

DOCKETS MDP24-01 / RZ24-05 (CAMP RIFF)

X

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

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

PRINT NAME(S):

MARK PATRICK

SIGNATURE(S):

Mark Patrick

YOUR TAX PARCEL NUMBER: 10257289 (eight-digit identification number found on your property tax statement)

Your comments will be made available to the Planning and Zoning Commission and Board of Supervisors. 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 **April 3, 2024, at 5:00 p.m.** to be included with the staff report.

RETURN COMMENTS TO:

Matthew Taylor
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
mtaylor@cochise.az.gov



Scan the QR code to the right to submit comments online.

→

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

From: "Chuck Kunz"

To: "mtaylor@cochise.az.gov" <mtaylor@cochise.az.gov>

Sent: Sat, Mar 23, 2024 at 11:30 AM

Subject: Camp Riff/Docket MDP24-01/RZ24-05

Dear Matthew Taylor,

Please consider this response today as our formal position on this proposal.

Not sure about the Scan Me QR code option. Please advise by return e note if this e mail response today has been accepted, recorded as part of the official record. If needed we could print and sign this e mail and hand deliver to you.

Our parcel numbers are:

102-57-28204

102-57-28307

102-57-28400

102-57-28503

No. we do not support this request. Our reasons stated as follows,

- 1..We would not disagree with the music pavilion portion.
- 2..As to the nearby/adjointing RV park our position is a hearty NO. There is presently a nearby RV park that is currently underutilized.
- 3..Although somewhat confusing....there is some question remaining as to whether or not the subject property still has a deed restriction.
- 4..As to another point....there is an article in the MyHeraldReview this morning that the Tribute Development in Sierra Vista is being abandoned due to water concerns. There would seem to be some parallel concerns here.
- 5..We have concerns regarding the developers performance history here locally. For starters look at the Bisbee High School project.

Regards,

Chuck and Janet Kunz
3597 S. Towner

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DOCKETS MDP24-01 / RZ24-05

(CAMP RIFF)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

I cannot attend the Board of Supts meeting on the zoning change. I am totally against that change. It is my understanding ~~that~~ such a change would make it possible for the owners to do whatever they wanted, regardless of community input.

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

Naco is a small, quiet community. I don't want that noise and increased traffic. I really question if Naco Water could take care of RV park needs, since we are told to conserve water. Tent camping is ridiculous - those who want to do that want to go to more remote areas. Community Farm T - where is the water coming from, for you certainly can't use the recycled water which the golf course used.

PRINT NAME(S):

Dorothy Kiesling

SIGNATURE(S):

Dorothy Kiesling

YOUR TAX PARCEL NUMBER: 102-57-28606 (eight-digit identification number found on your property tax statement)

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

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

Please see attached letter.

PRINT NAME(S):

Everett Tankersley, Property Manager Rosemead Properties, Inc.

SIGNATURE(S):  _____

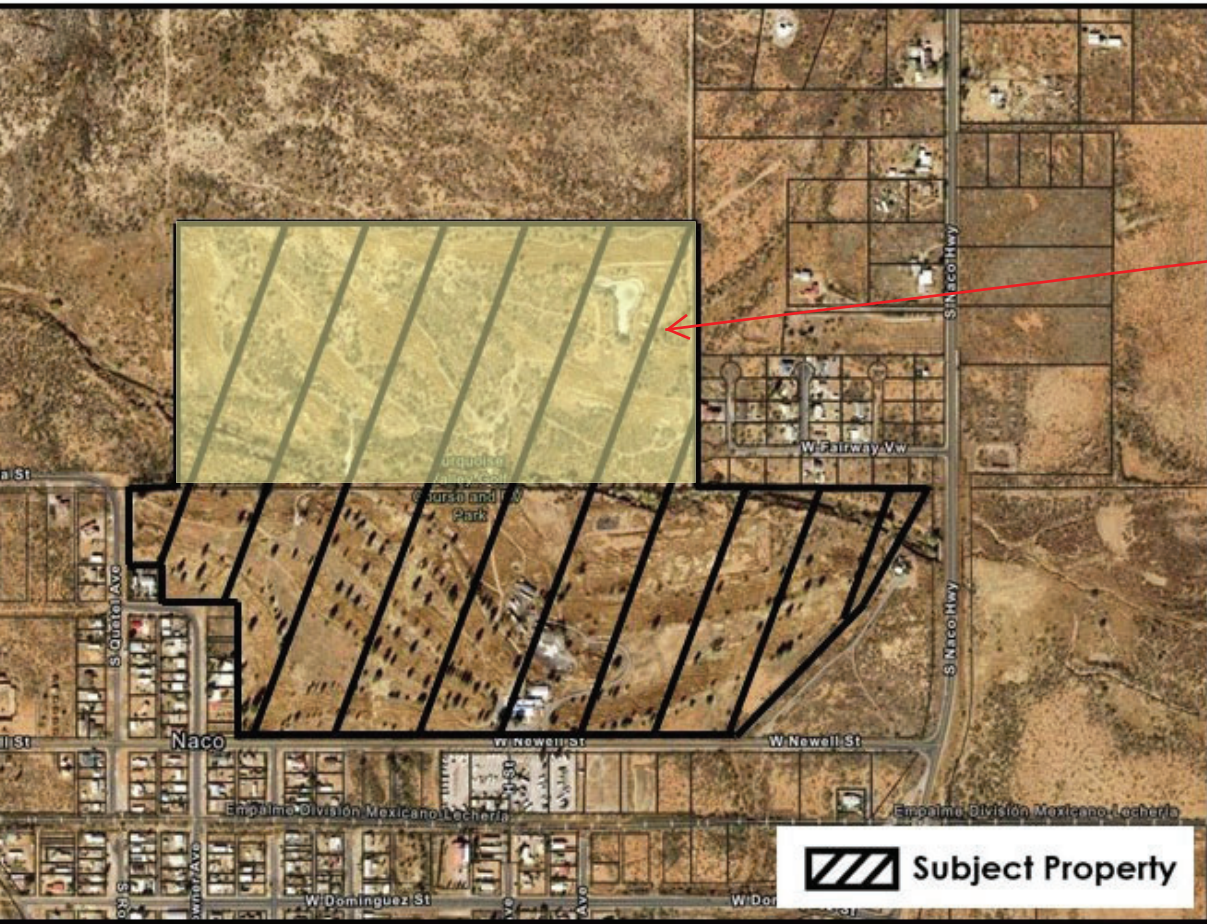
YOUR TAX PARCEL NUMBER: Previous owner of 10255005 (eight-digit identification number found on your property tax statement) Current owner of 10236002B

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Property in question

EXHIBIT MAP

 Subject Property

Map Riff (1794 Newell St)
24-01 / RZ24-05

N.T.S




ROSEMEAD PROPERTIES, INC.

March 28, 2024

Matthew Taylor
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603

Re: Dockets MDP24-01 and RZ24-05 (Camp Riff)

Dear Mr. Taylor:

This refers to the subject parcels (the “Property”) which we understand are now owned by Bisbee Ventures One, LLC (“Bisbee Ventures”). Rosemead Properties, Inc. (“Rosemead”) conveyed the Property to Turquoise Valley, Inc. on May 20, 1998, as shown on the enclosed Corporation Warranty Deed subject to the following condition:

“Grantee further agrees that should the real property be used other than exclusively for golf course purposes or if improvements of any kind other than directly and solely for golf course purposes are constructed or maintained thereon, title to the real property shall, at Grantor’s option, revert to Grantor or its successors, assigns, or transferees.”

The foregoing deed condition runs with the land and is binding on the original Grantee and each subsequent owner.

We have learned that Bisbee Ventures or a related entity plans to develop and use the Property other than exclusively for golf course purposes. It also appears that Bisbee Ventures

plans to construct improvements on the Property, of a kind other than directly and solely for golf course purposes, as shown in the enclosed notice we received from Cochise County. Such plans violate the deed condition set forth in the Corporation Warranty Deed. Please be advised that Rosemead does not support this request.

Please call me if you have any questions or if you wish to discuss this matter. Thank
You.

Very truly yours,

A handwritten signature in blue ink, appearing to read "E.A. Tankersley".

Everett Tankersley
Property Manager

DOCKETS MDP24-01 / RZ24-05 (CAMP RIFF)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

We welcome the redevelopment of this property. It was once well maintained but now looks terrible because there is no one to improve it or maintain it. From what we know of this new project it will also bring in much needed jobs for the local area/residents. Given this, we hope that the rezoning will be approved.

We assume this due to the size and scope of the project. No one has given us assurances about new jobs.

NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

PRINT NAME(S):

Ruperto V. & IRENE A. GARNICA

SIGNATURE(S):

Ruperto V. G
Irene A. Garnica

YOUR TAX PARCEL NUMBER: 102-57-295A1 (eight-digit identification number found on your property tax statement)

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YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

My understanding is that when Pete Lawson obtained the land for the back nine from the water company, one stipulation was that it could only be used for a golf course. The same applied for the front nine when it was offered to the city by some family (Ridgeways?). We like the peace & quiet and Joseph is not an honest person.

PRINT NAME(S):

TERRY & MARY ANN HUNT

SIGNATURE(S):

Terry Hunt
Mary Ann Hunt

YOUR TAX PARCEL NUMBER: 10257310 (eight-digit identification number found on your property tax statement)

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mtaylor@cochise.az.gov



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DOCKETS MDP24-01 / RZ24-05 (CAMP RIFF)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

It would be good to see something done with the golf course property. The Camp Riff plan seems like great use. I wish all the success for the project.

NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

PRINT NAME(S):

John Gabisla

SIGNATURE(S):

John Gabisla

YOUR TAX PARCEL NUMBER: 10256006 (eight-digit identification number found on your property tax statement)

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YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

Not only NO... HELL NO! This is the same plan that was proposed in 2019 and defeated in Joseph Lewis' public meeting! Naco does NOT have the water to support a 50 site RV park. A multipurpose pavilion is nothing more than a music pavilion in disguise. Too much noise, too many people and too much traffic.

PRINT NAME(S):
McCrary Family Living Trust James T McCrary TR Genelle McCrary TR

SIGNATURE(S):
James T. McCrary
Genelle McCrary

YOUR TAX PARCEL NUMBER: 102-57-28101 (eight-digit identification number found on your property tax statement)

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mtaylor@cochise.az.gov



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DOCKETS MDP24-01 / RZ24-05 (CAMP RIFF)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

I see no significant change to this proposal. My property was purchased knowing it would always be a golf course per deed restrictions. The last thing I want is to live next to something like he is proposing.

PRINT NAME(S):

CORILENE ROLF-GLASGOW

SIGNATURE(S):

Corlene Rolf-Glasgow

YOUR TAX PARCEL NUMBER: 10259312 (eight-digit identification number found on your property tax statement)

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DOCKETS MDP24-01 / RZ24-05
(CAMP RIFF)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

NO !!
PRECIOUS HABITAT VS
GARBAGE VANITY VENTURE !!
NO NO NO NO

I BELIEVE THAT, IF THE CONDITIONS THAT THE OWNERS LACK OF
CURRENT GROUNDS ARE ^{IS} ANY INDICATION OF THE CARE, UNDER-
STANDING OF HISTORY, MAINTENANCE EXPENSE, IMPACT ON THE
COMMUNITY AND ALREADY COMPROMISED WILDLIFE... THEN I
BELIEVE IT WILL BE A COSTLY DISASTER !!
IN MANY, MANY WAYS IF YOU NO !!

PRINT NAME(S): ~~_____~~
LISA WEISKOFF

SIGNATURE(S): Lisa Weiskoff

ALLOW
THIS "NO PLAN"
PLAN ~~_____~~ TO
TAKE OVER MY
AREA OF RESIDENCE.

YOUR TAX PARCEL NUMBER: 10256040 (eight-digit identification number found on your property tax statement)

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mtaylor@cochise.az.gov



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YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

- not highest / best use
of large parcel (prime)


- no public benefit
to RV park

PRINT NAME(S):

Kimberly Welch

- no waste
disposal
facilities

SIGNATURE(S):



- Naco has
no infrastructure
etc.

YOUR TAX PARCEL NUMBER: 162-57-16302 (eight-digit identification number found on your property tax statement)

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Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
mtaylor@cochise.az.gov



Scan the QR code to the right to submit comments online.

From: [Bret Austin](#)
To: [Taylor, Matthew](#)
Subject: Camp Riff Development Proposal
Date: Wednesday, April 10, 2024 7:56:31 AM

CAUTION: EXTERNAL EMAIL*

Dear Mr Taylor,

I am writing to express our support for the proposed development of Camp Riff as a private citizen neighbor of the old golf course on Desert Drive and the owner of the Bisbee Food Truck LLC, DBA the Bisbee Burger Truck.

The projected economic impact, particularly the anticipated increase in visitor spending and job creation, presents potential benefits for local businesses, including ours. We foresee a positive impact to the local economy as well as our business, and would hope to support events similar to how we currently support events including the Mariachi Festival, the Bisbee Blues Festival, Pride, Prowl, and several other high visibility events that help keep Bisbee on the map.

Thank you for considering our support for this project in the decision process. We believe it will positively affect our community and offer opportunities for employment in a rural area and for a business like ours.

Sincerely,

Bret Austin
Owner
720-812-6865
bisbeefoodtruck@gmail.com

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From: noreply@civicplus.com
To: [Coxworth, Daniel](#); [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Development Services Speaker Request Form
Date: Wednesday, April 10, 2024 11:57:14 AM

CAUTION: EXTERNAL EMAIL*

Development Services Speaker Request Form

Instructions

Complete and submit this form to request to speak or comment about an agenda item or call to the public (anything not on the agenda). If you want to speak, the Chair will call your name when it is your turn. **You will have five minutes and can speak only once. Questions will not be answered during your time to speak and may not be addressed.** Required fields are denoted by an asterisk (*).

Docket Number	MDP 24-01/RZ 24-05 (Camp Riff)
Select one of the following:	I oppose the request
First Name	James
Last Name	Terry
Physical Address	2125 West Zepeda St
City	Naco
State	AZ
Zip Code	85620-0522
Email	tackaboo@yahoo.com
Phone	3109226655
Please select an option:	I will be present for the meeting online (via the Microsoft Team app) and wish to address the board/commission at the appropriate time
Comments	I as a resident of Naco am so sorry the historic golf course was sold off and was allowed to close. I do not think dry camping in the owner created fire zone is a good Idea. I do not think the two streets leading into town will support the flow of traffic for a music pavilion and I feel that with the site being so close to the border, security in Naco is like every border town an issue of concern. I hope the board will seriously consider this proposal as it will

DOCKETS MDP24-01 / RZ24-05 (CAMP RIFF)

YES, I SUPPORT THIS REQUEST
Please state your reasons: *Assuming the plans will not negatively impact water usage and the local sewer system. Also, it can only be hoped that the increased tax revenue will be directed to the community of Navo for such things as county dumpsters ~ trash control, which are badly needed.*

NO, I DO NOT SUPPORT THIS REQUEST
Please state your reasons: *Also, the noise generated by ^{needed.} this number of people? Has anyone considered that factor?*

PRINT NAME(S):

TIMOTHY COATES

SIGNATURE(S):

Timothy Coates

YOUR TAX PARCEL NUMBER: 102-57-09807 (eight-digit identification number found on your property tax statement)

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mtaylor@cochise.az.gov



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forever change the peace and harmony that currently exist in Naco. The owner has not complied with fire laws and let the trees die. The owner needs to clear the fire danger before any further plans be discussed. Thank you for your time, considerations and concerns.

Conduct Guidelines

All speakers are expected to observe common standards of decorum and courtesy.

Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the meeting. Any conduct that disrupts, disturbs, or otherwise impedes the meeting will be grounds, at the discretion of the Chair, for ending a speaker's time.

I agree to adhere to the Conduct Guidelines

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YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

PRINT NAME(S):

Blanca E Ruiz

SIGNATURE(S):

Blanca E Ruiz

YOUR TAX PARCEL NUMBER: 10 Number 10257/39 (eight-digit identification number found on your property tax statement)

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FEB 3rd 2024

I Support the Camp Riff planned development as proposed and ask that the Cochise County Planning and Zoning Commission as well as the Board of Supervisors approve the project.

Full Name	Address	City / Town	Email	Signature
Michelle Jacobs	3712 S Turner	Naco	mich20@hotmail	
Sandra Foster	3544 Sprad, SN, AZ	SN	---	
Miroshava Rogers	3719 Rogers Ave, Naco AZ	Naco	miroshava20@gmail.com	
MARIA ISABEL CHANDLER	3718 Wylson Rd Naco AZ	Naco	ISABELCHANDLER1@gmail.com	
Letina Chandlos	1905 Dominguez st	Naco	chandler5621@gmail.com	
Suzanne Walsh	419 Blackhawk View	Bisbee	Suzanne.walsh47@gmail.com	
Chris Carls	411 Blackhawk View	Bisbee	---	
Ed Smith	26 Brewery Aisle	Bisbee	---	
Andy Foster	3759 S. Willoway	NACKO	---	
Maricela Maldonado	2040 W. Valenzuela St	Naco	mmaldonado118@gmail.com	
JESUS ARRIETA	3768 S. RODRIGUEZ AVE	NACO	roschda1992@gmail.com	
Don McCracken	---	NACO	Donmccracken@gmail.com	
Cecilia V. Rives	1020 W. Highway 92	Bisbee	curses-polo-mel.com	
Carole / Christer	1791 W. Newell	Naco	Passatt18@gmail.com	




Feb 3rd 2024

I Support the Camp Riff planned development as proposed and ask that the Cochise County Planning and Zoning Commission as well as the Board of Supervisors approve the project.

Full Name	Address	City / Town	Email	Signature
Chris Willhoite	3619 S. Tourville	Naco AZ	Wanderingabout@gmail.com	
Cory Nolan	506 Douglas St.	Bisbee	noltechserv@gmail.com	
Charles A. Behney	3717 S. Willow Way #742	Naco AZ	charles.a.gustaf@bisco.net	
R. Llescan	P.O. Box 8721	Naco	rllescan@gmail.com	
Scott Peters S Mathes	PO 21354 PO 21354	Naco	Sari Mathes@gmail.com	
Janet M. Perry				
Tom Cortez	3033 Avenida de Suenos	Sierra Vista	tomcortez@cs.com	
Alroy Lee	1704 N. Newell	Naco	sandralee@gmail.com	
Jenny Boning	1974 Newell	Naco	plajamarine@aol.com	
PICK ATKINSON	509 SANTA CRUZ DRIVE	BISBEE	dickatkinsonsr@hotmail.com	
JEFFREY CHANDLER	1925 DOMINGUEZ ST	Naco	chandlerj5621@gmail.com	
Gerald E. Brewster	2131 W. Agoston St	Naco	gerald@brewstermail.com	
Mike Doudine	313 Park Ave	Bisbee	MIKEDODDINE72@gmail.com	

FEB 3rd 2024

I Support the Camp Riff planned development as proposed and ask that the Cochise County Planning and Zoning Commission as well as the Board of Supervisors approve the project.

Full Name	Address	City / Town	Email	Signature
Ann Thompson	3033 Ave D Salinas	SV	amirad@msn.com	
Gretchen Bonaduce	401 Cole Ave	Bisbee	Gretchen1@aol.com	
Alicia Espiriti	139 Higgins Hill	Bisbee	alicia.espiriti@gmail.com	
Klaus Schererwald	1020 Hwy 82	Bisbee	KSchuerwald@protonmail.com	