



Cochise County

Development Services
Planning Division

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

APPLICATION FOR A SPECIAL USE

Applicant's Name: Rainer Fischer

Name of All Property Owner(s): Rainer Fischer and Tarina Griffin

Applicant Mailing Address:

4113 West Bart Drive Chandler, Arizona 85226

Street # Town State Zip code

Subject Property Address (if different than mailing address):

Not assigned; southwest corner of Bennett Pl. and Stout View Ln.

Street # Town State Zip code

Email Address: r.fischer@aznd.com

Phone Number: (480) 338-7485

Tax Parcel Number: 305-32-065B

Current Zoning Designation: RU-4

Comprehensive Plan Land Use Category/Growth Area: D

Comprehensive Plan Land Use Designation: Rural

Area Plan Designation (if applicable): _____

Size of Property (in acreage or square feet): 20.09

How many acres will be cleared and developed? 2-3

Describe your relationship to this application. (Select one)

I am the property owner

I am an authorized agent for the property owner

Bisbee Office

1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
planningandzoning@cochise.az.gov

If the applicant is not the property owner, please attach a notarized letter of authorization to this application.

The Purpose of a Special Use

Special Uses include uses or activities with a greater potential for impacts on neighboring properties than the permitted uses in a Zoning District. Examples of Special Uses are manufacturing, RV Parks, guest ranches, hospitals and schools. These more intense uses must be carefully reviewed to decide if they could make good neighbors to the existing uses. For this reason, a Special Use Permit requires a public hearing and approval by the Planning and Zoning Commission before it is allowed.

What is the Process?

1. Pre-application meeting with County planning staff.
2. Citizen Review Process – the applicant must send notice to all property owners within a radius of no less than 300 feet of the subject parcel(s), as shown on the most recent available records of the last property tax assessment. The County Zoning Inspector may expand the mailed notification area to greater than a 300-foot radius at time of application acceptance if there are compatibility concerns associated with the request.
3. Application Submittal
4. Technical review by relevant internal staff and external agencies
5. Public Hearing – Planning and Zoning Commission (Approval/Denial)

Appeals

The Commission action can be appealed to the Board of Supervisors by anyone who disagrees with the outcome. Appeals must be filed within fifteen (15) calendar days of the Commission action. The applications are available online "Appeal: Board of Supervisors."

Required Submittals

1. This application
2. Citizen Review Report
3. Site plan -drawn to scale showing the existing and proposed District boundaries and an accurate legal description of the area being petitioned for amendment. See "concept plan instructions for special uses" (included in this application). Please see our website for an example plan: <https://www.cochise.az.gov/development-services/special-uses>
4. Letter of Authorization (for authorized agents, if applicable)
5. Hazardous or polluting materials attachment (only if hazardous materials are proposed, if applicable)
6. Deed restrictions (if applicable)
7. Outdoor lighting, manufacturers specifications (if applicable)
8. Processing Fee

Concept Plan Instructions for Special Uses

Sometimes, an applicant will seek approval for a particular special use or uses on a piece of property well ahead of actual construction or operation of that use. Often the exact dimensions of structures or configuration of uses on the property are not known yet until the uses have been approved and the applicant has invested resources into site planning. The Zoning Regulations allow for the submittal of a "Concept Plan" in lieu of a site plan in the case of phased special uses on one property or a special use where construction is not anticipated within one year. However, if the use(s) are approved by the Planning and Zoning Commission, then a detailed site plan meeting the requirements of the Zoning Regulations will be required for each use or phase and shall be in substantial conformance with the approved special use. If the site plan is not within substantial conformance with the approved use and concept plan, then the special use will need to be reviewed, in a public hearing, by the Commission once again to modify the original proposal. **Note: any**

anticipated waivers of site development standards such as setbacks, screening, landscaping or parking spaces must be requested, justified, and approved by the Commission prior to the issuance of a building permit.

In order to adequately review the proposed special use(s) on a piece of property, a Concept Plan must include at a minimum the following information:

- Parcel boundaries and adjacent roads;
- The general location, size and height of all structures and uses (existing and proposed), including minimum setbacks from parcel boundaries, washes and roads;
- The general location and minimum number of parking spaces to be provided, including proposed surface and width of driveways;
- Proposed screening and landscaping;
- Any significant topographical features (washes, hills, rock outcroppings, wetlands) and cultural features of the property and adjacent parcels;
- If applicable, project phasing (approximate schedule of uses and construction) and any other information deemed necessary to effectively review the Special Use.

Please state the reason for this request and why it should be supported.

To create an agritourism business in Cochise wine country that will consist of a small production winery, brewery, tasting room, restaurant/bar, and guest lodging. The goal for Doe Ranch Vineyard is to partner with the community to promote tourism and wine education and to be an ambassador for the Willcox wine industry. An educational vineyard will also be planted, so guests may get a glimpse of the wine industry from start to finish. This request should be supported because it will increase tourism and jobs in Cochise County.

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well	N/A	Well to be installed on site
Sewer/Septic	N/A	Septic to be installed on site
Electricity	Sulphur Springs Valley Electric Co-op	
Natural Gas	None	May be installed in the future
Telephone	None	
Fire Protection	TBD	
Waste Disposal	TBD	

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.

Yes
 No
 Not applicable (no deed restrictions or covenants)

Describe all **existing** structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

There are no existing structures on the property. The land is vacant and has no current use.

Describe all **proposed** structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

A 9,000 sq ft. steel structure that will include storage/delivery (4,200 sq ft.), a restaurant and bar (4,000 sq. ft.) and a bistro/tasting room (720 sq. ft.); a 1,400 sq. ft. building for guest services and the lobby; six 600 sq. ft. bungalow style lodgings with two rooms each; and a 4,200 sq. ft. area to be fenced off for use as a dog park.

Is the proposed special use consistent with stated purpose of the current zoning district? Explain.

Yes. The stated purpose of the RU-4 rural designation is to maintain rural characteristics, promote agriculture, provide services compatible with rural living, and promote tourism. Doe Ranch Vineyards will promote agriculture through wine education and vineyard tours, provide food service to locals and tourists, and boost tourism to Willcox Wine Country by producing beer and wine and providing lodging to guests.

Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.

Doe Ranch Vineyards will provide food service, guest lodging, and wine education/tours.

Wine and beer also will be produced on site to be sold in the restaurant/bar and tasting room.

What materials will be used to construct the new building(s)? (Note, for an existing building(s), please also list the construction type(s), i.e., factory-built building, wood, block, metal).

Factory-built steel construction will be used to construct the restaurant/bar/delivery building,
and wood/block will be used to construct the other smaller structures.

Will the project be constructed/completed within one year or phased?

One year

Phased

If this is a phased project, describe the phases here and physically depict them on the site plan.

Phase one: Build a restaurant/bar and service/delivery structure to operate a restaurant/bar
-serving locals wines; and plant educational vineyards.

Phase two: Build buildings for lodgings, guest services, and a lobby.

Phase three: Begin producing beer and wine on site.

What are the days and hours of operation (if applicable)?

Days of the week: Saturday through Sunday

9:00 AM to 8:00 PM

Number of employees (if applicable):

Initially 5-7 Future: 7-15

Total average daily traffic generated (non-residential uses):

How many vehicles will be entering and leaving the site (per day)? 60-100

Total trucks (e.g., by type, number of wheels, or weight)? 0-2

Estimate which direction(s) and on which road(s) the traffic will travel from the site.

Traffic will arrive at the property by heading North on Bennett Place.

If more than one direction, estimate the percentage that travel in each direction.

N/A

At what time of day, day of week and season (if applicable) is traffic the heaviest?

Traffic is expected to heaviest on weekends; May and October for local wine festivals.

Will your property be served by a private well? If private well, show the location on the site plan. Also, please answer the following:

Estimated total gallons of water used: per day 6,000 per year 2.2mil

Will your property be served by a septic system? Yes No

If yes, show the septic tank, leach field and 100% expansion area on the site plan, and indicate whether the system is existing or proposed.

Does your parcel have permanent legal access*? If no, what steps are you taking to obtain such access? (*Our Zoning Regulations state that no building permit for a nonresidential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.)

The property has permanent legal access from Bennett Place.

Which streets or easements will be used for traffic entering or exiting the property? (Please label on the accompanying plan)

There will be two entrances to the property from Bennett Place. The entrances will be
approximately 175ft apart.

What impact will this have on the traffic volume of roads serving this subject property?

It is expected that there will be a increase in traffic in the area during the day, but it will not
be overly burdensome. The increase in traffic, however, will be due to increased tourism,
which will be a benefit to the Willcox Wine Country.

How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

There will be two entrances to the property from Bennett Place. No driveway cuts will be
needed.

Does the subject parcel have site access onto a major road?

Yes No

Are you requesting any modifications or waivers from site development standards? Please explain.

None.

Is the subject property within Sierra Vista Sub-Watershed Overlay Zone? If so, please indicate this, and that you understand that it will be subject to additional plan reviews and inspections whenever a building permit is required.

Yes, and I understand the permitting requirements No, it's outside the boundaries

Please describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your special use application has incorporated the feedback you received.

A letter was mailed on May 13, 2021, to the owners of neighboring parcels within a 1,000 ft.

radius of the subject property. The letter was reviewed and approved by the commission.

After it was brought to our attention that the letter incorrectly stated that the subject property was located on the NW corner of Stout View Ln. and Bennett Pl. instead of the SW corner.

A correction letter was mailed May 24, 2021. No substantive comments were received.

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well	N/A	Well to be installed on site
Sewer/Septic	N/A	Septic to be installed on site
Electricity	Sulphur Springs Valley Electric Co-op	
Natural Gas	None	May be installed in the future
Telephone	None	
Fire Protection	TBD	
Waste Disposal	TBD	

Describe any outdoor activity associated with your special use proposal.

Wine/vineyard tours, dog-park.

Will outdoor storage of equipment, materials or products be needed? If yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

All equipment will be stored in the service/delivery area.

Will any noise or vibrations be produced that can be heard or felt on neighboring properties on a regular basis? if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

Any noise and vibrations heard from the property during the day will be consistent with agricultural uses on the other properties in the area. The restaurant/bar will also only be open until 8:00pm so as to not create unwanted noise after hours.

Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

It is not expected for any odors to escape to other property. If any are created it will be comparable to other agricultural uses in the area.

Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to prevent a nuisance on neighboring properties?

Proper fertilization and watering of the vineyard will allow organic grapes to be grown without pesticides and without attracting pests. Doe Ranch Vineyards will also contract with a pest company to treat the restaurant and lodging buildings.

Will additional dust be created on a regular basis? If yes, what measures will be taken to prevent this dust from escaping onto neighboring properties or roadways?

All dirt roads on the property will be compacted as necessary to avoid creating additional dust.

Is outdoor lighting proposed? If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please submit manufacturer's specifications for all light fixtures.

Yes No

Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)? If yes, show details on the site plan. Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.

Yes No

Show on-site drainage flow on the site plan. Will drainage patterns on site be changed? If so, please indicate on the site plan and describe below.

Water flows from the northeast of the property to the southwest. It is not expected that any contemplated uses will affect drainage patterns.

If more than one acre is to be cleared, describe the proposed dust and erosion control measures to be used and show on site plan, if appropriate.

For all areas to be cleared, we will erect buildings, plant vines/crops, or compact the dirt as necessary to avoid additional dust in the air and soil erosion.

If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be provided. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. What specific water conservation measures are proposed (for applicable site 1+ acres)? Describe here and/or show on the site plan submitted with this application.

The vineyard will use modern farming techniques to minimize water usage. Automatic faucets will be installed in all bathrooms on site. The property owners will conduct a semi-annual water-use audit to identify if any water is wasted and whether further conservation efforts are possible.

Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

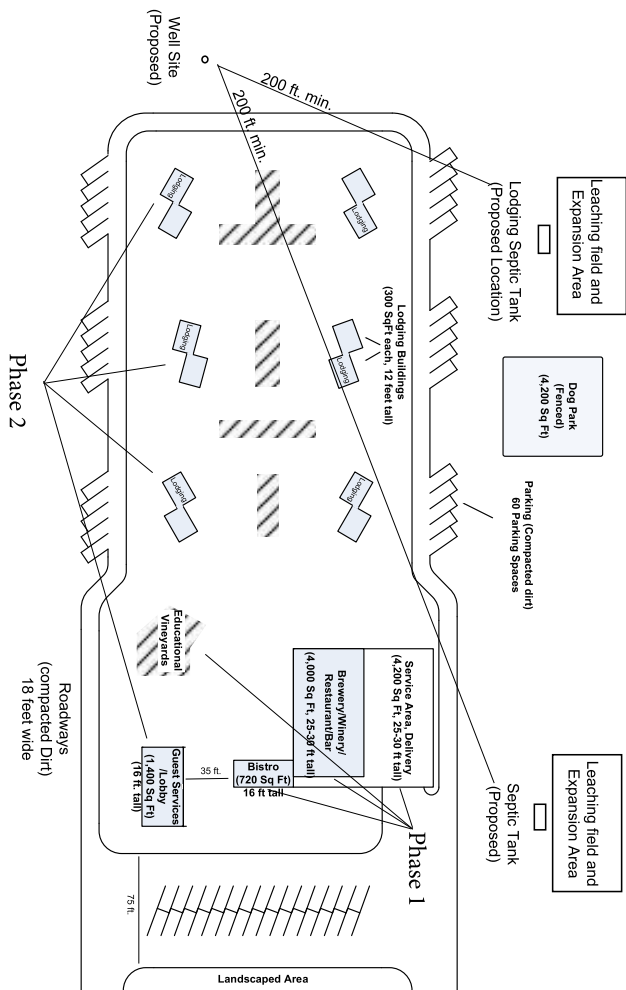
Yes No

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit. In addition, I hereby request all inspections necessary to process this application, and if the permit is issued, I request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit. Failure to obtain permits may result in fines or other penalties.

Rainer Fischer
Applicant Signature

May 28, 2021
Date

Concept Plan



Drainage Flow
Direction



Bennett PI, Willcox, Arizona 85643, Tax Parcel No. 305-52-266B-5 - Site Plan "Agritourism"
Tourist Hub, Tasting Room, Winery, Brewery, Restaurant, Bar, Lodging



JOHN F. MUNGER
MARK E. CHADWICK *
THOMAS A. DENKER
ROBERT J. METLI
DAVID RUIZ **
ANDREW H. BARBOUR ***
ZACHARY L. COHEN
JOHN G. ANDERSON
* Also Admitted in Colorado
** Also Admitted in California
*** Also Admitted in Connecticut

**MUNGER, CHADWICK
& DENKER, P.L.C.**

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TUCSON, ARIZONA 85711
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MungerChadwick.com

OF COUNSEL

GREG PATTERSON
STEVEN W. BLOCH*
CRAIG MARKS
JEFFREY H. JACOBSON
*Admitted only in Washington DC

PHOENIX OFFICE
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2999 N 44th Street, Suite 130
Phoenix, Arizona 85018
(602) 374-4890
FAX (602) 441-2779

May 28, 2021

Cochise County Planning and Zoning Division
1415 Melody Lane, Building F
Bisbee, AZ 85603

Re: Citizen Review Report; Parcel No. 305-32-065B

To whom it may concern:

The purpose of this report is to inform the Planning and Zoning Commission of the efforts that Rainer Fischer and Tarina Griffin made to notify their neighbors of their request for special use authorization, and to include the community in the process.

A letter was prepared to inform property owners near Mr. Fischer's and Mrs. Griffin's property of the potential impacts to the community if the request for special use authorization was granted. The zoning commission reviewed and approved of the letter. On May 13, 2021, the letter was sent by first-class mail to each property owner within a 1,000-foot radius of the subject property.

We received a single response on May 21, 2021, informing us that our letter incorrectly stated that the subject property was on the northwest corner of Bennett Place and Stout View Lane. In actuality, the property is located on the southwest corner of the same property. In response, a second letter was sent on May 24, 2021, by first-class mail to all of the neighboring property owners to inform them of the error. No further responses have been received.

Enclosed are (1) copies of the letters that were mailed out May 13, 2021, (2) the single response to the letter and our reply, and (3) the correction letter dated May 24, 2021.

Page 1 of 2

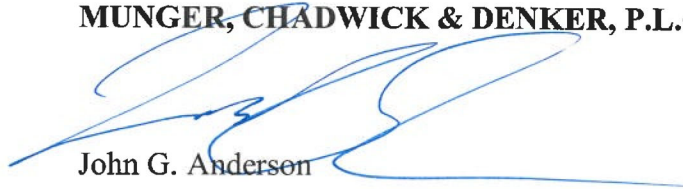
Member of



If you have any other questions about the efforts that were made by Mr. Fischer and Mrs. Griffin to include the community in this process, you may contact me by phone at (520) 721-1900, ext. 216, or by email at jganderson@mcdplc.com.

Sincerely,

MUNGER, CHADWICK & DENKER, P.L.C.



John G. Anderson

cc: File
Client

Page 2 of 2

Member of



JOHN F. MUNGER
MARK E. CHADWICK *
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May 13, 2021

Via First-Class Mail

Ronald and Corinne Stout
P.O. Box 1100
Willcox, AZ 85644

Re: Doe Ranch Vineyard Rezoning Project; Parcel No. 305-32-065B

Dear Mr. and Mrs. Stout:

My name is John G. Anderson and my firm represents your new neighbors, Rainer Fischer and Tarina Griffin. If you have not already met, our clients look forward to meeting you in person, and they are excited to become a part of the renowned Willcox Wine Country community.

I am reaching out to you because Rainer and Tarina are starting the process of obtaining special use authorization from the Cochise County Planning & Zoning Commission to open Doe Ranch Vineyard, and we want to keep you apprised of the process.

Enclosed with this letter you will find the proposed site plan for Doe Ranch Vineyard. The property is located on the northeast corner of Bennet Place and Stout View Lane, just a quarter-mile north of Pillsbury Wine Company & Vineyard.

The goal for Doe Ranch Vineyard is to partner with the community to promote tourism and wine education, and to be an ambassador for the Willcox wine industry. To achieve these goals, my clients intend to provide lodging for up to forty guests on site, along with a full restaurant and bar, which will be in addition to a small production winery, tasting room, and brewery. An educational vineyard will also be planted, so that guests may get a glimpse of the wine industry from start to finish.

Page 1 of 2

Member of



As such, my clients are applying for a special use authorization permit to allow them to conduct the following activities on the property:

1. Operate a Small Production Winery/Brewery
2. Provide Guest Lodging and Accommodations
3. Operate a Restaurant/Bar

Guest lodging and a full restaurant and bar has the potential to greatly increase tourism in the area. Where before visitors could only visit for a day or afternoon, lodging in the heart of wine country would transform day-trips to the local vineyards into full vacations where tourists could have the opportunity to savor all that the area has to offer.

We anticipate that there will only be minor impacts, if any, to the surrounding area should the community and the Commission support our application for special use authorization. The most obvious impact from the project will be an increase in the number of visitors to the property. Along with the increase in traffic from visitors, there also may be a slight increase in the number of commercial vehicles delivering food items for the restaurant and brewery/production winery. However, we believe these increases will be slight and barely noticeable. On the other hand, we believe the benefit to the community will far outweigh any negative impacts (if any).

My clients hope to have your—and their other neighbors’—support for this project. And so, we invite you to contact me with any questions, concerns, or comments that you may have about the project. We will submit my clients’ application for special use authorization to the Commission on or before May 28, 2021, and the project will be discussed at a public meeting in front of the Commission on July 14, 2021.

If you have any questions, concerns, or comments about the project, or if you believe there may be negative impacts due to this project to you or the other property owners in the area, please contact me by phone at (520) 721-1900 ext. 216, by email at jganderson@mcdplc.com, or by mail at the Tucson address listed above.

Thank you for your time, and we look forward to hearing from you.

Sincerely,

MUNGER, CHADWICK & DENKER, P.L.C.

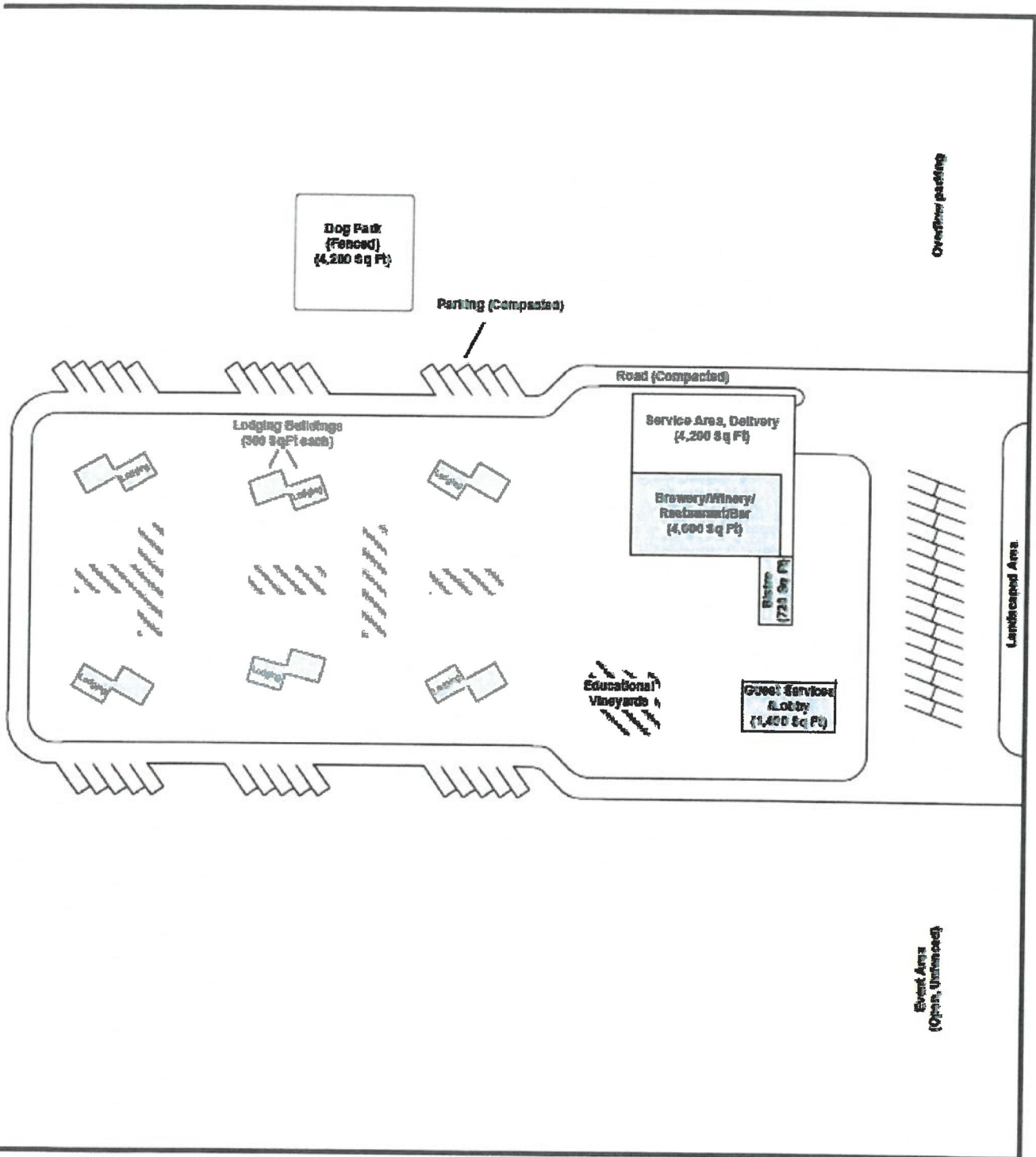


John G. Anderson

Page 2 of 2

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Bennett Pt, Willcox, Arizona 85643, Tax Parcel No 305-32-085B-5 - Site Plan "Agritourism"
 Tourist Hub, Tasting Room, Winery, Brewery, Restaurant, Bar, Lodging

Scale: 1/1200 = 1



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May 13, 2021

Via First-Class Mail

Carlson Creek Vineyard, LLC
16263 Windpiper Rd.
Powat, CA 92064

Re: Doe Ranch Vineyard Rezoning Project; Parcel No. 305-32-065B

To whom it may concern:

My name is John G. Anderson and my firm represents your new neighbors, Rainer Fischer and Tarina Griffin. If you have not already met, our clients look forward to meeting you in person, and they are excited to become a part of the renowned Willcox Wine Country community.

I am reaching out to you because Rainer and Tarina are starting the process of obtaining special use authorization from the Cochise County Planning & Zoning Commission to open Doe Ranch Vineyard, and we want to keep you apprised of the process.

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Thank you for your time, and we look forward to hearing from you.

Sincerely,

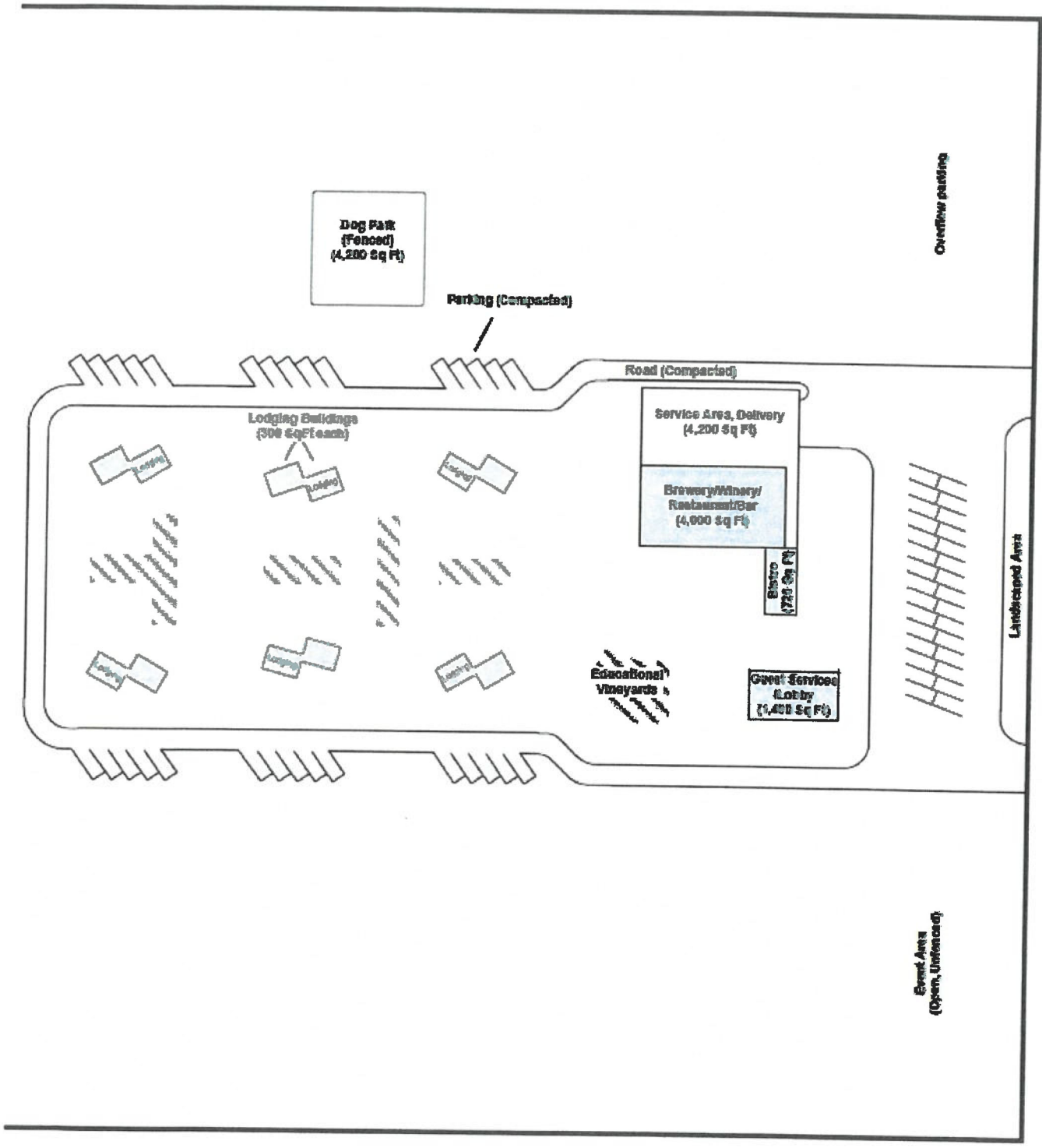
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John G. Anderson

Page 2 of 2

Member of





Bennett Pl

Bennett Pl, Wilcox, Arizona 85643, Tax Parcel No 305-32-065B-5 - Site Plan "Agritourism"
 Tourist Hub, Tasting Room, Winery, Brewery, Restaurant, Bar, Lodging



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May 13, 2021

Via First-Class Mail

Robert C. Overla
P.O. Box 291575
Kerrville, TX 78029

Re: Doe Ranch Vineyard Rezoning Project; Parcel No. 305-32-065B

Dear Mr. Overla:

My name is John G. Anderson and my firm represents your new neighbors, Rainer Fischer and Tarina Griffin. If you have not already met, our clients look forward to meeting you in person, and they are excited to become a part of the renowned Willcox Wine Country community.

I am reaching out to you because Rainer and Tarina are starting the process of obtaining special use authorization from the Cochise County Planning & Zoning Commission to open Doe Ranch Vineyard, and we want to keep you apprised of the process.

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Page 1 of 2

Member of



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We anticipate that there will only be minor impacts, if any, to the surrounding area should the community and the Commission support our application for special use authorization. The most obvious impact from the project will be an increase in the number of visitors to the property. Along with the increase in traffic from visitors, there also may be a slight increase in the number of commercial vehicles delivering food items for the restaurant and brewery/production winery. However, we believe these increases will be slight and barely noticeable. On the other hand, we believe the benefit to the community will far outweigh any negative impacts (if any).

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Thank you for your time, and we look forward to hearing from you.

Sincerely,

MUNGER, CHADWICK & DENKER, P.L.C.

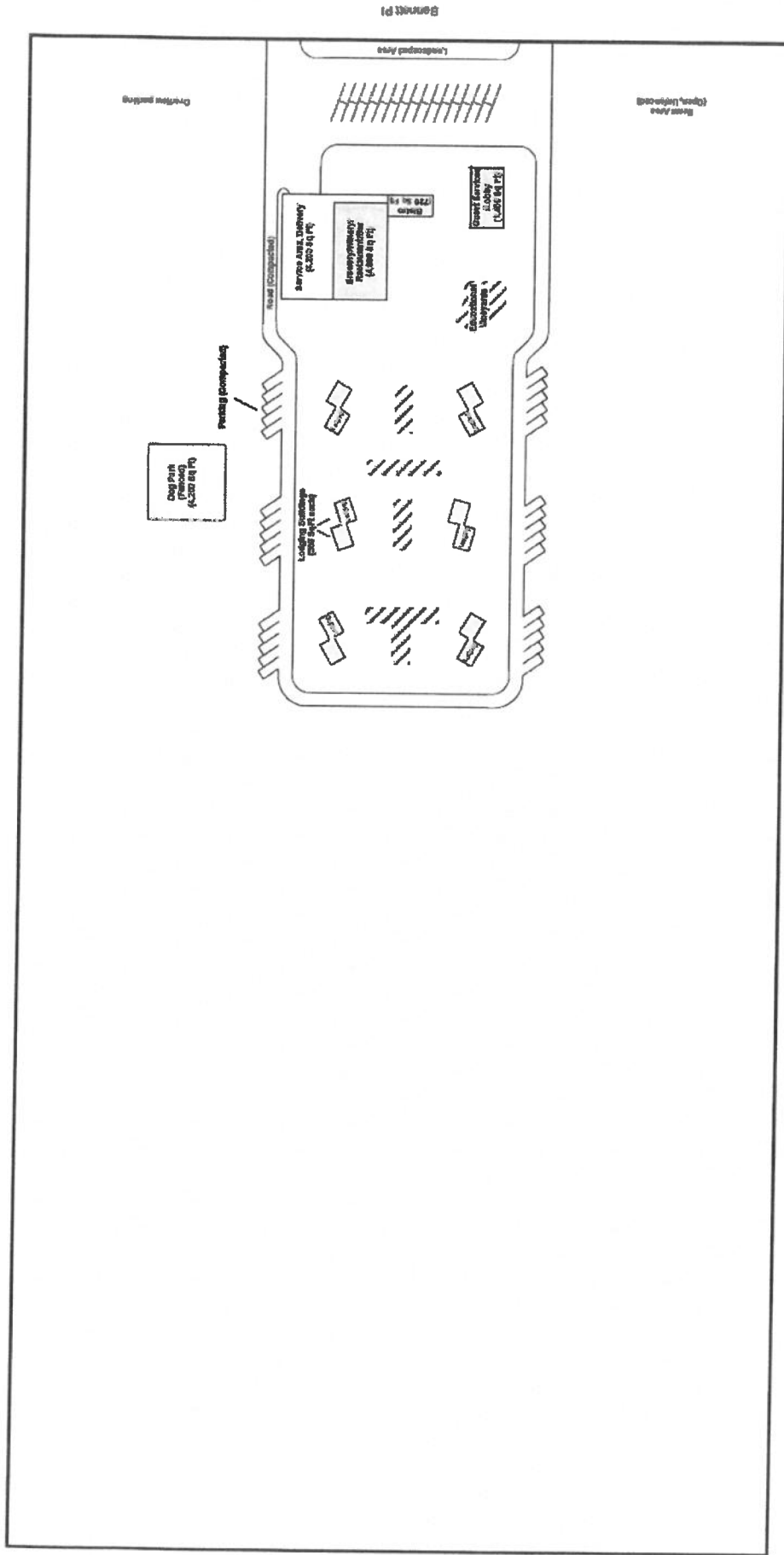


John G. Anderson

Page 2 of 2

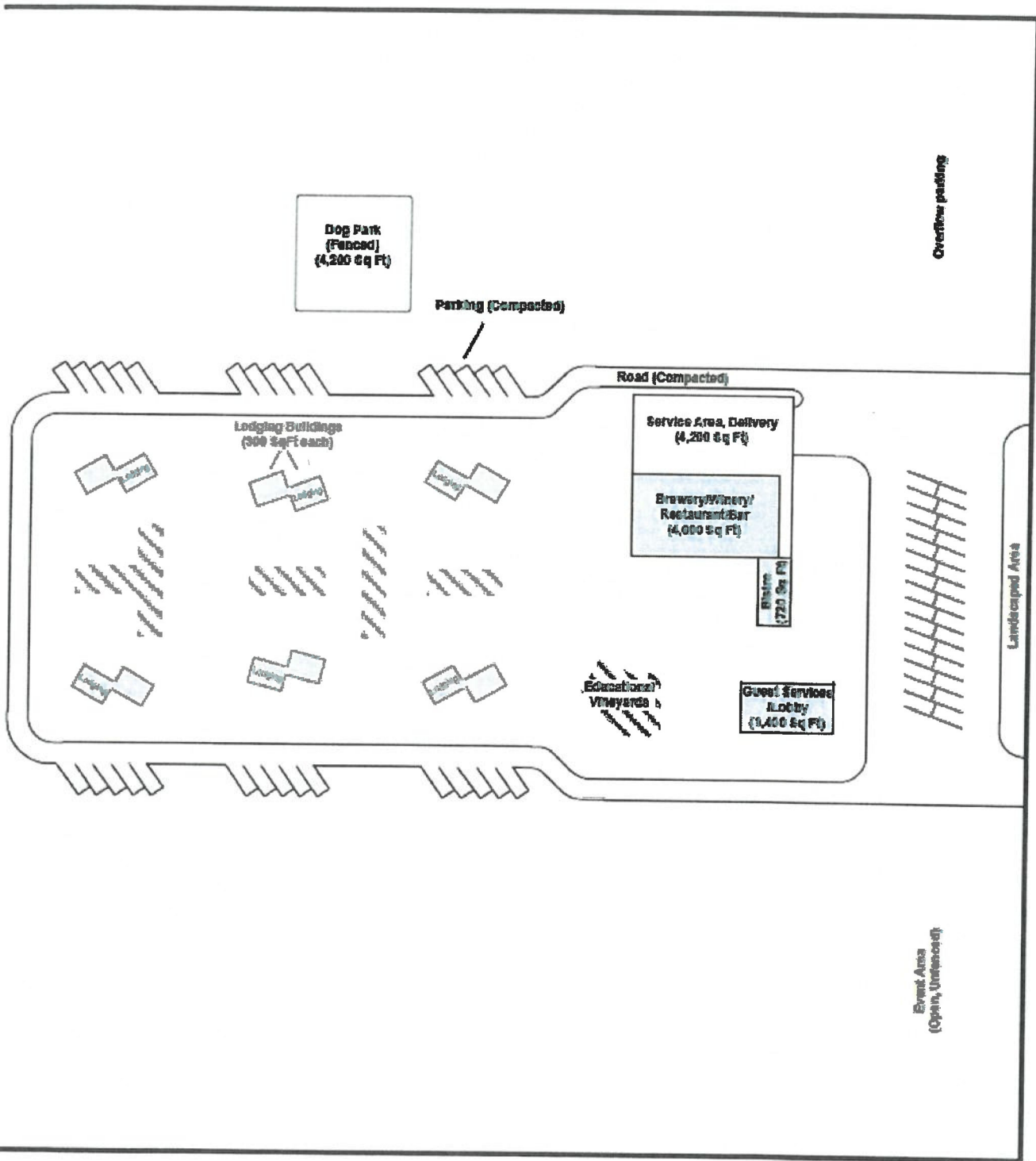
Member of





Scale: 1/32"=1'

Basement P1, Wilkes, Adams BRAC, Tax Parcel No. 205-00-0000-0 - Site Plan 'Agitation' -
 30001100, Training Plaza, Wilkes, Adams, BRAC, Military, Restaurant, Bar, Lodging



Bennett Pl, Wilcox, Arizona 85643, Tax Parcel No 305-32-065B-5 - Site Plan "Agritourism"
 Tourist Hub, Testing Room, Winery, Brewery, Restaurant, Bar, Lodging

Scale: 1/120 : 1



JOHN F. MUNGER
MARK E. CHADWICK *
THOMAS A. DENKER
ROBERT J. METLI
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OF COUNSEL
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PHOENIX OFFICE
CONCORD PLACE
2999 N 44th Street, Suite 130
Phoenix, Arizona 85018
(602) 374-4890
FAX (602) 441-2779

May 13, 2021

Via First-Class Mail

Vineyard Estates, LLC
4109 E. Via Estrella
Phoenix, AZ 85028

Re: Doe Ranch Vineyard Rezoning Project; Parcel No. 305-32-065B

To whom it may concern:

My name is John G. Anderson and my firm represents your new neighbors, Rainer Fischer and Tarina Griffin. If you have not already met, our clients look forward to meeting you in person, and they are excited to become a part of the renowned Willcox Wine Country community.

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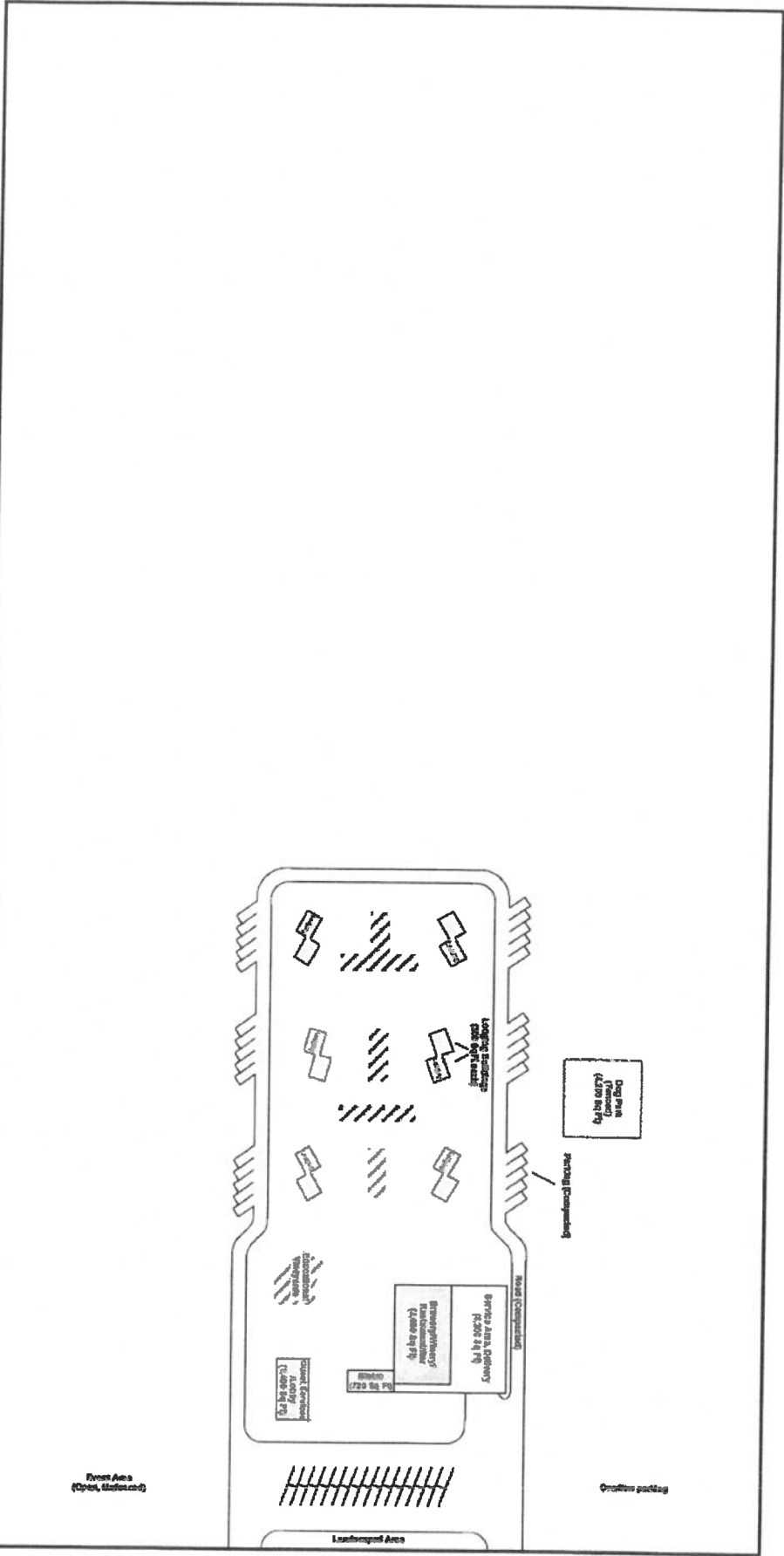


John G. Anderson

Page 2 of 2

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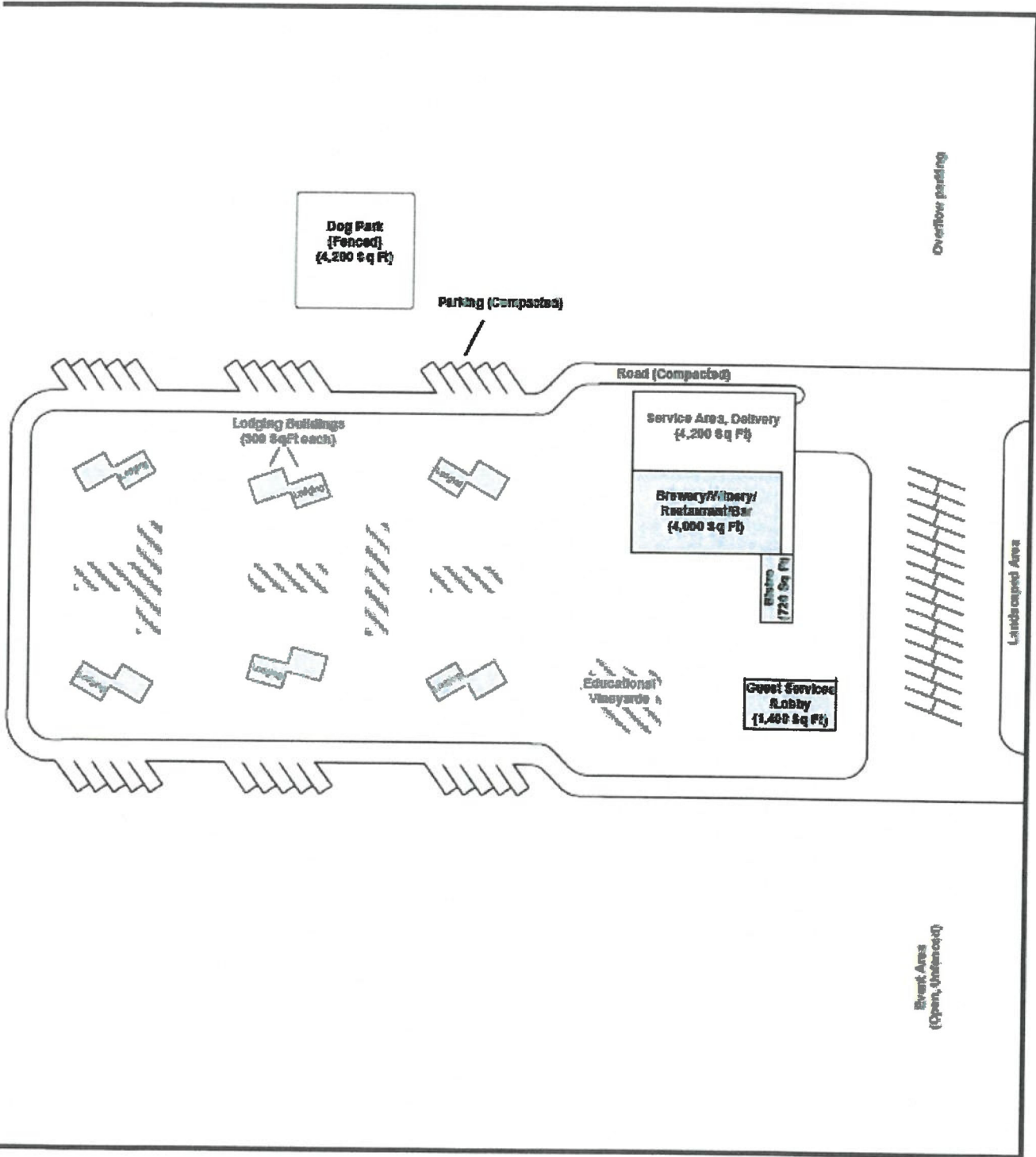




Bennett PI

Bennett PI, Wildlife, Arizona State, Yon Pined No. 305-20-20124 - San Juan "Agreement"
 Tundra, Hike, Training, Roving, Whimsy, Strategy, Recruitment, Best, Looking





Bennett PI, Wilcox, Arizona 85843, Tax Parcel No 305-32-065B-5 - Site Plan "Agritourism"
 Tourist Hub, Testing Room, Winery, Brewery, Restaurant, Bar, Lodging

Scale: 1/120 = 1



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PHOENIX OFFICE
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2999 N 44th Street, Suite 130
Phoenix, Arizona 85018
(602) 374-4890
FAX (602) 441-2779

May 13, 2021

Via First-Class Mail

Carlson Creek Vineyard, LLC
115 N. Railview Ave.
Willcox, AZ 85643

Re: Doe Ranch Vineyard Rezoning Project; Parcel No. 305-32-065B

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My name is John G. Anderson and my firm represents your new neighbors, Rainer Fischer and Tarina Griffin. If you have not already met, our clients look forward to meeting you in person, and they are excited to become a part of the renowned Willcox Wine Country community.

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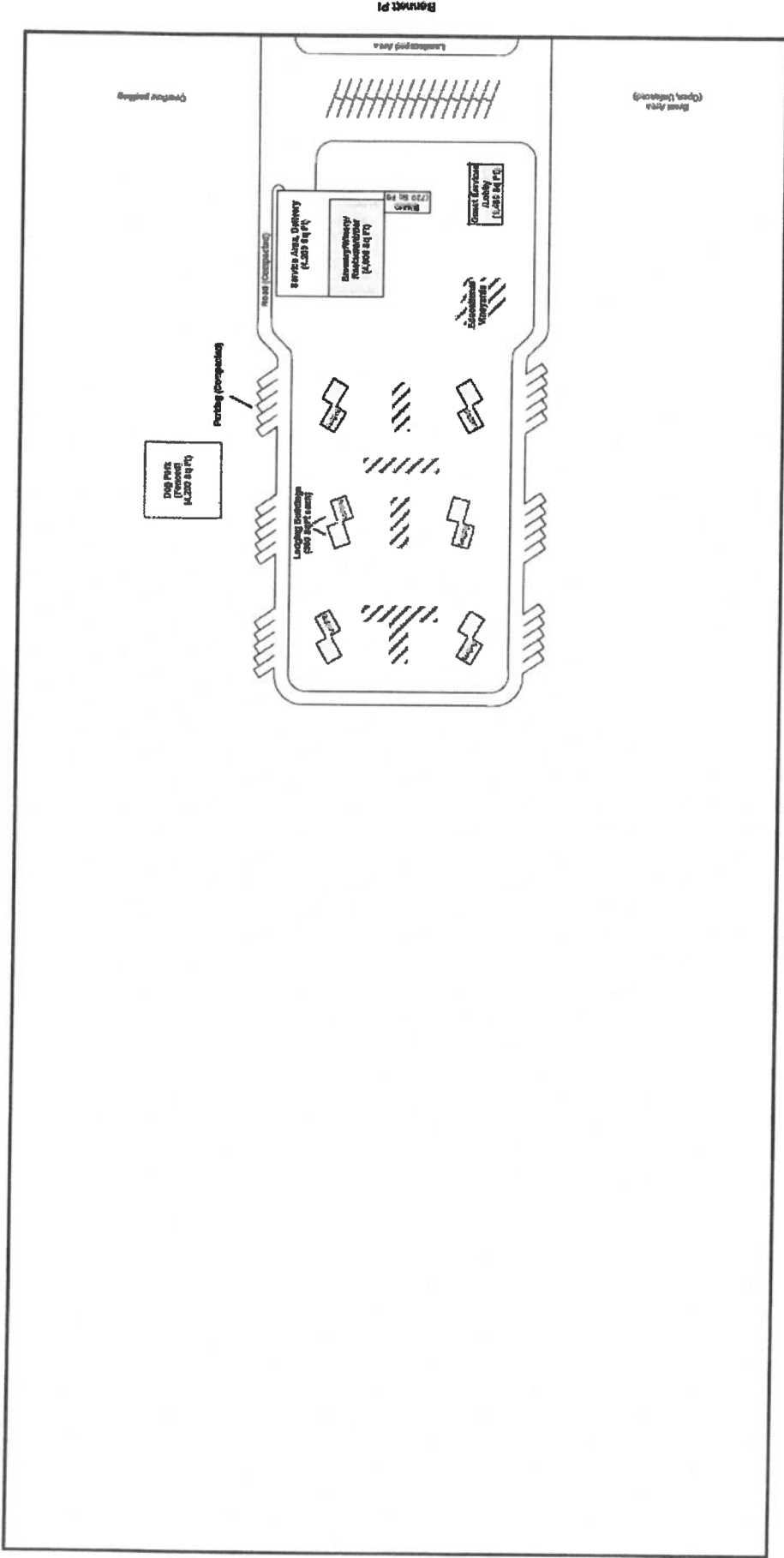


John G. Anderson

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Member of

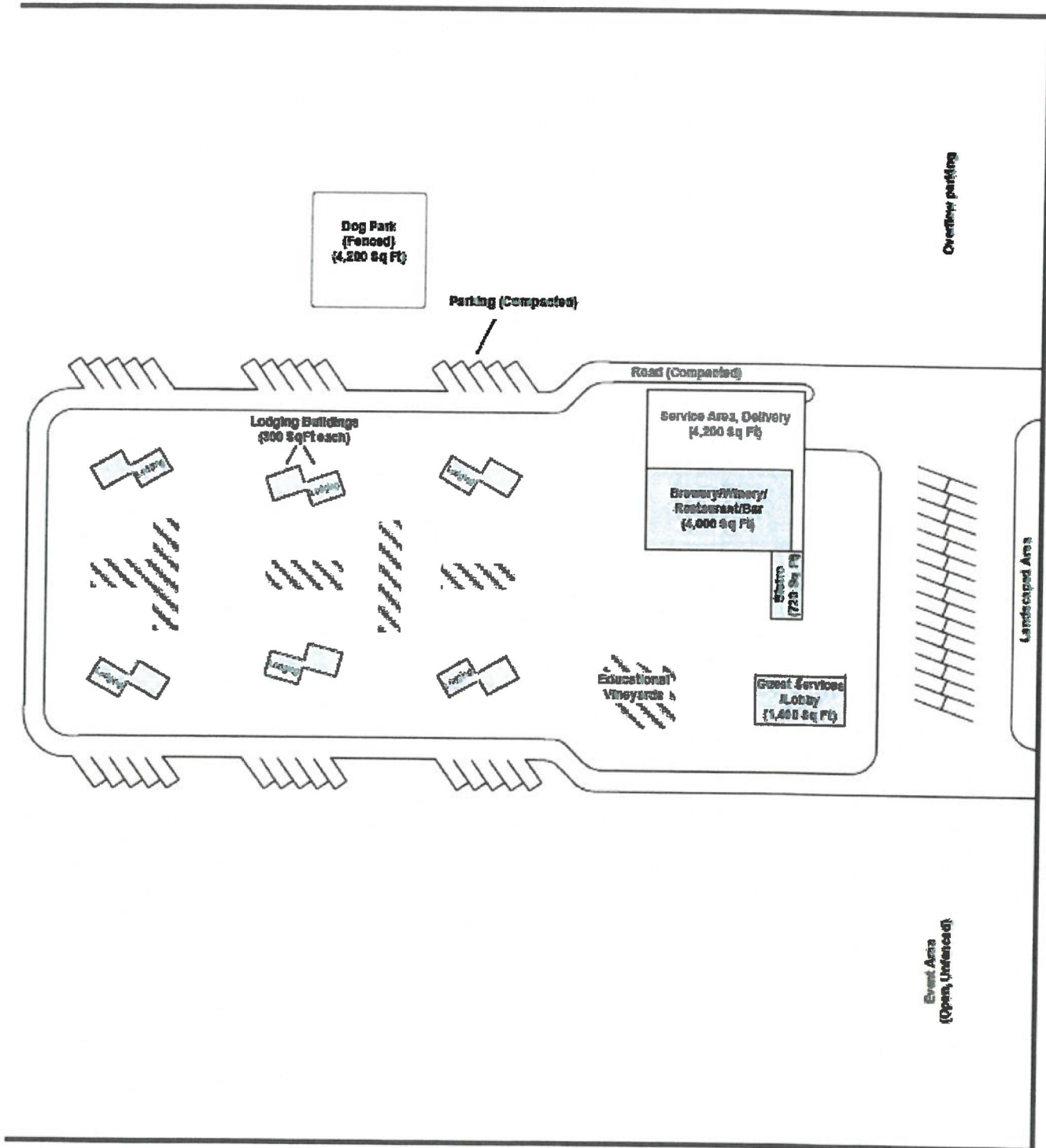




Sheet 101



Site Plan 'A' (Proposed) - The Plan 'A' (Proposed) Transfer Station, Traffic House, Winery, Brewery, Restaurant, Bar, Lounge



Bennett Pt, Willcox, Arizona 85843, Tax Parcel No 305-32-025B-6 - Site Plan "Agritourism"
 Tourist Hub, Tasting Room, Winery, Brewery, Restaurant, Bar, Lodging

Scale: 1/128" = 1'



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May 13, 2021

Via First-Class Mail

Todd Myers and Michelle Minta
6255 S. Bennett Pl.
Willcox, AZ 85643

Re: Doe Ranch Vineyard Rezoning Project; Parcel No. 305-32-065B

Dear Mr. Myers and Mrs. Minta:

My name is John G. Anderson and my firm represents your new neighbors, Rainer Fischer and Tarina Griffin. If you have not already met, our clients look forward to meeting you in person, and they are excited to become a part of the renowned Willcox Wine Country community.

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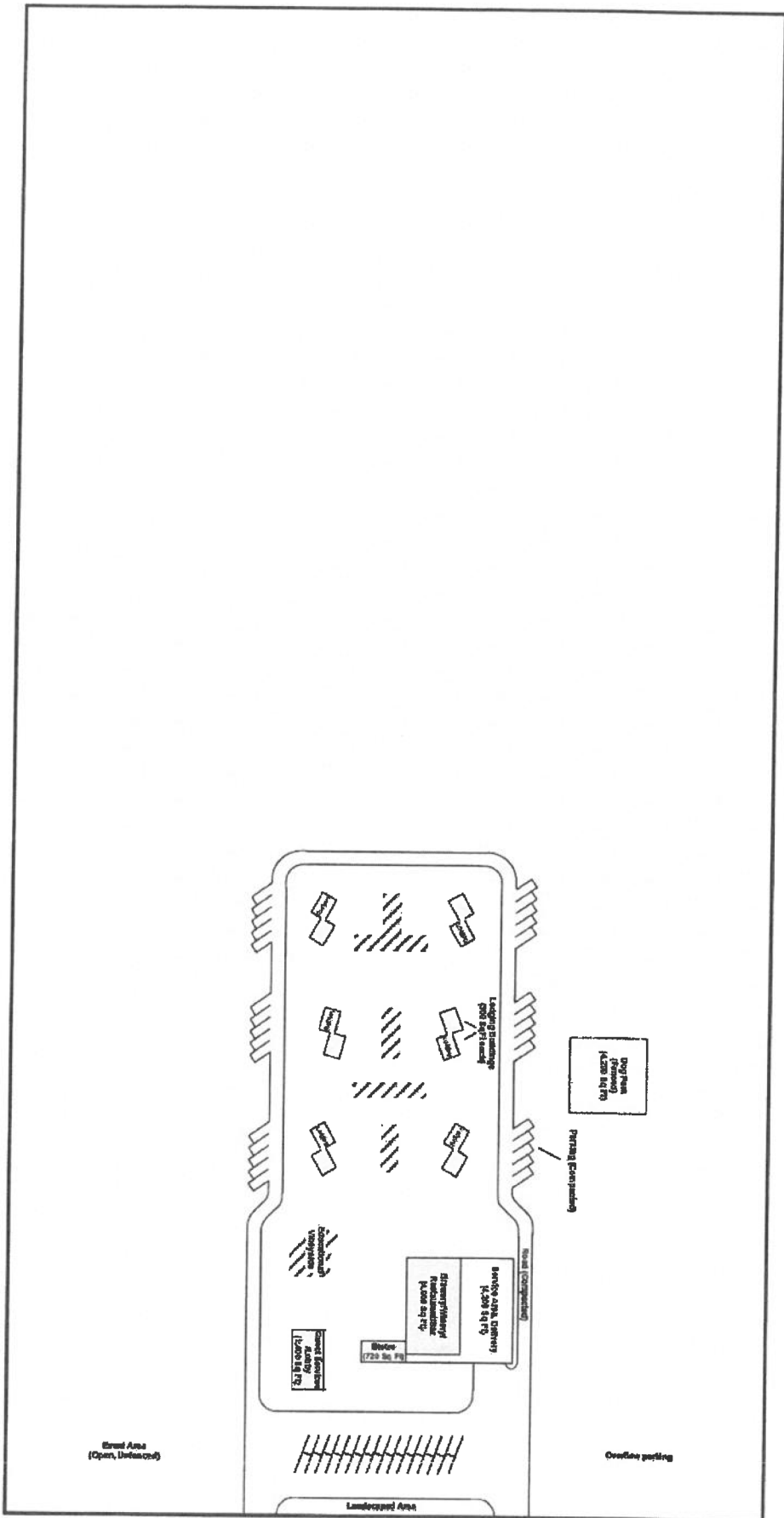


John G. Anderson

Page 2 of 2

Member of

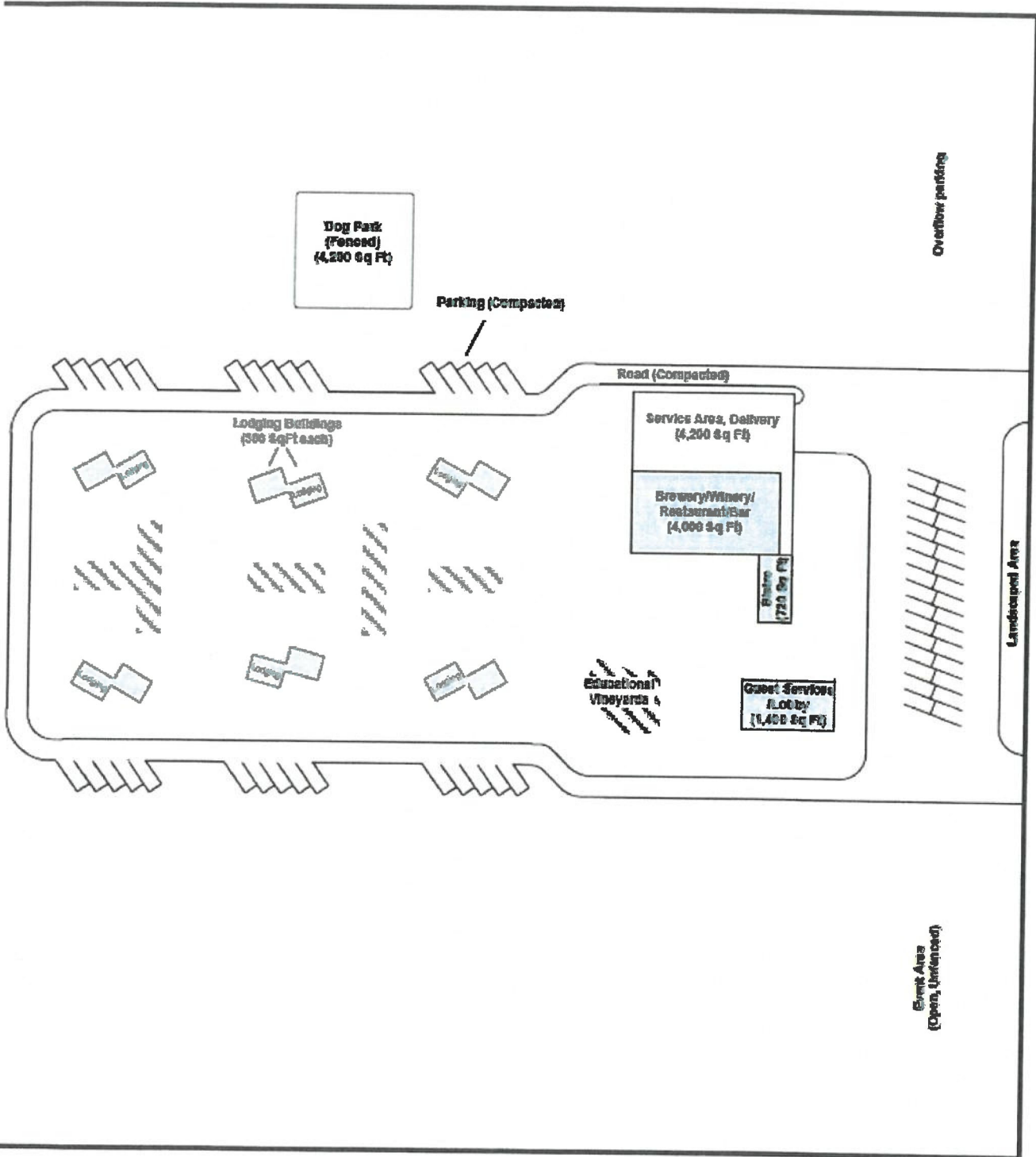




Bennett P1

Blount Co. Water, Adams 08945, Tax Parcel No 352-020290 - San Plan "Agiculture"
 Tract 14A, Tracting Farms, Valley, Cemetery, Restaurant, Bus, Landfill





Bennett PI, Willcox, Arizona 85643, Tax Parcel No 305-32-065B-5 - Site Plan "Agritourism"
 Tourist Hub, Tasting Room, Winery, Brewery, Restaurant, Bar, Lodging

Scale: 1/4" = 1'



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May 13, 2021

Via First-Class Mail

Daniel and Robin Leksell
6315 S. Stout Vista Lane
Willcox, AZ 85643

Re: Doe Ranch Vineyard Rezoning Project; Parcel No. 305-32-065B

Dear Mr. and Mrs. Leksell:

My name is John G. Anderson and my firm represents your new neighbors, Rainer Fischer and Tarina Griffin. If you have not already met, our clients look forward to meeting you in person, and they are excited to become a part of the renowned Willcox Wine Country community.

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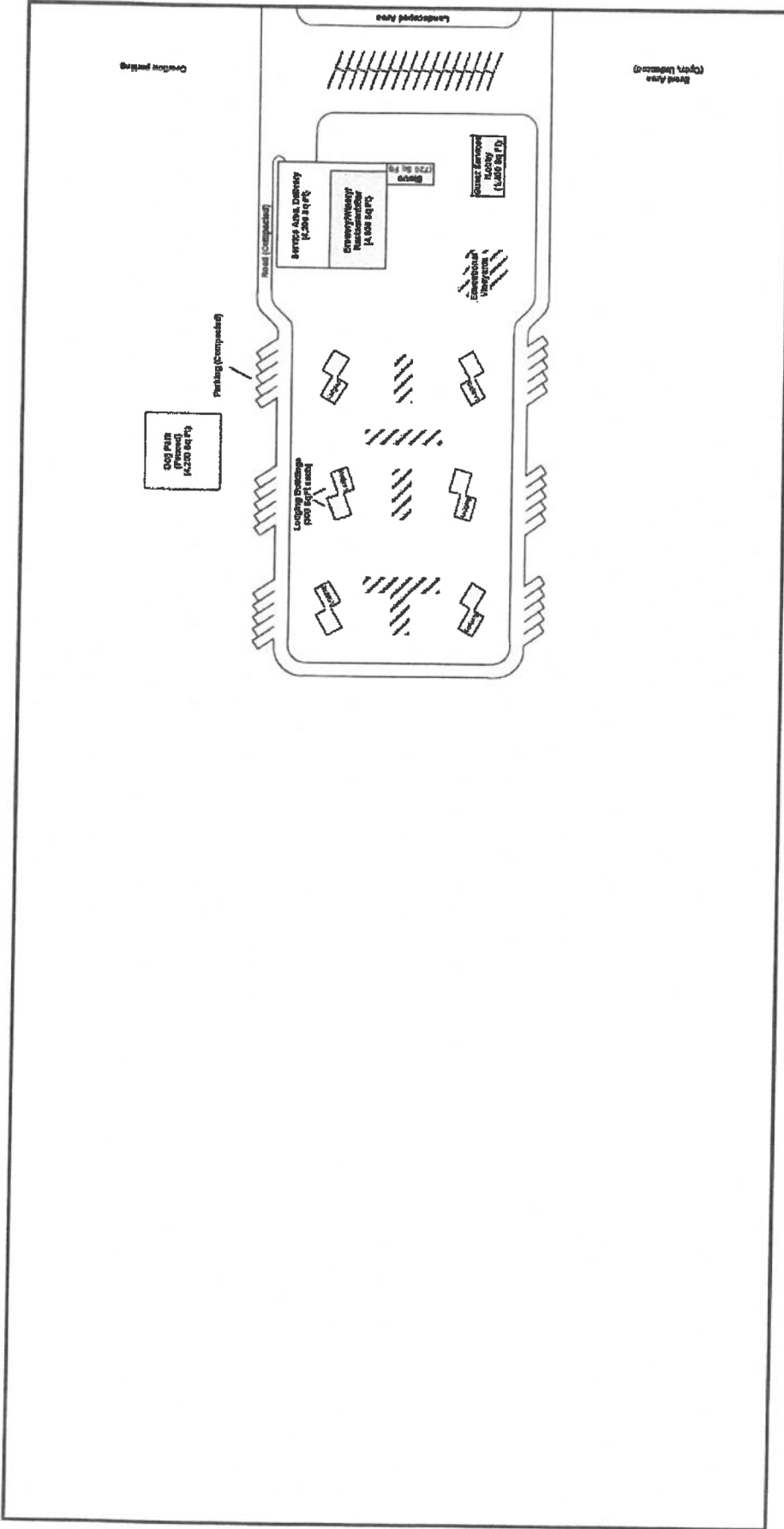
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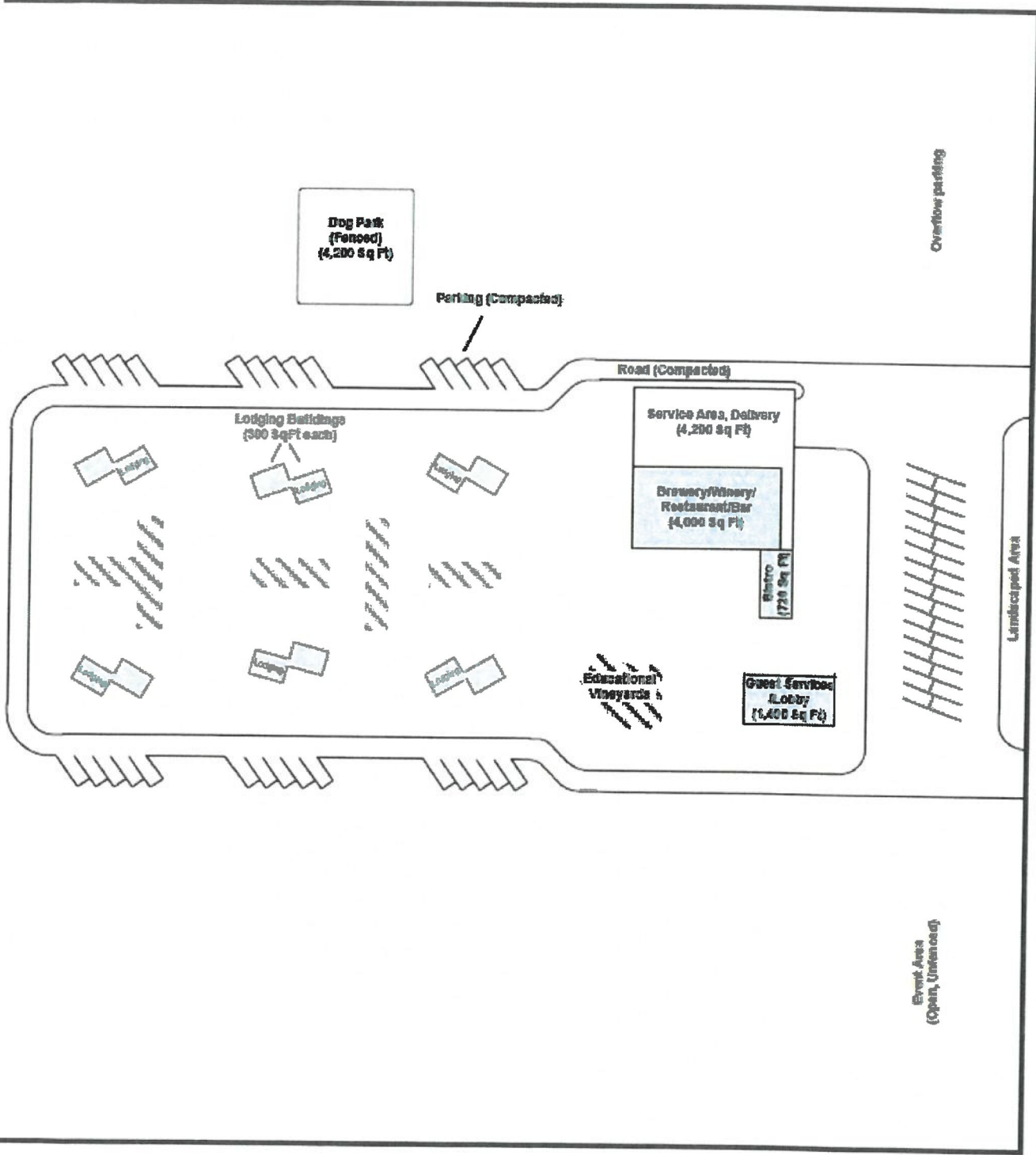




Bernold R. Wilson, Arizona 60912, The Plaza No. 305-32-0039-6 - Site Plan "Agribunker"
Touche Lab., Testing Room, Wherry, Brewery, Restaurant, Bar, Lodging.



Bernold P1



Bennett PI, Willcox, Arizona 85643, Tax Parcel No 305-32-005B-6 - Site Plan "Agritourism"
 Tourist Hub, Tasting Room, Winery, Brewery, Restaurant, Bar, Lodging

Scale: 1/120 = 1



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May 13, 2021

Via First-Class Mail

CK2, LLC
1131 S. Salisbury Blvd., Ste. A3
Salisbury, MD 21801

Re: Doe Ranch Vineyard Rezoning Project; Parcel No. 305-32-065B

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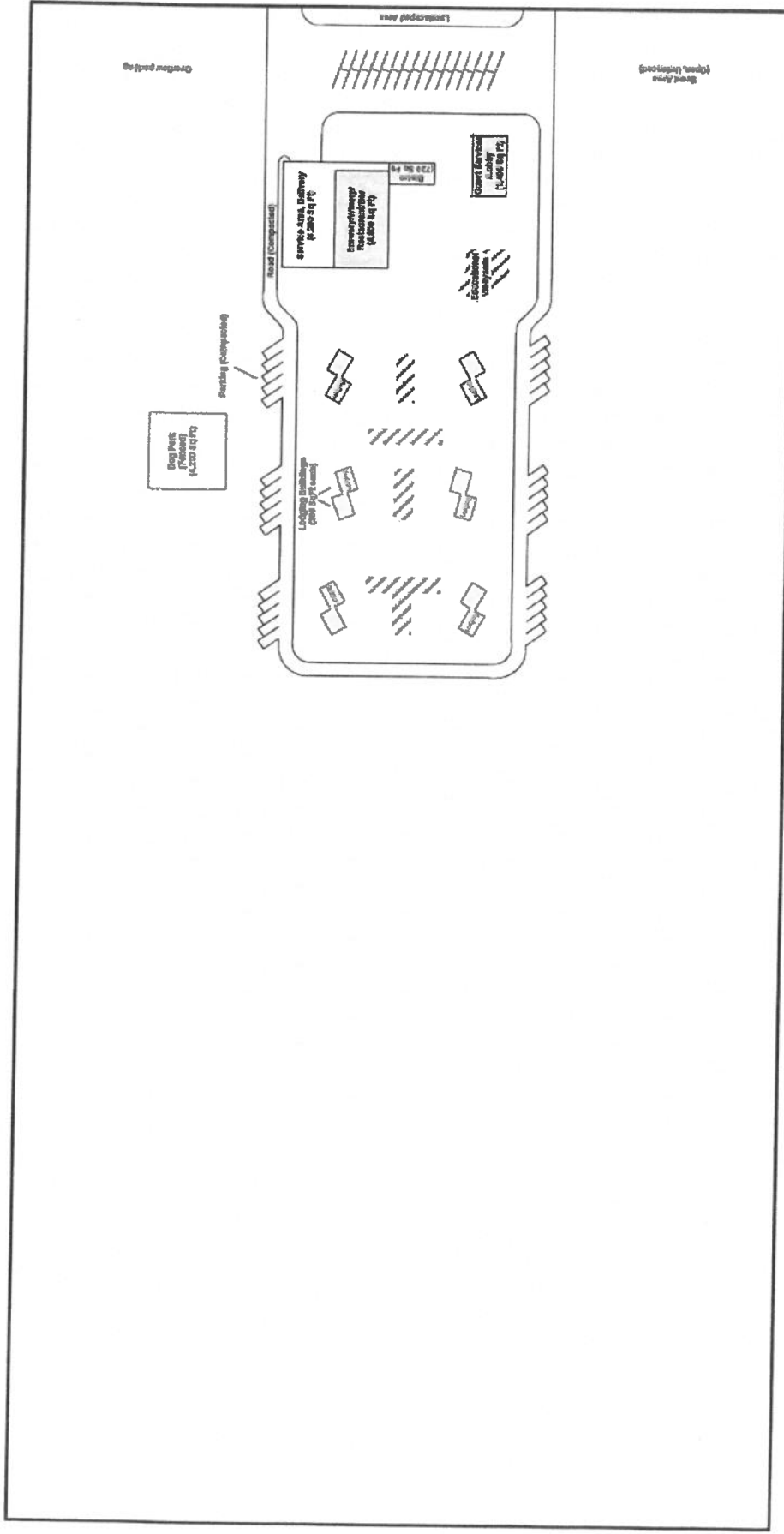
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Page 2 of 2

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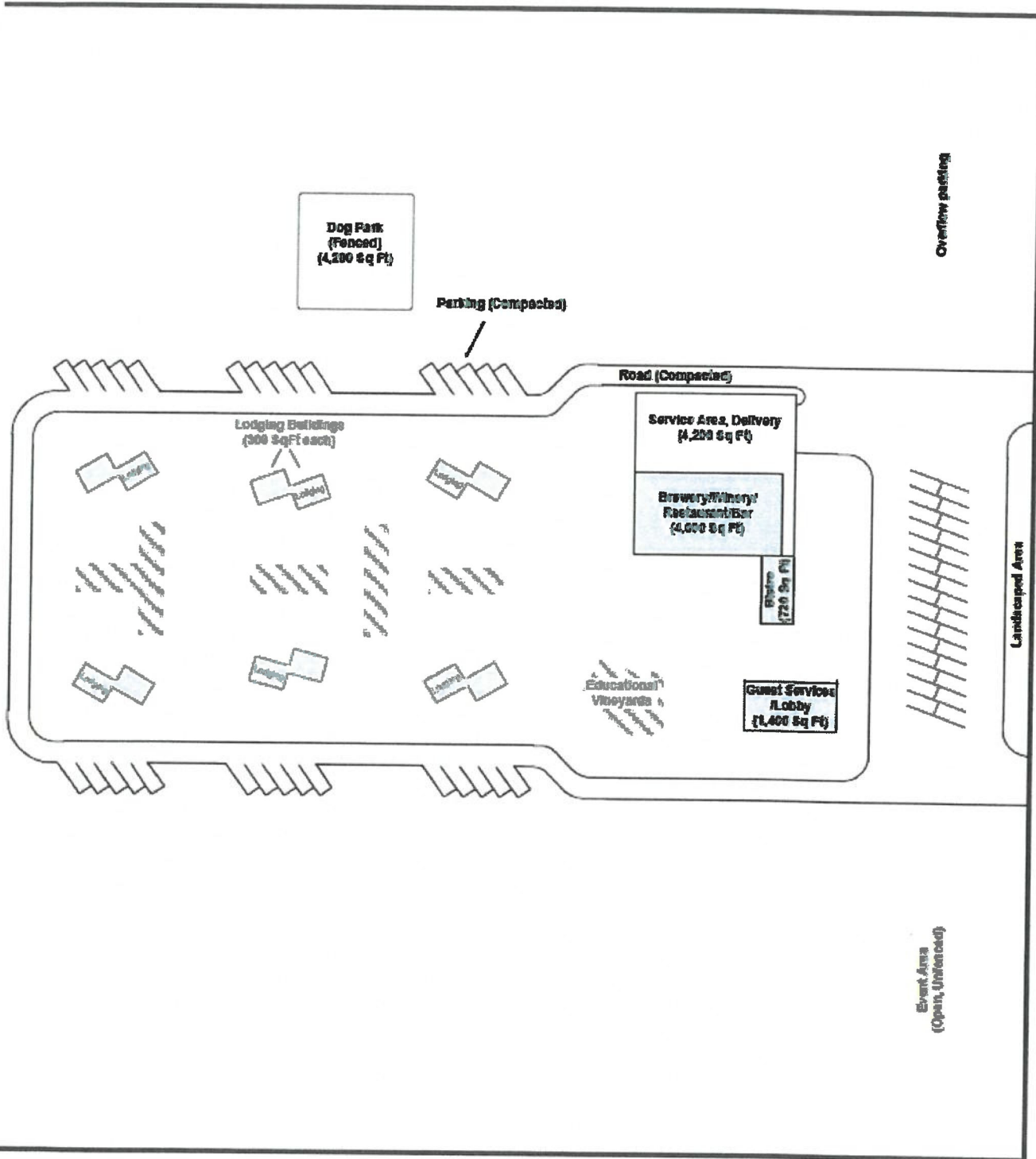




Scale: 1/4" = 1' - 1" = 12' - 1" = 144'

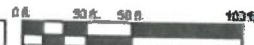
Moore, Arizona 85043, Tract No. 805-00-009-06 - Sue Plan "Neighborhood"
 Planned: Public, Housing, Commercial, Industrial, Recreational, Bar, Lodging

Sheet P1



Bennett Pt, Willcox, Arizona 85643, Tax Parcel No 305-32-0558-5 - Site Plan "Agritourism"
 Tourist Hub, Tasting Room, Winery, Brewery, Restaurant, Bar, Lodging

Scale: 1/120 = 1



JOHN F. MUNGER
MARK E. CHADWICK *
THOMAS A. DENKER
ROBERT J. METLI
DAVID RUIZ **
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**MUNGER, CHADWICK
& DENKER, P.L.C.**
ATTORNEYS AT LAW
A PROFESSIONAL LIMITED LIABILITY COMPANY
NATIONAL BANK PLAZA
333 NORTH WILMOT, SUITE 300
TUCSON, ARIZONA 85711
(520) 721-1900
FAX (520) 747-1550
MungerChadwick.com

OF COUNSEL
GREG PATTERSON
STEVEN W. BLOCH*
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JEFFREY H. JACOBSON
*Admitted only in Washington DC

PHOENIX OFFICE
CONCORD PLACE
2999 N 44th Street, Suite 130
Phoenix, Arizona 85018
(602) 374-4890
FAX (602) 441-2779

May 13, 2021

Via First-Class Mail

Sam Pillsbury
4109 E. Via Estrella
Phoenix, AZ 85028

Re: Doe Ranch Vineyard Rezoning Project; Parcel No. 305-32-065B

Dear Mr. Pillsbury

My name is John G. Anderson and my firm represents your new neighbors, Rainer Fischer and Tarina Griffin. If you have not already met, our clients look forward to meeting you in person, and they are excited to become a part of the renowned Willcox Wine Country community.

I am reaching out to you because Rainer and Tarina are starting the process of obtaining special use authorization from the Cochise County Planning & Zoning Commission to open Doe Ranch Vineyard, and we want to keep you apprised of the process.

Enclosed with this letter you will find the proposed site plan for Doe Ranch Vineyard. The property is located on the northeast corner of Bennet Place and Stout View Lane, just a quarter-mile north of Pillsbury Wine Company & Vineyard.

The goal for Doe Ranch Vineyard is to partner with the community to promote tourism and wine education, and to be an ambassador for the Willcox wine industry. To achieve these goals, my clients intend to provide lodging for up to forty guests on site, along with a full restaurant and bar, which will be in addition to a small production winery, tasting room, and brewery. An educational vineyard will also be planted, so that guests may get a glimpse of the wine industry from start to finish.

Page 1 of 2

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As such, my clients are applying for a special use authorization permit to allow them to conduct the following activities on the property:

1. Operate a Small Production Winery/Brewery
2. Provide Guest Lodging and Accommodations
3. Operate a Restaurant/Bar

Guest lodging and a full restaurant and bar has the potential to greatly increase tourism in the area. Where before visitors could only visit for a day or afternoon, lodging in the heart of wine country would transform day-trips to the local vineyards into full vacations where tourists could have the opportunity to savor all that the area has to offer.

We anticipate that there will only be minor impacts, if any, to the surrounding area should the community and the Commission support our application for special use authorization. The most obvious impact from the project will be an increase in the number of visitors to the property. Along with the increase in traffic from visitors, there also may be a slight increase in the number of commercial vehicles delivering food items for the restaurant and brewery/production winery. However, we believe these increases will be slight and barely noticeable. On the other hand, we believe the benefit to the community will far outweigh any negative impacts (if any).

My clients hope to have your—and their other neighbors’—support for this project. And so, we invite you to contact me with any questions, concerns, or comments that you may have about the project. We will submit my clients’ application for special use authorization to the Commission on or before May 28, 2021, and the project will be discussed at a public meeting in front of the Commission on July 14, 2021.

If you have any questions, concerns, or comments about the project, or if you believe there may be negative impacts due to this project to you or the other property owners in the area, please contact me by phone at (520) 721-1900 ext. 216, by email at jganderson@mcdplc.com, or by mail at the Tucson address listed above.

Thank you for your time, and we look forward to hearing from you.

Sincerely,

MUNGER, CHADWICK & DENKER, P.L.C.

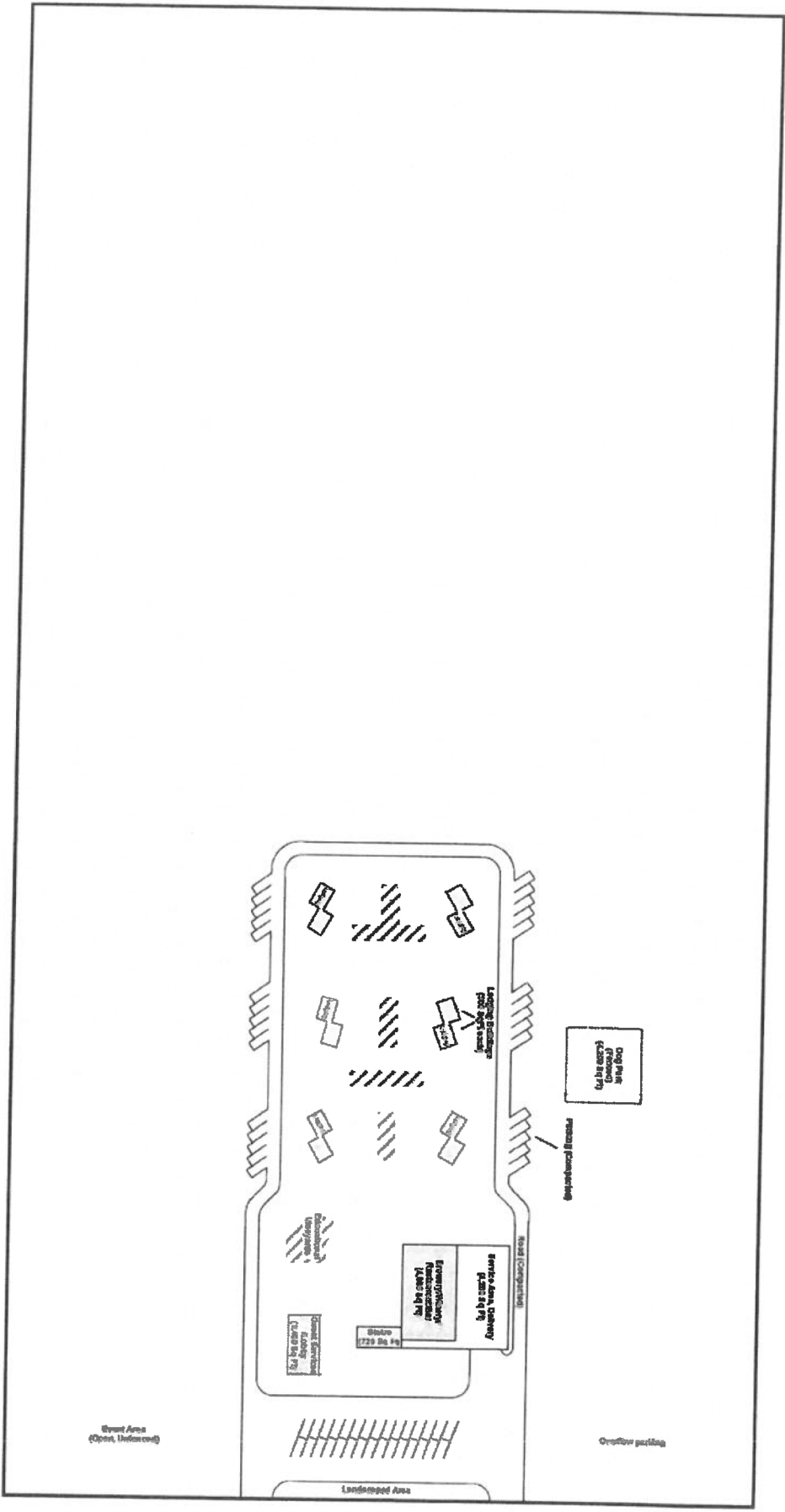


John G. Anderson

Page 2 of 2

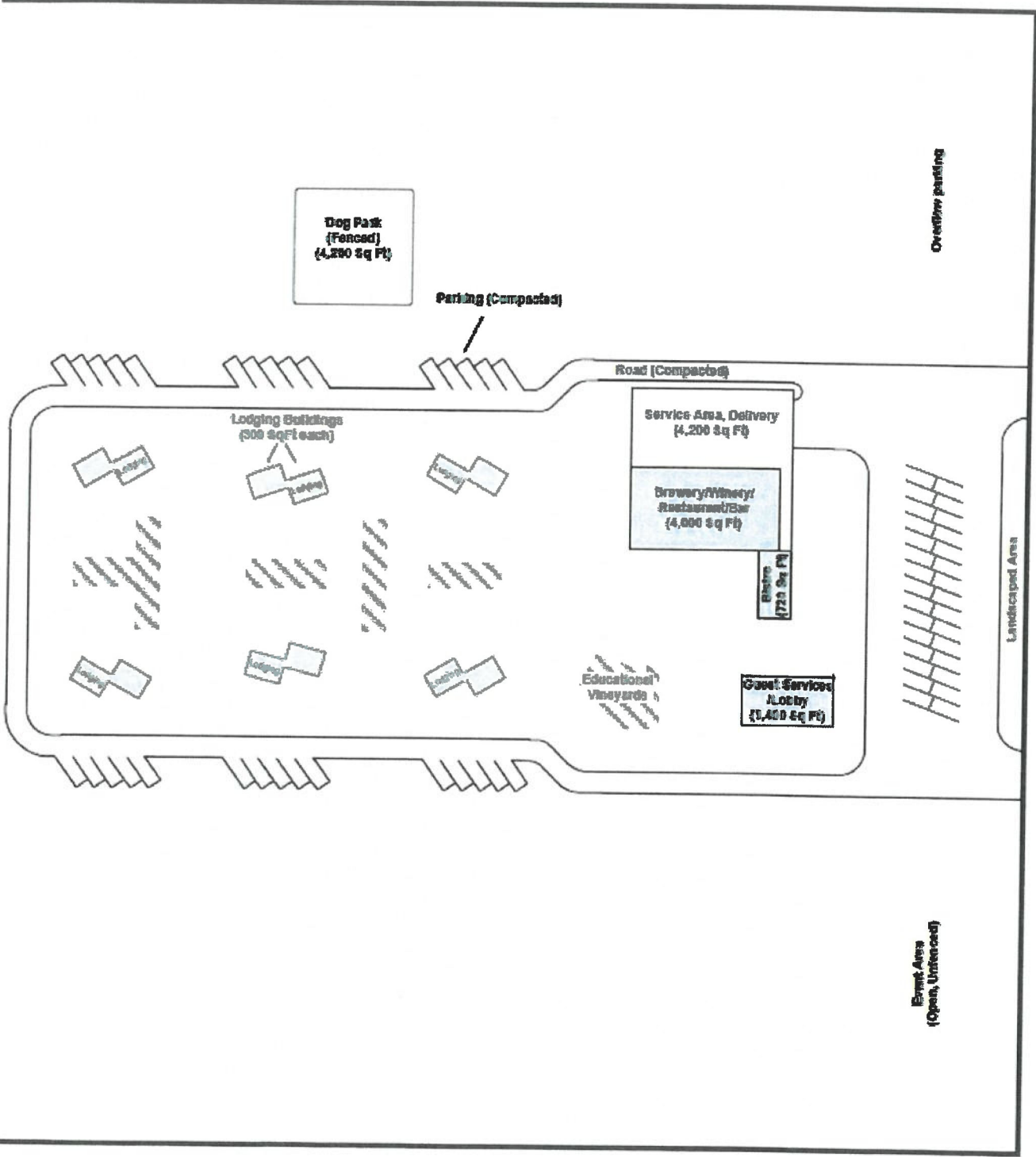
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Bennett PI, Wilson Adams Group, For Project No. 013-00000000 - Site Plan, "As-Built"
 Project No. 013-00000000, Wilson Adams Group, Project No. 013-00000000, Project No. 013-00000000





Bennett PI

Bennett PI, Willcox, Arizona 85643, Tax Parcel No 305-32-065B-5 - Site Plan "Agritourism"
 Tourist Hub, Tasting Room, Winery, Brewery, Restaurant, Bar, Lodging

Scale: 1/125 = 1



John G. Anderson

From: Michelle Minta <micminta@icloud.com>
Sent: Friday, May 21, 2021 2:21 PM
To: jganderson@mcdplc.com
Subject: Do Ranch Vineyard

Hello Mr. Anderson,

We are Rhumb Line Vineyard just to the north of the property Rainer and Tarina purchased. Just wanted to let you know you have the directions incorrect on your letter to the neighbors.

Their property will be on the South West corner of the the intersection. You are causing a lot of confusion by not representing the correct location.

Regards,

Michelle Minta
Sent from my iPad=

John G. Anderson

From: John G. Anderson <jganderson@mcdplc.com>
Sent: Friday, May 21, 2021 4:09 PM
To: 'Michelle Minta'
Cc: 'saflores@mcdplc.com'; 'Zachary L. Cohen'
Subject: RE: Do Ranch Vineyard

Mrs. Minta,

Thank you for bringing that error to our attention, and I apologize for any confusion that it has caused. We will immediately send out a notice correcting the error.

In the meantime, if you are contacted by anyone due to our error, please direct them to me and I will clear up the confusion.

Please let me know if you have any additional questions or concerns.

Sincerely,

John G. Anderson
Munger, Chadwick & Denker, P.L.C.
333 N. Wilmot, Suite 300
Tucson, Arizona 85711
520-721-1900 ext. 216 (office)
520-977-4848 (cell)
520-747-1550 (fax)
jganderson@mcdplc.com

-----Original Message-----

From: Michelle Minta <micminta@icloud.com>
Sent: Friday, May 21, 2021 2:21 PM
To: jganderson@mcdplc.com
Subject: Do Ranch Vineyard

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Regards,

Michelle Minta
Sent from my iPad=

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CONCORD PLACE
2999 N 44th Street, Suite 130
Phoenix, Arizona 85018
(602) 374-4890
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May 24, 2021

Via First-Class Mail

Ronald and Corinne Stout
P.O. Box 1100
Willcox, AZ 85644

Re: Doe Ranch Vineyard Rezoning Project; Parcel No. 305-32-065B

Dear Mr. and Mrs. Stout:

As you may recall, my firm represents your new neighbors, Rainer Fischer and Tarina Griffin. I previously sent you correspondence regarding my clients' intent to obtain special use authorization to operate a small production winery, guest lodging, and a restaurant on their property (Cochise County Assessor's Parcel No. 305-32-065B). I am contacting you again to correct an inadvertent error in that correspondence.

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Please feel free to reach out to me at the above Tucson address, at jganderson@mcdplc.com, or at (520) 721-1900 ext. 216 if you have any questions or concerns.

Sincerely,

MUNGER, CHADWICK & DENKER, P.L.C.


John G. Anderson

Member of



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May 24, 2021

Via First-Class Mail

Carlson Creek Vineyard, LLC
16263 Windpiper Rd.
Powat, CA 92064

Re: Doe Ranch Vineyard Rezoning Project; Parcel No. 305-32-065B

To whom it may concern:

As you may recall, my firm represents your new neighbors, Rainer Fischer and Tarina Griffin. I previously sent you correspondence regarding my clients' intent to obtain special use authorization to operate a small production winery, guest lodging, and a restaurant on their property (Cochise County Assessor's Parcel No. 305-32-065B). I am contacting you again to correct an inadvertent error in that correspondence.

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Sincerely,

MUNGER, CHADWICK & DENKER, P.L.C.


John G. Anderson

Member of



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2999 N 44th Street, Suite 130
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(602) 374-4890
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May 24, 2021

Via First-Class Mail

Robert C. Overla
P.O. Box 291575
Kerrville, TX 78029

Re: Doe Ranch Vineyard Rezoning Project; Parcel No. 305-32-065B

Dear Mr. Overla:

As you may recall, my firm represents your new neighbors, Rainer Fischer and Tarina Griffin. I previously sent you correspondence regarding my clients' intent to obtain special use authorization to operate a small production winery, guest lodging, and a restaurant on their property (Cochise County Assessor's Parcel No. 305-32-065B). I am contacting you again to correct an inadvertent error in that correspondence.

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John G. Anderson

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May 24, 2021

Via First-Class Mail

Vineyard Estates, LLC
4109 E. Via Estrella
Phoenix, AZ 85028

Re: Doe Ranch Vineyard Rezoning Project; Parcel No. 305-32-065B

To whom it may concern:

As you may recall, my firm represents your new neighbors, Rainer Fischer and Tarina Griffin. I previously sent you correspondence regarding my clients' intent to obtain special use authorization to operate a small production winery, guest lodging, and a restaurant on their property (Cochise County Assessor's Parcel No. 305-32-065B). I am contacting you again to correct an inadvertent error in that correspondence.

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MUNGER, CHADWICK & DENKER, P.L.C.



John G. Anderson

Member of



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TUCSON, ARIZONA 85711
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May 24, 2021

Via First-Class Mail

Carlson Creek Vineyard, LLC
115 N. Railview Ave.
Willcox, AZ 85643

Re: Doe Ranch Vineyard Rezoning Project; Parcel No. 305-32-065B

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John G. Anderson

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May 24, 2021

Via First-Class Mail

Todd Myers and Michelle Minta
6255 S. Bennett Pl.
Willcox, AZ 85643

Re: Doe Ranch Vineyard Rezoning Project; Parcel No. 305-32-065B

Dear Mr. Myers and Mrs. Minta:

As you may recall, my firm represents your new neighbors, Rainer Fischer and Tarina Griffin. I previously sent you correspondence regarding my clients' intent to obtain special use authorization to operate a small production winery, guest lodging, and a restaurant on their property (Cochise County Assessor's Parcel No. 305-32-065B). I am contacting you again to correct an inadvertent error in that correspondence.

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John G. Anderson

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May 24, 2021

Via First-Class Mail

Daniel and Robin Leksell
6315 S. Stout Vista Lane
Willcox, AZ 85643

Re: Doe Ranch Vineyard Rezoning Project; Parcel No. 305-32-065B

Dear Mr. and Mrs. Leksell:

As you may recall, my firm represents your new neighbors, Rainer Fischer and Tarina Griffin. I previously sent you correspondence regarding my clients' intent to obtain special use authorization to operate a small production winery, guest lodging, and a restaurant on their property (Cochise County Assessor's Parcel No. 305-32-065B). I am contacting you again to correct an inadvertent error in that correspondence.

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John G. Anderson

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May 24, 2021

Via First-Class Mail

CK2, LLC
1131 S. Salisbury Blvd., Ste. A3
Salisbury, MD 21801

Re: Doe Ranch Vineyard Rezoning Project; Parcel No. 305-32-065B

To whom it may concern:

As you may recall, my firm represents your new neighbors, Rainer Fischer and Tarina Griffin. I previously sent you correspondence regarding my clients' intent to obtain special use authorization to operate a small production winery, guest lodging, and a restaurant on their property (Cochise County Assessor's Parcel No. 305-32-065B). I am contacting you again to correct an inadvertent error in that correspondence.

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Sincerely,

MUNGER, CHADWICK & DENKER, P.L.C.


John G. Anderson

Member of



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May 24, 2021

Via First-Class Mail

Sam Pillsbury
4109 E. Via Estrella
Phoenix, AZ 85028

Re: Doe Ranch Vineyard Rezoning Project; Parcel No. 305-32-065B

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Member of

