J-6/Mescal Community Development Organization

# TRI-COMMUNITY NEWS

SPECIAL EDITION

JULY 2011

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## Food, Fuel, and Fun await everyone who attends the July 30th J-Six/ Mescal Celebration!

**Ideas flourished as local businesses met to look at proactive steps to mitigate the severe loss of income while the bridge is out. Having been inspired by A'Kos Kovach, Southeastern Arizona Government Organization, the celebrations have begun!**

**With regional TV promotion and a special edition mailout of the CDO Newsletter, businesses are intending to draw a supportive local crowd and visitors from surrounding communities.**

**Businesses have planned for great food, fuel discounts, live music, a dunk tank and the exciting 3-D Game-Box mobile game emporium (complete with a climate controlled, limousine-style travel trailer outfitted with monitors, all the most poplar video games, and state-of-the -art equipment.)**

**SEE BUSINESS ADS AND THE COMMUNITY EVENT PAGE FOR MORE DETAILS!**

### J-6/MESCAL CDO APPLAUDS THE BUSINESS COMMUNITY !

J-6/Mescal CDO is proud to support this celebration by providing man-hours, organizational supports, and producing this special edition to notify the surrounding neighborhoods of this super event!

With printing assistance from SEAGO and advertising dollars from local businesses, CDO has prepared this special edition so that you can stay in touch.

**TO STAY IN THE LOOP, USE THE WEB:**

**www.cdonewsletter.com**

**SUBMIT YOUR EMAIL TO RECEIVE LOCAL NEWS DIRECTLY AT YOUR WORK OR HOME!**

### CWA Rainharvesting tanks full!

**Demonstration site of active system located in J-6 area. Arrange for visit today by calling 520-647-3585.**

**Tuesday, July 26th Meeting at City Hall at 6:30 P.M. - relooking at erosion control structures after three monsoons - what worked, what didn't.**

### TAKE ADVANTAGE OF THE PUBLICITY AND ADDED VISITORS TO THE AREA!

**SET UP A YARDSALE TABLE ON JULY 30TH FREE OF CHARGE!**

**JUST CALL 520-647-3585 AND RESERVE YOUR SPOT AT A MESCAL STORE FRONT NOW! VENDORS CALL 586-3905!**

# J-6 RANCH WANTS TO DOUBLE THE DENSITY CURRENTLY ALLOWED WITH NEW REZONING REQUEST

Applicant Steve Lennihan has submitted an application to rezone approximately 556 acres on the northwest side of the Whetstone Mountains. The proposed gated community is south of Red Hawk off J-6 Ranch Road - nestled in the foothills and surrounded by National Forest.

At the current zoning, Lennihan could develop a 186-home conservation subdivision with 50% open space. If the rezoning passes, he could nearly double the number of homes (371), setting a precedent in the area for future development on 1 acre lots.

Lennihan submitted a similar request in 2007. On Dec. 12, 2007, the Planning & Zoning Commission voted 8-0 to recommend the Board of Supervisors deny the rezoning.

In May 2011, Lennihan hosted a Citizen's Review Meeting at Cochise College where he told about 20 residents that regulatory mechanisms have been added to this proposal to ensure that all improvements are completed in an environmentally sensitive manner. A Sustainability Plan has been added and the Declaration of Covenants, Conditions, Restrictions and Easement are available for review.

**Upon review of the new application, the J-6/ Mescal CDO continues to have significant concerns that need to be brought before the Planning and Zoning Commissioners:**

1) **EXISTING SR-2** was put in place so that Red Hawk could continue to develop phase 2 and 3 with primarily 3-acre lots after zoning regs. had changed to no longer make this possible. The community supported what was necessary for Red Hawk to continue developing in a manner that many residents found acceptable to the area. **It was never intended to be taken as setting a trend for approving subdivisions with primarily 1-acre lots - essentially doubling the number of homes currently allowed.**

2) **ADJACENT LANDS** in Pima County have been downplanned to 1/3 home per acre with 80% open space in 2003 to decrease the amount of groundwater pumping if that land were to be developed.

3) **WITH WATER WELLS** in Pima, Pima County gov. should be a critical collaborator. Pima County knows the importance of the "County" mitigating impacts due to limited authorities of the Arizona Department of Water Resources, the Arizona Corp. Commission, and Arizona Department of Envir. Quality.

   Pima notes ADWR"s limitations, "ADWR is not able to consider a number of concurrent impacts that long-term groundwater pumping causes and it does not require sufficient analysis of these impacts."

   Pima County has experience conducting water resource impact assessments that include access to renewable water, impacts to the water supply of existing residents, proximity to groundwater-dependent ecosystems, and the ability to effectively recharge water and the potential for land subsidence.

4) **IMPACTS TO ADJACENT WELLS** are discussed in a variety of documents summarized at cdonewsletter.com under the oldest issue in Archives.

   The subsequent letter by ADWR Herb Guenther neither impeaches or contradicts the professional opinion of an ADWR hydrologist with regard to the expected depletion of some domestic wells. In fact, Director Gunther expressed circumstances that validate the hydrologist's opinion. However, he does point out that the opinion was not based on a "formal analysis of well impacts at locations of the nearby domestic wells."

   In the 2007 Rezoning Hearing, Scott Miller, ADWR Office of Assured and Adequate Water Supply that issued the letter of Physical Availability, reported to P & Z that "no studies" were conducted. It is not within their department's authorities to do studies outside an Active Management Area to determine impacts to neighboring wells. Their responsibility is to determine if the proposed subdivision and surround demands will drawdown the water table to 1200 feet below ground surface during a 100 year period.

   The comment from the data analysis written by the ADWR hydrologist regarding impacts to neighboring wells was not submitted in the Final Adequacy Report to the ACC since it was not applicable to the 1200' rule. When asked by P & Z Chairperson in 2007 if Scott's office knew if the concerns mentioned in the data analysis memorandum would not occur, Scott Miller replied, "No".

Continued to the next page…...

5) **SUSTAINABILITY PLAN ONLY GUIDES** - does not require. Mandatory conservation versus voluntary conservation is necessary. Water harvesting practices beyond passive landscape features need to be required, cisterns and water storage should be incorporated, mandatory rather than elective use of graywater should be considered. Requiring versus encouraging or "offering an option" is more applicable in a "conservation" subdivision. Swimming pools should not be allowed even though the size may be limited in the future.

6) **TRAFFIC IMPACT ANALYSIS** needs to use the correct speed limits posted on Mescal Road the Frontage Road, and J-6 Ranch Road. Using 50 mph may allow for greater volumes of traffic to be handled more efficiently than existing conditions. Realistic impacts of 1,860 more trips per day on neighborhood roads may not have been identified.

7) **ACCESS TO THE FOREST** thru Red Hawk, across State Lands, along the west side of the proposed development is not practical. "Although the developers plan to allow the public pedestrian and equestrian access to the National Forest through their proposed development, because there is no place to legally park vehicles and horse trailers to access the proposed access, public access to the National Forest would still be mostly limited to adjacent landowners and their guests, while providing little benefit to the overall general public."

Allowing access from J-6 Ranch Road onto the Forest to a parking/staging area is a better plan.

## Mark your Calendar

**PUBLIC HEARING ON J-6 RANCH TENTATIVELY SCHEDULED ON AUGUST 10TH.**

**Cochise County Planning & Zoning at or after 4:00 P.M. at 1415 Melody Lane, Building G, Bisbee Ariz.**

**Ask about car pooling at the Aug. 4th Community Meeting.**

# GET THE NEWS FIRST HAND!

## Thursday, August 4

## 6:30 P.M.

## Community Bible Church

## CDO hosting community meeting:

- Supervisor Searle to talk to community about if/how property taxes can be adjusted.
- Planner Karen Lamberton to give Bridge Update, I-10 Corridor Study Status and what's happening with Rincon View
- Update on J-6 Ranch Rezoning Request
- New Private LLC wanting to upgrade existing powerline thru Mescal-J6.

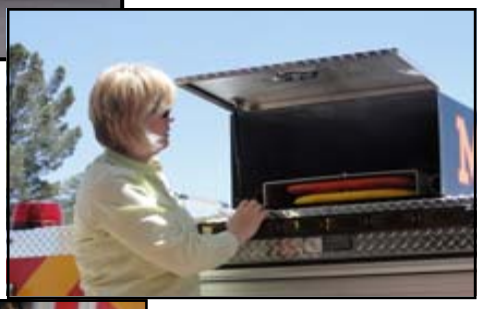
**YOU DON'T WANT TO MISS THIS ONE!**

# VERSATILE, SPACIOUS, RUGGED, POWER-FUL!

**2011 FORD F-550, 6.7L V-8 DIESEL, 4X4, 4 DOOR**

**Freeway Speeds!**

## ENGINE 1711



Kirsten Skyba points out area for back-boards and newly ordered stokes basket.

Rear compartment has roll out tray and houses hydraulic tools, cutters, and the Jaws of Life.

Jim Featherstone, also from Redsky, provides training for District.

**FIREFIGHTER SAFETY AND QUICK ACCESS TOP PRIORITY!**

**Control panel on curb side of vehicle to offer optimum protection for operator.**

**300 gallons of water and 25 gallons of foam**

**DESIGNED WITH TECHNICAL ASSISTANCE FROM REDSKY AND THE SPECIALTY SKILLS OF CUSTOM FIRE IN OSCEOLA, WISCONSIN.**

**MESCAL-J6 FIRE DISTRICT**

**Capable, Dedicated, and now Well-Equipped!**

# ... the bridge is coming!

# JOIN THE JULY 30TH CELEBRATION!

**LOCAL BUSINESSES SAY THANK YOU FOR YOUR SUPPORT DURING THESE DIFFICULT TIMES!**

**10 CENTS OFF PER GALLON OF FUEL - 25 GAL. MAX - 50 CENT HOT DOGS WITH FOUNTAIN DRINK PURCHASE 8 A.M. TO 3 P.M.**
*....at the Quick Pic*

**OPEN HOUSE WITH REFRESHMENTS 8 A.M. TO NOON AT YOUR NEIGHBORHOOD AUTO REPAIR SHOP**
**Ask how to enter drawings for prizes and services!**
*....Mescal Auto*

**VISIT ANY BUSINESS LISTED TO ENTER INTO DRAWING FOR FANTASTIC FITNESS PRIZES**
**....Ariz. Engineering & Manufacturing**

**HOST FOR VENDERS!**
**CALL TO RESERVE YOUR SPOT: 586-3905**
**FOOD AND DRINK SPECIALS!**
**ROCKIN RON AT 7 P.M.**
*...Mescal Bar & Grill*

**DOG AND CAT RABIES CLINIC**
**9 to 12**
**Dr. Debra Tibbitts**
**$15 Fee**
**ENTER DRAWING FOR $50 GIFT CERTIFICATE!**
*....Ranch Etc.*

**2-6 P.M. LIVE COUNTRY BAND**
**"The David Owens Show "**
**OUTDOOR BAR-B-QUE**
**Hamburgers, Brats, Hot Dogs and sides!**
**DUNK TANK!**
**Afternoon of family fun!**
**....Bobby Joe's**

**BE ON THE LOOK OUT!**

**3-D GAMEBOX mobile game emporium with the hottest games and equipment joining the celebration!**

**CALL**
**647-3585 FOR YARD SALE SETUP**

**TO BE ANNOUNCED ON REGIONAL TV!**

# Bobby Joe's Irish Pub

520-265-5250

Please patronize your local businesses as they are suffering because of the Bridge.....Some may not survive.....

## New Kitchen Open with Executive Chef Robert Michel

*Tantalizing Daily Specials as well as our Great Pub Menu*

Great Burgers, Grilled Sandwiches, Prime Rib, Shrimp Baskets, Fish Taco's, Friday Fish Fry and much more....

Wednesday night 7pm
Karaoke with Rockin' Ron

1st Saturday
STEAK NIGHT
5pm-8pm

4th Saturday of the month -
Horseshoe Tourney - cash prizes and trophies - 1pm

**Every Saturday**
**Karaoke or**
**Live Entertainment**

Kitchen Hours: 11am till 8pm Mon-Thurs
and 10pm Friday and Saturday. Sunday till 5pm

*(All menu items and specials are "also available "TO GO")*

## Arizona Engineering & Manufacturing Is Sponsoring A Drawing to Support Our Mescal/J-Six Area Businesses

**Visit Participating Merchants to Enter the Drawing to Win The Following Fabulous Prizes!**

### GRAND PRIZE!!!!!!!

**ONE MONTH MEMBERSHIP AND FOUR SESSIONS WITH CERTIFIED PERSONAL TRAINER RICHARD CORTES, THE NEW OWNER OF FRONTIER FITNESS CLUB**

### SECOND PRIZE!!!

**TWO SESSIONS WITH MASSAGE THERAPIST**

### THIRD PRIZE!!!

**FOUR ZUMBA CLASSES**

### PICK UP ONE ENTRY PER VISIT TO THE BUSINESSES LISTED BELOW:

**BOBBY JOE'S IRISH PUB**
**MESCAL AUTO SERVICE**
**MESCAL BAR AND GRILL**
**QUICK PIC**
**RANCH ETC.**

# Mescal

## AUTO SERVICE, LLC

*Great Service. Fair Prices.*

*Your neighborhood auto repair shop!*

# OPEN HOUSE

**JULY 30TH - 8:00 A.M. TO NOON**

**REFRESHMENTS**

**BRIDGE BONANZA SPECIAL!**

**Each purchase July 20th, 2011 thru Sept. 20th enters you in a drawing for prizes and services!**

**ALL MAKES AND MODELS**

**520 586-7792**

3186 W. Ripple Rd.
Benson, Arizona 85602
Mescal @ I-10, Exit 297

# MESCAL BAR AND GRILL

***EAT IN, ORDER TO GO, OR TAKE TO BAKE!***

***REGISTER FOR WEEKLY DRAWING FOR FREE PIZZA WITH EVERY $10.00***

**SUNDAY - Dollar Tacos all day. Make your own Bloody Marys 11:00 A.M. - 2:00 P.M.**

**TUES. & THURS. - Texas Hold Em ($2 Buy-in, Bar Matches @ 6:00 P.M. & 8:00 P.M.)**

**THURS. - Ladies Night (Happy Hour Prices - Ladies Only 3 P.M. til close. Free Darts, Pool & Open Juke Box**

**FRIDAY - All You Can Eat Fish Fry 11:00 A.M. - 8:30 P.M. Pool Tourney - $5 Buy-in, Bar Matches. 7 P.M. Sign-in**

**SATURDAY - Sonoran Dogs $ 2.50 all day. Karaoke with Rockin Ron @ 7 P.M. - ??**

## JULY 30TH - VENDORS WELCOMED. N/C WITH LIABILITY WAIVER - CALL TO SIGNUP!

## FOOD AND DRINK SPECIALS
## ROCKIN RON @ 7 P.M.

**I-10 Exit 297**

**586-3905**

# QUICK PIC MARKET
# 62 N. OAK
# MESCAL ARIZ. 85602
# (520) 586-2163

**Email quickpic1@yahoo.com**

- **24 hr CONVENIENCE MARKET**
- **24 HR GASOLINE AND DIESEL FUEL**
- **PROPANE AVAILABLE**
- **BEER**
- **WINE**
- **TOBACCO PRODUCTS**
- **ICE**
- **FOUNTAIN DRINKS**
- **COFFEE AND CAPPUCINO**
- **SNACKS**
- **GROCERIES**

## COME AND JOIN US FOR A COMMUNITY DAY

# "HELP SAVE OUR COMMUNITY"

## ???WHERE'S THE BRIDGE???

## JULY 30,2011 SATURDAY 8AM TO 3PM

## GET 10 CENTS OFF PER GAL OF FUEL(25 GAL MAX)

## 50 cent HOT DOG W/ ANY FOUNTAIN DRINK PURCHASE

## SWAP MEET ON SITE

***SET UP YOUR OWN TABLE***

**(Call 647-3585 to reserve your space!)**

# Ranch Etcetera LLC

## 520-586-0177

# FEED & SUPPLY

Featuring Nutrena Feeds

♦ **HAY**
Alfalfa
Bermuda
Straw

♦ **DOG FOOD**
Taste of the Wild
Canidae
Diamond

♦ **PELLETS**
Timothy
Bermuda
Bermuda Blend
Alfalfa - Standard
Thorough-Bread

♦ **ROPES**
Spydr Classic
Heat GT 4

## STARTING NOW THRU JULY AND AUGUST!

**TUES. AND THURS. FEED SPECIALS**

**50 CENTS OFF BERMUDA & ALFALFA HAY**
**50 CENTS OFF ALL BAGGED FEED**

**MUST MENTION AD FOR DISCOUNT!**
**NO DELIVERY ON THESE SPECIALS - PICK UP ONLY**

## JULY 30TH – RABIES CLINIC

**with Dr. Debra Tibbitts from 9 a.m. to noon.**
**Dogs and Cats $15.00 fee.**
**ENTER DRAWING TO WIN**
**A $50 GIFT CERTIFICATE!**

*….and much more!*

*DELIVERY AVAILABLE!*
*NO CITY SALES TAX!*

**EXIT 297 3158 MEADOWLARK LANE**

# BACK TO SCHOOL

**Register now for this school year!**

# New West School

## Grades K-8

## School Starts
## July 28th

## 586-1976

## Free Public School

- Free Student Picture Packets
- Free School T-shirt
- Attendance Reward
- Small Class Sizes
- Multi-grade Classrooms
- State Approved Curriculum

## Boarding

Large Stalls
Cleaned Daily
Fed 3x a Day
Turnout Available
Easy access to trails
$270/month

## Events

Family Fun Days
NBHA AZ03 Sanctioned
Barrel Daze
Gymkhana Series
Clinics and More!
Come ride in our lighted arena!

## Facilities Pass

Use of Arenas
Jumps, Poles, Barrels
Multiple trail courses
Four arenas, two round pens
$10/day
$80/month
$800/year
Come ride at night after work in our lighted arena!

**Home of**

WickedGood Horsemanship

**Training and Lessons**

## Training

WickedGood Horsemanship
Trainer: Katherine Calkins
Sensitive, individual specific training for horse and rider
Injury Rehabilitation
Trail (competitive and show)

## Facility Rental

The J-Six is available to rent for your horse show, clinic, gymkhana, or other event.
Sliding scale fee
Check with Management for Prices

**3036 W Williams Rd Benson, AZ (Exit 297)**
**BensonHorseBoarding.com - 520-981-7462**

TRI-COMMUNITY NEWS

J6/Mescal CDO

www.cdonewsletter.com

SPECIAL EDITION FOR:

BOX CUSTOMER
BENSON, ARIZONA 85602

CELEBRATE!

..... the bridge is coming!!!!!

# THE COMMUNITY IS CELEBRATING - JULY 30TH

- gas discounts
- live entertainment and music
- Bar-be-que
- vendors
- video-arcade games
- free yard sale spaces
- open house with refreshments
- rabies clinic
- food discounts
- enter fantastic drawings

**SEE INSIDE FOR DETAILS**