



3651 E Doe Ranch Rd.,
Pearce, AZ 85625
602-620-0247

February 6, 2023

RE: Docket SU22-33 (RV Park Expansion), Formerly SU18-12

To Whom it May Concern:

I am writing a response to our Conditional SU Approval and making additional requests regarding our application for a Special Use Authorization.

Firstly, I would like to address our mission and our intent to provide services to the community. Our primary goal is to provide an Equine Facility to serve the community of Cochise County and a place for Equine snowbirds to come for recreational camping and trail riding. We will operate primarily as an equine facility hosting equine related events such as clinics. It is my goal to also provide relief to our Coronado Forest Service by creating a Back Country Horseman of America Chapter in Cochise County. We will assist with trail maintenance and improvement projects, keeping trails clear for all user groups.

Our focus is not to have a constant flow of non-equine related events. We wish to have one-day only "Western Culture Cowboy Themed" weddings to fill a need within the community. This is only on an "as needed" basis. I have no intention of having tons of large groups gatherings here. I prefer groups of 150 or less, and 100 or less would even be better. I also don't see this (weddings) as something that would continue long term into the future. Weddings are a lot of work, and I don't have energy, or capacity to do many of these without adding a significant number of staff to manage it. I don't currently have laborers lined up at my door either.

To date, we have had one wedding, and we don't currently have any other weddings booked at this time. I'm not marketing to build this. This is only another stream of income to support the campground growth, improvements, and expansion that you see for the SU permits. Weddings will be phased out. I honestly don't see me doing any more than 3 or 4 a year at most, and that is only IF I find suitable help with labor.

In a local equine forum, I asked local horsemen/women how the Lazy Horse Ranch could help support our community. A horsewomen asked me for a place to host an event for the sale of equine related

products. I then decided to have a Cowboy Christmas event to support other small businesses make sales in the country.

For Cowboy Christmas & Crafts – This is an equine focused event. The majority (80%) of vendors were Western or equine related in nature with products or services for sale. We had 23 vendors. Each vendor tent had 2 or 3 people to manage it. So, that is about 50 people for vendor attendance. I estimate that we had roughly 100 people come through to do shopping. Some of the vendors made over \$500, some complained they didn't make enough. I might have had 150-175 people here that day, and I also had a restaurant here serving food and beverages. The restaurant just barely broke even in sales.

My point is, if you limit the number of people in attendance for an event like this, you also slash everyone's opportunity to make an income. If the small businesses we are supporting by hosting an event don't make a profit, they won't come out to the ranch. We will never be able to have a Country Western Christmas shopping event for the folks in Cochise County. If this event must be limited, this event will be cancelled. We are asking for reconsideration, to not limit the number of attendees in order to make this event a success for our community.

We have zero intention of having any other misc. craft fairs, revivals, or other events. We are not requesting approval for multiple non-equine related two-day events.

Everything we do, including events will be 100% Equine or Western/Southwestern Culture/History related.

We are more than willing to provide adequate screening (Fence & trees) to the neighbors to the West of the campground. We are going to do everything in our power to keep the traffic, and dust down. We are more than willing to implement quiet hours of 10 pm to 6 am. Generator's will only be a temporary ambient noise.

CC&R's – HOA is defunct and has been for many, many years. CC&R are no longer enforced, and that amendment was in place when the Supplee's were approved for their SUP.

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8. "The approval of this special use, and the conditions associated with it, will become void with any transfer of ownership."

Why should I dump thousands of dollars into a property to build a business, and a legacy to serve the community, if the minute I decide to sell the business to retire, it's instantly devalued? I am a creator, an innovator, and an entrepreneur here to serve the people living here. I'm not going to build this up to serve people for the long haul and have the rug pulled out, business quashed, and my efforts devalued by Cochise County. This is a hard stop for me. What I build should carry on beyond me, the same as any other business would for any other individual. It's not to be thrown away with an expiration date. I am requesting a reconsideration of this condition because anything I build here will have significant future value to the community.

Sincerely yours,

Becky Bassett

