



COCHISE COUNTY PLANNING DEPARTMENT

Planning, Zoning and Building Safety

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

July 2, 2010

Certified First Class Mail

Mark E. Hall, ESQ

Law Firm of Mark E. Hall

7150 East Camelback Road, Suite 333

Scottsdale, AZ 85251

Certified First Class Mail

Jack Lassen, Manager

Green Life Springs Holdings, LLC

601 Fremont St.

Tombstone, AZ 85638

Certified First Class Mail

Fidelity National Title Agency, Trust #60255

Trust Officer Martha Hill

6245 E. Broadway, Suite 200

Tucson, AZ 85711

RE: Green Life Springs Holdings, LLC Development Approvals Time Extensions, Dockets CP-99-04 (Green Life Springs Comprehensive Plan Amendment) and Z-99-12 (Green Life Springs Rezoning) for Parcels 108-20-001, 007, 008A, 008C, 008D and 008F, 121-15-034A, 035 and 036 and 121-47-001 located on 1,710-acres north and east of Tombstone, AZ at 2738 N. Middle March Road east of State Route 80; Township 19S, Range 23E, Sections 4 through 9 and Township 18S, Range 23E and Section 33.

Dear Ms and/or Sirs:

As you are aware, at their regular meeting on June 29, 2010, the Cochise County Board of Supervisors (Board) voted unanimously (3 - 0) to deny your request for a three-year time extension for Dockets CP-99-04 and Z-99-12 for Parcels 108-20-001, 007, 008A, 008C, 008D and 008F, 121-15-034A, 035 and 036 and 121-47-001 located on 1,710-acres at 2738 N. Middle March Road in Tombstone, AZ. The Board's revocation of the aforementioned approvals reverted the affected properties from a Category "C" Comprehensive Plan Growth Area to a Category "D" Comprehensive Plan Growth Area, from a "Developing" Comprehensive Plan land use designation to a "Rural" Comprehensive Plan land use designation, and from a "Planned Development - PD" Zoning District designation to a "Rural - RU-4" Zoning District designation.

July 2, 2010

Page 2

Should you have any questions, please feel free to contact me at (520) 432-9253 or by email at mturisk@cochise.az.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'MT', written over a horizontal line.

Michael Turisk, Interim Planning Manager

C: Mike Ortega, County Administrator
Jim Vlahovich, Deputy County Administrator
Benny Young, Community Development Director
Patricia Morris, Deputy Director, Highway and Floodplain
Rick Corley, Zoning Administrator
Dora Flores, Permit Coordinator
Rick Carey, Financing Agent
Docket File, Black Bear, Parcel Files



COCHISE COUNTY PLANNING DEPARTMENT

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

James E. Vlahovich, Director

December 18, 2003

Jim Heid
Executive Vice President
Bachmann Springs
PO Box 9
Tombstone, Arizona 85638

Re: Request for Extension on the Bachmann Springs Master Development Plan (CP-99-04(A))

Dear Jim:

As you are aware, the Board of Supervisors at their regular meeting of December 16, 2003 approved your request for an extension of the Bachmann Springs Master Development Plan and PD (Planned Development) Zoning. The condition approved in 2000 is now modified as follows:

If there is no substantial progress towards completion of Phase 1 as described in the MDP, by **May 1, 2008**, then the rezoning will revert to RU-4 and all subsequent approvals, modifications and conditions will be null and void.

Please don't hesitate to call should you have any further questions.

Sincerely,

Mark B. Apel
Senior Planner

Xc: James Vlahovich, Planning Director
John MacKinnon, Deputy County Attorney
Patricia Morris, Highway and Floodplain
Bachmann File



COCHISE COUNTY PLANNING DEPARTMENT

1415 W. Melody Lane, Bisbee, Arizona 85603

(520) 432-9450
Fax 432-9429

James E. Vlahovich, Director

May 2, 2000

Jay Boland
Bachmann Springs, LTD.
123 S. Fifth Street
Tombstone, Arizona 85638

RE: Dockets CP-99-04, Z-99-12 & MDP-99-01

Dear Mr. Boland:

As you are aware, at their regular meeting of May 1, 2000, the Board of Supervisors voted unanimously 3-0 to **approve** the corrected version of the Final Plan dated April 5, 2000 and the Master Development Plan with its revised amendments dated February 11, 2000, subject to the following conditions:

1. If there is no substantial progress towards completion of Phase 1 as described in the MDP, within 48 months of final approval, then the rezoning will revert to RU-4 and all subsequent approvals, modifications and conditions will be null and void.
2. Unless otherwise modified by a specific Development Agreement, applicants will comply with all site development standards and submittal requirements of the Cochise County Zoning Regulations, Subdivision Regulations and Floodplain Regulations in effect at the time of final approval. Compliance with site development standards and substantial conformance with the approved Master Development Plan will be subject to review during the respective non-residential permitting and platting processes.
3. An adequate right-of-way that will accommodate the road, drainage and clear zones along the primary public access from SR80 to and through the development shall be improved and perfected, as stated in the Development Agreement, prior to the occupancy of permanent structures.
4. If the Average Daily Traffic exceeds 10,400 vehicles a day and/or warrants for additional improvements are met, then the developer will need to make such improvements to the primary public access and the intersection with Highway 80.
5. Prior to construction, engineered improvement plans for the improvements to the primary public access, including intersection, road and wash crossings shall be submitted for County approval. The cross-section shown in the traffic report should indicate a base course of 6" unless the developer can demonstrate, with appropriate testing to the satisfaction of the County Engineer, that a lesser base is adequate. (Is this necessary since it is stated in the Development Agreement?)
6. During all on-site and off-site construction, dust control measures will be implemented.

Per Arizona State Law, please be aware that the new zoning does not go into effect until 30 days after the Board action (May 31, 2000). In that time, anyone can appeal the Board action to Superior Court.

In addition, the Board voted unanimously 3-0 to approve the Development Agreement between Cochise County and Bachmann Springs, LTD., signed and dated on May 1, 2000.

Sincerely:

A handwritten signature in black ink that reads "Mark B. Apel". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mark B. Apel, Senior Planner

xc: Mike Palmer, Chairman, Board of Supervisors
James E. Vlahovich, Director
Keri Silvyn, Lewis and Roca
Docket File