

Special Use Docket SU-19-10 (Wilson Raceway)

X YES, I SUPPORT THIS REQUEST  
Please state your reasons:

- ① It will generate revenue + jobs for Willcox.
- ② The new business/owners will have a vested interest in maintaining Quiet Time Hill Road (to the property lines) for accessibility which will help all residents and emergency vehicles using the road. It currently has erosion problems.
- ③ ~~Mr~~ Wilson has stated that the business (lights + noise) will end at a reasonable time.
- ④ It will discourage/eliminate vagrants +/or other negative use of the property and surrounding vacant properties.

NO, I DO NOT SUPPORT THIS REQUEST:  
Please state your reasons:

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

(Attach additional sheets, if necessary)

PRINT NAME(S): Neva Finn

SIGNATURE(S): Neva Finn

YOUR TAX PARCEL NUMBER: 202-49-010 (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, November 26, 2019 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. Also, you may personally make a statement at the public hearing on December 11, 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 F  
Bisbee, AZ 85603

COCHISE COUNTY  
NOV 14 2019  
PLANNING

**From:** [Richard Wilson](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** Fwd: Wilson Raceway SU-19-10  
**Date:** Sunday, December 22, 2019 6:58:07 PM  
**Attachments:** [Willcox90\\_VinedoDorados\\_SitePlan\\_Colorized.pdf](#)

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**CAUTION: EXTERNAL EMAIL\***

----- Forwarded message -----

**From:** **DOUGLAS ADAMS** <[darealestatebiz@yahoo.com](mailto:darealestatebiz@yahoo.com)>  
**Date:** Thu, Dec 12, 2019 at 3:44 PM  
**Subject:** Wilson Raceway SU-19-10  
**To:** [rwilsonoffroad@gmail.com](mailto:rwilsonoffroad@gmail.com) <[rwilsonoffroad@gmail.com](mailto:rwilsonoffroad@gmail.com)>

My name is Douglas Adams. I own the 48 acres abutting the property you are trying to acquire, between you and the I-10 (my property fronts on the I-10). Because of the proximity to the I-10, and the required cost of paving, sewer, water etc, I had planned a series of vineyards, wineries, hotel and travel related sites as a means of helping pay for the related infrastructure (see attachment). When I was notified about your plan for the raceway, I did not and do not think it compatible with the uses I was planning. I believe dust would hang heavy in the air and settle deeply on the vines as well as the noise and lights which would have to be installed for your night racing which would make my hotel sites unpopular with any investor or anyone with a brain. I think your plan would cause my property to devalue quickly and completely so that I would have large taxes charged by the County but no one would buy my winery sites or my hotel sites (which would put an arrow through the other commercial sites as well).

So I'm against your project and will work to defeat it or make sure it doesn't effect my property. I will try to require that the County requires you to have a well installed on the property because there is no water on the proposed race track property so that means you have to have a water truck and as I told the Planning Commission yesterday, the only place I knew where you could tap into a water supply was the City of Willcox. Since they are 3 miles away, your water truck would be running back and forth all the time. I believe that the logistics of doing that would bog down and end up with one truckload of water being dumped on the site for the whole evening and the clouds of dust settling on my property. In addition, the lights you will need to install for the night racing would effect any hotel usage or commercial potential for my property so I will fight installation of those as well.

So, if your racetrack goes in, my wineries, hotels, commercial businesses, etc don't.

To that end, as I heard it, ADOT is making you pave the unpaved sections of the frontage road and since Quiet Time Hill Rd is not a public road, you would have to get all the land owners in our subdivision to sign up to allow you to use it. I know one

landowner that won't sign up. Me.

I propose an alternative if you are interested. You can buy my property for what I bought it for 2 years ago; \$35,000. That would give you access to the frontage road and get rid of an adversary that will fight you tooth and nail to stop what you are doing to protect his property.

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**From:** [McLachlan, Christine](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** FW: Your Racetrack  
**Date:** Thursday, October 17, 2019 10:34:03 AM  
**Attachments:** [Willcox Parcels for Racetrack v. Vineyards\\_20191017.pdf](#)  
[Vinedos Dorados 1 of 2\\_20191017.pdf](#)  
[Vinedos Dorados 2 of 2\\_20191017.pdf](#)

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Are you familiar with this project?

Christine McLachlan, AICP  
Planner II  
Cochise County Community Development  
Development Services Department  
1415 Melody Lane, Building F  
Bisbee, AZ 85603  
P: 520-432-9266  
F: 520-432-9278

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

[www.cochise.az.gov](http://www.cochise.az.gov)

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**From:** DOUGLAS ADAMS <darealestatebiz@yahoo.com>  
**Sent:** Thursday, October 17, 2019 10:26 AM  
**To:** McLachlan, Christine <CMcLachlan@cochise.az.gov>  
**Subject:** Fw: Your Racetrack

**CAUTION: EXTERNAL EMAIL\***

This email regards a letter I received from Richard Wilson, for a property he has in escrow 202-49-010. My properties are 202-10-008 and 202-10-014. See attached map.

In addition, my architect had spoken with Cochise County Planning in 2018 regarding our plans for our parcels (see attached Vinedo Dorados....which has been delayed due to my brothers long illness and death in July of this year...

Doug Adams  
(480-200-6039)

----- Forwarded Message -----

**From:** DOUGLAS ADAMS <darealestatebiz@yahoo.com>  
**To:** [rwilsonoffroad@gmail.com](mailto:rwilsonoffroad@gmail.com) <[rwilsonoffroad@gmail.com](mailto:rwilsonoffroad@gmail.com)>  
**Sent:** Monday, October 14, 2019, 09:16:18 PM MST  
**Subject:** Your Racetrack

My name is Doug Adams. I own (or I will once I finish probate) the 48 acres between the property you have in escrow and the I-10. I also own another 42 acres just west of you just past the old windmill. It is my intention to put up several wineries and vineyards on the two parcels and prior to my brothers long illness and death in July (which has prevented me from starting the operation), I had submitted a plan to the County for the development (2017). I don't mean to be rude but your plans for the

racetrack would not work with the vineyards (dust harms the vines and the fruit) or the other commercial uses we have planned. Once the vineyards and wineries are up, the continuation of the plan would be to add several motels and commercial uses to the site. I would think that the lights from night time races (you mention racing till 11pm) so the lights would be on probably till later will drive traffic away from the hotels. So between the traffic coming and going all day and evening, driving in on the dust roads to park, and of course the idiots that will want to go joyriding or try to drive home down the other dirt roads in the area, there isn't really any way to keep the dust at manageable levels.

So it appears I will be advising the County I am against your plan as you laid it out in your letter. I'm very familiar with the properties in the area and this will have a significant BAD impact on all of them, so if there is any chance that any of the other area properties will derive any value from having a dirt race track next to them is slim to not a chance in hell....in fact, if this goes in, the neighboring properties values will tank worse than they are now....so I will do what I can to try and stop your racetrack because its effects on my properties. Not that I dislike you, it's that what you want to do will seriously and negatively impact my properties....and the County can watch the values continue to drop. Sorry, but I don't believe this is the right place or the right land use for what you want to do...

Just because the land is cheap doesn't mean any use is a good land use for the County or your neighbors....

Have you thought about getting into the vineyard and wine making business???

Doug Adams  
(480)200-6039

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**UTILITIES**

**WATER- PRIVATE ONSITE WELLS**

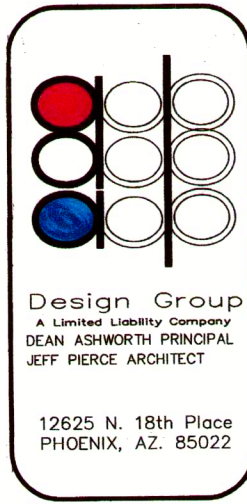
**SEWER/SEPTIC-PRIVATE SYSTEM**

**ELECTRICITY-SULPHUR SPRINGS & VALLEY ELECTRIC**

**NATURAL GAS- SW GAS & EL PASO NATURAL GAS**

**TELEPHONE- VALLEY TELEPHONE**

**FIRE PROTECTION- CITY OF WILLCOX**



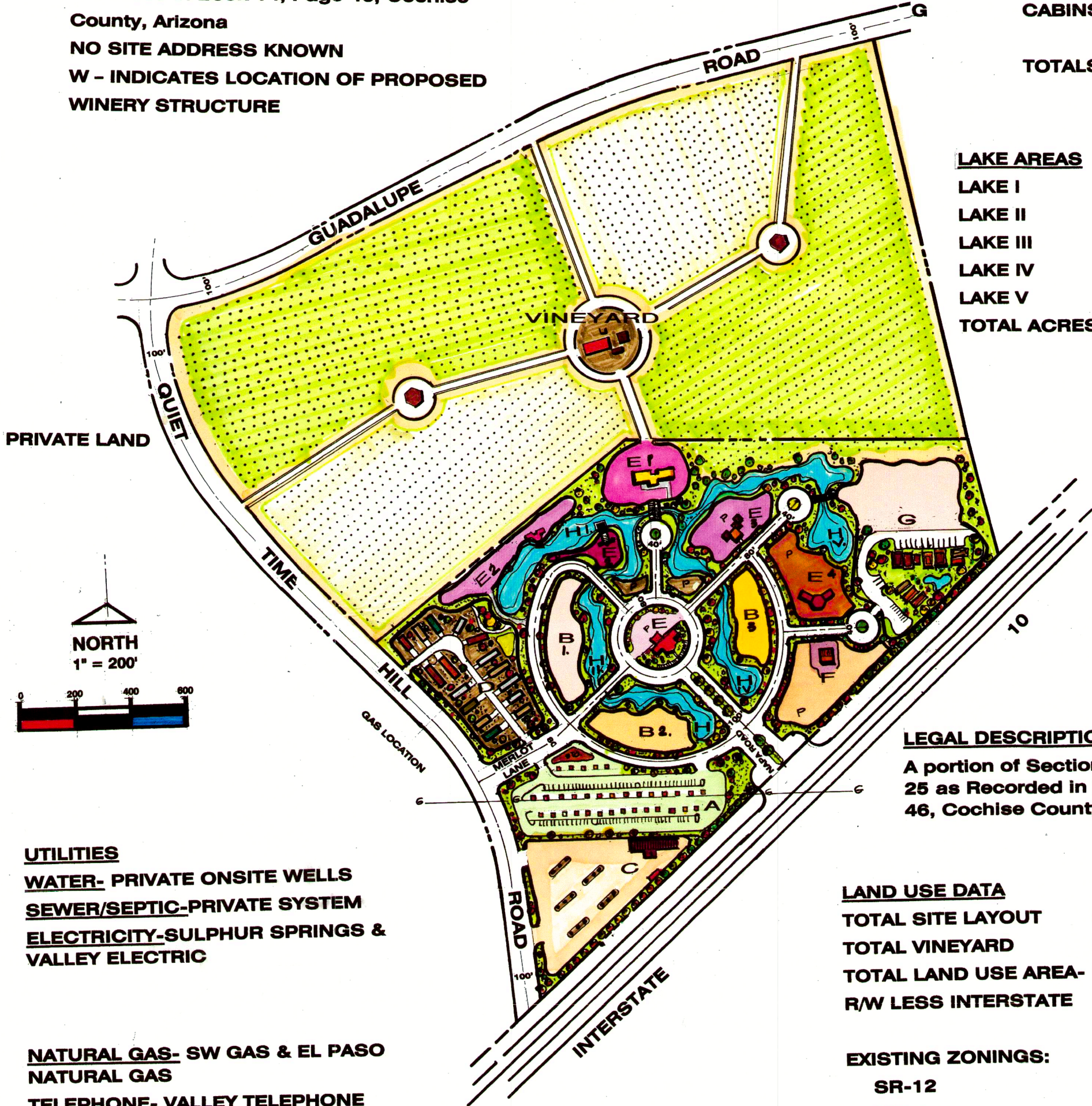
**SITE PLAN DATA**

| PARCEL        | LAND USE       | ACRES       |
|---------------|----------------|-------------|
| A             | FARMERS MKT.   | 5.5         |
| B1            | COMMERCIAL     | 1.4         |
| B2            | COMMERCIAL     | 2.9         |
| B3            | COMMERCIAL     | 3.2         |
| C             | GAS/GROC.      | 4.5         |
| D             | REC. VEH. PARK | 5.0         |
| E1            | WINERY         | 4.6         |
| E2            | WINERY         | 2.0         |
| E3            | WINERY         | 2.4         |
| E4            | WINERY         | 1.8         |
| E5            | WINERY         | 1.3         |
| F             | HOTEL          | 2.4         |
| G             | CABINS         | 6.5         |
| <b>TOTALS</b> |                | <b>43.9</b> |

**LEGAL DESCRIPTION**

A portion of Section 3 & 9, T 13 N, R 25 as Recorded in Book 14, Page 46, Cochise County, Arizona  
 NO SITE ADDRESS KNOWN  
 W - INDICATES LOCATION OF PROPOSED WINERY STRUCTURE

PRIVATE LAND



**LAKE AREAS**

|                            |            |
|----------------------------|------------|
| LAKE I                     | 2.1        |
| LAKE II                    | .91        |
| LAKE III                   | 2.0        |
| LAKE IV                    | 2.2        |
| LAKE V                     | 3.1        |
| <b>TOTAL ACRES (Gross)</b> | <b>8.5</b> |

**LEGAL DESCRIPTION**

A portion of Section 3 & 9, T 13 N, R 25 as Recorded in Book 14, Page 46, Cochise County, Arizona

**UTILITIES**

**WATER- PRIVATE ONSITE WELLS**  
**SEWER/SEPTIC-PRIVATE SYSTEM**  
**ELECTRICITY-SULPHUR SPRINGS & VALLEY ELECTRIC**

**NATURAL GAS- SW GAS & EL PASO NATURAL GAS**

**TELEPHONE- VALLEY TELEPHONE**

**FIRE PROTECTION- CITY OF WILLCOX**

**LAND USE DATA**

|                      |            |
|----------------------|------------|
| TOTAL SITE LAYOUT    | 59.30 AC.  |
| TOTAL VINEYARD       | 83.05 AC.  |
| TOTAL LAND USE AREA- | 142.35 AC. |
| R/W LESS INTERSTATE  | 5.6 AC.    |

**EXISTING ZONINGS:**

- SR-12
- MR-A
- GB

ASSESSORS PARCEL # - 202-49-2

**ARCHITECTURE/ENGINEERING**

ADP DESIGN GROUP, LLC  
 12625 N. 18<sup>TH</sup> PLACE  
 PHOENIX, ARIZONA 85022

**LAND PLANNING BY:**

ASHWORTH DESIGN PARTNERS  
 PHOENIX, ARIZONA 85022  
 PHONE: 602-614-7809

E-MAIL: [ashworthdesign@cox.net](mailto:ashworthdesign@cox.net)

**DEVELOPER:**

VINEDOS DORADOS PARTNERS, LLC  
 2445 W. FIVA AVE.  
 MESA, ARIZONA 85202  
 CONTACT PERSON:  
 DEAN FRAMPTON ASHWORTH III  
 PH. 602-614-7809  
 E-MAIL: [ashworthdesign@cox.net](mailto:ashworthdesign@cox.net)

**MASTER DEVELOPMENT PLAN**

*Vinedos Dorados*

*a Winery Village in Cochise County Arizona*

**From:** [Forever Home Donkey](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** dirt track  
**Date:** Tuesday, November 12, 2019 7:56:09 PM

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**CAUTION: EXTERNAL EMAIL\***

Att: Robert Kirschmann

I understand you are wanting to hear from people that are interested in having a dirt track open in Willcox for racing cars. I have raced in Arizona since 2011 on both dirt and asphalt and am very interested in a track opening in Cochise Country, since I live in Benson. I have raced asphalt at Tucson Speedway since 2014 because the dirt track in Tucson closed, but I prefer dirt and would appreciate having a dirt track close to home.

Sincerely,  
Letisha Hiestand  
Benson, AZ  
Hornet 21x

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**From:** [Terri Leetch](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** Race Track in Willcox AZ  
**Date:** Tuesday, November 12, 2019 10:53:03 AM

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**CAUTION: EXTERNAL EMAIL\***

My name is Larry Leetch and I am interested in the development of a race track in the Willcox AZ area.

Thank you for your attention to this matter.

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**From:** [Ray Mros](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** My name is Ray Mros, I'm writing in support of a racing facility in or near Willcox, I live in cochise Az, and I've been racing for fifteen plus years. I'm sure this project would have a lot of support from other racers along with numerous fans. If you...  
**Date:** Tuesday, November 12, 2019 11:14:37 AM

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CAUTION: EXTERNAL EMAIL\*

Sent from my iPhone

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Special Use Docket SU-19-10 (Wilson Raceway)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

I would like to sell property

NO, I DO NOT SUPPORT THIS REQUEST:  
Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

SIGNATURE(S): Audrey Dasbach

YOUR TAX PARCEL NUMBER: 20276267 (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, November 26, 2019 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. Also, you may personally make a statement at the public hearing on December 11, 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  
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Bisbee, AZ 85603