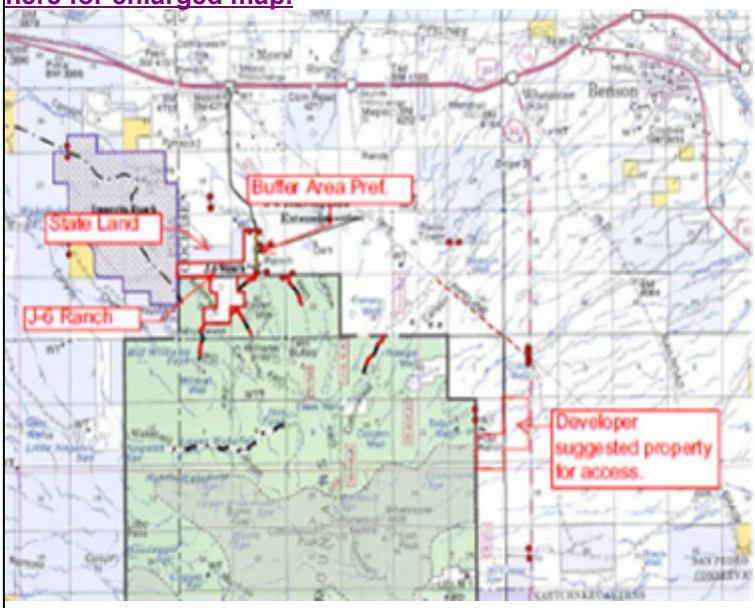
Subj: **New Campaign Aug 22, 2014 at 3:40 AM [Test Email]**
Date: 8/24/2014 2:25:08 P.M. US Mountain Standard Time
From: info@cdonewsletter.com
To: kenmccool@aol.com

KEEPING THE NEIGHBORHOOD INFORMED!

PART 2 OF THREE PART SERIES ....

PART 1 - UPDATE ON THE 5TH SUBMITTAL NEEDED FOR THE DEVELOPER OF J-6 RANCH TO MEET COCHISE COUNTY REGULATIONS. PART 3 WILL EXTEND THE CONVERSATION TO INCLUDE WHEN THE DEVELOPER WILL NEED TO MAKE IMPROVEMENTS TO THE EMPIRITA WATER COMPANY SO AS TO NOT IMPACT SERVICE TO RED HAWK RESIDENTS.

Cochise Trails Association and CDO have overlaid Simonson Alternative on Forest Service Map. Current map has been sent to County, Ariz. Game and Fish, and Coronado National Forest for location confirmation and feature validation. Tentative Map indicates Developer suggested access is approximately 12 miles from Exit 297 and primarily allows access near an Inventoried Roadless Area where no Road Maintenance or New Road Construction is allowed. **Click here for enlarged map.**



COMP PLAN REMINDER

It only takes 3 minutes to click the link below to officially log in your opinion how the county should grow. Multiple Choice.....adding more detail is optional.

PART II: ACCESS TO THE WHETSTONES - DEVELOPER SIDE STEPPING

On October 25, 2011, the Cochise County Board of Supervisors voted 2-1 to rezone the J-6 Ranch 550 acre parcel from Rural (RU-4) to (SR-2).

Amongst the conditions was that "prior to plat approval, the developer must provide either on-site or off-site multipurpose (vehicular, pedestrian,

Click here to see the 3 most important questions.
Now tell the County.
Click here for the 6 question survey.

Click for Draft Plan.

Click to see write up in last issue.

REMEMBER DEADLINE IS SEPTEMBER 14TH TO BE SAFE!

RAINFALL

Local loggers have recorded between .77 i inches and 4.23 inches from August lst to August 24th.

Click here to see a guage near you.

MISSED AN ISSUE?

equestrian, etc.) legal access to federal lands... If the Developer does provide legal access, but the U.S. Forest Service, Arizona Game and Fish (AGFD), or some other agency or person, does not improve the access for vehicular use within two years after legal access has been provided, then the condition requiring legal access for vehicular use shall cease".

Throughout the 4 submittals to refine the tentative plat, the Transportation Planner has repeatedly asked the Developer to describe the multi-purpose access easement to the adjacent Forest Service lands, but no definitive route has yet been identified to restore access to south of Easter Mountain and the Bill Williams Tank.

Arizona Game and Fish reminded P & Z that many J-6 landowners voiced their support for this concept for access, realizing that while they would have the extra traffic from the vehicles associated with the Easter Mountain development, there would be a convenient location where the Community and public in general could easily ride their horse, walk, or drive a vehicle into the Forest from their community and be able to connect to the existing Forest Road System.

Two Preferred Routes by AGFD and the Coronado National Forest:

1. Prefer easement near, or within the planned J-6 Ranch development achieved by developer providing access along the current planned street system, or if that is not feasible, possibly along the east boundary buffer area where a low maintenance roadway for high clearance vehicles, pedestrians and equestion riders could utilize the already established Forest Road System.
2. Option for an off-site easement by coordinating with the Red Hawk property and the Ariz. State Land Dept.

Off-site offer arranged by developer: On February 5, 2014, Neal Simonson offerred access from State Route 90 to the Whetstone Mountains across his property as shown in the map above. Developing this access is likely to require a deceleration lane ($250,000) on Highway 90, and would require 3 new

Visit the web!
We have you covered!

TRI-NEWS
CENTRAL
J-6 Mescal Skyline

J-6 / Mescal CDO

road segments within the forest.

Developing this easement where no current road exists, within the Forest, is both highly expensive and levies the cost burden on taxpayers to pay for Highway compliance matters that the land developers should contend with themselves.

The offer to allow access off Highway 90 falls short of community and agency expectations. It is an offer that leads to no current roads on the National Forest and it does not meet the required criteria for either "on-site or off-site legal vehicular, pedestrian, and equestrian legal access to the federal lands". In order to provide public legal access there must be a conveyance of rights and an acceptance of rights by a public agency.

Email:
info@cdonewsletter.com
Visit the web: www.cdonewsletter.com

J-6 / Mescal CDO, 3111 Clark Road, Benson, Arizona 85602

Unsubscribe | Privacy policy