

9 JUL 2019

With Regards to Docket Z-19-06 (Latham), **we oppose** the rezoning of lots 203-49-242 and 203-49-243 from SR-8 (Single Family Residential, one dwelling per 8,00 square feet) to GB (General Business).

We received a letter from Mr. Latham dated January 8, 2019 advising us that he intended on building said 27 room motel with parking (letter attached). When you read the letter there are many errors and grammatical errors that led me to believe this was a scam. I called the Cochise County Planning and Zoning offices to see if they knew of this and if it was a scam. They had no knowledge at the time and said all requests have to go through their offices and they have heard nothing of this.

Skip to 8 July 2019 where I received a letter about this request. I once again called the Planning Office to see if I could send more in a letter or email than the back of the letter allowed. Mr. Kirschmann advised that yes we can.

We were stationed at Fort Huachuca from 1994 to 1997 where I was introduced to Wilcox, AZ on a leadership trip to Fort Bowie with a rest stop in Wilcox, AZ. I thought at that time it was a quiet town. Years later as I was looking at land to invest in and to possibly retire to I looked up Wilcox, AZ. I found all kinds of lots for sale and decided to buy four sets of six lots. Buying these lots had me really thinking of retiring, eventually to AZ and building our own home far from the crowded cities. I do not like being crowded and Wilcox seems like an ideal place to retire. We are not sure if Wilcox is the place to retire, but we would like the option to not be encroached upon by a motel, lights, and cars coming and going. Again, **we oppose** the reclassification of the docket properties.

I also understand there is no access to the highway and electricity may be available at the nearby locations in the future. We do have three other sets of six lots and two of them we consider better lots for building. When we were in AZ in SEP 16-23 of 2017 we went to Benson to make sure both our names were on the deeds at the county offices. This is where we learned about the county GIS and three of our four land locations were in a possible flood zone and would take an engineer to calculate the elevation of dirt need to build a house. The personnel within all the county offices were extremely polite and gave us all the help and information we requested and more. This leaves the lots near the docket request our only properties not in a flood zone and the most cost effective area to possibly build for retirement.

Currently I am Veteran's Administration (VA) disabled at 80%. I have had two knee replacement surgeries that may be better served in the next five-10 years in a climate away from the humidity of North Carolina. I cannot answer if we will build on any of the four sets of lots but we want the option.

If the two lots in this docket are changed to commercial I believe it may also lead to eminent domain if there is a need to expand by the requestor. I know this is legal, however it should be for the right reasons. I am not against a business moving to the Wilcox area if it brings many jobs, but a motel will not help a community enough. If a major manufacturer came to the area with access to the nearby railroad and highway we would be all for re-looking a request like this. However, at this time **we oppose** the request in Docket Z-19-06 (Latham).

Finally, I don't know how up-to-date the Tax Lien Parcels GIS but it currently shows the two parcels in question as foreclosed on in 2016 and have tax liens of 175.99 on each plot.

Tax Lien Parcel Tax Lien Parcel

APN: 20349243

Acres: 0.28

Address:

Full Cash Value: \$265

Foreclosure: 2016

Assignment Amount: \$175.99

Certificate Number: 138419

APN: 20349242

Acres: 0.24

Address:

Full Cash Value: \$265

Foreclosure: 2016

Assignment Amount: \$175.99

Certificate Number: 138418

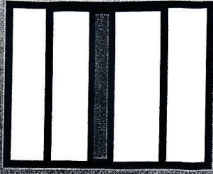
Thank You for taking our opposition into consideration.

Robert and Tina Hamden

Owners Lots 203-49-17to2

hamden@roadrunner.com

DEVOUR'S
PERSONAL PROPERTY



private property owners club

january 8 2019

DEAR FRIENDS AND NAIGHBOR'S

my name is DEVOUR R LATHAM senior

And I Represent LLC Greenbridge Holdings AS my
Authorized Agent: MY Record Lists me AS A DEED
Owner in the state of Arizona wilcox cochise
County 85643 Parcel in two Location AS in Lot 26
Lot 27 Parcel numbers are 203-49-242; Also 203-49-242
1.0 Acres Combined in February 16 2018 AS A owner
Attended cheyenne community college for further
Education in 2004 completed MATH Port Portion
AS A Realtor investor And study courses their.
For After in building AS of know 2019 I Plan
to HAVE this Lot Clear And cleared For commercial
Lodge And Lounging near the Golf Course Recreation
For commercial contract their will be 14 parking space
For Drivers And 27 Rooms Available

the county Requires us to go through the zoning Process
of acquiring A Special use Authorization. Part of that
Process includes getting Feedback From you're neighbor
You Also will be receiving A letter from the county
with contact information in case of objections to the project

If you HAVE ANY concerns, questions or objections, we
ASK And encourage you to contact us first. Please find my
contact information below Thank you For your time and
consideration

LathamDevour@gmail.com

Rezoning Docket Z-19-06 (Latham)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Building a motel on the neighboring lots with only 1000 ft. between my lot and this commercial establishment renders my lot useless for future residential construction. Approval would be acceptable if developer wants to purchase my lot which I would sell for negotiated price of about \$12k.

(Attach additional sheets, if necessary)

PRINT NAME(S):

Dr. Devona E.G. Williams

SIGNATURE(S):

Devona E.G. Williams

cell: 302-983-3044

YOUR TAX PARCEL NUMBER: 203 49 255 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning and Zoning Commission and the Board of Supervisors. 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 5 PM on Friday July 26, 2019 to be included in the staff report to the Commission, and by Friday August 23, 2019 to be included in the staff report to the Board of Supervisors. We cannot make exceptions to these deadlines; however, if you miss the written comment deadline for any staff report you may still mail or send e-mail comments to Robert Kirschmann at rkirschmann@cochise.az.gov. Comments received after the July 26 deadline must be received prior to the public meeting date to be verbally noted at the meeting. You may also personally make a statement at the public hearing on August 14, 2019 for the Planning and Zoning Commission and September 10, 2019 for the Board of Supervisors. NOTE: Please do not ask the Commissioners or Board members 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

Rezoning Docket Z-19-06 (Latham)

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):

5114 McAndersen LLC Stephanie Bitterman

SIGNATURE(S):

Stephanie Bitterman

YOUR TAX PARCEL NUMBER: 20349240 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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