

**From:** [Brenda Behle](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** Re: SU23-06 (Scott Hip Camp)  
**Date:** Tuesday, February 7, 2023 9:10:21 AM

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**CAUTION: EXTERNAL EMAIL\***

Robert, Brenda and Larry Behle at SU23-06 for the property located in Cochise County do support the proposal. Thank you. Larry and Brenda

On Tue, Feb 7, 2023 at 9:04 AM Kirschmann, Robert <[RKirschmann@cochise.az.gov](mailto:RKirschmann@cochise.az.gov)> wrote:

Good morning,

Thank you for calling back. I have attached the legal notice as we discussed. Please let me know if you have any questions. A new hardcopy is also in the mail.

Best regards,

**Robert Kirschmann**

Planner II

Cochise County Community Development

Development Services Department

126 West 5<sup>th</sup> Street, Suite 4

Benson, AZ 85602

520-432-9248 Direct

520-432-9300 Main

520-432-9278 fax

**GIS Online Map:** [INFOMap](#)

**APPLY ONLINE:** [CITIZEN SERVE](#)

**From:** [Brent Stumbaugh](#)  
**To:** [Kirschmann, Robert](#)  
**Subject:** Docket SU23-06 /Assessor #111-45-054 Mr Dave Scott  
**Date:** Tuesday, February 21, 2023 12:31:01 PM

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**CAUTION: EXTERNAL EMAIL\***

I am responding to your notice of the above matter. I apologize for being a day late, but I was travelling and didn't receive the notice until yesterday.

I object to the approval of the above action by Mr. Scott.

It completely violates the intention of the original owner and developer of the Tombstone Ranch who was a friend of mine. It takes a quiet development of planned small parcels used for home, ranch or retirement intentions, for which most of us bought it for, and will turn it into a commercial, high activity area that none of us desire to have around us.

The value of the properties have already dropped precipitously and I can't see this adding to the value, unless we all want to turn it into a giant commercial campground. The water use requirements and sewer requirements would also be of interest. along with garbage disposal and maintenance.

The privacy of our property would likely be violated as campers hike and investigate the area.

I believe the original intent of the development of the ranch should be respected as well as us original purchasers. It would be interesting if Mr. Scott could tell us how this benefits us co-owners. It seems likely that anyone who wanted to have a quiet home or vacation site would not want to be next to a campground of questionable use and visitors.

Thank You,

Brent Stumbaugh  
lot 3

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Tombstone Valley Ranches HOA  
Board of Directors

2/22/2023

Robert Hirschmann, Planner  
Cochise Development  
Bisbee, AZ 85603

RE: SP 23-06 Scott "Hip Camp"

Mr. Hirschman:

I have discussed Mr. Scott's plan to develop a "Hip Camp" with him. As I understand his plan he intends to operate a transit short term "camp" which would offer casual and temporary structures such as tee pees, conestoga wagons, as short term camping rentals. He has provided no other details about the site development plan to me. He does assure me that he does a "wonderful job" of designing such a facility and that it would be done with style and design.

However, I have advised him that our HOA CC&Rs limit commercial development within the HOA. The CC&Rs allow a guest house facility, but the structure must comply with the CC&Rs. Thus, a guest house must be a permanent structure on a foundation. So even with a liberal interpretation of the CC&Rs the casual "hip camp" facilities would not meet the requirements that the lot owner agreed to when he purchased the his lots in Tombstone Valley Ranches.

I have polled the board members, all of them are also lot owners, about Mr. Scott's development plan as he described it to me. I have not seen the plan that he has submitted to the County for your approval. However, all of the board members are strongly opposed to his disregard for the CC&Rs and his intent on moving forward with his plan despite our expressed concerns.

On behalf of the Tombstone Valley Ranches HOA and several other Lot Owners, we would encourage you to not approve the Special Permit. We have also contacted our attorney who will separately contact the lot owner about the necessity of gaining prior approval for his site development plans. We have communicated our willingness to work with the lot owner to help him achieve his development plans by observing the CC&R development standards.

Karl Schmitt, President  
Kimberly McGee, President- Elect  
Raul Berrios, Secretary  
Douglas Moody, Treasurer  
Kim Washburn  
Nancy Murray