

DOCKET SU26-18
**(GOLD GULCH GUEST LODGING WITH WELLNESS &
OUTDOOR RECREATION)**

____ YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

see Attached letter

PRINT NAME(S):

____ *Alison Bane McLeod* _____

SIGNATURE(S):

____ *Alison* _____

YOUR TAX PARCEL NUMBER: *10149012B, 10149006J,* (eight-digit identification number
found on your property tax statement) *10149006C*

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 September 23rd, 2026.

RETURN COMMENTS TO:

Sharon Larsala
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
Slarsala@cochise.az.gov

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



Alison McLeod
939 E. Border RD
Bisbee, AZ 85603
abmcleod63@yahoo.com
520-249-0558

September 13, 2026

RE: Docket SU26-18 ("Gold Gulch Guest lodging and Outdoor Recreation")

Dear Cochise County Planning and Zoning Commission:

I am writing to oppose the special use re-zoning application for tax parcel 10145001, submitted by William Coffee of Scottsdale, AZ.

I am Alison McLeod; I have resided at 939 Border Road since 1997. I own tax parcels # 10149012B, 10149006J, 10149006C, proximal to William Coffee's special use re-zoning application. These properties are located approximately one and one-half miles north of the international border with Mexico.

This entire area has been historic rural open range used by local cattle ranchers since at least the 1880s. My neighbors and myself walk daily on this land, along cattle paths and the old thoroughfare recently named Junction Crossing Trail, which connects to the south end of Gold Gulch Road. The portion purchased by William Coffee is now partially-fenced and staked with Private Property/No Trespassing signs(Attachment A), including a sign at the entrance to Gold Gulch Road (attachment B), which implies that Gold Gulch Road is now on private property and therefore inaccessible.

In his special use permit application, William Coffee proposes, "**30 1-2 bedroom guest suites, a wellness center, and several activity buildings.**" He has included a topographical map onto which he has written notations including, "spiritual drumming amp[itheater]," "spa/observatory/pool," "villas," "1-2 bedroom rentals," "zip line/hiking"etc. (Attachment C).

This area is zoned RU-4 for a reason. If the proposed zoning change was allowed, not only would it entail the fencing-off of open range, light pollution, construction and traffic noise; it would be an insurmountable drain on the extremely limited water resources of this patch of desert.

Attachment A





TOPOGRAPHIC SURVEY



E	ENTRANCE
S	SPA / Observatory
R	Reception Bldg Gift Shop
W	W/ld nois Permitted Drilled.
V	2100 ^{sf} VINTS (8) built w/ View Deck S
M	Multi-Purpose Shop Vehicle Park (BUILT)
G	Green House for Farm To Table
A	Spiritual Drumming - Amphitheater
R	(30) 1 & 2 Bedroom rhythm Parlors
B	Redeveloped Bridges & outdoor Zip Line col
P	Swamp / 6100' x 5100' Parkway
AB	Activities Bldg \$ 64m/440 Rod. Call Png
RR	Recreation / Boat 18000 sq ft
EHS	Equine Training / Horse / stable 15 horse stable
BSO	Binding / Sundry / moving material

GRANILLO & ASSOCIATES, INC.
2721 SOUTH CHOLLA STREET
CHANDLER, ARIZONA 85286
Dealers: (602) 837-0944

topographic survey

**GLO LOT 2, 3 & PT. LOT 4
SECTION 12, T 24-S, R24-E
S. JUNCTION CROSSING TRAIL
BISBEE, ARIZONA**

APN

PRELIMINARY



100

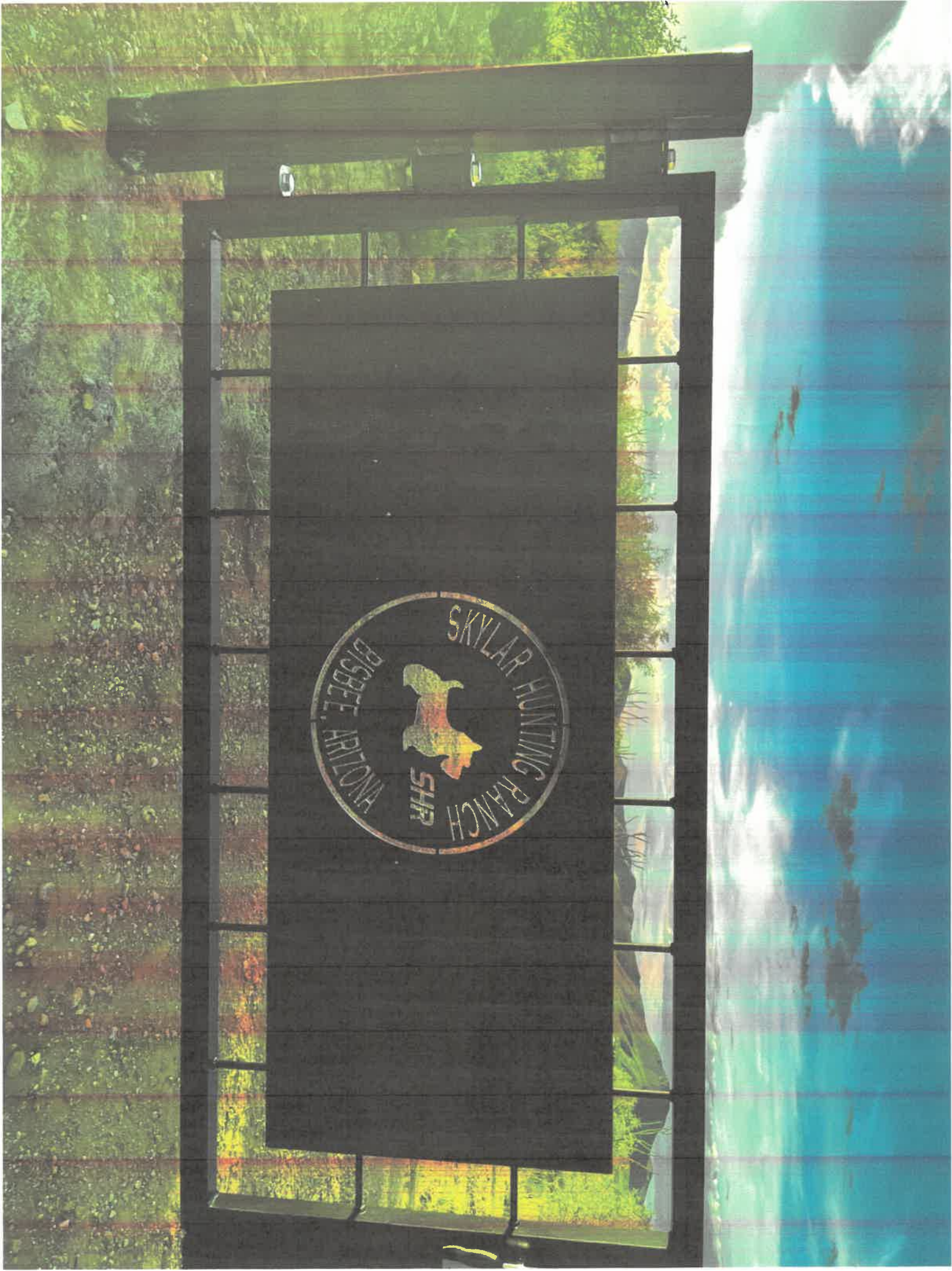
REVISIONS:

DATE	JUL 29, 2024
SCALE	1" = 20'-0"

54

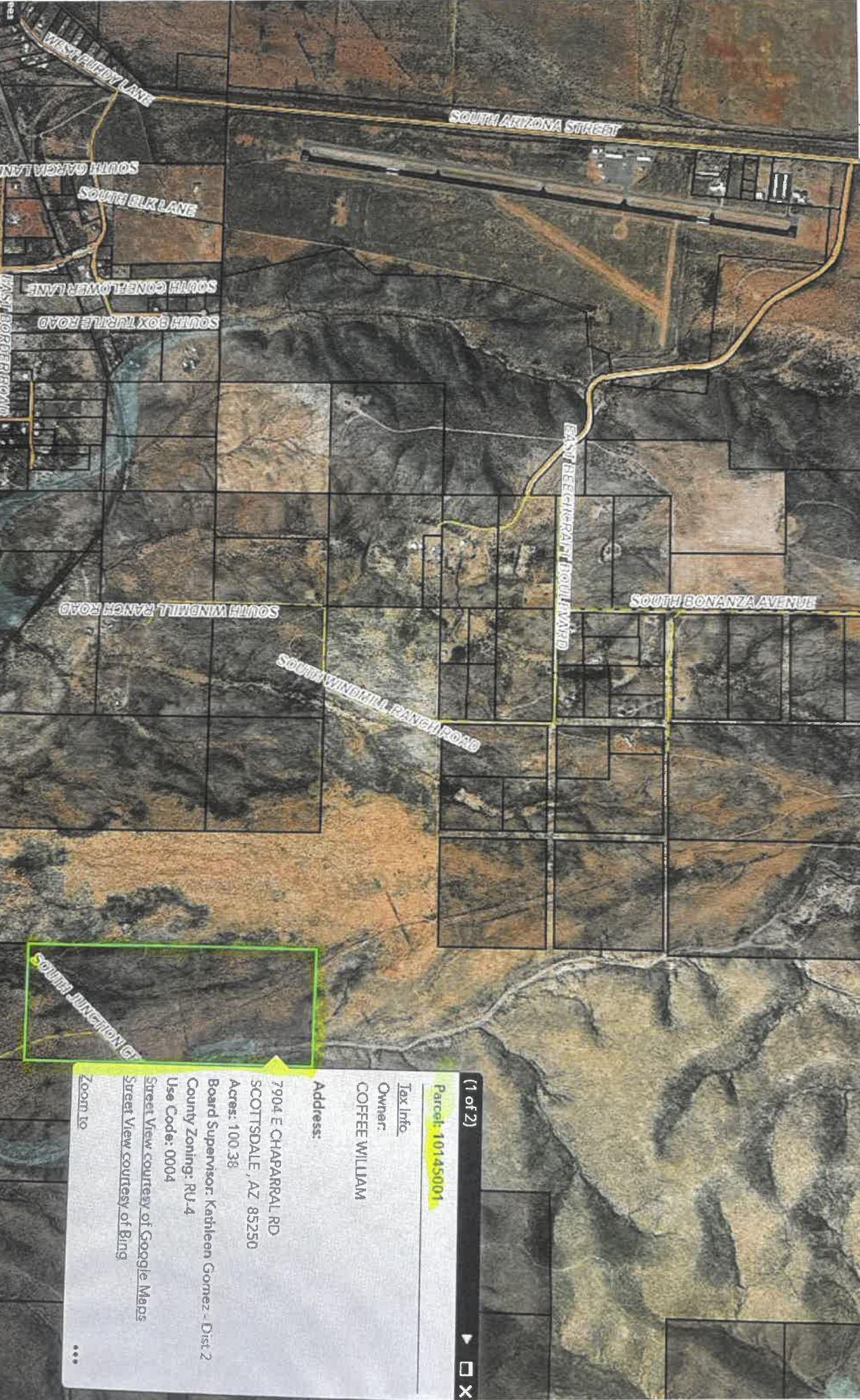
101

topographic survey





ATTACHMENT 2



(1 of 2)

Parcel: 10145001

Tax Info.

Owner:

COFFEE WILLIAM

Address:

7904 E CHAPARRAL RD

SCOTTSDALE, AZ 85250

Acres: 100.38

Board Supervisor: Kathleen Gomez - Dist 2

County Zoning: RU-4

Use Code: 0004

Street View courtesy of Google Maps

Street View courtesy of Bing

Zoom to



Search



DOCKET SU26-18
**(GOLD GULCH GUEST LODGING WITH WELLNESS &
OUTDOOR RECREATION)**

____ YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

Without the property being fenced my cattle would be around the construction, buildings and guests. It might not be safe for guests. I have the Arizona State Grazing Lease on 3 sides of the property.

PRINT NAME(S):

Michelle Lynn Rodriguez, John S Rodriguez

SIGNATURE(S):

Michelle Lynn Rodriguez
John S Rodriguez

YOUR TAX PARCEL NUMBER: 101-49-012 A6 (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 September 23rd, 2026.

RETURN COMMENTS TO:

Sharon Larsala
Cochise County Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603
Slarsala@cochise.az.gov

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



Taylor, Matthew

From: noreply@civicplus.com
Sent: Tuesday, October 6, 2026 8:14 PM
To: McLachlan, Christine; Taylor, Matthew; Larsala, Sharon
Subject: Online Form Submittal: Public Hearings - Public Comment Form

CAUTION: EXTERNAL EMAIL*

Public Hearings - Public Comment Form

Docket Number	SU26-18 (Gold Gulch Rd Guest Lodging)
Select one of the following:	Comment Only
Explanation	Without the property being fenced my cattle would be around the construction, buildings and guests. It might not be safe for guests. I have the Arizona State grazing lease on 3 sides of the property.
Name	Michelle Rodriguez
Email Address	michellelynnrod8@gmail.com
Address	1769 S Gold Gulch Rd
City	Bisbee
State	AZ
Zip Code	85603
Phone Number	520-266-2600
Your Tax Parcel Number	101-49-012
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Michelle Rodriguez

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.

Email not displaying correctly? [View it in your browser.](#)



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