THE INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE CITY OF SIERRA VISTA

June 29th, 2026

Cochise County Planning and Zoning Commission
Cochise County Development Services Department
1415 W. Melody Lane, Building F
Bisbee, AZ 85603

RE: Letter of Support – Proposed Light Industrial Rezoning

Dear Chairman and Members of the Planning and Zoning Commission,

On behalf of the Industrial Development Authority of the City of Sierra Vista, I am writing in support of the proposed rezoning request to establish additional Light Industrial (LI) property within Cochise County.

One of the greatest challenges facing economic development in our region is the limited supply of development-ready industrial land. As communities across Arizona compete to attract manufacturing, aerospace, defense, logistics, technology, and other employment-generating industries, it is important that Cochise County maintains an adequate inventory of appropriately zoned sites.

The mission of the Industrial Development Authority is to support economic growth by encouraging investment, expanding employment opportunities, strengthening the local tax base, and enhancing the long-term competitiveness of our region. Increasing the availability of industrial land directly supports that mission.

While the IDA does not take a position on specific site design or development conditions, we recognize the value of maintaining industrial properties capable of supporting future business recruitment and job creation. Expanding industrial land options helps position Cochise County to respond when employers seek locations for new investment or expansion.

As Arizona continues to experience growth in manufacturing, aerospace, defense, technology, and supply chain industries, communities that proactively prepare sites for future development will be better positioned to capture these opportunities. Expanding the availability of industrial-zoned land strengthens Cochise County's competitiveness and helps attract employers that create quality jobs and long-term economic investment.

We appreciate the Planning and Zoning Commission's thoughtful consideration of this application and its continued commitment to balancing economic opportunity with responsible planning and community interests.

Thank you for your time and consideration.

Sincerely,

Demetry Simonton

Demetry Simonton
President
Industrial Development Authority of the City of Sierra Vista

FIRST WEST
PROPERTIES CORPORATION

July 1, 2026

Planning and Zoning Commission
1415 W. Melody Lane, Building F
Bisbee, AZ 85603

Cochise County Development Services Department
1415 W. Melody Lane, Building F
Bisbee, AZ 85603

RE: Letter of Support for the SV LAND ALLIANCE LP Rezoning Application

Mr. Chairman, Members of the Development Services Department:

On behalf of First West Properties Corporation, I am writing to express our strong support for the rezoning application submitted by SV LAND ALLIANCE LP for the development of Light Industrial sites in Cochise County.

This project represents a significant opportunity to strengthen the economic future of Sierra Vista and Cochise County by creating one of the few locations capable of accommodating new industrial and commercial investment. Our community has long faced a shortage of shovel-ready industrial land, particularly sites of sufficient size to accommodate medium and large-scale employers. The lack of appropriately zoned, contiguous industrial property has limited our ability to compete successfully with other Arizona communities for major economic development opportunities.

Companies considering relocation or expansion require sites that are development-ready, properly zoned, and capable of supporting modern industrial facilities. Without an adequate inventory of these properties, Sierra Vista and Cochise County are frequently eliminated from consideration before meaningful discussions can even begin. The rezoning of this property is an important step toward addressing that long-standing deficiency.

The strategic location of this development further enhances its value. Its proximity to Fort Huachuca positions Cochise County to capitalize on future growth associated with the defense, intelligence, cybersecurity, aerospace, unmanned systems, advanced manufacturing, logistics, and technology sectors. Many companies seeking to support military operations or federal

1700 South Highway 92, Suite E100 ● Sierra Vista, Arizona, 85635 ● (520) 458-1666 Fax(520) 459-0718

missions require industrial sites that can accommodate research, manufacturing, assembly, warehousing, testing, and distribution operations. Providing these opportunities locally strengthens our ability to attract high-quality employers that offer stable, well-paying careers and long-term investment in our community.

Diversifying our local economy has never been more important. While Fort Huachuca remains the economic cornerstone of our region, expanding opportunities in the private sector will create a more resilient economy that is less dependent upon fluctuations in federal spending. Industrial development of this nature broadens our tax base, stimulates additional commercial investment, creates opportunities for local contractors and suppliers, and encourages talented professionals to live and work in Cochise County.

The proposed rezoning is not simply about preparing land for future development—it is about positioning our community to compete for the industries that will define Southern Arizona's economy over the coming decades. Communities that succeed in attracting advanced manufacturing, aerospace, defense contractors, technology firms, and logistics companies have one characteristic in common: they have suitable industrial land available when opportunities arise. Economic development is highly competitive, and opportunities are often lost when communities cannot respond quickly with sites that are ready for immediate development.

For these reasons, we respectfully urge the Cochise County Development Services Department and the Planning and Zoning Commission to give this rezoning application their careful and favorable consideration. We believe this project represents sound planning, responsible economic development, and a meaningful investment in the future prosperity of Sierra Vista and Cochise County.

Thank you for your service to our community and for your thoughtful consideration of this important application.

Respectfully,

Frank T. Moro
President
First West Properties Corporation

Taylor, Matthew

From: noreply@civicplus.com
Sent: Thursday, June 25, 2026 6:21 AM
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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	We are presently moving from Colorado back to our home on Dake Rd in Cochise County and are not at all in support of any type of industrial activity. This type of thing does not fit with the neighborhood as it is and always has been. It would be like putting an industrial complex in the midst of the Ramsey Canyon Preserve and we don't live in Ramsey Canyon because we can't afford it. Please don't destroy what has been established here on Dake Rd with any type of development like this. We wish it to remain as it was and is when it was Bella Vista Ranch property.
Name	Ron, Karen Brecheisen
Email Address	recycle@fyreba.net
Address	6380/6382 East Dake Rd
City	Sierra Vista
State	AZ
Zip Code	85635
Phone Number	970-584-8733
Your Tax Parcel Number	10720019
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.

Electronic Signature	R Brecheisen

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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Taylor, Matthew

From: noreply@civicplus.com
Sent: Sunday, June 21, 2026 6:39 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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	Myself and my wife Shawnee do not support this request, here is a brief list of some of our reasons; Degradation of our rural lifestyle. Likely to cause more future noise pollution. Likely to cause more future light pollution. Possibility of 24 hour businesses, warehouses, trucking centers and the traffic and possible crime that they may attract to what is currently a peaceful rural area. One dwelling per 2 acres is more than sufficient in this rural area, that is why we chose to move to this area. Possible Loss of natural habitat and migration pathways of so many species of wildlife indigenous to this area. We do not wish to encourage a future annexation of our neighborhood by the city of Sierra Vista. Thank you for your time, we encourage the Planning and Zoning Commission an the County Board of Supervisors to vote NO on this rezoning request. George and Shawnette Burrescia
Name	George T. Burrescia Sr.
Email Address	gburrescia@gmail.com

Address	6114 East Karen Dr.
City	Sierra Vista
State	AZ
Zip Code	85635
Phone Number	5202494724
Your Tax Parcel Number	107-22-12203
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	George T. Burrescia Sr.

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Taylor, Matthew

From: noreply@civicplus.com
Sent: Wednesday, June 10, 2026 3:06 PM
To: McLachlan, Christine; Taylor, Matthew; Larsala, Sharon
Subject: Online Form Submittal: Development Services Speaker Request Form

CAUTION: EXTERNAL EMAIL*

Development Services Speaker Request Form

Instructions

Complete and submit this form to request to speak or comment about an agenda item or call to the public (anything not on the agenda). If you want to speak, the Chair will call your name when it is your turn. **You will have three minutes and can speak only once. Questions will not be answered during your time to speak and may not be addressed.** Required fields are denoted by an asterisk (*).

Docket Number	CPA26-01/.RZ26-03 (Charleston Rd Industrial)
Select one of the following:	I oppose the request
First Name	David
Last Name	Butz
Physical Address	6322 E Dake Rd / PO Box 61
City	Sierra Vista
State	AZ
Zip Code	85635
Email	dbutzmarine@gmail.com
Phone	*Field not completed.*
Please select an option:	I will be present at the meeting and wish to address the board/commission at the appropriate time
Comments	June 10, 2026 To: Cochise County Zoning Commission

From: David Butz and Ellen Chisum

Subject: Docket # CPA26-01/RZ26-03

Greetings from the East Dake Rd neighborhood. We are composing this notice to kindly inform the commission members of our opposition to the request that has been filed to rezone the land (Parcel #107-01-001C) directly across Dake Rd from our residence.

First a little history. We moved here in 2010 and have been very thrilled to be a part of this community. This little neighborhood community is a hidden gem within Cochise County. We hope it will continue to remain that way into the future as this is one of our prime reasons for living here on Dake Rd. When we discovered this property for our retirement, we researched the zoning of the area and it seemed to us that it would be appropriate to choose this area to live. With that being said; expectations were that this type of change to the zoning would not ever be proposed or considered. When we received this notice in the mail recently it was quite a shock and we are a bit concerned that the commission would even consider approving such a change as this. To me a zoning commission like yourselves should operate somewhat like a HOA board that looks out for those who live in the area in accordance with the zoning regulations that are already in place for that designated area. Please leave our neighborhood as it is and let us continue to enjoy our quiet and peaceful life along with our dark skies and quiet evenings.

The request that is before you to change the zoning of the land in question to LI would definitely change all of that. I assume that those on the commission would fully realize all the implications for us who live on Dake Rd should this request be granted, none of which would be conducive to the way of life I have described in the preceding paragraph.

I hope the commission will consider these points carefully and maybe put yourself in our shoes and think of what you might like to have next door to your house after living this long in a quiet rural setting in this beautiful place. Please vote to deny this zoning change and leave this area zoned as it is (RU-4).

Thank you for your time.

Sincerely,
Dave Butz and Ellen Chisum

Conduct Guidelines

All speakers are expected to observe common standards of decorum and courtesy. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the meeting. Any conduct that disrupts, disturbs, or otherwise impedes the meeting will be grounds, at the discretion of the Chair, for ending a speaker's time.

I agree to adhere to the Conduct Guidelines

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Taylor, Matthew

From: noreply@civicplus.com
Sent: Saturday, June 20, 2026 3:11 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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	I am concerned about fire hazards, industrial runoff, water usage. I am also not wanting any increase in traffic and noise. Our dark skies out here are very special to us. We moved here to get away from the urban environment and I can assure you I would never support any incroachment to my property with anything that even looks like an urban setting taking over.
Name	Greg/Maria Carver
Email Address	renewablepowerguy@gmail.com
Address	1394 N. Torrey Pines Lane
City	Sierra Vista
State	AZ
Zip Code	85635
Phone Number	928-9202612
Your Tax Parcel Number	10719022C
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	Greg Carver

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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Taylor, Matthew

From: noreply@civicplus.com
Sent: Thursday, June 18, 2026 7:32 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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	I respectfully oppose the proposed rezoning of the property located approximately 500 feet from my property from residential to light industrial. As a soon-to-be retired service member, I have invested more than six years and substantial financial resources into developing my property as my permanent retirement residence and future home for my elderly parents. I made these investments in reliance upon the existing residential character and zoning of the surrounding area. The proposed rezoning would introduce a land use that is incompatible with the established residential nature of the neighborhood and could negatively affect nearby property values, quality of life, and the reasonable expectations of existing homeowners. For these reasons, I respectfully request the denial of the rezoning application and preserve the existing residential zoning designation.
Name	Scott Colvin
Email Address	Scottcolvin00@gmail.com
Address	1355 N. Silver Pl.
City	Sierra Vista
State	AZ
Zip Code	85635

Phone Number	520-220-8854
Your Tax Parcel Number	10719017
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	Scott D. Colvin

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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Taylor, Matthew

From: noreply@civicplus.com
Sent: Thursday, June 18, 2026 7:39 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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	I respectfully oppose the proposed rezoning of the property located approximately 200 feet from my property from residential to light industrial. As a soon-to-be retired service member, I have invested more than six years and substantial financial resources into developing my property as my permanent retirement residence and future home for my elderly parents. I made these investments in reliance upon the existing residential character and zoning of the surrounding area. The proposed rezoning would introduce a land use that is incompatible with the established residential nature of the neighborhood and could negatively affect nearby property values, quality of life, and the reasonable expectations of existing homeowners. For these reasons, I respectfully request the denial of the rezoning application and preserve the existing residential zoning designation.
Name	Scott Colvin
Email Address	Scottcolvin00@gmail.com
Address	1355 N. Silver Pl.
City	Sierra Vista
State	AZ
Zip Code	85635

Phone Number	520-220-8854
Your Tax Parcel Number	10719022D
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	Scott D. Colvin

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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Taylor, Matthew

From: noreply@civicplus.com
Sent: Saturday, June 20, 2026 3:43 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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	We don't think this zoning change is conducive to what has been established on Dake Rd for many years now. This is not a neighborhood that would welcome any industrial activities of any kind. We enjoy our quiet existence here and our night skies are spectacular. Please don't allow this to be changed in any way. Our desire would be to leave things as they are.
Name	Dennis/Frances Cox
Email Address	oates01@yahoo.com
Address	1143 North Torrey Pines Rd
City	Sierra Vista
State	AZ
Zip Code	85635
Phone Number	520-227-6917
Your Tax Parcel Number	10719016F
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	Dennis Cox

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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Taylor, Matthew

From: noreply@civicplus.com
Sent: Tuesday, June 23, 2026 1:41 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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	We would have supported something like the solar farm that was proposed 5 years ago but this proposal to allow any kind of industrial activity or commercial retail would not be in keeping with what our neighborhood has been and would to very much remain. That would be a quiet, rural, and crime free part of Cochise County where people live together but don't bother each other. Please do not approve this request on our behalf. Thank you.
Name	Charles Cunningham
Email Address	guicel1@aol.com
Address	6412/6448 East Dake Rd
City	Sierra Vista
State	AZ
Zip Code	85635
Phone Number	520-678-6333
Your Tax Parcel Number	10719123F, 10719023E
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	CC

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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Taylor, Matthew

From: noreply@civicplus.com
Sent: Sunday, June 21, 2026 6:13 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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	This is a rural area that I have lived for 33years. This will increase noise traffic and light pollution. We don't want progress. We like things the way they are. A quiet peaceful area.
Name	Suzanne Dominguez
Email Address	Suzannedominguez99@yahoo.com
Address	6111 E Karen Dr
City	Sierra Vista
State	Az
Zip Code	85635
Phone Number	520-220-2525
Your Tax Parcel Number	107-20-01307
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	Suzanne R. Dominguez

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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Taylor, Matthew

From: noreply@civicplus.com
Sent: Friday, June 19, 2026 3:43 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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	I don't want a lot of night time lighting destroying our night skies. I also don't want the potential for additional noise whether it be traffic or some other source that would be brought to our neighborhood. The increased traffic on Dake Rd would be a drastic change to our quiet quality of life here in Cochise County
Name	Wally Evans
Email Address	star1ranch@aol.com
Address	1318 North Torrey Pines Lane
City	Sierra Vista
State	AZ
Zip Code	85635
Phone Number	520-678-4503
Your Tax Parcel Number	10719022E
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	Wally C Evans

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

DOCKETS CPA26-01/RZ26-03
(CHARLESTON ROAD INDUSTRIAL)

_____YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

PRINT NAME(S):
Wallace C. Evans

SIGNATURE(S): Wallace C Evans

YOUR TAX PARCEL NUMBER: 107,9022E (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 **June 26, 2026, 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.

SCAN ME

public record and is available for review by the Applicant or other members of the public.

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Taylor, Matthew

From: noreply@civicplus.com
Sent: Friday, June 19, 2026 4:38 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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	I am planning on moving out and my sister will take up residence here and I don't want the neighborhood on Dake Rd to become something drastically different than what I grew up with. I have live here since I was 3 years old and have enjoyed the peace and quiet for most of my life. I would like to pass that on to my sister when she moves in. We are one of the founding families of this neighborhood and I personally don't want anything to change that would bring more noise, trafffic and destruction of our dark skies at night.
Name	George T Fehrenbach
Email Address	NA
Address	6734 East Dake Rd
City	Sierra Vista
State	AZ
Zip Code	85635
Phone Number	520-459-4964
Your Tax Parcel Number	10719009
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	George T Fehrenbach

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Taylor, Matthew

From: noreply@civicplus.com
Sent: Tuesday, June 23, 2026 4:46 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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	This property should be and always has been the Bella Vista Ranch and the Nature Conservancy purchased it which obligated it to remain Bella Vista Ranch. The Nature Conservancy did a land swap with the county but with the understanding that the Bella Vista Ranch property would never be broken up. I presently and have been leasing Bella Vista Ranch land for 23 years now. I presently lease all of the Bella Vista Ranch land in the area and I am an actively running cattle.
Name	Michael Finch
Email Address	NA
Address	7530 East Donnet Ranch Road
City	Sierra Vista
State	AZ
Zip Code	85636
Phone Number	520-732-1150
Your Tax Parcel Number	1070100D
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	MLF

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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Taylor, Matthew

From: noreply@civicplus.com
Sent: Sunday, June 28, 2026 10:46 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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	I see no reason or need to re-zone the parcel in question. The surrounding parcels have been zoned residential for many years. My parcel of land has been in my family since 1971 and will be passed on and stay within the family for years to come. We have enjoyed the quiet, rural life and wish it to remain so. I do not wish to be surrounded by any industrial businesses or complexes. Any additional traffic would be a detriment to the quiet neighborhood that exists now. What types of light industry are being considered for this parcel of land? What will be the impact environmentally? What impact will there be in water usage and the residents downstream in the water table? I have raised children in this neighborhood and do not wish to or see a reason to change the current zoning to an unknown usage. Thank you for your consideration.
Name	Carl B Gustavson Jr
Email Address	cbgustavson@yahoo.com
Address	3416 GREENBRIER RD
City	SIERRA VISTA
State	Arizona
Zip Code	85650
Phone Number	5202345663
Your Tax Parcel Number	107-19-014
File Upload	*Field not completed.*

Electronic Signature Agreement	I agree.
Electronic Signature	Carl B Gustavson Jr

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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Taylor, Matthew

From: noreply@civicplus.com
Sent: Monday, June 22, 2026 1:29 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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	I don't think an industrial complex would be a good fit to the existing neighborhood on Dake Rd. I would like to see this property annexed to the existing cemetery to allow for future expansion. As of now this is the only cemetery available to the citizens that are not connected to the military to be interred. I am also concerned about the crime that inevitably accompanies any industrial development that you have described in your proposal.
Name	Melvin Harter
Email Address	miracleoffice@yahoo.com
Address	PO Box 3156
City	Sierra Vista
State	AZ
Zip Code	85636
Phone Number	520-459-2072
Your Tax Parcel Number	10713004, 1073005, 10713006, 10713007B
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	Melvin Harter

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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Taylor, Matthew

From: noreply@civicplus.com
Sent: Saturday, June 20, 2026 4:08 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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	We don't want anymore traffic on Dake Rd than we already have. We have a special place here to live where we are close to town but it does not feel that way. We always have a sense that we live in a very rural area and want it to remain that way into the future. We also do not want to introduce crime into our neighborhood which is what usually accompanies any industrial development.
Name	Robert Ingrassia
Email Address	phychobob@gmail.com
Address	1225 N. Torrey Pines Lane
City	Sierra Vista
State	AZ
Zip Code	85635
Phone Number	520-459-1450
Your Tax Parcel Number	1071906E
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	Robert Ingrassia

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public record and is available for review by the Applicant or other members of the public.

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DOCKETS CPA26-01/RZ26-03
(CHARLESTON ROAD INDUSTRIAL)

XX YES, I SUPPORT THIS REQUEST
Please state your reasons:
Excellent Location for a Solar array project in the Sierra Vista area. Nice quiet neighbors to adjoin the Cemetery.

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

PRINT NAME(S):
Southern Arizona Funeral Services LLC
dba Cochise Memory Gardens

SIGNATURE(S): Ryan E Jensen
Ryan E. Jensen Member/Manager

10030038

YOUR TAX PARCEL NUMBER: 10713007 A (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 **June 26, 2026, 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.

SCAN ME

emailed 6.19.26

DOCKETS CPA26-01/RZ26-03
(CHARLESTON ROAD INDUSTRIAL)

~~X~~ YES, I SUPPORT THIS REQUEST
Please state your reasons:
Excellent Location for a Solar array Project in the Sierra Vista area. Nice quiet neighbors to adjoin the Cemetery.

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

~~I wish~~ I wish to withdraw my support. I ~~was~~ just payings full attention and assumed the Solar was going forward. I do not wish to enter an opinion.

Ryan E Jensen 6-24-26

PRINT NAME(S):
Southern Arizona Funeral Services LLC
dba Cochise Memory Gardens

SIGNATURE(S): Ryan E Jensen
Ryan E. Jensen Member/Manager

10030038

YOUR TAX PARCEL NUMBER: 10713007 A (eight-digit identification number found on your property tax statement)

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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.

SCAN ME

DOCKETS CPA26-01/RZ26-03
(CHARLESTON ROAD INDUSTRIAL)

_____YES, I SUPPORT THIS REQUEST
Please state your reasons:

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

Because of the WATER USAGE
We are desert, AND DEPEND ON
MONSONS for OUR WATER.

PRINT NAME(S):

BARBARA & ARNOLD LANE

SIGNATURE(S): Barbara Lane
Arnold A Lane

YOUR TAX PARCEL NUMBER: 107200/400 (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 **June 26, 2026, 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.

SCAN ME

DOCKETS CPA26-01/RZ26-03
(CHARLESTON ROAD INDUSTRIAL)

✓ YES, I SUPPORT THIS REQUEST
Please state your reasons:
wish the solor had been installed – Missed opportunity for Citzen of Sierra Vista?
large Parcel Provide opportunity for development when flexible Zoning. Has Power Available, Location & Road Access

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

PRINT NAME(S): RAY LEFEVER

SIGNATURE(S): Ray Lefever

YOUR TAX PARCEL NUMBER: 107200201K (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 **June 26, 2026, 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.

SCAN ME

DOCKETS CPA26-01/RZ26-03
(CHARLESTON ROAD INDUSTRIAL)

✓ YES, I SUPPORT THIS REQUEST
Please state your reasons:
wish the solar had been installed – Missed opportunity for Citzen of Sierra Vista?
large Parcel Provide opportunity for development when flexible Zoning

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

PRINT NAME(S): Ruth Lefever

SIGNATURE(S): Ruth Lefever

YOUR TAX PARCEL NUMBER: 107200201 (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 **June 26, 2026, 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.

SCAN ME

Taylor, Matthew

From: noreply@civicplus.com
Sent: Saturday, June 20, 2026 2:08 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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	This proposal does not bring any value to the property.
Name	Luong/John McKenzie
Email Address	jonmckenzie64@outlook..com
Address	6370 East Dake Rd
City	Sierra Vista
State	AZ
Zip Code	85635
Phone Number	520-800-6201
Your Tax Parcel Number	10720020M
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	J McKenzie

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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Taylor, Matthew

From: noreply@civicplus.com
Sent: Sunday, June 28, 2026 2:22 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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	I'm concerned about what approval of this docket request will do to the underground water level that would affect our well. Also, the reason why I bought and moved to my land is for peace and quiet not for loud industrial noise and possible air pollution.
Name	Ellen R. Mobley
Email Address	ellengus1952@gmail.com
Address	P.O. Box 1034
City	Sierra Vista
State	Arizona
Zip Code	85636
Phone Number	5202346592
Your Tax Parcel Number	107-19-012B0
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	Ellen R. Mobley

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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Taylor, Matthew

From: noreply@civicplus.com
Sent: Monday, June 22, 2026 11:52 AM
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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	I am opposed to this change for many reasons. First is the lighting that will destroy our night skies. Second is the increase in the volume of traffic on Dake Rd. Third is the increase in noise and potential crime that comes with any industrial/commercial development. I also own parcel no 10719016E.
Name	Daniel Mundt
Email Address	damundt520@yahoo.com
Address	1357 North Torrey Pines Lane
City	Sierra Vista
State	AZ
Zip Code	85635
Phone Number	520-255-5862
Your Tax Parcel Number	10719008J
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	Daniel A Mundt

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public record and is available for review by the Applicant or other members of the public.

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Taylor, Matthew

From: noreply@civicplus.com
Sent: Tuesday, August 18, 2026 8:44 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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	We don't need an Amazon distribution center or its ilk in Sierra Vista. Rezoning of this parcel, adjacent to the Cochise Memory Gardens Cemetery, would be a disgrace and disrespectful of those there interred.
Name	Clay Puckle
Email Address	cpuckle@gmail.com
Address	3076 Copper Pointe Drive
City	Sierra VIsta
State	Arizona
Zip Code	85635
Phone Number	5202550087
Your Tax Parcel Number	10516452
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	Puckle

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Taylor, Matthew

From: noreply@civicplus.com
Sent: Tuesday, June 16, 2026 6:46 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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	I do not want my home to be in an industrial area. This is my retirement home I have put a lot of work making this area nice.
Name	Leslie Ramage
Email Address	leslieannramage@gmail.com
Address	1278 North Silver Place
City	Sierra Vista
State	AZ
Zip Code	85635
Phone Number	520-220-8854
Your Tax Parcel Number	107-19-021C
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	Leslie Ramage

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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Taylor, Matthew

From: noreply@civicplus.com
Sent: Tuesday, June 16, 2026 6:52 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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	We purchased this one-acre parcel approximately six years ago and later acquired an additional adjoining acre, which has since been combined with the original property. Since then, we have been gradually rehabilitating an older ranch home that has been on the property since the 1970s, with the intention of making it our retirement home. We never imagined that our neighborhood would become anything other than a residential area. If the proposed rezoning is approved and light industrial development is allowed across the street from our retirement home, it would have a significant impact on my family and our future plans. My sister-in-law also purchased a one-acre parcel in the area and built a custom home. In addition, my son recently purchased an 11-acre parcel where he plans to build a custom home after retiring from the military. He has also purchased a separate two-acre parcel with an existing structure, where he resides when he is in the United States and not serving overseas. Thank you for your consideration and for preserving the residential character of our neighborhood by denying the proposed rezoning from residential to industrial.

Respectfully,

Ted Ramage

Name	Ted E Ramage
Email Address	tedram@cox.net
Address	1278 North Silver Place
City	Sierra Vista
State	az
Zip Code	85635
Phone Number	5204588264
Your Tax Parcel Number	10719021C
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	Ted E Ramage

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Taylor, Matthew

From: noreply@civicplus.com
Sent: Saturday, June 20, 2026 2:34 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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	I would like you to leave things as they are. This is a beautiful place to live and we are very content with the way things are. We don't want to have any lighting that would destroy our night skies and we don't want any additional traffic on our road.
Name	Ricky Schlapfer/Insa Sanchez
Email Address	streetwarrior115548@msn.com
Address	1293 North Silver Place
City	Sierra Visat
State	AZ
Zip Code	85635
Phone Number	520-255-1250
Your Tax Parcel Number	10719012C
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	Ricky Schlapfer

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Taylor, Matthew

From: noreply@civicplus.com
Sent: Wednesday, June 17, 2026 4:27 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	CPA26-01/RZ26-03 (Charleston Rd Industrial)
Select one of the following:	No, I do not support this request
Explanation	I purchased this property several years ago and have spent that time working very hard to clear the land and build a new custom retirement home. My goal is to create a place where my children, grandchildren, and future great-grandchildren can visit and spend time in a beautiful country environment. I have invested a great deal of time, money, sweat, and tears building the home of my dreams. I am now one year away from full retirement, when I will finally be able to begin living my dream—and now there is a threat that an industrial plan may ruin everything I have built. I am devastated and deeply disappointed in those involved in this planning. There appears to be no regard for the people of our small community who take pride in where we live. I love my neighbors and the character of my neighborhood as it is. Please do not allow this.
Name	Machele Wenger
Email Address	Machelewenger28@gmail.com
Address	6460 E Dake Road
City	Sierra Vista
State	AZ
Zip Code	85635
Phone Number	480-593-0751

Your Tax Parcel Number	10719021B
File Upload	*Field not completed.*
Electronic Signature Agreement	I agree.
Electronic Signature	Machele WEnger

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