



Development Services

520-432-9300
developmentservices@cochise.az.gov
www.cochise.az.gov
1415 Melody Ln, Bdg F
Bisbee, Arizona 85603

Plat Abandonment Application

Subdividing property in Cochise County is primarily regulated by the Cochise County Subdivision Regulations. The purpose of the regulations is to help promote orderly growth, while providing for adequate roads, utilities, water, and wastewater treatment, ensuring that structures are not built in areas subject to flooding, and ensuring an accurate legal description when dividing a large parcel into smaller lots for sale. The County Subdivision Committee is responsible for reviewing and providing recommendations for all new plats, plat amendments, and plat abandonments.

Applicant Info	
Name:	Buena Vista Ranchettes Subdivision
Address:	Mescal Road , AZ 85602
Phone:	
Email:	timetrpr@aol.com
Describe your relationship to this application (select one):	
<input checked="" type="checkbox"/> Property owner (skip next question)	<input type="checkbox"/> Authorized agent
By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application.	
Signature: Kevin Colwell 520-429-6664	Date: 9/3/2025
Processing Fees	
\$300 Plat Abandonment. Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.	

Supplemental Questions	
1. Is this a residential or commercial subdivision?	Residential
2. Regarding survey monuments and lot corner staking:	
<input checked="" type="checkbox"/>	I understand my responsibilities and will comply with all requirements included in Section 4.09.110 of the <i>Subdivision Regulations</i> .
3. Describe the existing legal and physical access to portion of the subdivision that will not be abandoned. <i>(At least two means of access is required unless the development includes 27 or fewer lots or for "rural subdivisions")</i>	none
4. Describe the existing legal and physical access to portion of the subdivision that will be abandoned. <i>(At least two means of access is required unless the development includes 27 or fewer lots or for "rural subdivisions")</i>	<p>*On the east Boundry, 40 feet will be deeded back to the parent parcel.</p> <p>**On the west Boundry (Mescal road) 50 feet will be deeded back to the parent parcel per normal abandonment procedures. 33 feet will be returned to the county following easement requirements</p>
5. Does the area of abandonment include any easements or right-of-way? If so, briefly describe.	no
Acknowledgment	
By typing their name below, the applicant certifies that all information in this application and on the site plan is true, accurate, and to the best of their knowledge. They understand that if any information is false, it may be grounds for denial or revocation of this permit.	
Signature (applicant): Kevin Colwell	Date: 9/2/25

Acknowledgments for Multiple Interested Parties		
Interested Party Name	Address	Extent of Interest
Kevin Colwell	3128 west Acacia Lane, Benson, Az, 85602	13.45
Brandi Comeau John Comeau	4848 west Willow Way, Tucson, 85741	5.52 5.52
Spencer Grijalva	2583 Calle Senor Manuel, Tucson, Az 85741	3.17
Mahlon Mackenzie Margene Mackenzie	2510 North Mescal Rd, Benson, Az 85602	6.1 6.1
Kati Robinson Rylee Robinson	3632 North Bishop Lane, Scottsdale, Az 85251	6.1 6.1
Eric Spencer Janitzy spencer	815 West Hunter Road Tucson, Az 85755	9.15 6.34
Shelly Owens	3128 west Acacia Lane, Benson, Az, 85602	7.6
		Total 75.15

September 1, 2025

Christine McLachlan, Director, Development Services

County of Cochise



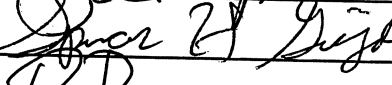
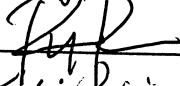
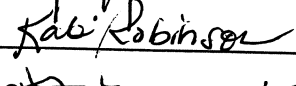
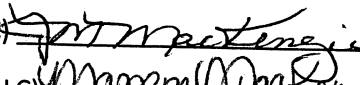
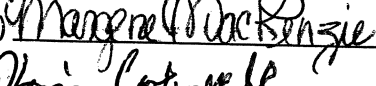
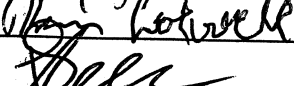

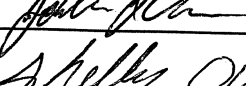

1415 Melody Lane

Bisbee, Arizona 85603

Dear Ms. McLachlan:

We, the undersigned current owners of Buena Vista Ranchettes Subdivision, hereby request that the Cochise County Board of Directors accept our request to abandon the Subdivision effective immediately, or as soon as possible.

Thank You,

Eric E. Spencer (Haciendas de Mescal, LLC)		Date: 9.17.25
Janitzy M. Spencer (Haciendas de Mescal, LLC)		Date: 9/17/25
Spencer H. Grijalva (Haciendas de Mescal, LLC)		Date: 9/17/25
Rylee Robinson (Rylee Rob. Inspect. Sol., LLC)		Date: 9/4/25
Kati Robinson (Rylee Rob. Inspect. Sol., LLC)		Date: 9/4/25
Mahlon Mackenzie (Long Mtn. View Realty, LLC)		Date: 9/12/25
Margene MacKenzie (Long Mtn. View Realty, LLC)		Date: 9/12/25
Kevin Colwell		Date: 9.12.25
Brandi Comeau		Date: 9.12.25
John Comeau		Date: 9-12-25
Shelly Owens		Date: 9-12-25

Pioneer Title Agency, Inc.

LIMITED REALTY REPORT

Order No. 70908790-/KLE

Fee: \$200.00

Issued for the sole use and benefit of:

**Pioneer Title Agency, Inc.
Kimberly Lockhart
363 W. 4th Street
Benson, AZ 85602**

In accordance with your request for a Limited Realty Report, a search of our tract indices of the records in the Office of the Recorder of Cochise County, Arizona, discloses the following matters, affecting the real property in Cochise County, Arizona, described as follows:

See Exhibit "A" Attached hereto and made a part hereof.

APPARENT RECORD OWNER:

Haciendas de Mescal, LLC, as to Lots 1, 2, 3, 9, 10, and 11

John L. Comeau and Brandi L. Comeau, husband and wife, as community property with right of survivorship, as to Lots 4, 5, and 8

Kevin F. Colwell, husband of Starla J. Colwell, as his sole and separate property, as to Lots 6, 7, and 16

R.R Vehicle Inspection Solutions, LLC, an Arizona Limited Liability Company, as to Lots 12, 14, 17, and 19

J. Mahlon MacKenzie and Margene L. MacKenzie, husband and wife, as to Lots 13, 15, 18, and 20

Shelly J. Owens, a single woman, as to Common Areas A and B

UNRELEASED MORTGAGES, DEEDS OF TRUST, AND/OR AGREEMENTS OF SALE specifically describing said property:

See Exhibit "B" Attached hereto and made a part hereof.

UNRELEASED JUDGMENTS, FEDERAL TAX LIENS, STATE TAX LIENS OR OTHER LIENS specifically describing the apparent record owner, which would attach to the real property described above:

See Exhibit "C" attached hereto and made a part hereof.

TAX NOTE:

Year 2025
Parcel No. 124-02-013-00
Total Tax \$127.60
First Half \$63.80
Second Half \$63.80

**580 E. Wilcox Dr. , Sierra Vista, AZ 85635
► Phone: (520) 458-3500 ► Fax (520) 458-7202**

Pioneer Title Agency, Inc.
Limited Realty Report (Continued)

Order No. 70908790

TAX NOTE:

Year 2025
Parcel No. 124-02-014-03
Total Tax \$127.60
First Half \$63.80
Second Half \$63.80

TAX NOTE:

Year 2025
Parcel No. 124-02-015-06
Total Tax \$127.60
First Half \$63.80
Second Half \$63.80

TAX NOTE:

Year 2025
Parcel No. 124-02-016-09
Total Tax \$124.90
First Half \$62.45
Second Half \$62.45

TAX NOTE:

Year 2025
Parcel No. 124-02-017-02
Total Tax \$196.74
First Half \$98.37
Second Half \$98.37

TAX NOTE:

Year 2025
Parcel No. 124-02-018-05
Total Tax \$180.44
First Half \$90.22
Second Half \$90.22

TAX NOTE:

Year 2025
Parcel No. 124-02-019-08
Total Tax \$207.40
First Half \$103.70
Second Half \$103.70

Pioneer Title Agency, Inc.

Limited Realty Report (Continued)

Order No. 70908790

TAX NOTE:

Year 2025
Parcel No. 124-02-020-00
Total Tax \$122.64
First Half \$61.32
Second Half \$61.32

TAX NOTE:

Year 2025
Parcel No. 124-02-021-03
Total Tax \$122.64
First Half \$61.32
Second Half \$61.32

TAX NOTE:

Year 2025
Parcel No. 124-02-022-06
Total Tax \$122.64
First Half \$61.32
Second Half \$61.32

TAX NOTE:

Year 2025
Parcel No. 124-02-023-09
Total Tax \$122.74
First Half \$61.37
Second Half \$61.37

TAX NOTE:

Year 2025
Parcel No. 124-02-024-02
Total Tax \$122.64
First Half \$61.32
Second Half \$61.32

Certificate of Purchase No. 186568
Amount to redeem \$374.35
If redeemed by October 31, 2025
Parcel No. 124-02-024-02

TAX NOTE:

Year 2025
Parcel No. 124-02-025-05
Total Tax \$122.64
First Half \$61.32
Second Half \$61.32

Pioneer Title Agency, Inc.

Limited Realty Report (Continued)

Order No. 70908790

TAX NOTE:

Year 2025
Parcel No. 124-02-026-08
Total Tax \$122.64
First Half \$61.32
Second Half \$61.32

Certificate of Purchase No. 186569
Amount to redeem \$389.10
If redeemed by October 31, 2025
Parcel No. 124-02-026-08

TAX NOTE:

Year 2025
Parcel No. 124-02-027-01
Total Tax \$122.64
First Half \$61.32
Second Half \$61.32

TAX NOTE:

Year 2025
Parcel No. 124-02-028-04
Total Tax \$153.74
First Half \$76.87
Second Half \$76.87

TAX NOTE:

Year 2025
Parcel No. 124-02-029-07
Total Tax \$123.90
First Half \$61.95
Second Half \$61.95

Certificate of Purchase No. 186570
Amount to redeem \$392.41
If redeemed by October 31, 2025
Parcel No. 124-02-029-07

TAX NOTE:

Year 2025
Parcel No. 124-02-030-09
Total Tax \$120.78
First Half \$60.39
Second Half \$60.39

Pioneer Title Agency, Inc.
Limited Realty Report (Continued)

Order No. 70908790

TAX NOTE:

Year 2025
Parcel No. 124-02-031-02
Total Tax \$120.78
First Half \$60.39
Second Half \$60.39

Certificate of Purchase No. 186571
Amount to redeem \$384.03
If redeemed by October 31, 2025
Parcel No. 124-02-031-02

TAX NOTE:

Year 2025
Parcel No. 124-02-032-05
Total Tax \$124.78
First Half \$62.39
Second Half \$62.39

TAX NOTE:

Year 2025
Parcel No. 124-02-033-08
Total Tax \$11.86 (UNPAID)

The foregoing information covers the matters shown during the 10-year period just prior to the search date shown below without examination of instruments which purport to affect said real property. This report is **FOR INFORMATIONAL PURPOSES ONLY**. It is neither a guarantee of title, a commitment to insure title nor a policy of title insurance.

NO SEARCH HAS BEEN MADE FOR PRIOR YEARS TAXES, CERTIFICATE OF PURCHASES, SPECIAL IMPROVEMENTS LIENS, LIENS OR TITLE INTEREST OTHER THAN THOSE SET FORTH ABOVE.

SEARCH DATE: September 12, 2025



Brie Sierra

Pioneer Title Agency, Inc.
Limited Realty Report (Continued)

Order No. 70908790

Exhibit "A"

**Lots 1 through 20, inclusive, and Common Areas A and B, BUENA VISTA RANCHETTES,
according to Book 12 of Maps, page 73, Cochise County, Arizona.**

Pioneer Title Agency, Inc.
Limited Realty Report (Continued)

Order No. 70908790

Exhibit "B"

Agreements for Sale, Deeds of Trust, and/or Mortgages;

NONE

31 32 SECT. COR.
5 6 1/2" IRON PIN

APPROVALS

THE COCHISE COUNTY BOARD OF SUPERVISORS DOES HEREBY CERTIFY THAT THIS PLAT WAS APPROVED ON THE _____ DAY OF _____, 2026 . PERSUANT TO RESOLUTION _____

THIS ABANDONMENT MAP WAS APPROVED BY THE COCHISE COUNTY BOARD OF SUPERVISORS ON THE _____ DAY OF _____, 2026 _____

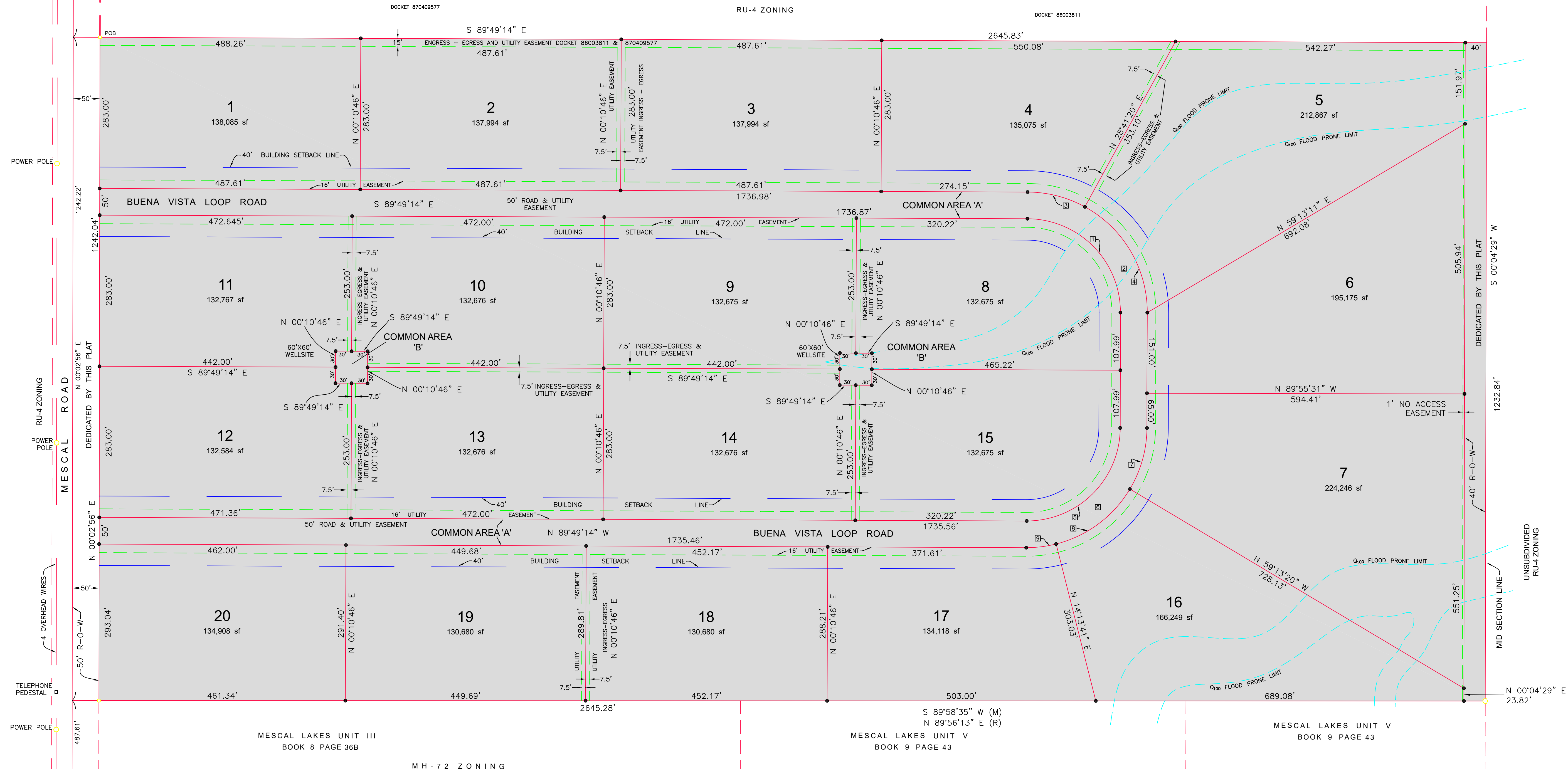
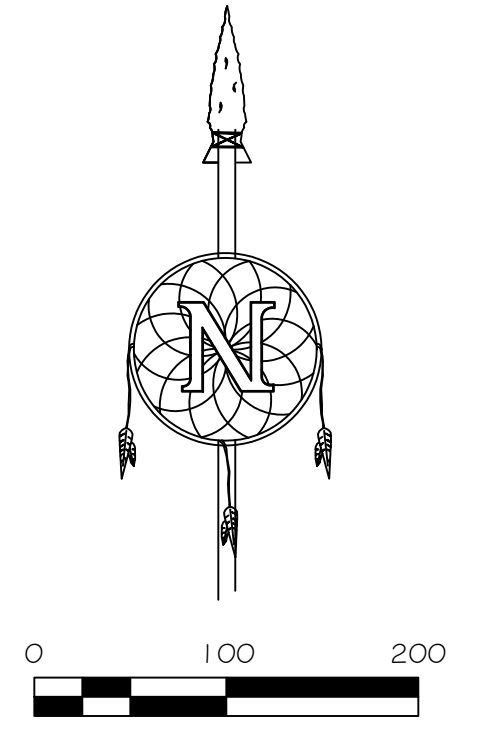
BY: _____ CHAIRMAN
BY: _____ PLANNING DIRECTOR

ATTEST _____ CLERK
BY: _____ COUNTY ENGINEER

**ABANDONMENT PLAT OF
BUENA VISTA RANCHETTES
LOTS 1 THRU 20**

**EXHIBIT A
LEGAL DESCRIPTION**

A Portion of the S.W. 1/4 Section 05, Township 17 South, Range 19 East, Gila and Salt River Meridian, Cochise County, Arizona, described as follows:
COMMENCING at the Southwest corner of said section being a aluminum cap;
THENCE North 00°05'52" East 487.61 feet upon the West-section line to a point;
THENCE South 89°59'00" East 50.00 feet to a point on the East Right of Way of Mescal Rd to a 1/2" rebar with a 2" aluminum cap stamped LS30365 (SLS) and the POINT OF BEGINNING;
THENCE Continue South 89°59'00" East 2595.37 feet to a SLS;
THENCE North 00°06'54" East 1232.88 feet to a set 1/2" rebar with a 2" aluminum cap stamped LS30365 (SLS);
THENCE North 89°46'34" West 2595.73 feet to a point on the East Right of Way of Mescal Rd to a SLS;
THENCE South 00°05'54" West 1242.12 feet upon the East Right of Way of Mescal Rd to the POINT OF BEGINNING;
Above described tract of land contains 3,211,799 square feet or 73.73 Acres.



CURVE DATA

NO.	RADIUS	DELTA	LENGTH
1	175.00'	90°00'00"	274.89'
2	200.00'	90°00'00"	314.16'
3	225.00'	28°30'34"	111.96'
4	225.00'	61°29'26"	241.47'
5	175.00'	90°00'00"	274.89'
6	200.00'	90°00'00"	314.16'
7	225.00'	30°35'54"	120.16'
8	225.00'	44°59'39"	176.69'
9	225.00'	14°24'27"	56.58'

- LEGEND**
- DENOTES PROPERTY CORNER FOUND, IRON PIN & CAP, RLS NO. 7599.
 - DENOTES PROPERTY CORNER TO BE SET, IRON PIN & CAP, RLS NO. 16525
 - DENOTES ORIGINAL PROPERTY CORNER FOUND, IRON PIN & CAP, NO. 1052.

STATEMENT:
I HEREBY STATE THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT THE PROPERTY CORNERS AND SURVEY MONUMENTS EXIST AS SHOWN HEREON.



DAVID L. SUTHERLAND R.L.S. # 30365
EXPIRES: 9/30/2016
DATE: 2/9/26

5149 S Calle Alamo Sierra Vista AZ 85650

JOB# 25-127 DATE: 9/4/25 APPROVED BY: _____

SCALE: 1" = 100'

DESIGN: CALC

DRAWN: JPF

CHECKED: _____

DATE: _____

SUTHERLAND SURVEY

Dave Sutherland
LS30365
Cell: (520) 249-6103 Email: rls30365@gmail.com