believe approval of Docket SU-19-06 (Counter Intelligence) would open the door to manufacturing or other operations that would jeopardize single-household residential development.

I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

	
Printed Name	Signature
<u>440 W Jwey Huachuca City AZ</u>	<u>4/23/19</u>
Address	Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85803

RE: Docket SU-19-06 (Counter Intelligence)

I DO NOT support this request for Special Use Authorization to construct a 1,800 sq. ft. building to be used in manufacturing counter tops at 2439 N. Busick Ranch Road.

Issues related to specific points in the application, such as use of a non-maintained county road, noise, dust control, and water use will be addressed by those in closer proximity to the property. The issue I want to address is the overarching impact of introducing manufacturing into our residential community.

With the recording of the Declaration of Establishment of Conditions and Restrictions (CCR) in 1957, the residents of Cochise Ranchos proclaimed their intent as to the 'character' of their community. The first condition states: "Said property shall be used for residential purposes only."

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Again in 2018, the community rallied to prevent a rezoning action to reduce the minimum 4-acre parcel requirement. Over 100 signatures were obtained opposing that action.

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I believe approval of Docket SU-19-06 (Counter Intelligence) would open the door to manufacturing or other operations that would jeopardize single-household residential development.

I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

Annelise Tinkorn 

Printed Name

Signature

440 W Tuley Rd Maricopa City AZ 4/23/19

Address

Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1416 Melody Lane, Building E
Bisbee, Arizona 85603

RE: Docket SU-19-06 (Counter Intelligence)

I DO NOT support this request for Special Use Authorization to construct a 1,600 sq. ft. building to be used in manufacturing counter tops at 2439 N Basisk Ranch Road.

Issues related to specific points in the application such as use of a non-maintained county road, noise, dust control, and water use will be addressed by those in closer proximity to the property. The issue I want to address is the overarching impact of introducing manufacturing into our residential community.

With the recording of the Declaration of Establishment of Conditions and Restrictions (CCR) in 1957, the residents of Cochise Ranchos proclaimed their intent as to the 'character' of their community. The first condition states: "Said property shall be used for residential purposes only."

In 2000, over 70% of the residents rezoned their property to SR-174. This was done to stabilize and protect single household residential development. SR-174 allows areas for family living at a broad range of densities and it provides for residential neighborhoods. But the key words here are "residential development", not mixed use, to include manufacturing. SR-174 zoning does NOT allow manufacturing as a Special Use Authorization.

Again in 2016, the community rallied to prevent a rezoning action to reduce the minimum 4-acre parcel requirement. Over 100 signatures were obtained opposing that action.

A Special Use Authorization for manufacturing is in total conflict to the well-documented wish of the majority of residents of Cochise Ranchos. If approved, it will be permanent as the Special Use Authorization will transfer with any future sale of the property and the new owners will be allowed to setup their own manufacturing without any input from the community.

I believe approval of Docket SU-19-06 (Counter Intelligence) would open the door to manufacturing or other operations that would jeopardize single household residential development.

I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

BOE ADU VANDY

Printed Name

484 SW IVY RD, DUNDUCK, OR

Address

City, AZ

Signature

4-1-19

Date

April 17, 2019

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603

RE: Docket SU-19-06 (Counter Intelligence)

I **DO NOT** support this request for Special Use Authorization to construct a 1,600 sq. ft. building to be used in manufacturing counter tops at 2439 N Busick Ranch Road.

Issues related to specific points in the application, such as use of a non-maintained county road, noise, dust control, and water use will be addressed by those in closer proximity to the property. The issue I want to address is the overarching impact of introducing manufacturing into our residential community.

With the recording of the Declaration of Establishment of Conditions and Restrictions (CCR) in 1957, the residents of Cochise Ranchos proclaimed their intent as to the 'character' of their community. The first condition states: "Said property shall be used for residential purposes only."

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Again in 2018, the community rallied to prevent a rezoning action to reduce the minimum 4-acre parcel requirement. Over 100 signatures were obtained opposing that action.

A Special Use Authorization for manufacturing is in total conflict to the well-documented wish of the majority of residents of Cochise Ranchos. If approved, it will be permanent as the Special Use Authorization will transfer with any future sale of the property and the new owners will be allowed to set up their own manufacturing without any input from the community.

I believe approval of Docket SU-19-06 (Counter Intelligence) would open the door to manufacturing or other operations that would jeopardize single-household residential development.

I strongly request you **DO NOT** approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

LEE BAKER



Printed Name

Signature

SANDS RANCH RD LOT 8

2 MAY 2019

Address

Date

April 17, 2019

Robert Krahmann, Planner II
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Sisbee, Arizona 85603

RE: Docket SU-19-05 (Counter Intelligence)

I **DO NOT** support this request for Special Use Authorization to construct a 1,600 sq. ft. building to be used in manufacturing counter tops at 2430 N. Busick Ranch Road.

Issues related to specific points in the application, such as use of a non-maintained county road, noise, dust control, and water use will be addressed by those in closer proximity to the property. The issue I want to address is the overarching impact of introducing manufacturing into our residential community.

With the recording of the Declaration of Establishment of Conditions and Restrictions (CCR) in 1997, the residents of Cochise Ranchos proclaimed their intent as to the character of their community. The first condition states: "Said property shall be used for residential purposes only."

In 2000, over 70% of the residents rezoned their property to SR-174. This was done to stabilize and protect single household residential development. SR-174 allows areas for family living at a broad range of densities and it provides for residential neighborhoods. But the key words here are "residential development", not mixed use, to include manufacturing. SR-174 zoning does not allow manufacturing as a Special Use Authorization.

Again in 2018, the community called to prevent a rezoning action to reduce the minimum 4-acre parcel requirement. Over 100 signatures were obtained opposing that action.

A Special Use Authorization for manufacturing is in total conflict to the well-documented wish of the majority of residents of Cochise Ranchos. If approved, it will be permanent as the Special Use Authorization will transfer with any future sale of the property and the new owners will be allowed to set up their own manufacturing without any input from the community.

I believe approval of Docket SU-19-05 (Counter Intelligence) would open the door to manufacturing or other operations that would jeopardize single household residential development.

I strongly request you **DO NOT** approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

DANIE S. VANNOY

Printed Name

484 W. INEY RD. H.C. 85616

Address

Danie S. Vannoy

Signature

5-1-19

Date

April 17, 2018

Robert Kirshmann, Planner II
Planning, Zoning and Building Safety
1416 Melody Lane, Building E
Bisbee, Arizona 85803

RE: Docket SU-19-06 (Counter Intelligence)

I DO NOT support this request for Special Use Authorization to construct a 1,600 sq. ft. building to be used in manufacturing counter tops at 2439 N Busick Ranch Road.

Issues related to specific points in the application, such as use of a non-maintained county road, noise, dust control, and water use will be addressed by those in closer proximity to the property. The issue I want to address is the overarching impact of introducing manufacturing into our residential community.

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Again in 2018, the community rallied to prevent a rezoning action to reduce the minimum 4-acre parcel requirement. Over 160 signatures were obtained opposing that action.

A Special Use Authorization for manufacturing is in total conflict to the well-documented wish of the majority of residents of Cochise Ranchos. If approved, it will be permanent as the Special Use Authorization will transfer with any future sale of the property and the new owners will be allowed to set up their own manufacturing without any input from the community.

I believe approval of Docket SU-19-06 (Counter Intelligence) would open the door to manufacturing or other operations that would jeopardize single-household residential development.

I strongly request you DO NOT approve the Special Use Authorization to help us preserve the rural lifestyle of this area.

Thank you.

Sincerely,

David Johnson

David Johnson

Printed Name

Signature

420 W IVEY RD

1 May 19

Address

Date

Water Well Agreement

We, Dorothy J. Busick Trustee of Busick Family Trust and Jonathan M. Montez & Simara C. Montez being the owners of Well Site at Assessor's Parcel Number (APN) 10604130 (Book 106 Map 04 Parcel 130) in Cochise Ranchos within Cochise County in the state of Arizona (See page 3) hereof state that the purpose of this agreement is to establish reasonable and responsible conditions for the effective and continuous operation of a domestic, non-commercial water well at said location. ✓

We the undersigned do hereby accept ownership of the water system hereinafter referred to as Well Site for the exclusive use of said owners and/or their assigns. The owners and/or their assigns, have equal interest in the well site, well, casing, pump, pipe, wire, tank, electric meter, base, breaker, and entrance assembly. The owners of Assessor's Parcel Number (APN) 10604126B (Book 106 Map 04 Parcel 126B) in Cochise Ranchos within Cochise County in the state of Arizona (See page 4), Jonathan M. Montez & Simara C. Montez of herein grants reasonable easement rights across their property to allow proper access to the Well Site, its pump, trenches, and water lines. The same shall be true of their assigns of the parcel on which the Well Site is located (Assessor's Parcel Number (APN) 10604130 (Book 106 Map 04 Parcel 130)), and their assigns will grant reasonable easement rights across Assessor's Parcel Number (APN) 10604126B (Book 106 Map 04 Parcel 126B) to allow proper access to the well, its pump, trenches, and water lines.

The interest, and future interest in said Well Site (See page 5) Assessor's Parcel Number (APN) 10604130 (Book 106 Map 04 Parcel 130), is hereby declared right running with the land in Assessor's Parcel Number (APN) 10604121D (Book 106 Map 04 Parcel 121D) currently owned by Dorothy J. Busick Trustee of Busick Family Trust and Assessor's Parcel Number (APN) 10604126B (Book 106 Map 04 Parcel 126B) currently owned by Jonathan M. Montez & Simara C. Montez. Other interest or share or any part of hereof may not be owned by a person other than an owner of land in said Well Site.

The said Well Site, as hereinabove described, shall not be expanded, altered, changed, or used in following respects without the unanimous consent of all owners. The parties agree to reasonable usage of water supplied by the water well system and agree to limit usage to normal domestic, Non-Commercial use. ✓

All water pipe, faucets, to include the main valves (Main shut-off valves located at the Well Site) are the responsibility of each individual resident owner to be repaired and or replaced at that resident's expense. All other maintenance, repair, replacements in whole or in part of said Well Site (from before each resident Main shut-off, well, casing, pump, pipe, wire, tank, electric meter, base, breaker, entrance assembly, and the maintaining of well site), including the necessary tooling required for said such purpose, will be shared equally between the owners Dorothy J. Busick Trustee of Busick Family Trust and Jonathan M. Montez & Simara C. Montez. Equal portions of the electric bill will be shared equally between both said owners. Each owner shall act prudently in the maintenance of the main water lines and secondary water lines on their property, checking frequently for any damage and leakage. Each resident must maintain valves, pipes, and be kept in working order so as not to affect the other well site party. Main shut-off valves should be operated frequently to prevent freezing or

corroding. Main shut-off valves must be kept in working order and replaced immediately at the first sign of failure. Any damage is to be repaired promptly.

The terms and conditions of this agreement are understood, accepted and agreed to by the parties herein and are binding on them, their heirs, successors and assigns.

Dated this 6TH day of JUNE, 2018

Dorothy J. Busick, Dorothy J Busick Trustee
Dorothy J. Busick Trustee of Busick Family Trust

Jonathon M. Montez, Simara C. Montez
Jonathon M. Montez Simara C. Montez

State of Arizona



County of Cochise

This instrument was acknowledged before me this 6TH day of JUNE, 2018

By

Larry Lane

Notary Public

State of Arizona

