

Special Use Docket SU 22-24 (War Performance Small Engine Repair)



YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

PRINT NAME(S):

ALAN NORMAN

SIGNATURE(S):

Alan Norman

~~107-61-024D4~~

YOUR TAX PARCEL NUMBER:

107-61-024D4

(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. 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 November 23, 2022** to be included in the staff report to the Board.

RETURN TO:

Christine McLachlan
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
(Or scan and email to: cmclachlan@cochise.az.gov)

Special Use Docket SU 22-24 (War Performance Small Engine Repair)



YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

PRINT NAME(S):

JAMES MOFFITT

SIGNATURE(S):

YOUR TAX PARCEL NUMBER: _____ (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. 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 November 23, 2022 to be included in the staff report to the Board.

RETURN TO: Christine McLachlan
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
(Or scan and email to: cmclachlan@cochise.az.gov)

Special Use Docket SU 22-24 (War Performance Small Engine Repair)



YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

PRINT NAME(S):

Valerie A. Moffitt

SIGNATURE(S):

Valerie A. Moffitt

YOUR TAX PARCEL NUMBER: _____ (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. 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 November 23, 2022 to be included in the staff report to the Board.

RETURN TO: Christine McLachlan
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
(Or scan and email to: cmclachlan@cochise.az.gov)

Special Use Docket SU 22-24 (War Performance Small Engine Repair)



YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

PRINT NAME(S):

Anthony Moffitt

SIGNATURE(S):

Anthony Moffitt

YOUR TAX PARCEL NUMBER: _____

(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. 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 November 23, 2022** to be included in the staff report to the Board.

RETURN TO:

Christine McLachlan
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
(Or scan and email to: cmclachlan@cochise.az.gov)

Special Use Docket SU 22-24 (War Performance Small Engine Repair)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

See attached.

PRINT NAME(S):

McLACHLAN, SUZANNE L. & RICHARD S.

SIGNATURE(S):

YOUR TAX PARCEL NUMBER: 107-62-018K0
(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. 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 November 23, 2022** to be included in the staff report to the Board.

RETURN TO: Christine McLachlan
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
(Or scan and email to: cmclachlan@cochise.az.gov)

Special Use Docket SU 22-24 (War Performance Small Engine Repair)

No, we do not support this request.

The general term, "repair services, small engines" fails to delineate and to define the extent of the term.

1. The potential inclusion of engines which would in fact create a significant noise factor in an existing residential area would thereby establish an undesirable and disturbing environment impact.
2. Further, should testing of a "small engine" on a vehicle on the private and public roads and byways would further extend the undesirable and disturbing environment impact.
3. The implication in the general term potentially includes "commerce" which would further extend the undesirable and disturbing environment impact on the immediate broader residential area.

Suzanne L. and Richard S. McMains

Signature(s) Suzanne L. McMains by Richard S. McMains
Richard S. McMains FOA*

TAX PARCEL NUMBER: 107-62-018K0

*ATTACHED

DURABLE GENERAL POWER OF ATTORNEY

Effective Date	Expiration Date	Effective Place of Execution (County and State)
December 9, 1994	December 9, 2024	Cochise County, Arizona
PRINCIPAL (Name and Address)		ATTORNEY-IN-FACT (Name and Address)
Suzanne L. McMains 4180 South Ranch Road Sierra Vista, AZ 85635		Richard S. McMains 4180 South Ranch Road Sierra Vista, AZ 85635

Principal constitutes and appoints Attorney-in-Fact to act as the true and Lawful attorney of Principal and in the name, place and stead of Principal:

1. To draw and deposit monies from bank accounts belonging to and in the name of the Principal; to enter and use the contents of these accounts and any safety deposit box for the use and benefit of Principal; and to ask, demand, sue for, recover, collect and receive all such sums of money, debts, dues, accounts, legacies, bequests, interests, dividends, annuities, and demands whatsoever, as are now or shall hereafter become due, owing, payable or belonging to Principal; and to have, use and take all lawful ways or means, in name of Principal, or otherwise, for the recovery thereof, by legal process, and to compromise and agree for, and grant acquittance or other sufficient discharges for Principal and in the name of Principal.

2. To make, seal, and deliver; to bargain, contract, agree, purchase, receive and take lands, tenements, hereditaments, upon such terms and conditions and under such covenants as Attorney-in-Fact shall think fit; and to bargain and agree for, buy, sell, mortgage, hypothecate, and in any and every way and manner deal in and with goods, wares and merchandise, choices in action, and other property in possession or in action.

3. To make, do and transact all and every kind of business of whatever nature and kind for and in the name of the Principal, and as the principal's act and deed; and to sign, seal, execute, deliver, and acknowledge such deeds, covenants, indenture, agreements, mortgages, hypothecations, bottomries, charter parties, bills of lading, bills, securities, bonds, notes, receipts, evidences of debt, releases and satisfaction of mortgage, judgments, and other debts, and such other instruments in writing, or whatever kind and nature, as may be necessary or proper in the premises.

4. To do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as Principal might or could do if personally present. The Principal hereby ratifies and confirms all that the Attorney-in-Fact shall lawfully do or cause to be done by virtue of this General Power of Attorney.

5. To execute for the Principal when disabled or missing, any gifts to family members or charities; disclaimers or renunciations of inheritances, purchases of flower bonds; any tax returns or tax elections; any general or special powers of appointment under trusts or any other documents to protect the estate of the Principal except Wills, Contracts of Marriage or Dissolution, and Living Wills.

6. This General Power of Attorney shall not be affected by disability of the Principal. This General Power of Attorney may be revoked by the Principal giving actual written notice to anyone dealing with the Attorney-in-Fact or by recording a Revocation of Power of Attorney with the County Recorder of Cochise County, Arizona. If this General Power of Attorney is not revoked within 6 months from its effective date by recording a Revocation, it shall be considered to be renewed and effective for additional 6 months periods until either revoked by recording a Revocation of Power of Attorney or expired pursuant to the expiration date. The

failure of the Principal to record this Revocation shall be construed as a renewal of the General Power of Attorney.

7. The Attorney-in-Fact may (1) not use the assets of Principal to pay his/her own legal obligations, (2) has no authority over any life insurance policies, where Principal is the owner and Attorney-in-Fact is the life insured, and (3) has no authority over any Irrevocable Trust where the Principal is the Trustee and the Attorney-in-Fact is the Grantor.

Dated this 9 day of December, 1994

Suzanne L. McMains
SUZANNE L. MCMAINS

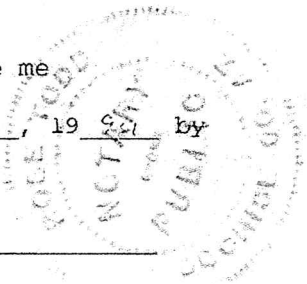
Richard S. McMains
RICHARD S. MCMAINS

STATE OF ARIZONA }
County of Cochise }

ss. This instrument was acknowledged before me
this 9 day of December, 1994 by

R. Ford
Notary Public

My Commission expires: ~~My Commission Expires~~ March 23, 1996

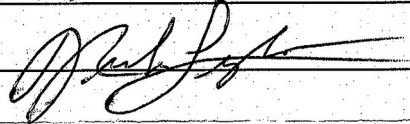


Special Use Docket SU 22-24 (War Performance Small Engine Repair)

 YES, I SUPPORT THIS REQUEST
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:
SOUND TRAVELS EASILY HERE AS WE ARE HIGHER IN ELEVATION
* NOISE - WE MOVED HERE FOR THE QUIET AWAY FROM ROAD/AUTO NOISE
DONT WANT NOISE ASSOCIATED WITH ENGINE REPAIRS
* TRAFFIC - MORE NON-NEIGHBORHOOD TRAFFIC IS UNACCEPTABLE
* NOT ZONED FOR THIS BUSINESS TYPE, WE DONT WANT IT CHANGED
FOR MODIFIED, FOR CONDITIONAL
FOR ~~SPECIAL~~ "SPECIAL USE"

PRINT NAME(S): RICHARD LIGHTHILL

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: 107-61-023B3 (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. 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 November 23, 2022** to be included in the staff report to the Board.

RETURN TO: Christine McLachlan
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
(Or scan and email to: cmclachlan@cochise.az.gov)

Special Use Docket SU 22-24 (War Performance Small Engine Repair)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

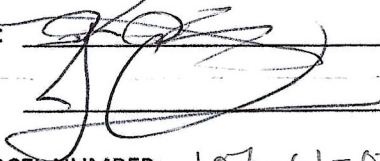
NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons:

Please see attached.

PRINT NAME(S):

Stephen and Jennifer Chavez

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: 107-61-021-9 (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. 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 November 23, 2022 to be included in the staff report to the Board.

RETURN TO: Christine McLachlan
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
(Or scan and email to: cmclachlan@cochise.az.gov)

To Christine McLachlan et. al.

Re: Docket SU 22-24 (War Performance, Small Engine Repair).

I do not support this request. I respectfully do not support War Performance LLC, Myra Arnold, or its respective owners and representatives. I strongly oppose it and its intentions for rezoning per the re: Docket SU 22-24 (War Performance, Small Engine Repair).

My family and I currently live nearby on a quiet serene property and home; where from my house, we can watch the wildlife come in and out of our property. I simply chose this parcel for me and my family because of the quietness, serenity, nature, fresh air, and beautiful views. I reside here because it is a residential area, NOT a commercial nor industrial area.

I just moved from out of a city where I lived off a main road for over 16 years. I specifically chose this parcel because of the quiet and serene factors where there is no surrounding road noise, exhaust noise, exhaust smells, and engine noise by idling and fast accelerations within the city.

I work 100% from home. I am always on Zoom calls, phone meetings, and doing mentorship work most times of the day. I work up to 10 hours a day, where I must meet critical deadlines, so I sometimes must work on weekends. The fact that this area is quiet is paramount to my career and work. This cannot get disrupted by noise or any other factors.

A necessity for the quietness is also vital for my wife and to my children's educations. There is a lot of investment value in this quiet area, specifically for this purpose.

With this repair shop, there are high noise factors, where you need to: test and tune, diagnosis, road test, duplicate issues by long idling engines, high idles, and must complete work in a timely manner to finish a job. Engines after rebuilt will need to be broken in. This means, idles, high revolution high idles for extended periods of time. I was a mechanic in a repair shop for 10 years as I understand it is common with repair work to extend hours to meet deadlines. War Performance LLC and its respective representatives may or may not respect the hours of operation, and if there is a need to finish a job, then working after hours and extended time is probable and likely.

Also, with my experience, I know there will be a need for engine revs, high rpms, and long revs. These can be long drawn-out revolution of engines, or hours upon hours of engine idling, with the need for intense to regular road tests, and deadlines to complete these jobs.

With this repair shop, also comes a need for noisy: Pneumatic air tools, compressors, machines, heavy machinery, lathes, machine shop tools, power equipment, drills, hammering, use of lifts, hydraulic lifts, and other loud and noisy equipment where it will be disruptive in a quiet neighborhood and can be utterly disruptive and unnecessary added noise. The sound really carries here, where a few acres away, I can hear conversations being held outdoors. With a louder repair shop, this would be detrimental to the area.

With this repair shop, on their respective property and within their respective area there is always an accumulation of junk, spare parts, broken parts, recycle metals, metals, tires, coolant, oils, caustic solvents, batteries, acids, cleaners, degreasers, and other accumulating parts and caustic fumes that will degrade and devalue our homes and surrounding area and neighborhood.

War Performance LLC and its representatives are NOT inherently interested and vested in a quiet neighborhood. Recently there have been dogs barking all hours, day, and night at 8567 E. American Dream Way. I mentioned this to one of my neighbors. They said that they approached the neighbors about this. They asked if they could do something about the dogs barking all hours of the day and night. War Performance LLC tenant's reply was that dogs bark. Yes, they said... dogs bark... If War Performance LLC and its respective parties and tenants were interested in maintaining a quiet neighborhood, they would have had regard to this issue and even could have shown compassion on a concerned neighbor. Therefore, War Performance LLC and party are not concerned about the serenity here nor our neighborhood as they have complete disregard to even their own dogs barking. Especially at night.

There is also the aspect of Dark Skies Ordinance here in Southern AZ, where my family and I enjoy star gazing. With the shop and its security lights and flood lights, this will disrupt the dark skies for advantageous viewing here.

This shop also can devalue the homes and properties in this area and with the operation of a shop, it will degrade, decrease, and overall devalue our homes, properties, and neighborhood alike.

I am invested in the area and in the neighborhood. I have invested in family and its future here on our property. I strongly oppose the shop and the collateral issues that come with it. I respectfully recommend that War Performance LLC and its representatives seek out a repair shop in Sierra Vista proper rather than in this quiet residential neighborhood.

Thank you for hearing our concern on-record.

Stephen and Jennifer Chavez

Special Use Docket SU 22-24 (War Performance Small Engine Repair)

_____ YES, I SUPPORT THIS REQUEST

Please state your reasons:



NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Their property, like all the properties in this area is zoned for rural use. This is the reason we bought here in the area. Their business is not small engine repair, but custom motorcycle, repair and build as well as high performance race engines.

Our well is downhill from their shop. We have not seen a environmental plan for containment/disposal of hazardous materials.

* see back

PRINT NAME(S):

Robert W Grippin

SIGNATURE(S):



YOUR TAX PARCEL NUMBER:

107.61.00204

(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. 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 November 23, 2022 to be included in the staff report to the Board.

RETURN TO:

Christine McLachlan

Cochise County Development Services

1415 Melody Lane, Building F

Bisbee, AZ 85603

(Or scan and email to: cmclachlan@cochise.az.gov)

War Performance has their website up and have been operating as a business from this property for several months in violation of the zoning restrictions.

Special Use Docket SU 22-24 (War Performance Small Engine Repair)

____ YES, I SUPPORT THIS REQUEST

Please state your reasons:



NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Initially was told by Mr. Tony Moffitt that the house purchase was for family members from Texas that had a motorcycle shop. Was told the "business" was going to be in S.V in a suitably zoned Warehouse area.

I left Queen Creek, AZ after 20+ years to get away from traffic, noise, barking dogs and moved here for rural lifestyle. My 2 horses cannot use our western fence line due to the attacking of their livestock dogs to the fence. I've had to add a second fence line 12' away from our property line to keep

PRINT NAME(S):

Constance Grippin

SIGNATURE(S):

Constance Grippin

over →

YOUR TAX PARCEL NUMBER: 107-61-00204 (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. 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 November 23, 2022 to be included in the staff report to the Board.

RETURN TO: Christine McLachlan
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
(Or scan and email to: cmclachlan@cochise.az.gov)

them safe. This has cost me a loss of part of my property.

I believe a business like this next door will lower my property values.

Special Use Docket SU 22-24 (War Performance Small Engine Repair)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

Please see attached sheet of paper.

PRINT NAME(S):

Kevin F Quirt

SIGNATURE(S):

Kevin F Quirt

YOUR TAX PARCEL NUMBER: 107-61-022A1 (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. 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 November 23, 2022** to be included in the staff report to the Board.

RETURN TO: Christine McLachlan
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
(Or scan and email to: cmclachlan@cochise.az.gov)

I bought property here because of location - quiet and secluded. Now in the pursuit of their dreams they are prepared to ruin my dreams and others dreams of a quiet rural area.

Noise - after fixing up the place they moved the sister from Las Vegas in. She had two dogs and bought two more Great Pyrenees (?) that she never worked with.

The dogs bark a lot. Continuous. Now when the dogs bark I get to hear people yelling at the dogs. I also get to hear them having conversations with each other when they are some distance apart.

The shop garage door gets opened & the radio goes on, I get to listen to the radio, some shop noise, motors being rapped up... just like a automotive shop.

Traffic - there is more traffic up & down the road with most at this time being family. One person who goes there regular is an idiot that hot rods, tail gates, etc. I don't believe traffic will get any better.

Property values - a M/C shop would be detrimental to property values and property desirability.

I do not know any one who would desire a rural setting would want a M/C commercial shop across the street or next door or two doors down.

My understanding was that they were going to have a shop in town but they changed plans. This area is R-4 and they knew that when they bought this property, they can have a M/C shop in town.

Please ask yourselves, "would I want a M/C shop, associated noise, traffic across the street?" I bet you wouldn't. I am 100% against this.

Kevin + Aunt

Special Use Docket SU 22-24 (War Performance Small Engine Repair)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

- This is a rural neighborhood
- WAR Performance is a business specializing in V-Twin motor parts and service
 - the noise inherent in this type of work is not compatible with rural living (continued on back)

PRINT NAME(S):

Melissa Hurley, Clarence Hurley

SIGNATURE(S):

Melissa Hurley
Clarence Hurley

YOUR TAX PARCEL NUMBER: 10761002Y3 (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. 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 November 23, 2022** to be included in the staff report to the Board.

RETURN TO: Christine McLachlan
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
(Or scan and email to: cmclachlan@cochise.az.gov)

- not only will the noise disturb residents, Pets, and livestock but the associated traffic will also have a negative impact as well as increase the Potential for crime
- If APPROVED, this signals to WAR Performance, and encourages similar businesses, that it is acceptable to disrupt the peace and lifestyle that attracts residents to this area.
 - this business belongs in a commercial zone as it was in Hurst, Texas

Special Use Docket SU 22-24 (War Performance Small Engine Repair)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:
Please state your reasons: *Increase traffic volume*
Increase noise pollution

PRINT NAME(S): James M Cloutier

SIGNATURE(S): *James M Cloutier*

YOUR TAX PARCEL NUMBER: 10761021 A (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. 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 November 23, 2022** to be included in the staff report to the Board.

RETURN TO: Christine McLachlan
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
(Or scan and email to: cmclachlan@cochise.az.gov)

Special Use Docket SU 22-24 (War Performance Small Engine Repair)

_____ **YES, I SUPPORT THIS REQUEST**
Please state your reasons:

✓ _____ **NO, I DO NOT SUPPORT THIS REQUEST:**
Please state your reasons:
Additional noise & traffic

PRINT NAME(S): Tanya M Biami

SIGNATURE(S): Tanya M Biami

YOUR TAX PARCEL NUMBER: 107-61-02305 (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. 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 November 23, 2022** to be included in the staff report to the Board.

RETURN TO: Christine McLachlan
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
(Or scan and email to: cmclachlan@cochise.az.gov)