

# DOCKET SU24-19 (CHEROKEE TRAIL LODGING)

           YES, I SUPPORT THIS REQUEST

Please state your reasons:

  X   NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

We wish to preserve the rural environment of Tequila Trail by keeping low density housing and low traffic volume. The property in question already has one primary dwelling and one approved accessory dwelling. Adding two more would start the encroachment of high density housing into a rural setting. This would also set the precedent to allow more ALQ's to be allowed above the 1 maximum per property.

PRINT NAME(S):   Amy & James Heckman  

SIGNATURE(S):   Amy Heckman  

  James Heckman  

YOUR TAX PARCEL NUMBER:   124-06-0014   (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 27, 2024.

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.

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       YES, I SUPPORT THIS REQUEST



Please state your reasons:

  X   NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

To allow this request opens the opportunity for all other property owners in this ~~area~~ rural neighborhood to add multiple living structures to their property that will negatively impact the serene character of the community and the main reason most

PRINT NAME(S): Scott R. Lisum Debra C. Lisum

SIGNATURE(S):   


YOUR TAX PARCEL NUMBER: 124-06-00100 (eight-digit identification number found on your property tax statement)

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PEOPLE CHOOSE to live in such a setting. Statistically, homes in neighborhood with surrounding rental properties suffer diminished property values. Further, utility infrastructure and available resources may not be sufficient to support an increase in population. I believe these concerns are echoed by many of the residents along Tequila Trl and insist this application for permit be declined.

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Coxworth, Daniel](#); [McLachlan, Christine](#); [Taylor, Matthew](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Sunday, December 22, 2024 8:48:29 PM

**CAUTION: EXTERNAL EMAIL\***

## Public Hearings - Public Comment Form

Docket Number SU24-19 (Cherokee Trail Lodging)

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

Explanation

First of all, Mr. Clement has already commenced, and nearly completed building, two new buildings on this proposed site to include septic tanks neighbors report, prior to obtaining the required Planning and Zoning Commission's approval of a Special Use Authorization. He has thus shown no respect for County zoning regulations currently in effect, and disregarded the established process for seeking a Special Use Authorization. The already scheduled hearing by the Commission on January 8th should not be even happening at this point considering these violations in our opinions as residents on this street!

This area is zoned RU4 and allows only one dwelling per 4-acre lot, and we question whether he has approval even for the two dwellings already there, let alone build two more!! In past years others have tried to split other 4RU lots here and add second dwellings on them in this community and were objected to by residents, and denied a special use permit in all but one case which was a converted garage for an elderly parent I believe. Letting Mr. Clement go forward with this proposal in light of his ignoring the process could especially encourage others to do so as well, and could lower property values and destroy the rural environment the residents in this community came her for.

Tequila Trail is a private road comprised of easements on current owner's property adjoining both sides of the road. There are in effect Covenants for this area requiring property owners to maintain the road to standards. Mr. Clement's property is a Cherokee Trail address, not a Tequila Trail address, but he is proposing to add an access on to Tequila Trail as well, which is not on his property. We object to that as well.

If Cochise County allows this illegal process to continue further, they are derelict in their duties to enforce the laws and regulations of this county and failing the citizens of it!

Name DANIEL SIMMONS

Email Address [saddledan.ds@gmail.com](mailto:saddledan.ds@gmail.com)

Address	373 N TEQUILA TRL
City	BENSON
State	Arizona
Zip Code	85602-7796
Phone Number	5209778551
Your Tax Parcel Number	124-06-00T1
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Daniel F Simmons

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.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Coxworth, Daniel](#); [McLachlan, Christine](#); [Taylor, Matthew](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Sunday, December 22, 2024 9:05:23 PM

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## Public Hearings - Public Comment Form

Docket Number SU24-19 (Cherokee Trail Lodging)

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

Explanation My Husband sent in a response but I wish to add to the objection. I bought this 4 acre parcel over 20 years ago because of the low density. I do not want more houses than are currently allowed on a 4 acre parcel. Crime increases with higher population. Tequila Trail is a private road that is maintained (or not maintained) by the residents the road is attached to. Our road is in disrepair in several sections and one section is attached to this subjects lot. I have attached the CC & R's that are attached to all our property on Tequila Trail. Putting in these dwellings would be against these. I oppose this and still cannot believe he has been allowed to build and even get a septic system in without having proper permits. I ask that you deny this request as it is not what the people in this neighborhood are in favor of.

Name Letha Kay Simmons

Email Address ledanmorgans@gmail.com

Address 373 N TEQUILA TRL

City BENSON

State Arizona

Zip Code 85602-7796

Phone Number 520-247-4229

Your Tax Parcel Number 124-06-00T1

File Upload [CCandRs for Tequila Trail.pdf](#)

Electronic Signature Agreement I agree.

Electronic Signature

Letha K Simmons

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\_\_\_\_ YES, I SUPPORT THIS REQUEST  
Please state your reasons:

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

MOVED HERE BECAUSE OF THE ZONING  
[REDACTED] I DWELLING Rm 4 ACRES

IFeel That Building Lower The VALUE of our property  
When there located, TEQUILA TRAIL IS A PRIVATE Rd  
& HAS TO BE MAINTAINED BY HOMEOWNERS & ADDED TRAFFIC ON  
THIS DIRT Rd IM SURE WILL ADD TO THE DUST EVEN MORE THAN  
PRINT NAME(S): THOMAS AND DIAN TYNES

SIGNATURE(S): Thomas Tynes  
Dian Tynes

YOUR TAX PARCEL NUMBER: 124-06-003E8 (eight-digit identification number found on your property tax statement)

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IT IS NOW