

**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:** Saturday, December 28, 2024 11:28:58 AM

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## Public Hearings - Public Comment Form

|                                |                                   |
|--------------------------------|-----------------------------------|
| Docket Number                  | SU24-21 (Hwy 82 RV Park)          |
| Select one of the following:   | No, I do not support this request |
| Explanation                    | adfasdf                           |
| Name                           | adsfads                           |
| Email Address                  | <i>Field not completed.</i>       |
| Address                        | <i>Field not completed.</i>       |
| City                           | <i>Field not completed.</i>       |
| State                          | <i>Field not completed.</i>       |
| Zip Code                       | <i>Field not completed.</i>       |
| Phone Number                   | 4456963698                        |
| Your Tax Parcel Number         | 10604025B                         |
| File Upload                    | <i>Field not completed.</i>       |
| Electronic Signature Agreement | I agree.                          |
| Electronic Signature           | asdfadsf                          |

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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:** Thursday, December 26, 2024 2:58:06 PM

**CAUTION: EXTERNAL EMAIL\***

## Public Hearings - Public Comment Form

Docket Number SU24-21 (Hwy 82 RV Park)

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

Explanation

It has come to my attention that the Cochise County Board will soon address the request by a developer to build an RV Park in the Rancho De La Sierra residential area. As representatives of the citizens of this area, the County Board is charged with the responsibility to comply with the majority wishes that your constituents express. I have lived in the Whetstone area for the past five years and my siblings, parents and grandparents have lived in Cochise County since 1906 with many relatives currently residing in various parts of Cochise County. I say this to explain why I chose this location to live out my retirement years. I have passed through the Whetstone area since I was a child and have always found the serenity and peaceful character of the area to be comforting and inviting. As such, I chose this area to build my retirement home to hopefully be able to enjoy the peace and quiet, friendly community, beautiful views and safety provided by the limited number of homes. I have no desire to risk the safety of my family and home with the development of an RV Park that will bring excessive amount of traffic, strangers, noise, lights and unknown crime and dangers. I appeal to your sense of preservation and beauty, as Whetstone should be preserved as a rural community to not lose the very reason people are willing to invest in their homes and property to live here as it has been for many years. With the water shortages, fire concerns, traffic accidents and stretched law enforcement coverage, It is my sincere hope the board will vote with foresight and in the best interest of their current constituents. Your support to deny a development of this size and nature is greatly appreciated by all.

Respectfully,  
John A. Aguirre  
1107 W. Highway 82

Name John A. Aguirre

Email Address [azhighway82@yahoo.com](mailto:azhighway82@yahoo.com)

|                                |                             |
|--------------------------------|-----------------------------|
| Address                        | 1107 W. Highway 82          |
| City                           | Huachuca City               |
| State                          | AZ                          |
| Zip Code                       | 85616                       |
| Phone Number                   | 562-551-4770                |
| Your Tax Parcel Number         | 106-12-005B                 |
| File Upload                    | <i>Field not completed.</i> |
| Electronic Signature Agreement | I agree.                    |
| Electronic Signature           | John Anthony Aguirre        |

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**From:** [dallen\\_adriaticasap.com](mailto:dallen_adriaticasap.com)  
**To:** [Taylor, Matthew](#)  
**Subject:** Docket SU 24-21 Hwy 82 RV Park  
**Date:** Friday, December 27, 2024 3:49:40 PM

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Mr. Taylor,

My name is Doug Allen and I am at 1117 W 82, Huachuca City. I am writing in opposition to the proposed RV Park.

My short list of concerns are:

The carve out of a business exception for these 26 acres in zoned residential.

Stress on water table and surrounding environment, these sixty sites are the equivalent of placing tens homes on each acre.

Over 50 RV parks in Cochise county and one less than 3/4 of a mile east of site. That RV park is not even at capacity.

The traffic pattern for enter and exit to property.

Finally, our responsibility to be good stewards of the land does not lie with adding this proposed RV park.

I respectfully request this petition be denied,

Doug Allen

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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:** Thursday, December 26, 2024 8:24:57 PM

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## Public Hearings - Public Comment Form

Docket Number SU24-21 (Hwy 82 RV Park)

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

### Explanation

We vehemently oppose this request. Our property is located directly north of the property whose owner is requesting a Special Use Authorization to develop 6 acres of his 23 acre lot into a commercial enterprise, namely an RV Park with 60 spaces in a neighborhood zoned RU-4, allowing only one dwelling per 4 acres. The residents of this neighborhood paid a premium to either purchase or build their homes with the promise of the protection from the zoning laws to prevent encroachment by commercial activities bringing high density lodgings that do not comply with the CC&Rs that current residences comply with.

To permit this owner to initially bring 60 additional residences into the neighborhood creates numerous problems and can only cause the market values of the surrounding properties to plummet. Requesting the SUA demonstrates a total lack of concern and even disrespect for the existing neighbors.

This request is an obvious attempt to circumvent the rezoning process and get a foot in the door to eventually develop the remainder of his 23 acres. If that were to occur, the total number of RV sites we could be talking about is 230. This would multiply the problems that will be caused by approximately 4X.

Some of the problems this request would inflict on the neighbors are:

Depletion of the water table by 60 (230) additional housing units, placing additional strain on the existing wells.

Sewage from the 60 (230) RVs would be discharged into a very large septic system, introducing who knows what chemicals that are typically used in the RVs own black and grey water tanks.

The noise and light nuisances from this high density of human activity just hundreds of feet from our upscale homes and

destroying our ability to appreciate and enjoy the beautiful and serene environment we currently enjoy.

I shudder to think of the disasters that will probably occur as the traffic into and out of the RV park will cause as they pull out of the park onto the stretch of 82 with limited sightlines to both the East and West. The trucking traffic to and from Nogales along 82 has been increasing, with the truck traveling at or sometimes well over 65 miles per hour. Add to this the ore laden trucks from the South 42 Mine in Patagonia that will be traversing this stretch of road at the rate of 1 every 5 to 7 minutes 24/7.

The mailbox and trash area at Carlson Canyon Dr is routinely used by Fort Huachuca to make radio frequency measurements in support of their mission, If the RV park is permitted just across the highway, I don't see how it cannot impact the military mission at the Fort.

At some point in time, it is likely that the RV Park will not remain a viable commercial venture and may go out of business. If that were to happen, because of the permanent infrastructure planned, it will forever become a disgraceful eyesore and a scar on the beautiful desert valley. To aid your imagination, just take a look at the Northeast corner of the AZ-82/AZ-90 intersection.

|                                |   |
|--------------------------------|---|
| Name                           | Steve Archibald                                 |
| Email Address                  | wd7o@outlook.com                                |
| Address                        | 2278 N Carlson Canyon Dr                        |
| City                           | Huachuca City                                   |
| State                          | Arizona   |
| Zip Code                       | 85616   |
| Phone Number                   | 5204049079                                      |
| Your Tax Parcel Number         | 106-12-007E5 (corrected from initial submittal) |
| File Upload                    | <i>Field not completed.</i>                     |
| Electronic Signature Agreement | I agree.  |
| Electronic Signature           | Stephen V. Archibald                            |

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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:** Thursday, December 26, 2024 8:18:09 PM

**CAUTION: EXTERNAL EMAIL\***

## Public Hearings - Public Comment Form

Docket Number SU24-21 (Hwy 82 RV Park)

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

Explanation I am writing to express my strong opposition to the request for a special use permit to establish an RV park on the property in question. This proposal is deeply disrespectful to the current residents of the surrounding area who have either built or purchased homes here in good faith, with full respect for the existing zoning laws that help preserve the beauty and character of our community.

The current zoning allows for one permanent home per four acres, ensuring responsible development that protects the local environment, including the water table, and maintains the aesthetic integrity of the area. Introducing an RV park, particularly one that could house up to 60 additional households, would introduce significant environmental and infrastructural strain, including the need for additional wells and a sewage system. These changes would irreversibly damage the property and its surroundings, leaving scars that may never fully recover.

Additionally, there are serious concerns about the impact on traffic safety. Highway 82 is already a busy and hazardous roadway, particularly due to its numerous blind spots. The added traffic from RVs, combined with increased recreational activity like biking, would exacerbate these risks and could lead to deadly accidents.

Why has this proposal not been considered in a more suitable location? The property owner failed to take into account the issues that will arise in this area. The intersection of Highways 82 and 90, which is already zoned for commercial use, offers a more appropriate setting for this type of business. It has a history of failed ventures, but at least it is already designated for such developments. Adding an RV park to our residential neighborhood, however, would only undermine the quality of life that the current zoning laws aim to protect.

I urge you to respect the current zoning regulations and reject

this request. Our neighborhood deserves to remain a place of peace, beauty, and safety, and this proposal would only serve to disrupt that.

|                                |                             |
|--------------------------------|-----------------------------|
| Name                           | Susan Mary Archibald        |
| Email Address                  | eggsuetrev@aol.com          |
| Address                        | 2278 N Carlson Canyon Dr    |
| City                           | Huachuca City               |
| State                          | AZ                          |
| Zip Code                       | 85616                       |
| Phone Number                   | 5209904648                  |
| Your Tax Parcel Number         | 106-12-007E5                |
| File Upload                    | <i>Field not completed.</i> |
| Electronic Signature Agreement | I agree.                    |
| Electronic Signature           | Susan M Archibald           |

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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:** Thursday, December 26, 2024 2:30:41 PM

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## Public Hearings - Public Comment Form

Docket Number SU24-21 (Hwy 82 RV Park)

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

Explanation

Has all the permits obtained?, This parcel is zoned RU-4 not commercial. Has the parcel gone through the rezoning process? How much water will be used for a 60 Unit RV park? Less then 300 gallons a day? Does an updated registered well need to be permitted?

Is the application for the RV Park in compliance with Article 17 administration? or does the application for the RV Park need The Cochise County planning director to enforce the provisions of these zoning regulations?

1713 MISREPRESENTATIONS

The County Zoning Inspector may revoke any building/use permit issued, including Home Occupation approval, where there has been any false statement or substantial misrepresentation of material fact in the application on which the issuance of the building/use permit or Home Occupation was based.

Name DAVID ARMSTRONG

Email Address HPITECHNOLOGIES@GMAIL.COM

Address 2016 N SUNCATCHER RD

City HUACHUCA CITY

State AZ

Zip Code 85616

Phone Number 5205593383

Your Tax Parcel Number 10603035B

File Upload *Field not completed.*

Electronic Signature  
Agreement

I agree.

---

Electronic Signature

DAVID ARMSTRONG

---

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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:** Tuesday, December 24, 2024 4:23:27 PM

**CAUTION: EXTERNAL EMAIL\***

## Public Hearings - Public Comment Form

|                                |  |
|--------------------------------|--|
| Docket Number                  | SU24-21 (Hwy 82 RV Park)   |
| Select one of the following:   | No, I do not support this request  |
| Explanation                    | The proposed park will use lots of water which we already have a shortage of in this area. Many homes in this area do not have good wells already. Also the traffic on this narrow highway is already excessive and constantly getting worse. We purchased our property and built our home where it is largely because of the view, which would be destroyed by an RV Park. We intentionally bought this property in part because of the zoning, and it's not right to allow an RV Park to be built on RU-4. |
| Name                           | Jon and Linda Click  |
| Email Address                  | <a href="mailto:lindalclick@yahoo.com">lindalclick@yahoo.com</a>   |
| Address                        | 969 W Hwy 82   |
| City                           | Huachuca City  |
| State                          | Arizona  |
| Zip Code                       | 85616  |
| Phone Number                   | 620-559-3858   |
| Your Tax Parcel Number         | 106-12-011F5/106-12-011M5  |
| File Upload                    | <i>Field not completed.</i>  |
| Electronic Signature Agreement | I agree.   |
| Electronic Signature           | Linda L Click  |

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**From:** [cindi coffen](#)  
**To:** [Taylor, Matthew](#)  
**Subject:** RV Park on Highway 82 -#SU24-21  
**Date:** Tuesday, December 24, 2024 10:07:59 AM

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**CAUTION: EXTERNAL EMAIL\***

Dear Mr. Taylor,

It has come to my attention that an RV park is back up for consideration along state highway 82.

This is a rural residential area, not commercial, and we would like it to stay that way. So why would this park be allowed? Please, consider the following....

- The special use violates the well-established low density residential character of the surrounding community by bringing high density commercial activity to the area with one unit every 1/3 acre instead of one every 4 acres.
- The parcel is zoned RU-4.
- The special use permit request is to develop 6 of 23 acres in the parcel. It is a very reasonable assumption that if this is approved, additional requests will be submitted to increase the number of spots in the park further exacerbating all the issues listed here.
- Because of the permanent improvements that the special use permit will allow, this amounts to a de facto rezoning from RU4 to commercial without going through the rezoning process.
- It will bring increased noise and light levels to the area altering the established quiet and dark sky characteristic of the surrounding residential community.
- The change will aggravate the availability of water in surrounding wells already experiencing a decline in water levels.
- The hard surface areas will increase the amount and velocity of runoff downhill into Chula Vista and the wash with 1" of rain on the 23 acres if stripped of vegetation and largely paved will shed upwards of ½ million gallons of water.
- It will impose a high septic discharge level uphill of many homes laden with commonly used RV tank chemicals.
- The park will erode safety on an already dangerous section of Hwy 82 by increasing turning traffic on a section of the road with poor sight distance. Chula Vista Road just to the east is protected by an often ignored no-passing zone where there have been several accidents and many close calls. Patagonia mine truck traffic will exacerbate the problem.
- Rascal Ranch Road is a private road and will not be available for any access to the proposed park. Submitted plans show Rascal Ranch Road to be a service and emergency access to the park.
- The park would also encroach on the missions of Fort Huachuca by: Increased water use, increased radio frequency (RF) emissions adding to the RF background noise in the valley impacting the Fort's testing missions; and increased light level impacting long established military training missions.

Thank you for your consideration of these matters. Happy Holidays to you and yours

Robert & Lucinda Coffen  
837 W Copper Sky

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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:** Thursday, December 26, 2024 5:19:15 PM

**CAUTION: EXTERNAL EMAIL\***

## Public Hearings - Public Comment Form

Docket Number SU24-21 (Hwy 82 RV Park)

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

### Explanation

I am writing to object to the special use permit application on P&Z docket #SU24-21. I live in the Chula Vista Estates, downhill from the parcel proposal.

Here are my issues:

1. I am concerned they are applying for a special permit before they request a rezoning of the land. This land is zoned for low density, and my guess is the applicants will want to add more RV spaces after this first project is completed, complicating all the issues below as well.
2. The quantity of their suggested daily water usage is severely understated, and our water is already deep and sparse. They will also have laundry, a store, and, I am assuming, a place to wash the RVs.
3. Chemicals used in the RV toilet collection system leech into the ground when added to the septic system. This leeches onto our land and contaminates our water and land.
4. Most concerning is the safety of the residents and drivers. The curve of Highway 82 is so close to the entrance that it is unsafe. Trucks/cars race at high speeds around that curve, and to quote a song by Randy Travis, "18-wheelers can't stop on a dime". Additionally, 10-wheelers can't stop on a dime either. Regular personal trucks pulling trailers don't pull out fast, either. There will be serious accidents here. The Chula Vista Community has had accidents and many near misses caused by drivers not honoring the no-passing signs. Our community has reached out to ADOT due to the safety at Chula Vista Road and Highway 82, and there has been no response. The RV Park's proposed entrance is much more unsafe than ours.
5. I am concerned that this proposal will impact on the quality of life for the residents of the different communities around it. There will be more noise, light, and traffic. We moved to this area for peace, quiet, and tranquility. Starting the beginning of an RV park, which we all know will expand, is not what this land was designed for and will forever change the landscape and the quality of life.

William and Janet Cooper

991 W. El Rancho Blvd  
Huachuca City, AZ 85616

---

|                                |                              |
|--------------------------------|------------------------------|
| Name                           | Janet Cooper                 |
| Email Address                  | janetkcoop22@gmail.com       |
| Address                        | 991 West El Rancho Boulevard |
| City                           | Huachuca City                |
| State                          | AZ                           |
| Zip Code                       | 85616                        |
| Phone Number                   | 4805404985                   |
| Your Tax Parcel Number         | 106-03-028C2                 |
| File Upload                    | <i>Field not completed.</i>  |
| Electronic Signature Agreement | I agree.                     |
| Electronic Signature           | Janet Cooper                 |

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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:** Thursday, December 19, 2024 8:08:19 PM

**CAUTION: EXTERNAL EMAIL\***

## Public Hearings - Public Comment Form

Docket Number SU24-21 (Hwy 82 RV Park)

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

Explanation Hwy82 is a two-lane road with no paved shoulders, and is signed at 65 mph. The fact is that a significant percentage of traffic are exceeding that speed, including semi-trucks. Approving this rezoning request would result in the addition of large slow-moving vehicles entering and exiting the RV park, with inadequate stopping sight distance for west bound vehicles. Without significant improvements to the highway, there will be serious accidents.

Name Scott Dalrymple

Email Address scott\_dalrymple@yahoo.com

Address 2284 N Ocotillo Lane

City Huachuca City

State AZ

Zip Code 85616

Phone Number 5205594468

Your Tax Parcel Number 1060904100

File Upload *Field not completed.*

Electronic Signature Agreement I agree.

Electronic Signature Scott Dalrymple

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**To:** [Coxworth, Daniel](#); [McLachlan, Christine](#); [Taylor, Matthew](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Thursday, December 26, 2024 12:14:14 PM

**CAUTION: EXTERNAL EMAIL\***

## Public Hearings - Public Comment Form

Docket Number SU24-21 (Hwy 82 RV Park)

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

### Explanation

I am Richard Evans, President of the Chula Vista Homeowners Association, and we, the Board of Directors of the CVHOA are submitting this objection on behalf of the 63 families who own the land and the homes which comprise the 729 acre Chula Vista neighborhood.

This rezoning is bad for the residents, the area, and the environment for the following reasons:

1. The proposed rezoning for the RV park is apparently the first step in a huge corporation's commercial venture trying to move into residential property. Each of the 60 RV spaces will in effect be the equivalent of a full residence. Electric, water, sewer, and highway access, adding to the residential density.
2. In the current plan for 60 RV spaces in six acres, minus space for the proposed store, restrooms, laundry facilities, and roadways, this is a housing density of more than 10 units per acre. That is FORTY TIMES the RU4 zoning that has been in place here for over sixty years.
3. 23 acres paved, graveled, or otherwise surfaced with vegetation removed, and the smooth roofs of the RVs would then shed rainwater from the park instead of absorbing it. That surface area, during a typical monsoon rain of 1", will shed over a half million gallons of water (1,003,950 sq ft in 23 acres = 606,586 gallons)  
By GPS measurement on site, Rascal Ranch road is downhill from the paved area and the first Chula Vista homes are 50' lower elevation than the RV park. A large portion of the runoff water will then run downhill into Rascal Ranch road, into the homes along that road, and further into the entire Chula Vista area.
4. The approximately 60 RV's will dump to a septic system onsite, and RV's and motorhomes usually add chemicals to their holding tanks to reduce odor and bacteria. This all goes into the leach field and percolates into the soil upslope from surrounding homes and eventually into our wells and the aquifer.
5. From Years of Motorhome travel, I've seen that when the line at the RV Park dump station gets backed up some drivers opt to

drive down the highway and dump along the road, rather than wait. This illegal dumping of hazardous waste will also run downhill towards the homes below.

6. Please note that the footprint shown on the Exhibit Map shows the proposed area to be rezoned running over a major drainage running from the base of the Whetstone mountains, under SR82, and out the south side. I believe Arizona law and ADWR regulations prohibits redirecting or obstructing any natural water flow without an ADWR study and State permits.

7. Due to steep slopes north and south of SR82 here, the ADOT right-of-way at the Proposed RV Park location does not appear adequate to build turn lanes for RVs leaving the park.

PLEASE NOTE: Neither The property owners on Rascal Ranch road or the CVHOA will grant RV Park owners the use of our private, resident-owned easement.

|                                |                             |
|--------------------------------|-----------------------------|
| Name                           | Richard M. Evans            |
| Email Address                  | president@chulavistahoa.org |
| Address                        | 2170 N. Chula Vista Road    |
| City                           | Huachuca City               |
| State                          | Arizona                     |
| Zip Code                       | 85616                       |
| Phone Number                   | 520-247-0049                |
| Your Tax Parcel Number         | 106-03-17B                  |
| File Upload                    | <i>Field not completed.</i> |
| Electronic Signature Agreement | I agree.                    |
| Electronic Signature           | Richard M. Evans            |

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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:** Friday, December 27, 2024 6:56:03 PM

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## Public Hearings - Public Comment Form

Docket Number SU24-21 (Hwy 82 RV Park)

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

Explanation I oppose the RV Park. That area is zoned RU4 and should stay that way. That area of SR82 is already a dangerous portion of highway with the blind hills and curve. This would increase the probability of accidents in the area with the ever increasing truck traffic and the fact SR82 is used as an I-10 bypass. My house faces that area so I would always see the RV Park on the hill with the lights and traffic which will ruin the rural ambience of this area. Our water table would also suffer with the increased use by multiple RVs in a small area by taking more than a residential use of the water table as well as pose the threat to our water table by the required septic systems needed for RV and their harsh black water chemicals leaching into the ground. This will also attract more transient traffic to a residential area. I oppose the special use permit and view the purpose for the permit of this area with good views so as to make the RV park more attractive for a profit.

Name VINCENT FERO

Email Address sgtfero@aol.com

Address 864 W. Yucca Springs Trail

City Huachuca City

State AZ

Zip Code 85616

Phone Number 5205082000

Your Tax Parcel Number 10603018C

File Upload *Field not completed.*

Electronic Signature Agreement I agree.

---

Electronic Signature Vincent Fero

---

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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:** Friday, December 27, 2024 4:32:49 PM

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## Public Hearings - Public Comment Form

Docket Number SU24-21 (Hwy 82 RV Park)

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

### Explanation

I am opposed to the special use permit being granted for the proposed RV park on Hwy 82 for the following reasons:

- 1) Excessive Water Consumption...Water has been a long standing topic in Arizona. In 1980, the Arizona Groundwater Management Act was implemented, due to a concern in the amount of water Arizona could provide for its citizens. In our neighborhood, there has been a joint effort to conserve water due to this known issue. With that being said, I find it counterintuitive to allow a 60 space RV park to go in. Not to mention, there would be a high probability of expansion, which would continue to exasperate an already stressed aquifer, and potentially cause wells to go dry.
- 2) Sewer...Being that the proposed RV park will be at a higher elevation, proposes the question of eventually having soil and water contamination. There is a concern that the contamination will run downhill and potentially be a health hazard to my family, as well as others.
- 3) The ongoing traffic on Hwy 82, at times, becomes excessive. There has been several accidents in the past that are concerning. I myself, had a first hand experience with another driver, which could have easily been fatal if I did not act quickly. The visibility around the proposed RV park is not favorable, and I foresee a high possibility of accidents occurring, with some being fatal.
- 4) Property Values...Purchasing property in the Chula Vista subdivision was a decision mostly based on aesthetics, along with property value protection from an HOA. Allowing a commercial venture, such as an RV park, in close proximity to a pristine community, will not only damage the aesthetics, which is greatly desired, but will highly diminish property values. Another impact on property depreciation are wells running dry. The water consumption from the RV park will have a negative effect on

property values in the surrounding areas if water becomes scarce, or worse, runs dry.

With all that being said, I am requesting that the application for a special use permit to implement an RV park on Hwy 82 be denied.

Thank you,

Amanda

|                                |                             |
|--------------------------------|-----------------------------|
| Name                           | Amanda Forbes               |
| Email Address                  | aforbes.slaven@gmail.com    |
| Address                        | 915 W. Mule Lane            |
| City                           | Huachuca City               |
| State                          | AZ                          |
| Zip Code                       | 85616                       |
| Phone Number                   | 520-255-3760                |
| Your Tax Parcel Number         | 106-03-030K                 |
| File Upload                    | <i>Field not completed.</i> |
| Electronic Signature Agreement | I agree.                    |
| Electronic Signature           | Amanda M. Forbes            |

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## DOCKET SU24-21 (HWY 82 RV PARK)

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

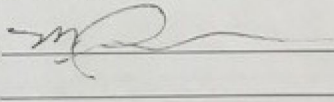
\* NO, I DO NOT SUPPORT THIS REQUEST  
Please state your reasons:

I BELIEVE THAT IT WILL GREATLY  
DEPRICIATE THE VALUE OF THE CUSTOM HOME PROPERTIES  
DIRECTLY ACROSS (TO THE NORTH) OF HWY 82 AND DUE EAST  
OF PROPOSED PROJECT ?

PRINT NAME(S):

M. W. GEHRKE

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: 106-12-00685 (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.



SCAN ME

**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:** Friday, December 27, 2024 7:29:04 PM

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## Public Hearings - Public Comment Form

|                                |  |
|--------------------------------|--|
| Docket Number                  | SU24-21 (Hwy 82 RV Park)                           |
| Select one of the following:   | No, I do not support this request                  |
| Explanation                    | Traffic is already dangerous, excessive and noisy. |
| Name                           | Charles Grant                                      |
| Email Address                  | ctgrant98@gmail.com                                |
| Address                        | 2172 N Buchanan Pl                                 |
| City                           | Huachuca City                                      |
| State                          | AZ   |
| Zip Code                       | 85616-8347   |
| Phone Number                   | 5203432023   |
| Your Tax Parcel Number         | 10604030B  |
| File Upload                    | <i>Field not completed.</i>                        |
| Electronic Signature Agreement | I agree.   |
| Electronic Signature           | Charles Grant                                      |

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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:** Thursday, December 26, 2024 8:04:40 PM

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## Public Hearings - Public Comment Form

Docket Number SU24-21 (Hwy 82 RV Park)

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

Explanation As a resident on Mustang Heights Road, about a mile from Racal Ranch to the east, I find putting this RV park in danger to those of us who live in the area. Pre-Covid I spent two years following the ADOT board all over the state of Arizona, trying to get them to widen Highway 82. This task proved to be futile because there is no way they were planning on putting any monies into improving or widening Highway 82. Numerous accidents have occurred at Mustang heights and Chula Vista, when people consistently violate the solid yellow line and pass as a resident turns north onto Mustang Heights and a resident is turning south onto Chula Vista. The danger will increase exponentially making it more dangerous on our highway with these RVs slowing down. Add to this the fact that ADOT uses 82 as an alternate route when there's any accident on I 10. Several weeks ago I couldn't even get off of my street with the constant traffic of 18 wheelers and vehicles headed west to avoid the accident on I 10 which lasted three hours. Pease do not allow an RV park to build on a highway that is already dangerous without adding RVs wanting to turn left and stop the traffic on a blind spot because it's at the top of the hill..

Name Kara Harris

Email Address khdoesmk@aol.com

Address 2265 N Mustang Heights Rd

City Huachuca City

State AZ

Zip Code 85616

Phone Number 520-456-4684

Your Tax Parcel 1060903008

Number

---

File Upload

*Field not completed.*

---

Electronic Signature Agreement

I agree.

---

Electronic Signature

Kara Harris

---

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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 1:13:07 PM

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## Public Hearings - Public Comment Form

Docket Number SU24-21 (Hwy 82 RV Park)

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

### Explanation

Increase risk of accidents. Already a number of accidents have occurred entering and exiting Chula Vista Road. HWY 82 is use for wide load traffic and as alternate I-10 bypass. The road is already too narrow to accommodate current traffic. So, additional Entry/Exit lanes (in both east/west directions) are definitely a must.

Current area zoning is (RU4) Residential. Adding commercial zoning in the area would open the area for additional commercial expansion(s) adding environmental stress (i.e., water well usage/shortages/dry wells, drainage/run off/erosion and potential chemical water contamination...). There is a dry well at Copper Sky Rd. The well went dry a few years ago. See attached Copper Sky Rd Images file (Proposed Well to Dried Well at Copper Sky Rd).

The use/designation of Rascal Road as emergency entry/exit. Rascal Ranch Road is a private maintained road. It is a narrow road and as most roads during rainy season is slippery bound to heavy rainwater run-off, erosion etc. It is not designed or maintained for commercial use (long, wide, or heavy vehicles such as RVs and trucks).

The biggest concern? Adding to the already stressed, rapid rainwater run-off and erosion to the wash. Since I established my home at 823 West Copper Sky Road (in 2006), the size/width of the wash thru my property has expanded (double and triple in some areas). From 20 feet to 105+ feet wide in some areas. See attached Copper Sky Rd Images file (Map West Copper Sky Rd Wash Expansion).

Adding commercial properties that will cause faster rainwater run-off and increase higher velocity of water thru the wash will continue to cause floodings along the west side of highway 90 as it has happened in 1993, 1997, 1999, 2006 (flooding of RV City and water running over HWY 90) .... See attached Copper Sky

Rd Images file (Down Wash Flood Area).

Bottom line: Adding commercial properties will create heavier traffic increasing accident risk, faster rainwater run-off/erosion, flooding... Stress on area wells (there is no city water option), large septic tanks collecting chemicals from RV sewage as well as asphalt oil chemicals etc. not good for environment and the community.

|                                |   |
|--------------------------------|---|
| Name                           | Marcial Malave                            |
| Email Address                  | mmalave@powerc.net                        |
| Address                        | 823 West Copper Sky Road                  |
| City                           | Huachuca City                             |
| State                          | AZ  |
| Zip Code                       | 85616                                     |
| Phone Number                   | 5202494736                                |
| Your Tax Parcel Number         | 10603019D                                 |
| File Upload                    | <a href="#">Copper Sky Rd Images.docx</a> |
| Electronic Signature Agreement | I agree.                                  |
| Electronic Signature           | Marcial Malave                            |

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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:** Thursday, December 26, 2024 7:10:40 PM

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## Public Hearings - Public Comment Form

Docket Number SU24-21 (Hwy 82 RV Park)

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

Explanation

Traffic accidents and fatalities will surely follow the approval of this Special Use Authorization in this area. The proposed location is EXACTLY where the rise tops off on Highway 82. Travelers from the east are often speeding up and frequently passing other cars at this point - even tho they cannot see what is ahead of them. I live on Rascal Ranch so I know this is a true statement - and travelers coming FROM Sonoita traveling west have just reached a point where the road opens up before them, but before reaching Rascal Ranch Road, their vision of what's ahead is also obscured by this rise in the road.

The highway would need to be widened to allow for a long turn lane there, something which was not done a mile further east at Chula Vista when nearly the same road dangers became obvious there, ADOT simply changed the marking from a dashed, passing lane to a solid "no passing" at that area. Ask the many residents on Chula Vista and you will find that change made little difference in how safe they feel entering or exiting their own road. I implore the Planning and Zoning Commission to reject this approval of changing the zoning from RU-4 by means of this Special Use Authorization. It is not in the best interests of the local community, at all.

Thank you  
Doug Martin  
Whetstone, AZ  
520.240.1026

Name Doug Martin

Email Address whetstonedoug@gmail.com

Address 2150 N Rascal Ranch Road

City Whetstone

State AZ

|                                |                             |
|--------------------------------|-----------------------------|
| Zip Code                       | 85616                       |
| Phone Number                   | 5202401026                  |
| Your Tax Parcel Number         | 10603025D                   |
| File Upload                    | <i>Field not completed.</i> |
| Electronic Signature Agreement | I agree.                    |
| Electronic Signature           | Douglas Lee Martin          |

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**To:** [Coxworth, Daniel](#); [McLachlan, Christine](#); [Taylor, Matthew](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Thursday, December 26, 2024 8:35:07 PM

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## Public Hearings - Public Comment Form

Docket Number SU24-21 (Hwy 82 RV Park)

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

### Explanation

1. Timing: the timing of this request is suspect. It appears to have been submitted at a point in the holiday season when potentially affected residents would be unavailable to attend to the request.

2. Scope: the documents posted on your website, particularly the water impact paper are, in my judgement, of insufficient scope. As I understand the proposal the initial request could, and undoubtedly will, be significantly expanded from the proposed 6 acres to 23 acres. Any water impact study should look at total potential impact and extend much further than the approximate 1000 feet or so I noted in the study. It should examine the impact of a fully built out 23 acre effort and encompass residents and businesses north and south of the proposed effort down to the intersection of HWY 82 & 90. I've had discussions with local well drillers / maintenance personnel over the 20 or so years I've lived out here (I'm on a well share) and as far as I can gather there is no existing, approved, underground river water 'map' that clearly illustrates flow, direction, depth, etc. so it appears best to be conservative in any conclusions regarding impact now or in the future.

As was done last time the notification was only extended to residents within 300 feet of the proposed location. This is unsatisfactory given that any impact both in terms of water pumped and waste water products could have an impact much further downstream in distance and in time than indicated in the paper. In short it's narrow in focus and optimistic in conclusion.

3. Consequences: These kinds of activities take time to manifest themselves. Once this, or any other, effort is approved it is impossible to reverse it without long drawn out legal actions. I understand the draw of potential new tax sources for the local governments but the bottom line is that this effort, if approved, benefits no one except the property owner and the tax collector. I and my neighbors are left to bear the consequences. I've followed what has been taking place in Wilcox and while the

scope there is much greater in nature I'm not anxious to reproduce the negative impact there in my back yard.

I also have concerns regarding increased traffic on HWY 82. The entrance to our area has a clearly posted no passing zone that is routinely ignored. People typically speed through the area. I happened to be present when an individual illegally passed one of my neighbors trying to turn into the entrance to our community and caused a major traffic accident. Any increase in traffic due to the proposed park will only aggravate this situation.

I am a homeowner with a substantial investment in my property. I understand the desire of the requestor to make use of his property but at the end of the day his gain shouldn't come at my, or any of my neighbors, expense. Nothing I've seen so far eases any of my concerns on this regard.

|                                |                             |
|--------------------------------|-----------------------------|
| Name                           | Martin McCleary             |
| Email Address                  | mcm1957@yahoo.com           |
| Address                        | 947 W Mule In               |
| City                           | Huachuca City               |
| State                          | AZ                          |
| Zip Code                       | 85616                       |
| Phone Number                   | 5204520373                  |
| Your Tax Parcel Number         | 106-03-020E6                |
| File Upload                    | <i>Field not completed.</i> |
| Electronic Signature Agreement | I agree.                    |
| Electronic Signature           | Martin C. McCleary          |

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**To:** [Coxworth, Daniel](#); [McLachlan, Christine](#); [Taylor, Matthew](#)  
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**Date:** Thursday, December 26, 2024 5:19:50 AM

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## Public Hearings - Public Comment Form

Docket Number SU24-21 (Hwy 82 RV Park)

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

Explanation There is a high potential for traffic accidents 18 wheelers travelling at 65+ mph and RVs primarily as RVs are departing uphill the proposed site (essentially blind in both directions). The proposed entry/exit is located in a dip in elevation and a bend in the road that obscures it. Rascal Ranch is private property and also a difficult entry/exit point. It has been identified for potential RV Park use for service vehicles. Owners of Rascal Ranch stand against this taking of their property.

Name James McKinley

Email Address [jim@jtmckinley.com](mailto:jim@jtmckinley.com)

Address 1024 W. Puesta del Sol

City Huachuca City

State AZ

Zip Code 85616

Phone Number 6504308291

Your Tax Parcel Number 10603028A

File Upload *Field not completed.*

Electronic Signature Agreement I agree.

Electronic Signature James T. McKinley

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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:** Wednesday, December 25, 2024 5:24:11 PM

**CAUTION: EXTERNAL EMAIL\***

## Public Hearings - Public Comment Form

Docket Number SU24-21 (Hwy 82 RV Park)

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

Explanation

There is a reason people bought out here along hwy 82 west of Whetstone. The views, the serenity, escape from urban, & RU-4, are all the make up components of our upscale housing area along the south slope of the Whetstone Mountains and south of Hwy 82.. To plan a zoning area and then change it mid-stream goes counter to the public trust. This commercial entity (RV Park) will sit 105 ft from my front yard! It is nothing like the Special Use Permits granted in the past, most of which are in, or neighbor, commercial zoning areas (Whetstone Hwy 90). A zoning exemption is a zoning change. If my front yard was your front yard---I know what your vote would be. This commercial venture does not conform to RU-4 (five residential homes would be palatable). Since the first notice in July 23, this has brought on the ire of Fort Huachuca, Chula Vista, and my community of Rancho De La Sierras. We all have CC&Rs and rules that preclude our own commercial ventures. This goes counter to equitable zoning for hundreds of home/land owners who bought and put their life savings into this area. There are so many other ill effects that come with this commercial venture, but foremost for me, is the change to zoning after I just bought here in July 2021. I researched and trusted your zoning map just before I bought.

Respectfully, MAJ(R), USA, MI, George Peters

Name GEORGE PETERS

Email Address gpeteiii@aol.com

Address 2338 N. Carlson Canyon Drive

City HUACHUCA CITY

State AZ

Zip Code 85616

|                                |                             |
|--------------------------------|-----------------------------|
| Phone Number                   | 5202365621                  |
| Your Tax Parcel Number         | 10612007P & N               |
| File Upload                    | <i>Field not completed.</i> |
| Electronic Signature Agreement | I agree.                    |
| Electronic Signature           | GEORGE PETERS               |

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**To:** [Coxworth, Daniel](#); [McLachlan, Christine](#); [Taylor, Matthew](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Thursday, December 26, 2024 4:25:04 PM

**CAUTION: EXTERNAL EMAIL\***

## Public Hearings - Public Comment Form

Docket Number SU24-21 (Hwy 82 RV Park)

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

Explanation I am writing to object to the special use permit application on the P&Z docket (#SU24-21). I live on parcel 106-03-028B3 in the Chula Vista community and downhill from the subject parcel.

I object to the special use because:

- It violates and significantly alters the current RU-4 zoning and the well-established low density residential character of the surrounding community by bringing high density commercial activity to the area with one unit every 1/3 acre instead of one every 4 acres.
- The special use permit request is to develop 6 of 23 acres in the parcel. It is a reasonable assumption that if this is approved, additional requests will be submitted to increase the number of spots in the park further exacerbating all the issues listed here.
- Because of the permanent improvements that the special use permit will allow, this amounts to a de facto rezoning from RU4 to commercial without going through the rezoning process.
- It will bring increased noise and light levels to the area altering the established quiet and dark sky characteristic of the surrounding residential community.
- The change will aggravate the availability of water in surrounding wells already experiencing a decline in water levels. Sixty RV's will consume between 720 and 1200 gallons of water per day plus park overhead consumption, not the 300 stated in the application.
- The hard surface areas will increase the amount and velocity of runoff downhill into Chula Vista and the wash with 1" of rain on the 23 acres if stripped of vegetation and largely paved will shed upwards of 1/2 million gallons of water.
- It will impose a high septic discharge level laden with commonly used RV tank chemicals uphill of many homes.
- Rascal Ranch Road is a private road and will not be available for any access to the proposed park. Submitted plans show Rascal Ranch Road to be a service and emergency access to the park.

The park will negatively impact safety on an already dangerous section of Hwy 82 by increasing turning traffic on a section of the road with poor sight distance and a grade. Chula Vista Road just to the east is protected by an often ignored no-passing zone where there have been several accidents and many close calls. The private Chula Vista Community, Rascal Ranch Road on the east side of the parcel is likewise impacted. Forecast Patagonia mine truck traffic will exacerbate the problem.

-In a broader view, the park would also encroach on the missions of Fort Huachuca by: Increased water use, increased radio frequency (RF) emissions adding to the RF background noise in the valley impacting the Fort's testing missions; and increased light level impacting long established military training missions. Fort Huachuca has already purchased several conservation easements on land to the south to prevent this type of encroachment.

Lawrence J. Portouw  
Colonel, USA (Retired)  
Former Garrison Commander, Fort Huachuca

1013 W El Rancho Blvd  
Huachuca City

|                                |  |
|--------------------------------|--|
| Name                           | Lawrence J. Portouw                                      |
| Email Address                  | <a href="mailto:larry@portouw.com">larry@portouw.com</a> |
| Address                        | 1013 W El Rancho Blvd                                    |
| City                           | Huachuca City  |
| State                          | AZ   |
| Zip Code                       | 85616  |
| Phone Number                   | 520.249.8744   |
| Your Tax Parcel Number         | 106-03-028B3   |
| File Upload                    | <a href="#">RW water Usage Table.jpg</a>                 |
| Electronic Signature Agreement | I agree.   |
| Electronic Signature           | Lawrence J. Portouw                                      |

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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:** Friday, December 27, 2024 12:36:12 PM

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## Public Hearings - Public Comment Form

|                                |  |
|--------------------------------|--|
| Docket Number                  | SU24-21 (Hwy 82 RV Park)   |
| Select one of the following:   | No, I do not support this request  |
| Explanation                    | <p>The water that this park would continue to use is very concerning, it would be more than a normal home. The septic system for a facility this large would affect the community of Chula Vista, it is down hill from the proposed site and contamination is a main concern.</p> <p>The vehicles and motorcycles on Hwy 82 fly through and pass in the no passing lane every chance they get. If you add an RV park where MORE traffic will be slowing down and turning in, there will be more accidents than normal. Not to mention where the propose site will be, it is on a gradual hill and that would make traffic worse.</p> |
| Name                           | Art Rivas  |
| Email Address                  | arivas@kwrconst.com  |
| Address                        | 854 W Dust Storm Rd  |
| City                           | Huachuca City  |
| State                          | AZ   |
| Zip Code                       | 85616  |
| Phone Number                   | 520-249-0124   |
| Your Tax Parcel Number         | 10603037C  |
| File Upload                    | <i>Field not completed.</i>  |
| Electronic Signature Agreement | I agree.   |
| Electronic Signature           | Rivas  |

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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:** Thursday, December 26, 2024 5:58:54 PM

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## Public Hearings - Public Comment Form

|                                |  |
|--------------------------------|--|
| Docket Number                  | SU24-21 (Hwy 82 RV Park)   |
| Select one of the following:   | No, I do not support this request  |
| Explanation                    | Please refer to attached document:<br><br>proposal.pdf<br><br>v/r,<br><br>William Sizemore |
| Name                           | William Sizemore   |
| Email Address                  | will.g.sizemore@gmail.com  |
| Address                        | 2138 N Rascal Ranch Road   |
| City                           | Huachuca City  |
| State                          | AZ   |
| Zip Code                       | 85616  |
| Phone Number                   | 386-747-8967   |
| Your Tax Parcel Number         | 10603024F  |
| File Upload                    | <a href="#">proposal.pdf</a>   |
| Electronic Signature Agreement | I agree.   |
| Electronic Signature           | William G Sizemore   |

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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My family and I have lived in Cochise County, off and on, for decades; we can remember when the paved part of Fry Blvd ended in dirt at 7<sup>th</sup> Street. When I left the Army, entered government service, and the opportunity presented to return to Cochise County, it was an answered prayer. We purchased our home in 2013 on Rascal Ranch- it was not random, but methodical and strategic. We looked and lived in the area for years, returning to Cochise County in 2010 and searched the entire time for where our 'forever home' would be. Our specifications were out of necessity.

Two of our children have special needs; one will probably be reliant upon us and their siblings for care for the rest of their life. We chose the area because it was close enough to resources, medical care in both Cochise County and Tucson, and far enough away from people to create a rehabilitative atmosphere for our children.

Our home was chosen for its security; while we can't do much about uninvited trespassers from the south, our home is isolated from built up and populated areas for many reasons. I wanted a safe place for my family to allow me to concentrate on my job in the federal government. While I no longer wear a soldier's uniform, I still serve at the pleasure of the American people and am subject to going anywhere in the world at a moment's notice to defend our Constitution and our homeland. I am out of the area as I submit this today. It was not the first Christmas I've missed; nor will it be the last.

Our home was chosen for its isolation, tranquility, and its seclusion among the protected conservation areas and surrounding bioscapes. I need a place to reset, find my balance, and re-energize after continue to serve for more than 3 decades. We were specifically drawn to this valley because of the zoning requirements; RU-4. With this knowledge, we were assured that setting our roots in this valley would offer us everything we were looking for, was surrounded by natural conservation, and whenever people would purchase and build their 'forever' homes, our family would be free from population density and overcrowding as everyone would be buffered from each other by acres apart.

The proposal set before you declares the development 'WILL use Rascal Ranch Road for ingress/ egress of service and emergency vehicles'. To my knowledge, there has been ZERO discussion with the residents of Chula Vista to seek and negotiate such usage of Rascal Ranch Road. Rascal Ranch is a PRIVATE road, paid for and maintained via PRIVATE funds. The plan hasn't even been approved and the property owner is already declaring intent to encroach upon private property for their own gain. If this is the expected practice at the onset, how can we expect anything different from the RVs that will occupy this park?

If the parties of the proposed venture are already showing disregard for the surrounding property, why should we expect anything to keep the RV 'guests' from exploring private roads, private property, hindering the privacy, and not respecting the conservation of the valley and harassing our livestock at all hours of the day? Our horses, our animals, our properties, are not in the valley for the amusement of onlookers and the curious – they are our way of life, that we have worked tirelessly for.

It is dis-heartening that after paying property taxes for over a decade, we are being told the rules might change. If the intended proposal put before you intended to build 5 homes on the neighboring 20 acres parcel, none of us in the surrounding radius would balk or bat an eye. The proposal to compress 60 occupants (each occupant being a persona of at least one person, most with multiple individuals in their party) in a 20-acre area is a pressure cooker. There will be zero intent, incentivization, and motivation to respect the habitats and vegetation in the area of the valley. There will be zero incentivization, and motivation to respect the privacy and property ownership of the residents and home owners of the valley.

We and our surrounding neighbors respect the valley because we understand that owning our homes along this stretch of SR82 is NOT a Right, But a PRIVILEGE. We have each worked tirelessly along our individual trajectories to bring our families to convergence- each seeking the seclusion, tranquility, respite, safety, and security this valley provides us in return for our respect and stewardship. We respect this privilege and implore you to respect the valley as well by NOT reversing or modifying the current zoning.

Respectfully,

William Sizemore, Special Agent, USG

**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:** Friday, December 27, 2024 8:49:48 AM

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## Public Hearings - Public Comment Form

|                                |   |
|--------------------------------|---|
| Docket Number                  | SU24-21 (Hwy 82 RV Park)  |
| Select one of the following:   | No, I do not support this request   |
| Explanation                    | I Live on Chula Vista Rd, just off of Hwy 82. I do not support this RV park being allowed due to safety reasons. I have seen many times where due to the amount of traffic in this area several almost accidents. I have be hit head on while on my motorcycle while I was waiting for traffic to clear for me to pull onto HWY 82 from Chula Vista Rd. A truck turned off of 82 onto Chula Vista Rd and hit me while I was waiting. There is a double yellow line in this area that I have seen many vehicles ignore and caused many near accidents. Hwy 82 already has a high rate of large cargo truck traffic coming from Nogales to get on I 10 in Benson. This would only add to what is already a dangerous situation. |
| Name                           | Michael Smith   |
| Email Address                  | alraz24@gmail.com   |
| Address                        | 2173 N Chula Vista Rd   |
| City                           | Huachuca City   |
| State                          | Arizona   |
| Zip Code                       | 85616   |
| Phone Number                   | 5205590745  |
| Your Tax Parcel Number         | 10603016B8  |
| File Upload                    | <i>Field not completed.</i>   |
| Electronic Signature Agreement | I agree.  |
| Electronic Signature           | Michael A. Smith  |

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**To:** [Coxworth, Daniel](#); [McLachlan, Christine](#); [Taylor, Matthew](#)  
**Subject:** Online Form Submittal: Public Hearings - Public Comment Form  
**Date:** Friday, December 27, 2024 12:13:31 PM

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## Public Hearings - Public Comment Form

Docket Number SU24-21 (Hwy 82 RV Park)

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

Explanation I'm concerned about our water. The water impact analysis that was provided by Harley Martin is unrealistic. There will be much more water consumption used than proposed. It will in turn affect our wells down here. I'm also concerned about contamination from the RV Park. The RV Park will be located uphill from us, and toxic chemicals could potentially enter our water down here and be a hazard to our health. In addition, I'm concerned about an increase in accidents, due to more traffic. There is a curve near the proposed RV site entrance, and accidents have already happened in that area. It is extremely dangerous. Lastly, I purchased my property in August of 2019. Since then, my property value has drastically increased. I purchased with a hope that I would get a return if I ever sold my property. Because of all my concerns above, there's a good chance that my property value will eventually diminish if the special use permit is granted for the RV Park. With that being said, I am highly opposed to granting the special use permit for the RV Park.

Name Keith Turley

Email Address keith.turley12@gmail.com

Address 887 W. Mule Lane

City Huachuca City

State AZ

Zip Code 85616

Phone Number 619-549-0703

Your Tax Parcel Number 106-03-020H

File Upload *Field not completed.*

---

Electronic Signature  
Agreement

I agree.

---

Electronic Signature

Keith E. Turley

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