

DOCKET SU24-20 (COCHISE STRONGHOLD RD LODGING)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

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

PRINT NAME(S):

Katherine Brown

SIGNATURE(S):

Katherine Brown

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

Your comments will be made available to the Planning and Zoning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 5pm on December 6, 2024.

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

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



DOCKET SU24-20

(COCHISE STRONGHOLD RD LODGING)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

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

PRINT NAME(S):

Steve Turner Barbara Krause

SIGNATURE(S):

Steve Turner
Barbara Krause

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

Your comments will be made available to the Planning and Zoning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 5pm on December 6, 2024.

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

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



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

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number SU24-20 (Cochise Stronghold Lodging)

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

Explanation

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

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

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

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

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

Name Robert W. Weston

Email Address bobweston100@hotmail.com

Address 1167 N. Wild Eagle Place

City Cochise

State AZ

Zip Code 85606

Phone Number 5205071801

Your Tax Parcel Number 11909005G

File Upload *Field not completed.*

Electronic Signature
Agreement

I agree.

Electronic Signature

Robert W. Weston

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

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number SU24-20 (Cochise Stronghold Lodging)

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

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

Name Amy E Quinn

Email Address amy53563@yahoo.com

Address 676 S Bisbee Ave

City Willcox

State AZ

Zip Code 85643

Phone Number 608-343-6015

Your Tax Parcel Number 119-04-21807

File Upload *Field not completed.*

Electronic Signature Agreement I agree.

Electronic Signature Amy E Quinn

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

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number SU24-20 (Cochise Stronghold Lodging)

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

Explanation

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

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

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

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

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number SU24-20 (Cochise Stronghold Lodging)

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

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

Name DONALD D LIETZAU

Email Address dlietzau99@yahoo.com

Address 1157 N Calle Del Gecko

City Cochise

State AZ

Zip Code 85606

Phone Number 9072274261

Your Tax Parcel Number 119-09-005F4

File Upload *Field not completed.*

Electronic Signature Agreement I agree.

Electronic Signature

Donald D. Lietzau

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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DOCKET SU24-20 (COCHISE STRONGHOLD RD LODGING)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

improvement for our
community

NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

PRINT NAME(S):

BERNARD V. GOMEZ

SIGNATURE(S):

Bernard Gomez

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

Your comments will be made available to the Planning and Zoning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 5pm on December 6, 2024.

RETURN COMMENTS TO:

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

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



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

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number SU24-20 (Cochise Stronghold Lodging)

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

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

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

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

Name Ronald D. Pepe

Email Address ronpepe1@gmail.com

Address 833 N. Slope Along Way

City Cochise

State AZ

Zip Code 85606

Phone Number 5209910391

Your Tax Parcel Number 119-12-003A1

File Upload *Field not completed.*

Electronic Signature Agreement I agree.

Electronic Signature

Ronald D. Pepe

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

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

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

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DOCKET SU24-20
(COCHISE STRONGHOLD RD LODGING)

 YES, I SUPPORT THIS REQUEST
Please state your reasons:

 X NO, I DO NOT SUPPORT THIS REQUEST

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

PRINT NAME(S):

Sharon A walkeo

SIGNATURE(S):

Sharon A walkeo

YOUR TAX PARCEL NUMBER: 119-09-00980 (eight-digit identification number found on your property tax statement)

Your comments will be made available to the Planning and Zoning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 5pm on December 6, 2024.

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

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



DOCKET SU24-20
(COCHISE STRONGHOLD RD LODGING)

YES, I SUPPORT THIS REQUEST
Please state your reasons:



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

My husband + I ARE in
the FINAL STAGES OF BUILDING
~~OUR FINAL HOME. WE PURCHASED~~
20 ACRES AT THE CORNERS OF DRE

CATCHER + SHOPE ALONG WAY. I WANT TO STRESS THAT
THIS SITUATION CAME TO LIGHT TO DAD. ENCKE THE SHORT REP.
WE DIDN'T LEAVE FLA TO LIVE AT A "KOA" CAMPGROUND. WE
PURCHASED IT FOR THE BEAUTY + SOLITUDE THE AREA PROVIDE.
I HAVE LIVED ON THREE CONTINENTS + I WILL NOT TAKE THIS
DYING DOWN. FORGIVE ME, BUT I + MY HUSBAND ECHO EACH OTHER
SENTIMENT WHO OPPOSE THIS REQUEST. I WILL BE THERE
ON DEC 11 + HAVE MY VOICE HEARD. WE ARE PREPARED
TO JOIN HANDS WITH OUR NEIGHBORS + LITAGATE
RON + TARA CROSBY IF NEEDED BE.

PRINT NAME(S):

SIGNATURE(S):

Tara Crosby  11911006-20

YOUR TAX PARCEL NUMBER: _____ (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 5, 2024.

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

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



From: noreply@civicplus.com
To: [Coxworth, Daniel](#); [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Wednesday, December 4, 2024 2:29:58 PM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number SU24-20 (Cochise Stronghold Lodging)

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

Explanation

This is a residential neighborhood where we enjoy the open space, beauty and quiet on large properties with homes we have dearly invested in, where most of us are retired. The request to bring nothing less than a commercial enterprise for profit here would negatively impact our Dream Catcher neighborhood. The applicant provides no accurate drawings, dimensions elevations location or specifics of just what she plans other than to be granted to do loosely whatever she desires. Requirements for such and application in Maricopa County is approximately 3 pages long including

- Site Plan
- Dimension and boundaries
- North arrow and scale (written and graphic)
- Dimensions of each structure
- Dimensions between structures
- Distance from property lines
- Lot coverage
- Building heights and square footage
- Parking areas
- Dimension and angles
- Surfacing and/or paving material
- Vehicle storage areas

(And many more requirements ...)
NONE of which are included in this application
We find her application disclosure deficient and thoroughly lacking in so many specifics and Engineering its truly not worth qualifying.

Name Doris Fischer / Richard Ivanowski

Email Address dorisfisch@yahoo.com

Address 1159 N Wild Eagle Pl

City Cochise

State	AZ
Zip Code	85606
Phone Number	9282980074
Your Tax Parcel Number	11909005J7
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Doris Fischer

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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Matthew Taylor
Cochise County Development Services
1415 Melody Lane, Building F

December 4, 2024

Re: Docket SU24-20

Comment: No we do not support this request

This is a residential neighborhood where we enjoy the open space, beauty and quiet on large properties with homes we have dearly invested in, where most of us are retired. The request to bring nothing less than a commercial enterprise for profit here would negatively impact our Dream Catcher neighborhood. The applicant provides no accurate drawings, dimensions elevations location or specifics of just what she plans other than to be granted to do loosely whatever she desires. Requirements for such an application in Maricopa County is approximately 3 pages long including

Site Plan

Dimension and boundaries

North arrow and scale (written and graphic)

Dimensions of each structure

Dimensions between structures

Distances from property lines

Lot coverage

Building heights and square footage

Parking areas

Dimension and angles

Surfacing and/or paving material

Vehicle storage areas

(And many more requirements ...)

NONE of which are included in this application

We find her application disclosure deficient and thoroughly lacking in so many specifics and Engineering its truly not worth qualifying

Richard Ivanowski/Doris Fischer
1159 N Wild Eagle Pl
Parcel 11909005J7
Email: rivanowski@yahoo.com
928 298 0074



DOCKET SU24-20 (COCHISE STRONGHOLD RD LODGING)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

DONT NEED A RV PARK IN OUR NEIGHBORHOOD
6 TENTS DONT BOTHER ME AS LONG AS THERE ARE
NO GENERATORS.

PRINT NAME(S):

CHARLES MADDOX & KATHRYN MADDOX

SIGNATURE(S):

CR Maddox
Kathryn Maddox

YOUR TAX PARCEL NUMBER: 119-09-007 J3 (eight-digit identification number found on your property tax statement)

Your comments will be made available to the Planning and Zoning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 5pm on December 6, 2024.

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

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



From: noreply@civicplus.com
To: [Coxworth, Daniel](#); [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Friday, December 6, 2024 3:16:56 PM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number SU24-20 (Cochise Stronghold Lodging)

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

Explanation

We purchased our 40 acres to build our dream/retirement home and love this area for it's beauty, history and above all peace and quiet. Most property owners that have built here in what we refer to as the Dreamcatcher Community have invested in high-end building to enjoy our golden years. To have any kind of an RV parking for transient folks in this community is an outrage for those of us who have been here for 20+ years. We would have absolutely no control of who is walking, riding on our properties and how will this property be managed? Will there be a resident living there year round? Who will monitor horses being boarded from out of state with mandatory proof of vaccines? Will there be a well, will there be a sceptic system? How much water usage is projected per day, month and year? If there are horses and/or other pack animals, what is the calculated water usage projected for each horse?

Where will the entrance to said 22 acres be? Cochise County currently DOES NOT maintain Dreamcatcher Road. Excess road traffic will be detrimental to the condition of Dreamcatcher Road. I strongly oppose any kind of commercial business, beside agriculture for these 40 acres. I do not want my home to be devalued because of an RV park near us.

Name George C. and Lissa P Thornburgh

Email Address lissathornburgh@yahoo.com

Address 1597 W. San Xavier Trail

City Cochise

State AZ

Zip Code 85606

Phone Number 5053505899

Your Tax Parcel Number 119-11-006K

File Upload *Field not completed.*

Electronic Signature Agreement I agree.

Electronic Signature Lissa P Thornburgh

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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December 4, 2023

Matther Taylor

Cochise County Development Services

1415 Melody Lane, Building F

Bisbee, AZ 85603

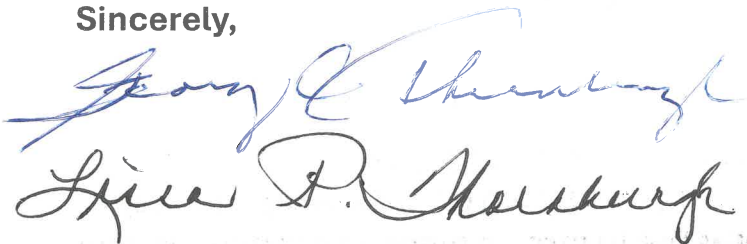
Re: Docket SU24-20

We are writing to make our voices, hopefully one of many, to oppose this Special Use Permit to make these 40 acres into a proposed “up to 6 GUEST LODGING (tents, RV’s, cabins)”. This proposal is too vague and lacks exactly what is expected. Will any of these structures be permanent? If so, where will they be built and what are the dimensions? Will there be a septic system? Will there be a well? What is the estimate of water usage per day/ month year? What is the proposal for waste disposal? What will be the limited size of RV’s to be permitted? Will there be horses and/or other pack animals involved? Where will the entrance to said property be – off Cochise Stronghold Road or Dreamcatcher? Who will oversee the property, and will they live on the property year-round?

Having this proposal will significantly increase our traffic and Cochise County DOES NOT currently maintain Dreamcatcher. In addition to this, there are currently no commercial businesses here except agriculture. Most of the homes built here are custom and are upscale on lots of anywhere from 10-40 acres. Most of the owners are retired and have saved a lifetime to have some peace and quiet in their golden years in this beautiful and QUIET community near Cochise Stronghold.

As members of this residential community, we strongly oppose having a commercial business and deserve to know so much more about what Kathy-Hunter Gregory intends for the 40 acres she owns.

Sincerely,



George C. and Lissa P. Thornburgh

1597 W. San Xavier Trail

Cochise AZ, 85606

From: noreply@civicplus.com
To: [Coxworth, Daniel](#); [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Saturday, December 7, 2024 1:03:53 PM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number SU24-20 (Cochise Stronghold Lodging)

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

Explanation I am concerned that this project will have a detrimental effect on Dream Catcher Way. Dream Catcher is an unimproved, dirt road that is not county maintained but is maintained by Good Samaritan neighbors. It is essential that Dream Catcher not be impacted in any way by a nearby commercial enterprise. There should be no new vehicle or horse traffic on the road. In addition, it is unclear just what the proposed enterprise will entail. Much more detail is necessary to ensure that the enterprise is appropriate for this residential area.

Name Kay Harris

Email Address harrisk1546@yahoo.com

Address 1546 W. DREAM CATCHER WAY

City COCHISE

State AZ

Zip Code 85606

Phone Number 5205072283

Your Tax Parcel Number 11911005G

File Upload *Field not completed.*

Electronic Signature Agreement I agree.

Electronic Signature Kay L Harris

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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December 4, 2024

Matthew Taylor

Cochise County Development Services

1415 Melody Lane, Building F

Bisbee, AZ 85603

Re: Docket SU24-20

Regarding this request to mar and negatively impact our homes and desecrate a historic and beautiful region of Cochise County. I find it ironic that this area is acknowledged and promoted by Cochise County as one of the gems of the county only to have the County consider placing an eyesore RV park similar to those seen along Interstate 10 in Tucson and Yuma. It matters not that this applicant is proposing upscale glamping yurts for this site, your proposed permit allows tents, RV's, etc. that more closely matches that of a KOA park. It's very doubtful that glamping yurts will be successful here, leading the permit holder to fall back on your allowance of tents and RV's.

This RV park will attract a range of transients from snowbirds to squatters. The area it is located leaves these transients only one area to wander around on: Dreamcatcher Way – right into our homes and properties. They will wander down our street with their dogs and ATV's, spreading garbage and droppings, disrupting our peace and quiet, threatening our safety and security. You **cannot** control who stays at this park. We are the ones that are vulnerable to this ilk.

It is fortunate that we have the Federal Government to recognize and protect areas in this county such as the Cochise Stronghold (which, by the way, is the name of the road that this proposed park will be situated on). They also recognize that this was the home of the Chiricahua Apache and we take pride in preserving the beauty of this mountain range with our well maintained residences. We don't need out of town individuals that only seek to make a buck from this area without regard to the residents, beauty and history of our homes. I get the sense that the denizens of the misguided "Development Services" Department have not even so much as left their cubicles to view the region being discussed. Thankfully we have the Federal Government to protect us as opposed to the County that is supposed to. But then again, the reputation of Cochise County proceeds itself.

Not only is this a blight that cannot be undone, it's an action that sets a precedent for further desecration.

DOCKET SU24-20 (COCHISE STRONGHOLD RD LODGING)

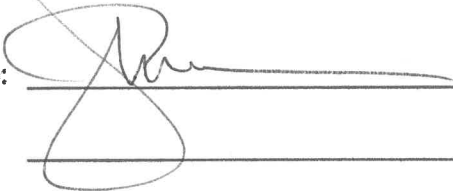
YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

PRINT NAME(S):

GEORGE MARSHALL

SIGNATURE(S):



1130 W DREAMCATCHER WAY
Cochise, AZ 85604

YOUR TAX PARCEL NUMBER:

119-09-005 MY

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

Your comments will be made available to the Planning and Zoning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 5pm on December 6, 2024.

RETURN COMMENTS TO:

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

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



DOCKET SU24-20
(COCHISE STRONGHOLD RD LODGING)

 YES, I SUPPORT THIS REQUEST

Please state your reasons:

 X NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

- WATER
- extra traffic traveling on non-county maintained roads
- lights - increased light pollution

PRINT NAME(S):

Daniel & Robin Griffiths

SIGNATURE(S):

[Signature]

Robin Griffiths

YOUR TAX PARCEL NUMBER:

119-09-007 y-5

(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

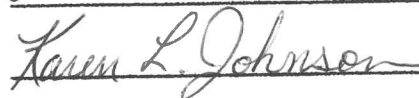
Please state your reasons:

1. Water: We do not have sufficient water! Wells are drying
2. Lights: This is supposedly a "Night Sky" viewing Area.
3. Traffic: The road is bad now. It will only get worse.

PRINT NAME(S): ALAN L. JOHNSON
KAREN L. JOHNSON

SIGNATURE(S):





YOUR TAX PARCEL NUMBER: 119 11001B (eight-digit identification number found on your property tax statement)

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mtaylor@cochise.az.gov

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From: noreply@civicplus.com
To: [Coxworth, Daniel](#); [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Tuesday, December 10, 2024 8:46:15 AM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SU24-20 (Cochise Stronghold Lodging)
Select one of the following:	No, I do not support this request
Explanation	This land was developed with RV sites without proper permits. It has been run as a RV park illegally. This permit should not be permitted because it was not done with the proper permits to start and therefore shows this Board the disregard for our county regulations.
Name	anonymous
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	5205088784
Your Tax Parcel Number	anonymous
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	anonymous

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: [Helen Kilpatrick](#)
To: [Taylor, Matthew](#)
Subject: Docket SU24-20 (Cochise Stronghold Rd Guest Lodging)
Date: Tuesday, December 10, 2024 11:02:32 AM

CAUTION: EXTERNAL EMAIL*

Hi Matthew,

I left a vm for you moments ago. I wanted to let you know that I do not support the request to put in a guest lodging at 1155 N Cochise Stronghold Rd. I believe it will increase unnecessary traffic down my road due to the close proximity of the Cochise Stronghold. I also have young children as well as myself that frequent the road (Dreamcatcher) by foot, bike, ATV, or horseback. I am afraid that this type of setting will attract the wrong kind of people to my area (further increase squatters, homeless, or individuals involved in drugs, or other crime ring situations) for example. There are no speed limit signs on the dirt road and commonly people drive very fast (45 mph or greater). We have already had 2 people run into our fence, 1 of which completely totalled a newer Toyota 4 Runner. Please let me know if you have further questions as I would be happy to discuss more. I can be reached at 480-223-8261

[Yahoo Mail: Search, Organize, Conquer](#)

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