

# DOCKET VAR25-03

## (CEMETERY ROAD SETBACK)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

IT WON'T MAKE ANY DIFFERENCE TO ME.

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

PRINT NAME(S): Thomas J Merritt

SIGNATURE(S): Thomas J Merritt

YOUR TAX PARCEL NUMBER: P 20847031A (the eight-digit identification number found on the tax statement from the Assessor's Office)

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. Please submit your comments no later than **April 29, 2025**.

Return comments via email to [mtaylor@cochise.az.gov](mailto:mtaylor@cochise.az.gov) or by regular mail:

Matthew Taylor, Case Planner  
Development Services Department  
1415 Melody Lane, Building F  
Bisbee, AZ 85603

Visit our website at <https://www.cochise.az.gov/FormCenter/Development-Services-6/Public-Hearings-Public-Comment-Form-140> or scan the QR code to the right to submit comments online.



# DOCKET VAR25-03

## (CEMETERY ROAD SETBACK)

X

YES, I SUPPORT THIS REQUEST


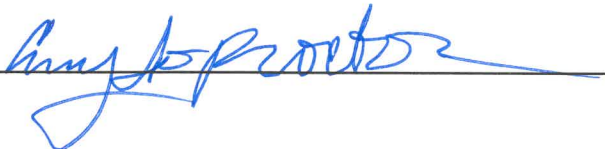
Please state your reasons:

WE DO NOT OBJECT TO THE REQUEST  
AND WISH TO STATE THAT JOE IS  
A GOOD NEIGHBOR.

NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

PRINT NAME(S): RON PROCTOR AND AMYJO PROCTOR

SIGNATURE(S):  

YOUR TAX PARCEL NUMBER: 208-47-026A9 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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. Please submit your comments no later than **April 29, 2025**.

Return comments via email to [mtaylor@cochise.az.gov](mailto:mtaylor@cochise.az.gov) or by regular mail:

Matthew Taylor, Case Planner  
Development Services Department  
1415 Melody Lane, Building F  
Bisbee, AZ 85603

Visit our website at <https://www.cochise.az.gov/FormCenter/Development-Services-6/Public-Hearings-Public-Comment-Form-140> or scan the QR code to the right to submit comments online.



# DOCKET VAR25-03

## (CEMETERY ROAD SETBACK)

YES, I SUPPORT THIS REQUEST

Please state your reasons: *Been there FOR YEARS*

NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

PRINT NAME(S): *RODNEY J REMILY BUKSOON C BRYANT*

SIGNATURE(S): *Rodney J Remily Buksoon C Bryant*

YOUR TAX PARCEL NUMBER: *20847031 B* (the eight-digit identification number found on the tax statement from the Assessor's Office)

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. Please submit your comments no later than **April 29, 2025**.

Return comments via email to [mtaylor@cochise.az.gov](mailto:mtaylor@cochise.az.gov) or by regular mail:

Matthew Taylor, Case Planner  
Development Services Department  
1415 Melody Lane, Building F  
Bisbee, AZ 85603

Visit our website at <https://www.cochise.az.gov/FormCenter/Development-Services-6/Public-Hearings-Public-Comment-Form-140> or scan the QR code to the right to submit comments online.



**From:** [Sherry Rials](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** Docket VAR25-03 Cemetery Road Setback  
**Date:** Friday, April 11, 2025 3:08:24 PM

---

CAUTION: EXTERNAL EMAIL \*

Good afternoon Mr. Taylor,

My name is Sherry Rials and I am a homeowner at 1428 N Cemetery Road, Benson, AZ. 85602.

I am writing in support of my neighbors, Joe and Wanda Valentine in their efforts to request a Variance from Section 2.51.130 of the zoning regulations to reduce the minimum required setback from 50' feet to 0' for a horse corral and shade structure located at 1421 N. Cemetery Road near Benson (APN 208-47-043) and zoned R-18 (Residential District one dwelling per 18,000 square feet.

I full support the Valentine's request for the following reasons:

- 1) I know the Valentine's to be considerate and conscientious neighbors with regard to their property and that of their neighbors.
- 2) The horse in question is a well cared for and beloved pet that poses no hazard to our community via, odor, hygiene or noise.
- 3) In my subjective option, it is a value added to have a lovely horse to look at from my residence.

I am currently in ill health and am doubtful if I will be able to attend said hearing. I am happy to provide AZ DL photo identification with my picture and current address for verification of my identity.

Please let me know how if I may receive an accommodation to support my neighbors in this matter in the event of my absence from court.

Best regards,

Sherry R. Rials  
1428 N Cemetery Road  
Benson, AZ 85602  
(206) 606-3044  
Email: [soucentrix@gmail.com](mailto:soucentrix@gmail.com)

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](mailto:cochise.az.gov@missedspam.com)<<mailto:cochise.az.gov@missedspam.com>> or contact IT support at 520-432-8301.

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [McLachlan, Christine](#); [Taylor, Matthew](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Monday, April 14, 2025 6:04:19 PM

**CAUTION: EXTERNAL EMAIL\***

## Public Hearings - Public Comment Form

Docket Number	VAR25-03 (Cemetery Road)
Select one of the following:	Yes, I support this request
Explanation	I share the fence where the horse pen and shade are located. I have no issue with their location. Let joe do as he wishes on his land.
Name	Nathaniel McFate
Email Address	nmcfate88@hotmail.com
Address	922 E POMERENE RD
City	BENSON
State	AZ
Zip Code	85602
Phone Number	9283227340
Your Tax Parcel Number	20847025C
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Nathaniel j McFate

Your comments will be made available to the public board responsible for reviewing them. 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.

Email not displaying correctly? [View it in your browser.](#)

# DOCKET VAR25-03

## (CEMETERY ROAD SETBACK)



YES, I SUPPORT THIS REQUEST

Please state your reasons: *It is his land - let him do what he wants. I share the fence where the horse pen and shade are located. I have zero issue with it.*

NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

PRINT NAME(S): Nathaniel McFate

SIGNATURE(S): Nathaniel McFate

YOUR TAX PARCEL NUMBER: 20847025C (the eight-digit identification number found on the tax statement from the Assessor's Office)

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. Please submit your comments no later than **April 29, 2025**.

Return comments via email to [mtaylor@cochise.az.gov](mailto:mtaylor@cochise.az.gov) or by regular mail:

Matthew Taylor, Case Planner  
Development Services Department  
1415 Melody Lane, Building F  
Bisbee, AZ 85603

Visit our website at <https://www.cochise.az.gov/FormCenter/Development-Services-6/Public-Hearings-Public-Comment-Form-140> or scan the QR code to the right to submit comments online.



**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [McLachlan, Christine](#); [Taylor, Matthew](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Thursday, April 17, 2025 12:51:33 PM

**CAUTION: EXTERNAL EMAIL\***

## Public Hearings - Public Comment Form

Docket Number VAR25-03 (Cemetery Road)

Select one of the following: Yes, I support this request

Explanation The horse pen and horse have been in the same spot for 12 years. The horse is very well taken care of and does not bother us in the least. We see no reason the variance request should not be granted. The current location of the horse pen and horse poses no threat nor nuisance to anyone.

Name Alexander G. and Lisa F. Mendoza

Email Address [gmlmendoza@yahoo.com](mailto:gmlmendoza@yahoo.com)

Address PO Box 1328

City Benson

State Arizona

Zip Code 85602

Phone Number 520-240-3028

Your Tax Parcel Number T92-00-25001

File Upload *Field not completed.*

Electronic Signature Agreement I agree.

Electronic Signature Alexander G. Mendoza

Your comments will be made available to the public board responsible for reviewing them. 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.

# DOCKET VAR25-03 (CEMETERY ROAD SETBACK)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

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

*Please see attached.  
Please notify me if this Docket is removed from the agenda.*

PRINT NAME(S): RANDALL D. BARNES, phone: 520-586-3247

SIGNATURE(S): Randall D. Barnes 4-15-25

YOUR TAX PARCEL NUMBER: 20844032 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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. Please submit your comments no later than **April 29, 2025**.

Return comments via email to [mtaylor@cochise.az.gov](mailto:mtaylor@cochise.az.gov) or by regular mail:

Matthew Taylor, Case Planner  
Development Services Department  
1415 Melody Lane, Building F  
Bisbee, AZ 85603

Visit our website at <https://www.cochise.az.gov/FormCenter/Development-Services-6/Public-Hearings-Public-Comment-Form-140> or scan the QR code to the right to submit comments online.



4-15-25

Randall D. Barnes  
POB. 1986  
Benson, Az. 85607

Matthew Taylor, Case Planner  
Development Services Dept.  
1415 Melody Lane, Bldg. F  
Bisbee, Az. 85603

Dear Mr. Taylor;

Re: Docket VAR 25-03 Cemetery Rd. Setback.

Please accept this letter as notification of my intention to attend this meeting and wish to speak at or after 5pm, 4-30-25. I do not support this request for a Variance from Section 2.51.130 for the following reasons:

- 1) Joe Valentine acquired this property after 1975 and ignored the zoning regulations applicable regarding the 50' setback, only for his benefit.
- 2) His action of placing a horse corral & shade ramada with 0 feet setback is an extreme violation, and thus his request is extreme.
- 3) This variance, if granted, will harm the property values now and in the future.
- 4) Zoning regulations are designed for the general good of the community, not a single landowner for his convenience.
- 5) Joe Valentine visited me in person on or about the middle of March, 2025, asking me for my support. Joe Valentine misrepresented this variance as a setback issue only with his next door neighbor on his south side. When he finished with his request for support I asked him the county's position. He lied and answered that the issue was his southside neighbor and that his neighbor did not mind the 0' setback between their properties.

Sincerely,  
Randall D. Barnes

# DOCKET VAR25-03 (CEMETERY ROAD SETBACK)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

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

*It's likely to bring an unhealthy fly infestation*

PRINT NAME(S): Peter A. Lara Maryann Lara

SIGNATURE(S): *Peter A. Lara Maryann Lara*

YOUR TAX PARCEL NUMBER: 20847029 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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. Please submit your comments no later than **April 29, 2025**.

Return comments via email to [mtaylor@cochise.az.gov](mailto:mtaylor@cochise.az.gov) or by regular mail:

Matthew Taylor, Case Planner  
Development Services Department  
1415 Melody Lane, Building F  
Bisbee, AZ 85603

Visit our website at <https://www.cochise.az.gov/FormCenter/Development-Services-6/Public-Hearings-Public-Comment-Form-140> or scan the QR code to the right to submit comments online.

