

# DOCKET RZ25-01 (SUNSIDES #2)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

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

*Please see 2<sup>nd</sup> page*

PRINT NAME(S):

*Linda S. & James R. Blake*

SIGNATURE(S):

*Linda S. Blake*  
*James R. Blake*

YOUR TAX PARCEL NUMBER: \_\_\_\_\_ (eight-digit identification number found on your property tax statement) *117.06.072A0, 161A5, 16508, 17703, 17806, 17909, 18001*

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 February 28, 2025, at 5pm 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](mailto:mtaylor@cochise.az.gov)



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

February 24, 2025

RE: Docket RZ25-01 (Sunsites Unit #2)

Dear Mr. Taylor,

I am writing to let you know my husband and I are very much against the above rezoning request. The downzoning to RU-4 allows for mobile and manufactured homes. We were drawn to this area largely due to the pristine nature of this beautiful valley. Part of what enhances this beauty are the higher home values and pride of ownership inherent in this community, largely attributed to the consistency of site-built homes. We have lived here since April 2011 and have always taken great pride in our home, our buildings, trees and landscaping. We should not have to struggle to maintain our property value due to rural downzoning to RU-4. Allowing this could possibly encourage additional down zoning to RU-4 which basically would allow blighted housing to proliferate.

Mr. Prince could accomplish much of his goal by downzoning to SR-174. His reasoning for RU-4 was the fact that he wanted his multi-use shop to be larger than his primary residence. He could still acquire owner/builder under SR-174 and he could alter his building plans. We are permanent residents here where he is only here 6 months out of the year.

Given the above and the recent opposition to downzoning in this area (ref: Docket RZ23-24), I respectfully urge the planning commission to reject this rezoning request.

Thank you,

Linda S. and James R. Blake







# DOCKET RZ25-01 (SUNSITES #2)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

See Attached

PRINT NAME(S):

Thomas Buitts

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: 117-06-194A1 (eight-digit identification number found on your property tax statement)

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Attachment to Docket R225-01 (Sunsites #2)

In response to the rezone application by Paul L. Prince, I would like to strongly urge the board to disapprove the request.

There have been, in the last few years, several requests for zoning changes for this area. All of these changes have resulted in a shift from the single family, site built environment anticipated under SR-43. We now have “mud huts”, trailers, containers, sheds, yurts and whatever other accommodations can be scrounged up. All of these represent a departure from an anticipated neighborhood of homes which do not interfere with the right of enjoyment of property. Clearly, the county has been tasked with maintaining this right by enforcing the zoning that owners anticipate when purchasing property under the restrictions in place. Making zoning changes to accommodate land use that does not comply with the surrounding area is an infringement on the rights of those who have made the choice to build and live on property regulate under known circumstances.

Currently, the property owned by Paul Prince (11706066 and adjoining parcels) has been owned and inhabited by him for several years with no permanent dwelling constructed. Currently it is being inhabited by six live-in trailers, along with the associated vehicles, from out of country. Alone, this brings into question what the eventual use will be for this property. Is this going to be a trailer camp? And, why is a structure required that will be larger than a dwelling? All together, this doesn't appear to be future land use that is acceptable to a neighborhood of single family homes. I personally know it is not acceptable to the neighborhood.

I am in full support of lowering the density of the area by requiring a site built home on a minimum of four acres. But, in this case, I don't see a zoning change being in the best interest of those living here.

Your consideration of these issues is appreciated.

Thank you,

Thomas Butts

**From:** [AJ Hudson](#)  
**To:** [Taylor, Matthew](#)  
**Date:** Thursday, February 27, 2025 11:49:40 AM

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**CAUTION: EXTERNAL EMAIL\***

From : A.J. Hudson ... ref : request for RU4 zoning in unit 2 : Note that I oppose the new request for zoning change to RU4 and again will attend zoning meetings if needed to speak in opposition.

**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) or contact IT support at 520-432-8301.

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           YES, I SUPPORT THIS REQUEST

Please state your reasons:



NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

With its sweeping views of the Sulphur Springs Valley and proximity to the Coronado National Forest, Sunsites Unit #2 is a desirable area to build and live. The consistency of site-built homes and pride of ownership also add to the desirability of the area. The applicant stated on his application that the reason for requesting RU-4 zoning was to take advantage of the owner-builder opt-out. This can be easily and readily achieved by rezoning to SR-174. Two other down-zonings have been to SR-174, one of which (mine) took advantage of the opt-out and built a home. Allowing RU-4 zoning, which brings the possibility of manufactured homes, would be a blight to this amazing area, and decrease property values.

Another property owner recently attempted a zoning change to RU-4, which was opposed by the property owners that live within a mile of the subject property. The BOS voted 3-0 to not pass the request.

The applicant stated his properties were within 530' of RU-4 zoning to the west. Not so....the 530' is to the Coronado National Forest, which in this area, unlike in Cochise Stronghold, does not have private property with homes.

PRINT NAME(S):

          MICHELLE SHIELDS          

SIGNATURE(S):

          Michelle Shields          

YOUR TAX PARCEL NUMBER: 117-05-191A and 194A (eight-digit identification number found on your property tax statement)

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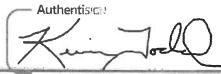

       YES, I SUPPORT THIS REQUEST  
Please state your reasons:

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

For the reasons we adamantly opposed RU-4 near our own property in Docket RZ24-23, we continue to stand in maintaining the integrity of the neighborhood and its site-built zoning. This applicant has demonstrated neighborly diplomacy and realistic planning, but alas, RU-4 still leaves the possibility for mobile, manufactured, etc. We are trying to avoid the "slippery slope". There should be some kind of zoning alternative that allows for middle ground in meeting the desires of the applicant and the surrounding residents, but for now, SR-174 is the best we have to work with. Additionally, notices for the rezoning applications should be sent to all existing residences within 1/2 mile, at minimum.

PRINT NAME(S):

Kevin Todd                                      &                                      Lindsay Rothschild

SIGNATURE(S):	<small>Authentic:</small> 	02/26/25
	<small>Authentic:</small> 	02/27/25

YOUR TAX PARCEL NUMBER: 117-05-047 + 20 surrounding (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:

*This is open range country.*

PRINT NAME(S):

W E W SEARLE

SIGNATURE(S):

*W E W Searle*

YOUR TAX PARCEL NUMBER: 122-08-001A (eight-digit identification number found on your property tax statement)

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