

April 21, 2024

Cochise County
Development Services
1415 Melody Lane Bdg F
Bisbee, Az 85603

RE: Ardent Investments LLC rezoning application
Parcel Numbers 408-34-004A & 408-34-004D

To whom it may concern,

I am the owner of a parcel 408-34-005C (92.09 acres) which is adjacent to the subject property.

I fully support the proposed rezoning to Light Industrial as well as the accompanying comprehensive plan amendment. As noted in response to question 4, we also intend to submit a rezoning application for our property to Light Industrial in the near future.

The new Commercial Port of Entry represents an exciting and long-overdue opportunity for both Cochise County and the City of Douglas. As a long-time business owner and resident of Cochise County, where I live with my family, I welcome forward-thinking projects like the one proposed by Ardent.

However, I would like to express a concern raised in question 10 regarding the proposed connector road from James Ranch Road to Kings Highway. Based on the concept drawing (see attached exhibit), it appears the proposed road would cross our property. While we remain supportive of the rezoning overall, we would oppose any road construction on our land, as it would interfere with our own forthcoming development plans, which will be detailed in our rezoning application.

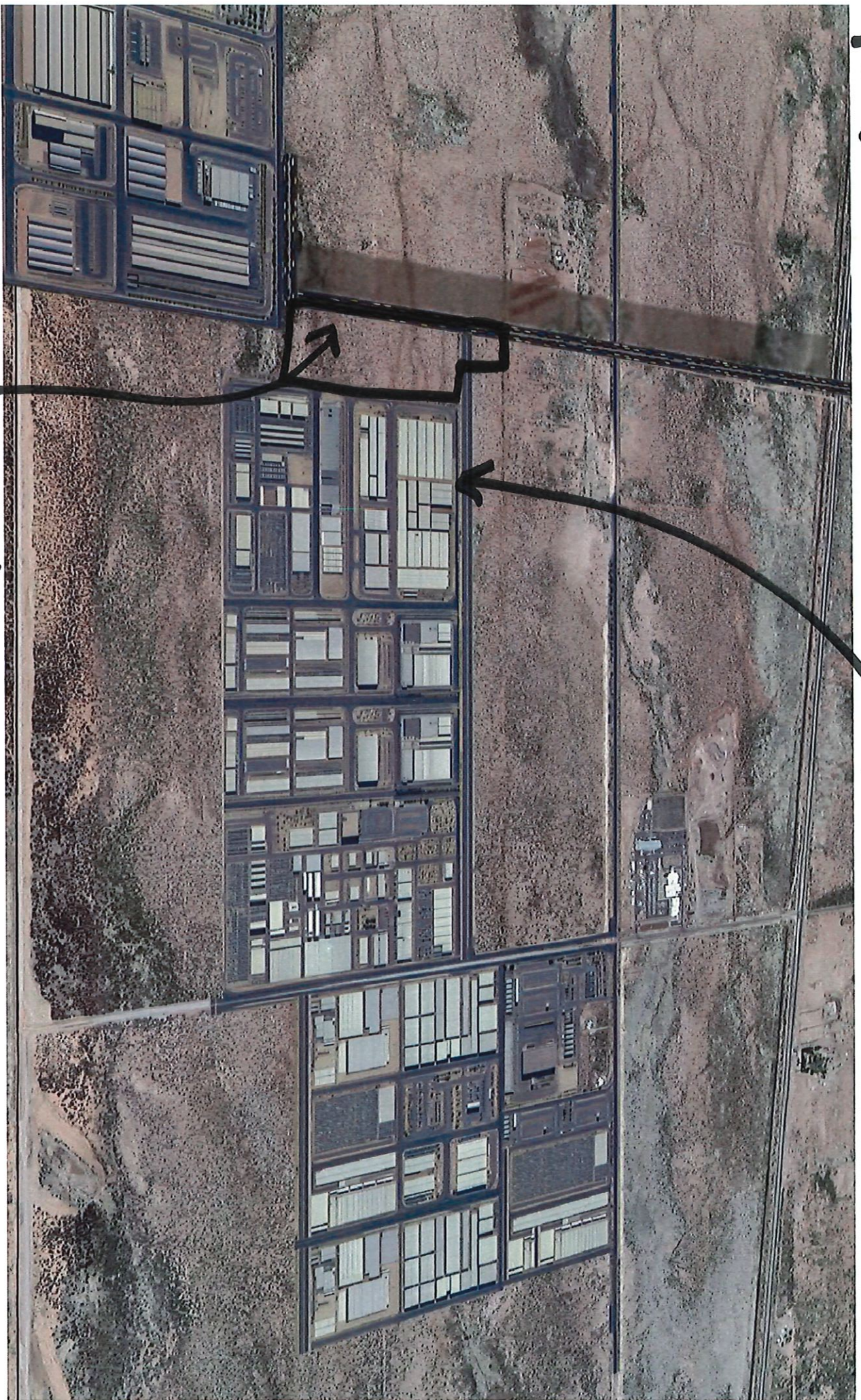
Very Sincerely,

Hardeep Cheira

Hardeep Cheira, Manager
Tactical Holdings LLC
2543 E. Kalispell Avenue
Sierra Vista, AZ 85650
hchera@gmail.com

N ↑

Proposed connector Road



Parcel 408-34-005C

DOCKETS CPA25-02/RZ25-04 (KINGS HIGHWAY INDUSTRIAL)



YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

PRINT NAME(S):

Michael Antonovich

Mary Antonovich

SIGNATURE(S):

Michael Antonovich

Mary Antonovich

YOUR TAX PARCEL NUMBER:

408-34-005 B7

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

Your comments will be made available to the Planning and Zoning Commission and Board of Supervisors. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than May 6, 2025, at 5:00 p.m.

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.



**DOCKETS CPA25-02/RZ25-04
(KINGS HIGHWAY INDUSTRIAL)**

____ YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

The request for rezoning will put my entire west property line (40 feet from my living room window) into industrial warehouses, in addition to the entire south property line. I have no objections to the rezoning of the large property west of Kings Hwy to be light industrial. There will be a need for warehouses due to the new port but not at the expense of all the homeowners to the east of Kings Hwy.

PRINT NAME(S):

Patricia Shank

SIGNATURE(S):

Pat Shank

YOUR TAX PARCEL NUMBER: 408-33-006 (eight-digit identification number found on your property tax statement)

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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: [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Thursday, May 1, 2025 6:46:10 PM

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number CPA25-02/RZ25-04 (Kings Hwy Industrial)

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

Explanation

We are writing to express our strong opposition to your proposed rezoning of the property located south of Puzzi Ranch Road and east of Kings Highway, as outlined in the recent notification. The request to change the zoning from Rural, one dwelling per 4-acres (RU-4) to Light Industry (LI), coupled with the proposed Comprehensive Plan amendment to change the land use designation from "D-Rural" to "B-Developing," raises significant concerns for us and potentially for the wider community.

The current RU-4 zoning reflects the rural character of the area, which many of us value and which contributes to the quality of life in our neighborhood. The proposed change to Light Industry represents a drastic shift that is incompatible with the existing land use and could have several negative impacts.

Specifically, We are concerned about the following potential consequences:

Impact on Rural Character: The introduction of warehousing and storage facilities associated with Light Industry would fundamentally alter the peaceful and low-density nature of this area. This change could diminish the rural aesthetic and the overall quality of life for residents and would place our homes inside an industrial park.

Environmental Concerns: Light industrial uses can often lead to increased noise pollution, light pollution, and potential impacts on air and water quality. These factors could negatively affect the natural environment and the health and well-being of residents and local wildlife. Our water supply would be greatly impacted as well.

Traffic and Infrastructure: The development of warehousing and storage facilities is likely to generate increased truck traffic. This could lead to road congestion, increased wear and tear on local infrastructure, and potential safety hazards.

Property Values: The introduction of Light Industry in close proximity to residential properties could negatively impact property values for existing homeowners in the area.

We urge you, the Cochise County Planning Department, and the Board of Supervisors to carefully consider these potential

negative impacts and to prioritize the preservation of the rural character and quality of life in this area. We believe that the proposed rezoning and comprehensive plan amendment are not in the best interest of the community.

Name	Ricardo A de la Vega
Email Address	riich@hotmail.com
Address	3393 W Puzzi Ranch Rd
City	Douglas
State	AZ
Zip Code	85607
Phone Number	5202345446
Your Tax Parcel Number	408-33-006F3
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Ricardo A de la Vega

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: [McLachlan, Christine](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Thursday, May 1, 2025 6:50:47 PM

CAUTION: EXTERNAL EMAIL*

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Name	Ricardo and Iris de la Vega
Email Address	riich@hotmail.com
Address	3393 W Puzzi Ranch Rd
City	Douglas
State	AZ
Zip Code	85607
Phone Number	5202345446
Your Tax Parcel Number	408-33-006G2
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Ricardo A de la Vega

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DOCKETS CPA25-02/RZ25-04 (KINGS HIGHWAY INDUSTRIAL)

YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

my south border of my property is right next to this area. I am concerned with construction noise, truck noise + traffic so close to the residential area. The industrial lighting from buildings + parking lots that may inhibit sleeping pattern. The fumes from all the trucks that are sitting in parking lots. I am okay with light industry on the west of Puzzi Ranch Road + south of Border Patrol station because there is no residential there.

PRINT NAME(S):

Laurie Odle

SIGNATURE(S):

Laurie Odle

YOUR TAX PARCEL NUMBER: 408-33-00708 (eight-digit identification number found on your property tax statement)

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