

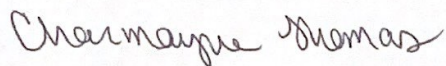
POMERENE DOMESTIC WATER
PO Box 265, Pomerene, AZ 85627
520-586-2987

August 11, 2025

To Whom It May Concern:

I am writing this letter on behalf of Calvin Housley. The properties on San Pedro Ranch Rd. which are owned by Mr. Housley fall within Pomerene Domestic Water District's boundaries. Pomerene Domestic Water has agreed to supply water to his properties as long as the water line is extended in accordance with Pomerene Water's By-Laws and standards.

Regards,



Charmayne Thomas

Pomerene Domestic Water Office Manager
520-586-2987
pomerewater@gmail.com

1399 N. Old Pomerene Rd
pomerewater@gmail.com



RE: Cochise County Tentative Plat (San Pedro Ranch Estates)

From Edsall, Susanna S <SEdsall@cochise.az.gov>

Date Wed 6/25/2025 9:51 AM

To McLachlan, Christine <CMcLachlan@cochise.az.gov>

Cc Leiendecker, Philip <PLeiendecker@cochise.az.gov>; Dagnino, Felix A <FDagnino@cochise.az.gov>; Romero, Shannon <SRomero@cochise.az.gov>; Bandosz, Maureen <MBandosz@cochise.az.gov>

1 attachment (814 KB)

208-36-003.pdf;

Good morning Christine,

Based on your request of review on the proposed plans for San Pedro Ranch Estates Subdivision, I find that my only concern is lots 3 and 7 do not close. I have attached a closing report that shows my entries as well as the closure footage.

Also, the application lists 8 lots, while the proposed plat shows 9. Is there a revised plat with 8 lots?

Please let me know if you have any questions regarding my closing report.

Respectfully,

Susanna Edsall

Cartographer

Cochise County Assessor

1415 Melody Ln. Bldg. B

Bisbee, AZ 85603

(520) 432-8650

From: Bandosz, Maureen <MBandosz@cochise.az.gov>

Sent: Monday, June 16, 2025 9:04 AM

To: Leiendecker, Philip <PLeiendecker@cochise.az.gov>; Edsall, Susanna S <SEdsall@cochise.az.gov>

Cc: Dagnino, Felix A <FDagnino@cochise.az.gov>; Romero, Shannon <SRomero@cochise.az.gov>; James, Shanna L <SJJames@cochise.az.gov>

Subject: FW: Cochise County Tentative Plat (San Pedro Ranch Estates)

Importance: High

FYI....

From: McLachlan, Christine <CMcLachlan@cochise.az.gov>

Sent: Friday, June 13, 2025 4:47 PM

To: Watkins, Jackie <JWatkins@cochise.az.gov>; Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@cochise.az.gov>; Fast, Travis <TFast@cochise.az.gov>; Reyes, Alberto <AREyes@cochise.az.gov>; Brady, Shon <SBrady@cochise.az.gov>; Amaya, Dora <DAmaya@cochise.az.gov>; Esparza, Paul

<PEsparza@cochise.az.gov>; Duchon, Daniel <DDuchon@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>; Correa, Paul <PCorrea@cochise.az.gov>; Marinez, Frances G <FMarinez@cochise.az.gov>; BOS-Supervisors <BOSSupervisors@cochise.az.gov>; pep@azgfd.gov; Ruth Bigelow <rbigelow@ssvec.com>; cward@azwater.gov; Sims, Kelley B (Kelley) <Kelley_Sims@Kindermorgan.com>; Assessor <assessor@cochise.az.gov>; Johnson, Natalie J <NJohnson@cochise.az.gov>; Couchenour, Terry E <TCouchenour@cochise.az.gov>; gdavisswmc@gmail.com; Hoyt Johnson <hjohnson@bensoaz.gov>; Whitehead, Bert <BWhitehead@cochise.az.gov>; Smith, Alexandra Z CIV USARMY ID-TRAINING (USA) <alexandra.z.smith.civ@army.mil>

Cc: Taylor, Matthew <MTaylor@cochise.az.gov>

Subject: Cochise County Tentative Plat (San Pedro Ranch Estates)

Good afternoon,

The County has received an 8-lot new subdivision tentative plat request for an undeveloped 36.44-acre parcel (APN 20836003), which is generally located approximately 2.6 miles east of Benson in the Pomerene area of Cochise County. See the attached for additional details. Please provide any comments by July 4, 2025. Kindly do not reply to all.

Thank you,

Christine McLachlan, AICP

Director

Cochise County, Development Services

1415 Melody Lane, Building F

Bisbee, AZ 85603

520-432-9266

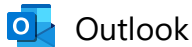
cmclachlan@cochise.az.gov

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Outlook

RE: Cochise County Tentative Plat (San Pedro Ranch Estates)

From Ruth Bigelow <rbigelow@ssvec.com>
Date Tue 7/1/2025 8:36 AM
To McLachlan, Christine <CMcLachlan@cochise.az.gov>

 1 attachment (2 MB)
SSVEC Comment-San Pedro Ranch Road Sub.pdf;

CAUTION: EXTERNAL EMAIL*

Good Morning,

I would like to suggest the following changes to the proposed plat:

1. **Adding utility easements** along the interior lot lines.
2. **Including a dedication statement** for Interior Easements (IEs) and Utility Easements (UEs).

Please let me know if you have any questions or need further clarification.

Thank you,

Ruth Bigelow

[Lead Line Extension Right-of-Way Agent](#)

[Sulphur Springs Valley Electric Cooperative](#)

350 N. Haskell Ave

Willcox, Az 85643

rbigelow@ssvec.com

OFFICE---(520) 384-5513

CELL-----(520) 508-4885



From: McLachlan, Christine <CMcLachlan@cochise.az.gov>

Sent: Friday, June 13, 2025 4:47 PM

To: Watkins, Jackie <JWatkins@cochise.az.gov>; Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@cochise.az.gov>; Fast, Travis <TFast@cochise.az.gov>; Reyes, Alberto <AReyes@cochise.az.gov>; Brady, Shon <SBrady@cochise.az.gov>; Amaya, Dora <DAmaya@cochise.az.gov>; Esparza, Paul

<PEsparza@cochise.az.gov>; Duchon, Daniel <DDuchon@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>; Correa, Paul <PCorrea@cochise.az.gov>; Marinez, Frances G <FMarinez@cochise.az.gov>; BOS-Supervisors <BOSSupervisors@cochise.az.gov>; pep@azgfd.gov; Ruth Bigelow <rbigelow@ssvec.com>; cward@azwater.gov; Sims, Kelley B (Kelley) <Kelley_Sims@Kindermorgan.com>; Assessor <assessor@cochise.az.gov>; Johnson, Natalie J <NJohnson@cochise.az.gov>; Couchenour, Terry E <TCouchenour@cochise.az.gov>; gdavisswmc@gmail.com; Hoyt Johnson <hjohnson@bensoaz.gov>; Whitehead, Bert <BWhitehead@cochise.az.gov>; Smith, Alexandra Z CIV USARMY ID-TRAINING (USA) <alexandra.z.smith.civ@army.mil>

Cc: Taylor, Matthew <MTaylor@cochise.az.gov>

Subject: Cochise County Tentative Plat (San Pedro Ranch Estates)

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Good afternoon,

The County has received an 8-lot new subdivision tentative plat request for an undeveloped 36.44-acre parcel (APN 20836003), which is generally located approximately 2.6 miles east of Benson in the Pomerene area of Cochise County. See the attached for additional details. Please provide any comments by July 4, 2025. Kindly do not reply to all.

Thank you,

Christine McLachlan, AICP

Director

Cochise County, Development Services

1415 Melody Lane, Building F

Bisbee, AZ 85603

520-432-9266

cmclachlan@cochise.az.gov

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Re: Cochise County Tentative Plat (San Pedro Ranch Estates)

From Pomerene Fire <pomerenefire221@outlook.com>
Date Mon 7/21/2025 4:33 PM
To McLachlan, Christine <CMcLachlan@cochise.az.gov>

CAUTION: EXTERNAL EMAIL*

Hello Christine,

Thank you for reaching out to us regarding the tentative plat request for the new subdivision in the Pomerene area. We are more than happy to assist you with the information needed.

We can confirm that there are currently no hydrants or tanks in this area.

Due to the absence of hydrants in the area, we cannot provide an estimated flow rate.

Considering emergency access, we believe the area is adequately served. In the event that fire suppression is required, water trucks will be utilized for supply.

Thank you for reaching out, and we look forward to assisting you further with this project.

Best regards,

John Lopez
Pomerene Fire Department

From: McLachlan, Christine <CMcLachlan@cochise.az.gov>
Sent: Tuesday, July 15, 2025 3:31 PM
To: POMERENEFIRE221@outlook.com <POMERENEFIRE221@outlook.com>
Subject: Fw: Cochise County Tentative Plat (San Pedro Ranch Estates)

Hi there, I'm not sure if this was previously transmitted to you or not. The County has received an 8-lot new subdivision tentative plat request for an undeveloped 36.44-acre parcel (APN 20836003), which is generally located approximately 2.6 miles east of Benson in the Pomerene area of Cochise County. See the attached for additional details.

Specifically, I am looking for the following info from you, as you are the closest fire service operation.

1. Can you confirm whether there are any fire hydrants or water tanks in the area?
2. Can you estimate available fire flow from existing hydrants or water sources?
3. Can you provide input on whether the area is adequately served for emergency access and water supply?

Let me know if you can help me out! Thanks,

Christine McLachlan, AICP

Director

Cochise County, Development Services

1415 Melody Lane, Building F

Bisbee, AZ 85603

520-432-9266

cmclachlan@cochise.az.gov

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From: McLachlan, Christine

Sent: Friday, June 13, 2025 4:47 PM

To: Watkins, Jackie <JWatkins@cochise.az.gov>; Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@cochise.az.gov>; Fast, Travis <TFast@cochise.az.gov>; Reyes, Alberto <AReyes@cochise.az.gov>; Brady, Shon <SBrady@cochise.az.gov>; Amaya, Dora <DAmaya@cochise.az.gov>; Esparza, Paul <PEsparza@cochise.az.gov>; Duchon, Daniel <DDuchon@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>; Correa, Paul <PCorrea@cochise.az.gov>; Marinez, Frances G <FMarinez@cochise.az.gov>; BOS-Supervisors <BOSSupervisors@cochise.az.gov>; pep@azgfd.gov <pep@azgfd.gov>; Ruth Bigelow <rbigelow@ssvec.com>; cward@azwater.gov <cward@azwater.gov>; Sims, Kelley B (Kelley) <Kelley_Sims@Kindermorgan.com>; Assessor <assessor@cochise.az.gov>; Johnson, Natalie J <NJohnson@cochise.az.gov>; Couchenour, Terry E <TCouchenour@cochise.az.gov>; gdavisswmc@gmail.com <gdavisswmc@gmail.com>; Hoyt Johnson <hjohnson@bensoaz.gov>; Whitehead, Bert <BWhitehead@cochise.az.gov>; Smith, Alexandra Z CIV USARMY ID-TRAINING (USA) <alexandra.z.smith.civ@army.mil>

Cc: Taylor, Matthew <MTaylor@cochise.az.gov>

Subject: Cochise County Tentative Plat (San Pedro Ranch Estates)

Good afternoon,

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Thank you,

Christine McLachlan, AICP

Director

Cochise County, Development Services

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cmclachlan@cochise.az.gov

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Outlook

Re: Cochise County Tentative Plat (San Pedro Ranch Estates) - ROW Comments

From Couchenour, Terry E <TCouchenour@cochise.az.gov>**Date** Tue 6/24/2025 4:01 PM**To** McLachlan, Christine <CMcLachlan@cochise.az.gov>; Enriquez, Lisa L <LEnriquez@cochise.az.gov>

3 attachments (10 MB)

Docket553Page115.pdf; SanPedroRanchEstatesTentativePlatWithRowNotes.pdf;
RowMemoForSanPedroRanchEstatesTentativePlat.docx;

Hello Christine,

Thank you for the opportunity to review. Please don't hesitate to reach out with comments or questions.

Best,

-Terry

From: McLachlan, Christine <CMcLachlan@cochise.az.gov>**Sent:** Friday, June 13, 2025 4:47 PM**To:** Watkins, Jackie <JWatkins@cochise.az.gov>; Solis, Joaquin <JSolis@cochise.az.gov>; Simmons, Bradley A <bsimmons@cochise.az.gov>; Fast, Travis <TFast@cochise.az.gov>; Reyes, Alberto <AREyes@cochise.az.gov>; Brady, Shon <SBrady@cochise.az.gov>; Amaya, Dora <DAmaya@cochise.az.gov>; Esparza, Paul <PEsparza@cochise.az.gov>; Duchon, Daniel <DDuchon@cochise.az.gov>; Capas, Carol <CCapas@cochise.az.gov>; Correa, Paul <PCorrea@cochise.az.gov>; Marinez, Frances G <FMarinez@cochise.az.gov>; BOS-Supervisors <BOSSupervisors@cochise.az.gov>; pep@azgfd.gov <pep@azgfd.gov>; Ruth Bigelow <rbigelow@ssvec.com>; cward@azwater.gov <cward@azwater.gov>; Sims, Kelley B (Kelley) <Kelley_Sims@Kindermorgan.com>; Assessor <assessor@cochise.az.gov>; Johnson, Natalie J <NJohnson@cochise.az.gov>; Couchenour, Terry E <TCouchenour@cochise.az.gov>; gdavisswmc@gmail.com <gdavisswmc@gmail.com>; Hoyt Johnson <hjohnson@bensoaz.gov>; Whitehead, Bert <BWhitehead@cochise.az.gov>; Smith, Alexandra Z CIV USARMY ID-TRAINING (USA) <alexandra.z.smith.civ@army.mil>**Cc:** Taylor, Matthew <MTaylor@cochise.az.gov>**Subject:** Cochise County Tentative Plat (San Pedro Ranch Estates)

Good afternoon,

The County has received an 8-lot new subdivision tentative plat request for an undeveloped 36.44-acre parcel (APN 20836003), which is generally located approximately 2.6 miles east of Benson in the Pomerene area of Cochise County. See the attached for additional details. Please provide any comments by July 4, 2025. Kindly do not reply to all.

Thank you,

Christine McLachlan, AICP

Director

Cochise County, Development Services

1415 Melody Lane, Building F

Bisbee, AZ 85603

520-432-9266

cmclachlan@cochise.az.gov

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Re: San Pedro Ranch Estates Tentative Plat Version 2 Right of Way Comments

From Couchenour, Terry E <TCouchenour@cochise.az.gov>

Date Thu 7/31/2025 9:11 AM

To McLachlan, Christine <CMcLachlan@cochise.az.gov>

Thank you Christine, you are very kind.

If helpful for the comment about Docket 553 Page 115-116, below is a sketch showing the area of Docket 553 Page 115-116 as a diagonal hatch and it's physical alignment overlapping the tentative plat lots. This is not survey accurate and at best GIS accurate.

I'm not pleased with my comment 1 about adding "public" to "streets". After looking at it this morning I think they may have meant for the Standard Note 7 on sheet 1 of proposed plans to be the same as the General Note 8 on sheet 2. To make these statements similar we would need to modify Standard Note 7 on sheet 1 to be 0.25 miles instead of 0 miles. Not sure how important that is.



From: McLachlan, Christine <CMcLachlan@cochise.az.gov>
Sent: Thursday, July 31, 2025 8:17 AM
To: Couchenour, Terry E <TCouchenour@cochise.az.gov>
Subject: Re: San Pedro Ranch Estates Tentative Plat Version 2 Right of Way Comments

Thanks Terry, even "slacking" you are still the most responsive reviewer, lol.

Christine McLachlan, AICP
Director
Cochise County, Development Services
1415 Melody Lane, Building F

Bisbee, AZ 85603
520-432-9266
cmclachlan@cochise.az.gov

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From: Couchenour, Terry E <TCouchenour@cochise.az.gov>
Sent: Wednesday, July 30, 2025 5:03 PM
To: McLachlan, Christine <CMclachlan@cochise.az.gov>; Enriquez, Lisa L <LEnriquez@cochise.az.gov>
Subject: San Pedro Ranch Estates Tentative Plat Version 2 Right of Way Comments

Hello Christine,

I'm slacking and only provided comments on the plat itself as opposed to including a separate memo. Please let me know if you need a separate memo. I wanted to get these to you before the internal meeting tomorrow.

Attached please find a copy of the tentative plat with 5 comments.

Best,

-Terry

Terry Couchenour

GIS Engineering Developer

Cochise County Engineering & Natural Resources

1415 Melody Lane, Building F

Bisbee, AZ 85603

520-432-9321 Office

<https://www.cochise.az.gov>