

DOCKET SU24-20 (COCHISE STRONGHOLD RD LODGING)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

Perhaps a place my family / friends could stay when visiting
Please be mindful of low impact lighting!

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

PRINT NAME(S):

Katherine Brown

SIGNATURE(S):

Katherine Brown

YOUR TAX PARCEL NUMBER: 119-07-05901 (eight-digit identification number found on your property tax statement)

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 5pm on December 6, 2024.

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.



DOCKET SU24-20

(COCHISE STRONGHOLD RD LODGING)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

We moved out here in the country for its quietness, of the country. We really don't want commercial enterprize next door to us.

PRINT NAME(S):

Steve Turner Barbara Krause

SIGNATURE(S):

Steve Turner
Barbara Krause

YOUR TAX PARCEL NUMBER: 11909007L (eight-digit identification number found on your property tax statement)

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mtaylor@cochise.az.gov

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From: noreply@civicplus.com
To: [Coxworth, Daniel](#); [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Tuesday, November 26, 2024 4:40:55 PM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number SU24-20 (Cochise Stronghold Lodging)

Select one of the following: No, I do not support this request

Explanation

I live ½ mile west of the property and did not receive a written notice.

The Dreamcatcher neighborhood is a residential area and has several high-end custom homes on 10 and 40 acre lots. There is only one way in and out of the neighborhood and it goes right by the proposed glamping property.

The proposal is very vague and does not outline specifics about what will be built, water usage, waste disposal, what RVs or animals are permitted and the traffic.

There are no other commercial businesses other than agriculture within 10 miles.

There is already one AirBnB and another glamping property in the neighborhood. By the way, many neighbors were not informed about the existing glamping property permit and the owner personally told me that she was not planning a rental property. The same goes for this request as only the neighbors within ¼ mile were notified.

Name Robert W. Weston

Email Address bobweston100@hotmail.com

Address 1167 N. Wild Eagle Place

City Cochise

State AZ

Zip Code 85606

Phone Number 5205071801

Your Tax Parcel Number 11909005G

File Upload *Field not completed.*

Electronic Signature
Agreement

I agree.

Electronic Signature

Robert W. Weston

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From: noreply@civicplus.com
To: [Coxworth, Daniel](#); [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Friday, November 29, 2024 3:29:23 PM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number SU24-20 (Cochise Stronghold Lodging)

Select one of the following: No, I do not support this request

Explanation I recently purchased property just around the corner from the proposed build. I purchased a quiet piece of rural property to build my future retirement home. I have already had damage done to my property by local atv/utv enthusiasts. The proposed build would not be owner occupied. According to the letter I received from the owner of that prospective build. What control will they have of their visitors? Some of the locals do not have respect for other people's property. I can only imagine what respect overnight or weekend tenants may have. Not only that, but possibly ruining the quiet and tranquility that I purchased the property for may disappear. I am unable to do what the proposed build wants. Why should they? What is to stop numerous petitions coming in for others to do the same exact thing? If this owner would like to purchase my property, I'm all for it. I will look elsewhere for the tranquility I have worked many years to be able to afford. Just because they have money and can afford to complete a project such as this, doesn't mean we should be forced to live by it. Much less put up with it and possible behavior of renters/tenants. Please deny this request. If I wanted to live by a campground. Regardless of size. I would have purchased a lot near a campground or the like.

Name Amy E Quinn

Email Address amy53563@yahoo.com

Address 676 S Bisbee Ave

City Willcox

State AZ

Zip Code 85643

Phone Number 608-343-6015

Your Tax Parcel Number 119-04-21807

File Upload *Field not completed.*

Electronic Signature Agreement I agree.

Electronic Signature Amy E Quinn

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From: noreply@civicplus.com
To: [Coxworth, Daniel](#); [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Monday, December 2, 2024 8:37:10 AM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number SU24-20 (Cochise Stronghold Lodging)

Select one of the following: No, I do not support this request

Explanation

I live about 1/2 mile west of the property of proposed project SU24-20 I did not receive a written notice. The Dreamcatcher neighborhood is a quiet residential neighborhood with several high-end custom homes on 10 to 40 acre lots. There is only one ingress, egress to our neighborhood (Dreamcatcher). There are no other commercial businesses other than agriculture within ten miles. The proposal that was drafted is very vague it does not provide specifics, i.e. what type of cabins, tents will be allowed, water usage and supply, waste disposal, length of stay, number of sites, noise curfew, height restrictions, keeping property clean and organized etc. to allow the project to be approve without structure and guidelines is in my opinion is folly. this has great potential to negatively impact our property values. Also, traffic impact on Dreamcatcher a private road maintained by the residents, people looking for access to the national forest or just using road to run atv's, utv's, motorcycle's etc. I encourage the panel to view this as if a project like this, without any structured guidelines would be allowed in their neighborhood and be content with it. What is a "cabin", four pallets with a blue tarp? it is not specified what the requirements are for structures or how many allowed. Without some guidelines this has the potential of resembling a homeless camp causing an eye sore or unsafe area at the mouth of our neighborhood. This proposed project is strictly for income with no regards to the neighborhood. I ask the panel to not approve this without guidelines. I also feel the county should revise the special use authorization requests to include residences directly impacted by the project. If commercial business is allowed then the precedence has been set to invite others to bring in their commercial business to our community, approval of this would be the beginning of the end for our peaceful, quite community There is land around here that is owned by people from out of state, so your 900 feet excludes the majority of the neighborhood that is directly impacted by this

proposed. In closing I do not agree with this project being approved at all, if it is allowed at the minimum require guidelines, we, the neighborhood just want to enjoy our views and peace and quite not to be subject to unsightly camping spots, dogs barking, loud music etc. (sound carries a great distance in the desert). I ask that you deny this special use request. Thank you for your time in reading my concerns.

Name	Stan Harris
Email Address	moosetracker@comcast.net
Address	1174 N. WildEagle Pl.
City	Cochise
State	US US-AZ Arizona
Zip Code	85606
Phone Number	2539056998
Your Tax Parcel Number	119-09-005k6
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Stan A. Harris

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From: noreply@civicplus.com
To: [Coxworth, Daniel](#); [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Monday, December 2, 2024 4:59:22 AM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number SU24-20 (Cochise Stronghold Lodging)

Select one of the following: No, I do not support this request

Explanation Considering my wife and I live just 3 occupied homes directly west, on Dream Catcher, of the proposed commercial use property I wonder why I did not receive notice of the Cochise Stronghold Lodging Project? We, in the Dream Catcher area have a very nice, quiet rural residential community. One major concern is increased Dream Catcher traffic use, foot or motor vehicle usage. As it stands now, Cochise County does no road maintenance on Dream Catcher and beyond to the west, is left up to local residents and local residents maintain the cost of road maintenance. We enjoy our quiet little community, free from the burden of commercial enterprise. I would like very much to keep it that way, so my vote is a simple "No vote" regarding the permitting and allowance of Cochise Stronghold Lodging. Don Lietzau, 1157 N Calle Del Gecko, Cochise, Az. 85606.

Name DONALD D LIETZAU

Email Address dlietzau99@yahoo.com

Address 1157 N Calle Del Gecko

City Cochise

State AZ

Zip Code 85606

Phone Number 9072274261

Your Tax Parcel Number 119-09-005F4

File Upload *Field not completed.*

Electronic Signature Agreement I agree.

Electronic Signature

Donald D. Lietzau

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DOCKET SU24-20 (COCHISE STRONGHOLD RD LODGING)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

improvement for our
community

NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

PRINT NAME(S):

BERNARDO V. GOMEZ

SIGNATURE(S):

Bernardo Gomez

YOUR TAX PARCEL NUMBER: 119-04-207 (eight-digit identification number found on your property tax statement)

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

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From: noreply@civicplus.com
To: [Coxworth, Daniel](#); [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Tuesday, December 3, 2024 10:18:02 AM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number SU24-20 (Cochise Stronghold Lodging)

Select one of the following: No, I do not support this request

Explanation 2.15.010 RU ZONING PURPOSE
To preserve the character of areas designated as "Rural" in the Cochise County Comprehensive Plan.

This alone should negate the SU24-20 proposal. We did not move/retire here to put up with this crap. Sending notices to a single address as opposed to the residents is underhanded and reeks of corruption. I have contacted the office Rep. Juan Ciscomani to look into this and the history of Cochise County Planning. We, as a group, are ready, willing and able to take this through litigation and finally, a judgement.

Do not think for one minute we are going to just sit back and allow this to happen.

Name Ronald D. Pepe

Email Address ronpepe1@gmail.com

Address 833 N. Slope Along Way

City Cochise

State AZ

Zip Code 85606

Phone Number 5209910391

Your Tax Parcel Number 119-12-003A1

File Upload *Field not completed.*

Electronic Signature Agreement I agree.

Electronic Signature

Ronald D. Pepe

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From: noreply@civicplus.com
To: [Coxworth, Daniel](#); [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Tuesday, December 3, 2024 12:06:53 PM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SU24-20 (Cochise Stronghold Lodging)
Select one of the following:	No, I do not support this request
Explanation	I am not sure what I am doing with my property and do not want to do anything that would jeopardize it in the future
Name	Donna Dempsey
Email Address	DDemp@comcast.net
Address	6725 E Calle Cadena
City	Tucson
State	Az
Zip Code	85715
Phone Number	520-349-0920
Your Tax Parcel Number	119-09-002C8
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Donna M Dempsey

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DOCKET SU24-20 (COCHISE STRONGHOLD RD LODGING)

____ YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons: *We do not need any more Traffic or noise in this area. I moved here 30 yrs ago for the Country living and quiet since then we have had growth to the R14 zoning and we need to keep it that way. We have livestock and children that use our dirt roads and Traffic will increase the risk to them using our roads*

PRINT NAME(S):

Sharon A Walker

SIGNATURE(S):

Sharon A Walker

YOUR TAX PARCEL NUMBER:

119-09-00980

(eight-digit identification number found on your property tax statement)

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