

DOCKET SU25-13 (WATERS ROAD HAY SALES)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Nichole sent a letter explaining what they want to do. Seems reasonable to me

NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

PRINT NAME(S):

JAN MARIE Campbell

SIGNATURE(S):

Jan Marie Campbell

YOUR TAX PARCEL NUMBER: 10442038 (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 July 1, 2025, at 5 p.m.

RETURN COMMENTS TO:

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



SCAN ME

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

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YES, I SUPPORT THIS REQUEST
Please state your reasons: - NO PROBLEM!

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

PRINT NAME(S):
BRECKEL CARL J + LOUISE

SIGNATURE(S):
Carl J. Breckel
Louise Breckel

YOUR TAX PARCEL NUMBER: 104-42-050 (eight-digit identification number found on your property tax statement)

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YES, I SUPPORT THIS REQUEST

Please state your reasons:



- 1) THEY ARE SUPPORTING THEIR FAMILY.
- 2) THEY ARE FOLLOWING THE RULES.

NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

PRINT NAME(S): STUART A DUTCHER
SANDRA J DUTCHER

SIGNATURE(S):

YOUR TAX PARCEL NUMBER: 10442050A (eight-digit identification number found on your property tax statement)

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YES, I SUPPORT THIS REQUEST

Please state your reasons:

Good for the area.
Good for the farmers & ranchers.
Low impact to area.

NO, I DO NOT SUPPORT THIS REQUEST

Please state your reasons:

PRINT NAME(S):

Dennis & Pamela Staller

SIGNATURE(S):

Dennis M. Staller

~~10442052~~ * Pamela K. Staller

YOUR TAX PARCEL NUMBER: 10442052 (eight-digit identification number found on your property tax statement)

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Bisbee, AZ 85603
mtaylor@cochise.az.gov



SCAN ME

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Jordyn Bergin
4833 W Duke Rd
McNeal, AZ 85617
jordynlittle23@gmail.com
(443) 677-4686

June 23, 2025

To Whom It May Concern,

I am writing to express my strong support for the business operated by Luke and Nichole Webb in our county. Their feed supply operation is a valuable and reliable resource for many residents who depend on quality feed for the health and well-being of their animals.

Their property is always well maintained, clean, and professionally managed. The Webbs take pride in maintaining a low-impact operation. Most of their sales are fulfilled through delivery, which significantly reduces the amount of traffic coming in and out of their property. This helps preserve the quiet and rural character of the surrounding area.

In addition, the use of tractors and other equipment on-site is minimal, and any noise from operations is kept to a bare minimum. They are conscientious business owners who prioritize being good neighbors and responsible members of the community.

I respectfully urge you to support and recognize the importance of this local business. It not only serves a practical need for many residents but also contributes positively to the county's rural economy and quality of life.

Thank you for your time and attention to this matter.

Sincerely,
Jordyn Bergin

To whom it may concern;

We have been getting hay from Luke and Nicole Webb for several months. They have been very consistent with meeting our needs when we run low on hay. We used to drive to much further locations, pulling a flatbed trailer in order to get a large enough load to get a reasonable price. Large loads and good prices don't equate to a quality product. Luke and Nichole isn't the only place where we can get hay, but their hay quality has been more consistently good and more reasonably priced than other places.

Since we have been getting our hay from Nichole and Luke, we have been getting better quality hay than when we traveled further away. Because of Luke and Nichole we have been getting smaller loads, which also means less risk on the road, and far less risk of hay going bad because of weather or contamination.

Luke and Nicole Webb are more than just a hay business. It is helpful to people in the Hereford/Palominas community. If by no other means than saving them money and time, and that not having to make longer trips to haul hay also improves safety on our Arizona roads. Interacting with Luke and Nichole has also been more than just business. Since we have been getting our hay from them they are becoming more and more like friends. While I don't know all of their customers, it would not be surprising if most of the people who go to them for hay also become friends. Friends and friendly neighbors are an essential staple for rural communities. We recommend that Luke and Nichole be allowed to keep, maintain, and grow their business.

Daniel & Martina Espinosa
6568 S Alvarado Pl
Hereford, AZ 85615

HNHeather Nellis
To: nichole hull >

Yesterday

Reference letter

06/22/25

To whom it may concern:

The small business that Luke and Nicole Webb operate out of their home is an asset to our community. They provide a variety of quality hay at affordable prices to those of us in the area who own livestock. Their equipment is well-maintained and their property nicely kept. Their hay deliveries are prompt. They are professional and polite, and it is always a pleasure to do business with them. Their knowledge and expertise in the hay industry are a welcome addition to our rural community, and I am delighted to call them my neighbors and my friends.

Heather McKay
Owner/Operator
Narrowgate SportHorses

To whom it may concern,

Nichole and Luke provide a service to the Palominas and Sierra Vista areas from their property at 10616 E Waters, Hereford, AZ. I have been getting my hay from them for a while now and feel they provide quality hay for a reasonable price. The other locations for hay are more expensive and at certain times of the year provide a low quality hay for a premium price. I have never had a bale of hay from Nichole and Luke that was full of dirt which I have gotten from local hay providers both small businesses and big name places in town. Granting them a permit to continue to provide hay for livestock would be beneficial for this area.

Sincerely,

Ed Scott

520-559-0716

To Whom it may concern,

I write this statement on Behalf of Luke and Nichole Webb. I make this statement to provide information on the importance of the service in which the above mentioned individuals provide our community. As we live in a very remote area that does not have large quantities of hay sales services. Luke and Nichole provide on site and delivery hay sales. Without this service many individuals would have to travel long distances to obtain great quality feed for horses and livestock. As a horse and livestock owner myself, I use the delivery and stacking service in which they provide. They use their yard and equipment to provide a desperately needed service.

Thank you,

Stephen DeFries

9285804522

6621 s Calle de la Cereza

Hereford Az. 85615

To Whom It May Concern,

I am writing to confirm that Luke and Nichole Webb have been delivering hay to my residence in Huachuca City since July 2025. I do not travel to them for pickup; all deliveries are made directly to my home.

They are consistently professional, courteous, and prompt. I appreciate their reliable service and enjoy supporting local businesses like theirs.

Sincerely,

Josh R. Stampe

2103 N Chula Vista Rd

Huachuca City, AZ 85616

To whom it may concern,

I'm writing this in support of Luke and Nichole. In the several times I have been to their place to get hay I found the grounds and surroundings to be kept clean and free of debris that could accumulate quickly... I also am grateful for their delivery service as I have used it to fill my hay shed multiple times. I appreciate their service and look forward to this great young family trying to make a living! Thanks.

Michael Pilz

520-991-4645

4383 S Anasazi Sierra Vista AZ 85650

Hay

My name is Maike Terrell and I have been getting my Hay deliveries from Nicole and Luke Webb for over a year now. Their Hay Business is so vital down here in the Palominas Area for alot of Livestock owners. Alot of People have been waiting for another Hay delivery Service in Palominas ever since Miller's Feed Store on Hwy 90 closed down and we had to pay alot extra for deliveries from other Hay Barns to get our Hay for our Livestock. The Webb's opening up their Business and delivering to us has been nothing but a blessing.

I have been personally over at their place and gotten Hay directly from their Place and the Property is not interfering with our Horseback riding down to the River at all or presents any danger to the River.

Without the Webbs Business we would have to once again pay high delivery fees and be on wait lists for delivery at other feed stores. Their Business is absolute vital down here in Palominas.

Maike Terrell

[10085 S X7 Ranch Road](#)

[Hereford, AZ 85615](#)

[\(520\) 227 2943](#)