

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/adjoining 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

This E-mail is from an **EXTERNAL** address. **DO NOT click on links or open attachments unless you trust the sender and know the content is safe.** If you suspect this message to be phishing, please report it using the Phish Alert Button at the top of the email, or forward to cochise.az.gov@missedspam.com or contact IT support at 520-432-8301.

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):  _____

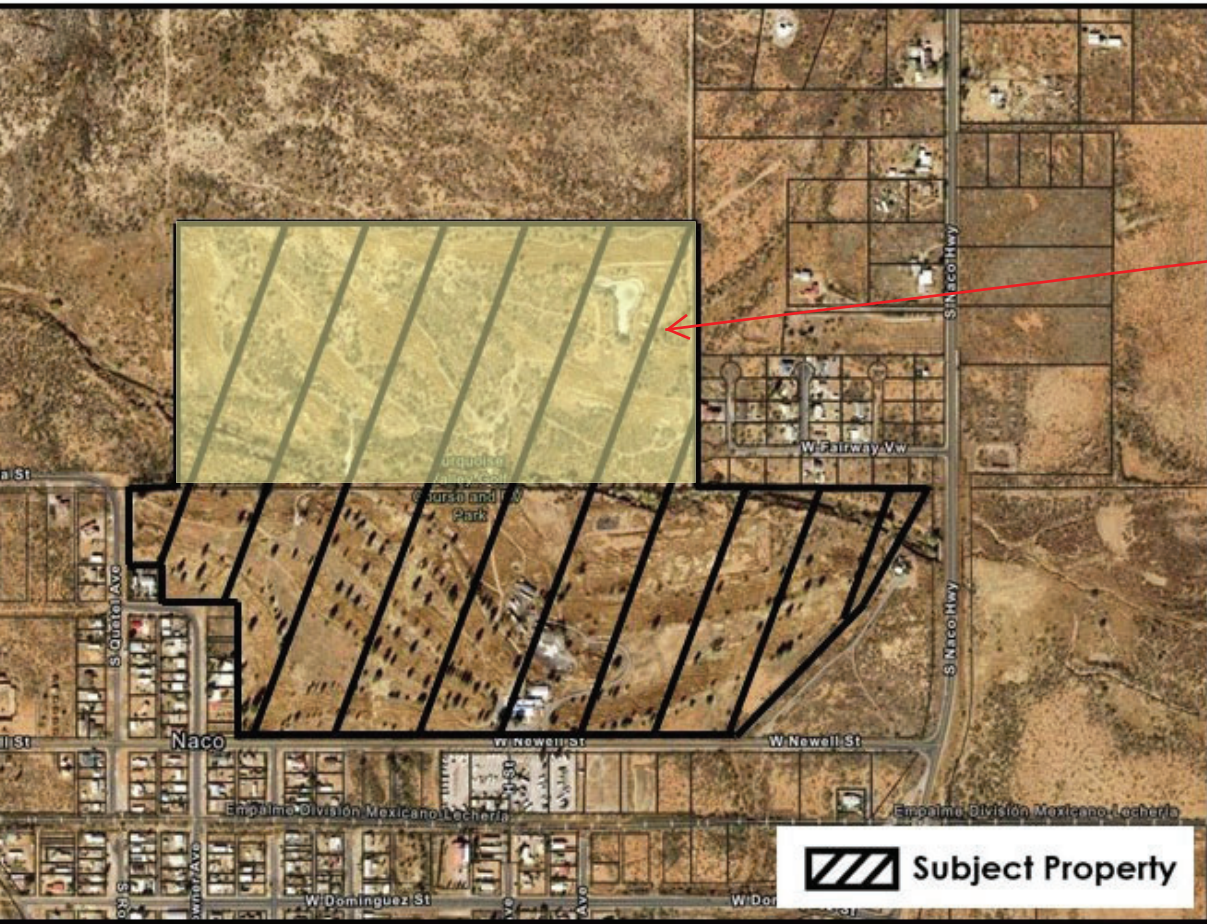
YOUR TAX PARCEL NUMBER: Previous owner of 10255005 (eight-digit identification number found on your property tax statement) Current owner of 10236002B

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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. Tankersley", written in a cursive style.

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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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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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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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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