

**Special Use Docket SU-18-05 (Campos)**

\_\_\_\_ **YES, I SUPPORT THIS REQUEST**

Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

*See Attached*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional sheets, if necessary)

PRINT NAME(S):

*Row & Linda De Marco*

SIGNATURE(S):

*Linda De Marco*

YOUR TAX PARCEL NUMBER: 02 104840222 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning 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 4 PM on Monday March 26, 2018 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Robert Kirschmann at the contact information listed on page one by April 10, 2018 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the **public hearing on April 11, 2018**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO:

Robert Kirschmann, Planner II  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Remarks in Opposition to Docket SU-18-05 (Campos)  
Ronald & Linda DeMarco, 10923 S. Paloma Trail, Parcel No. 02 10484022L

Applicant Julie A. Campos proposes to open a campground along with a 2500 sq. ft. building in which to conduct yoga and meditation sessions as well as an art studio and organic gardens in the RU4 zoning district.

OBJECTIONS to granting a Special Use Permit on Parcel #10484028B

1. A BUSINESS of this nature is not compatible with the surrounding rural properties.
2. Excessive traffic will disturb and disrupt the peace and tranquility of the current residents and introduce an element of unrest because of the number of persons to be attracted to the area.
3. This type of business has the potential to grow and expand which will have an extremely deleterious effect on our already fragile road conditions and furthermore impinge on the privacy of current residents. (As Ms. Campos noted in her response to questions, she already anticipates possibly between 10 and 30 participants in her yoga classes.)
4. There is no need for a campground or classroom in this area because similar services are available nearby.\*
5. Paloma Trail is the only access road to the subject property and is not a county-maintained road, which becomes impassible during monsoon season and at other times of prolonged rain. Additional traffic generated by a campground and yoga and meditation classes will cause further deterioration of road conditions creating additional hardship of ingress and egress for the existing residents.
6. Road conditions on Paloma Trail are not optimal for timely response in emergency situations, putting campers at this location at risk if such services are needed.
7. If indoor meal prep is not provided (i.e. kitchen facilities) or included in the services offered, outdoor grilling or fire pits used by campers will increase the risk of fire in an area of existing dry grassland, where brush fires are not uncommon.
8. Approval of this Special Use Permit will set a precedent for other businesses wishing to locate in this area.

\*The type of training Ms. Campos has through the Warriors at Ease organization would be better served in a controlled environment such as Ft. Huachuca which would be a more suitable and accessible location for active military and veterans suffering from PTSD, as well as others in high stress occupations. *Ms. Campos already has an existing location in Bisbee where she currently conducts such classes.*

Also, there are a number of nearby commercial properties much more suitable and accessible to a business of this nature, for example, the acreage on paved Hwy. 92 north of the San Pedro Riparian Area which has been for sale for a number of years and already has existing structures on the property with plenty of room for gardens and campsites. This parcel also has access to the riparian area that offers the same, if not better, tranquil environment, without encroaching on adjacent private properties.

**Kirschmann, Robert**

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**From:** Linda DeMarco <lrde@hughes.net>  
**Sent:** Tuesday, March 20, 2018 10:21 PM  
**To:** Kirschmann, Robert  
**Subject:** Docket SU-18-05 (Campos)  
**Attachments:** Your Zoning Request for Special Use Permit

Mr. Kirschmann:

Attached is the letter I sent to Julie Campos and her reply. It appears her intention is to operate a campground and yoga studio on said property which is totally incompatible with the current usage of surrounding properties in the area. She will be introducing a business venture, which conceivably will grow in volume, to a predominantly rural *residential* community. There are certainly more appropriate locations available within Cochise County for this type of business, in particular the property on Hwy 92, directly north of the San Pedro Riparian Conservation Area, which has been available for sale for several years.

Unfortunately her response to my letter raises even more concerns than I had originally. This business will cater to a segment of the general population, inviting unknown elements into an area chosen by the current residents for its serenity and isolation from the congestion that exists in more populated areas. We residents are a close-knit community who know and look out for each other's property. A good number of us travel extensively and our homes are often vacant for a number of months at a time. This business will bring strangers into our community and increase our anxiety while home and even more so while away. Particularly because of the possible volatile nature of individuals with PTSD and others in high-stress occupations, we, frankly, will fear for our safety if this request is granted.

P.S. My computer will not allow me to attach the reply from Ms. Campos so I will have to send it to you separately. Sorry

**Kirschmann, Robert**

**From:** Linda DeMarco <lrde@hughes.net>  
**Sent:** Monday, March 05, 2018 10:38 PM  
**To:** Julie Campos  
**Subject:** Your Zoning Request for Special Use Permit

Dear Julie,

First off, welcome to the neighborhood! I'm sorry we haven't had a chance to meet personally yet but I appreciate your letter giving us a heads-up as to your proposed use of your property. I must say offhand I would not be in favor of setting a precedent for conducting a business in a predominantly residential district. However, I do believe people should be allowed the use of their land as they see fit as long as it does not encroach on the peace and tranquility of the surrounding neighborhood. You seem to have taken that into consideration and I'm sure have all the good intentions of following through with this promise.

I do have a number of questions:

- 1) Exactly what zoning classification are you requesting?
- 2) What credentials do you have for dealing with people with PTSD? Are you a psychologist? If not, will you be hiring one?
- 3) What qualifications will you or your employees have for conducting stress relief sessions for possibly volatile personalities of your clients?
- 4) How do you propose to screen your clients as to their mental stability before allowing them to camp in our neighborhood?
- 5) You say you will only have 5 parking spaces. If you have 2 employees, how many more people do you expect to attend your proposed workshops? Only 3 at a time?
- 6) You mention 2500 sq. ft. of "open space", yet refer to multi-use building space. Is this in fact open space or a 2500 sq. ft. building?
- 7) What other businesses will occupy this 2500 sq. ft.?
- 8) As you know our road is in very fragile condition currently being used by a sparse number of residents living on the south end of Paloma Trail. How much more traffic will your proposed project, along with any other businesses occupying your building space, generate? How many people do you propose to "treat" at one time? Each day/week?
- 9) Will your organic gardens be open to the public? Do you plan to sell produce from them?

If I think of anything else, I'll be in further touch.

I am anxious to hear from you in the hope that your response will allay some of my concerns.  
Thanks.

Linda

## **Kirschmann, Robert**

**From:** Julie Campos <bienestarobasis@gmail.com>  
**Sent:** Friday, March 16, 2018 2:04 PM  
**To:** Linda DeMarco  
**Subject:** Re: Your Zoning Request for Special Use Permit

Dear Linda,

Thank you for your message and for the interest in the property. I will attempt to answer your questions below in blue. I'm sorry that it has taken me over a week to reply. My internet access has been spotty.

If you have any other questions, please get in contact.

Kind regards,  
Julie Campos  
520-353-5492  
PO Box 1127  
Bisbee AZ 85603

1) Exactly what zoning classification are you requesting?

I am not requesting a re-zoning. I am only requesting a special use permit within the zone (RU4) that already exists.

2) What credentials do you have for dealing with people with PTSD? Are you a psychologist? If not, will you be hiring one?

I am certified as a yoga and meditation teacher through Warriors at Ease (<http://warriorsatease.org/>) which is an organization that designs classes and sessions for active duty and military vets. I am not offering psychological or psychiatric services. I am only offering yoga and meditation and will cater some classes to those who have high stress jobs or have been through experiences in which trauma has been a result of or part of those experiences. My classes are not a substitute for psychiatric or psychological help or services.

I also hold 200 hr and 300 hr (advanced) yoga teacher certifications in addition to pre/post-natal yoga certification, Yin Yoga certification, Swing Yoga certification and Meditation teacher certification. I was a teacher in international schools for almost 20 years and I hold a Bachelor of Arts in Spanish and Secondary Education and Master of Arts in Applied Linguistics.

3) What qualifications will you or your employees have for conducting stress relief sessions for possibly volatile personalities of your clients?

Anyone on the property who offers stress relief, meditation, or yoga for those who have suffered PTSD or trauma will have gone through the same or similar training that I have gone through. Let me be clear on this, I am not offering mental health services. This is simply another means of offering stress relief for those who have dealt with or deal with high stress in daily situations. This will not be a mental health hospital or anything of the sort. It is more of a place for people to get away from their daily lives, camp in a peaceful setting, walk around the gardens and in addition to that, enjoy meditation and/or yoga sessions with me. Additionally, the meditation and stress relief classes are only part of what I plan to offer in regard to yoga and meditation. I am also hope to offer pre- & post-natal yoga, Yin yoga, Hatha Yoga and Swing/Anti-gravity yoga

4) How do you propose to screen your clients as to their mental stability before allowing them to camp in our neighborhood?

The camping/glamping areas will be open to the public and are not exclusive to the yoga clients who will come here. As for screening, the screening would be the same as it would be for campers going to any other campground or yoga retreat.

5) You say you will only have 5 parking spaces. If you have 2 employees, how many more people do you expect to attend your proposed workshops? Only 3 at a time?

I will start out with 0 employees and will run the business myself. Depending on the success of the camp sites, I will employ one or 2 people to help clean, garden etc. (3 campsites, 1 parking space for each campsite, 1 parking space per employee) After I sent the letter out, I learned that I would also need a parking space for

disabled customers/campers. We may need a few more spaces over time if the business is successful and I would comply with county regulations and requirements in regard to the parking spaces.

6) You mention 2500 sq. ft. of "open space", yet refer to multi-use building space. Is this in fact open space or a 2500 sq. ft. building?

That should have read 2500 sq ft of open-plan space. (similar to a dance studio or dance hall or barn with a wood floor) it would be a 2500 sq ft building.

7) What other businesses will occupy this 2500 sq. ft.?

No other businesses will occupy this space.

8) As you know our road is in very fragile condition currently being used by a sparse number of residents living on the south end of Paloma Trail. How much more traffic will your proposed project, along with any other businesses occupying your building space, generate? How many people do you propose to "treat" at one time? Each day/week?

I will not be 'treating' clients as I am not a doctor. I will be offering individual, small group (up to 10 people) and (occasionally) larger group (up to 30 participants) yoga and meditation sessions. As for traffic, there would be a minimal increase in the current traffic and I will pay the same amount as other property owners into the road fund that Sandra Jean manages.

9) Will your organic gardens be open to the public? Do you plan to sell produce from them?

The gardens will be open to the guests staying in the tents and open to the yoga students who come to my classes. (neighbors are welcome to stop by!)

Ideally I would love to sell produce that is grown on the property. I have no idea how much my gardens will produce but I have in mind to sell at farmer's markets in Bisbee and Sierra Vista if I am fortunate enough to grow a surplus of fruits and vegetables.

If I think of anything else, I'll be in further touch.

Please do! Thanks again for getting in touch.

I hope this information has been helpful.



## Fwd: Your Zoning Request for Special Use Permit

Linda DeMarco <lrde@hughes.net>  
To: Sandi <revwoman88@gmail.com>, saghuaro52@yahoo.com

Tue, Mar 20, 2018 at 8:18 PM

----- Forwarded message -----

From: Julie Campos <bienestaroasis@gmail.com>  
To: Linda DeMarco <lrde@hughes.net>

Cc:

Bcc:

Date: Tue, 20 Mar 2018 01:10:09 +0000

Subject: Re: Your Zoning Request for Special Use Permit

Hi again Linda,

I hope this message finds you well. If possible, could you confirm that you have received my reply to your original email message? I received a phone call this afternoon from the folks at the county saying that some folks have tried to get in touch regarding the special permit that I've requested but have not received a reply. So far yours is the only email message that I've received and I want to be sure that you have received my reply.

Very kind regards,

Julie Campos

On Fri, Mar 16, 2018, 2:03 PM Julie Campos <bienestaroasis@gmail.com> wrote:

Dear Linda,

Thank you for your message and for the interest in the property. I will attempt to answer your questions below in blue. I'm sorry that it has taken me over a week to reply. My internet access has been spotty. If you have any other questions, please get in contact.

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520-353-5492

PO Box 1127

Bisbee AZ 85603

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I also hold 200 hr and 300 hr (advanced) yoga teacher certifications in addition to pre/post-natal yoga certification, Yin Yoga certification, Swing Yoga certification and Meditation teacher certification. I was a teacher in international schools for almost 20 years and I hold a Bachelor of Arts in Spanish and Secondary Education and Master of Arts in Applied Linguistics.

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If I think of anything else, I'll be in further touch.

Please do! Thanks again for getting in touch.

I hope this information has been helpful.

 noname.eml  
23K

## **Kirschmann, Robert**

**From:** E SHANE SCANTLEBURY <sscant@msn.com>  
**Sent:** Thursday, March 22, 2018 10:37 AM  
**To:** Kirschmann, Robert; Planning and Zoning  
**Subject:** Re: Docket SU-18-05 (Campos)  
**Attachments:** Covenants.pdf

Mr. Kirschmann and Commission Members

We are writing today in response to the notice for application SU-18-05 (Campos). Thank you for keeping us apprised of this Special Use Authorization application near our retirement property in the Palominas Ranches Unit II subdivision ,Hereford Az. We are unable to attend the scheduled public meeting being held April 11, 2018 due to scheduling conflicts. We would like to add our voices in regard to the proposed business requesting permission to build a retreat in our rural residential neighbourhood. We currently live out of state, but have plans in the coming year to inhabit and develop our property on Javelina Trail as our retirement home, pending Cochise County's permission following all the proper permitting processes. We purchased this property in 2016 due to the available acreage , the remote rural location and absence of commercial entities nearby. We cherish the privacy and seclusion that this property will afford us and look forward to becoming active community members during our retirement years.

We became very concerned upon learning that a nearby property non-owner has applied to develop a residential property for commercial purposes. We have read the entire application and checked out the company Bienestar Oasis online and have legitimate concerns and numerous questions, not answered in the application, concerning the intended property use. We applaud their intentions to live naturally and sustainably in our neighbourhood but question the impact that this business venture would have on us and our neighbours, and the value and enjoyment of our properties in the future.

Aside from adding extra traffic and noise to South Paloma Trail, that is barely passable in some areas at times, we have many questions regarding their future plans on running this business in our rural residential neighbourhood. Their application does not address many concerns and questions we have about this commercial venture.

- Is this a for profit business?
- Are there any plans to expand this business if successful, adding more infrastructure to the current 20 acres or expanding to adjacent available property?
- We understand from the application that they will treat individuals with PTSD, a mental health issue, as defined by the US Department of Veterans Affairs. What are their professional qualifications to treat individuals with this condition?
- Are they accredited and credentialled health care professionals in this field of mental health treatment?
- Will there be an employee on site at all times that is a trained medical professional?
- Will this business venture be funded privately or subsidized by state or federal government entities?
- Will firearms be allowed to be carried on the property?
- What are their security and safety plans in regard to neighbouring properties and families, in addition to their own business?

My safety concerns stem from the recent (March 9th 2018) incident at the Napa Valley veterans home where three licensed, trained healthcare professionals were murdered by a patient being treated for PTSD,

who subsequently took his own life. We are not unsympathetic to those being treated for this serious mental health issue. It is a legitimate condition and should be treated as such by trained medical professionals. A rural, residential neighbourhood is not the appropriate location to treat and counsel those who suffer from this mental condition, especially by individuals who are not expert in this mental health field.

-What about emergency medical services? Will they be relying on local, taxpayer funded emergency services to respond to any safety or medical emergencies that will occur? This will undoubtedly overburden and put undue strain on these public services.

My wife and I, as well as many neighbours, I would imagine, enjoy the right to use our firearms to shoot trap or target practice on our properties. Will we not feel able or in good conscience to shoot our guns for hobby purposes knowing there could be individuals with PTSD nearby that could be adversely affected by this? We are very concerned about our rights to use our properties for our enjoyment and personal fulfilment also.

Please also see the attached Declaration of Covenants, Conditions and Restrictions we have included. These accompanied our property purchase documents when we purchased our 40 acre parcel in 2016. We would like everyone to be aware and familiar with them as we were when we made our decision to own land in this rural residential neighbourhood. They actually incentivised us to buy this land as we hoped they would protect our property, land value and lifestyle from any undue encumbrances.

In the non-owners application, they stated they wanted to be good neighbours and make this a win-win for all. With the scant information they have provided we cannot withhold our objections to this application. When all our questions and concerns have been met and addressed, and only then, can an educated, informed mutually beneficial decision be made. According to the company Facebook page and website, construction has already begun on the property grading the road access and installing waterlines. Are any objections we may have already mute? Has tacit permission already been given?

I hope this will be read into record and provided to the applicant if necessary so we all may feel good about this decision. Thank you

E Shane and Cheryl Scantlebury  
1440 Calle Cielo Vista  
Bernalillo N.M. 87004  
720 891-2247

STATE OF ARIZONA

COUNTY OF COCHISE

I hereby certify that the within instrument was filed and recorded  
in DOCKET **1593** page **533-538**  
and indexed

Fee No. **10025**

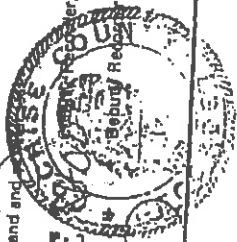
at the request of  
Pioneer Nat'l Title

When recorded mail to:

Pioneer Trust Company of AZ  
P. O. Box 26200  
Tucson, AZ 85726  
Attn: Trust No. 11,380

Witness my hand and

Compared  
Photostated  
Fee **5.50**



TAX CODE: 104-62-001 & 104-63-001

**DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS  
PALOMINAS RANCHES, UNIT II**

T818636-19

Book 3 of Surveys at Page 7 thru 7C

This declaration is made this 14th day of May, 1982, by  
PIONEER TRUST CO. OF ARIZONA, an Arizona corporation, as Trustee  
under Trust No. 11,380, hereinafter called "Declarant", as Trustee  
executes this Declaration of Reservations, Covenants, Conditions  
and Restrictions to run with the real property herein described  
whether or not the same are included in any deed or instrument  
conveying said real property or any part thereof, for the common  
good of the owners of said real property and other purposes as  
hereinafter set forth; and, being the owner of all that certain  
tract of land situated in the County of Cochise, State of Arizona,  
described as follows, to wit;

Township 24 South, Range 22 East, Gila and Salt River  
Base and Meridian

Section 3: S 1/2 and E 1/2 NW 1/4 less the  
North 100 feet thereof

Section 4: E 1/2 SE 1/4

Section 9: E 1/2

Section 10: ALL

Section 17: SE 1/4 NE 1/4 and the SE 1/4

Section 20: Lots 1 and 2

(hereinafter referred to as the "Property",)

DOES HEREBY CERTIFY AND DECLARE that it has established, and does  
hereby establish, a general plan for the improvement, development, and does  
ownership, use and sale of said property, and each and every part  
thereof, and does hereby establish the manner, provisions,  
conditions, restrictions and covenants upon and subject to which  
said property and parcels thereof shall be used, improved,  
occupied, owned, sold and conveyed, and does hereby declare that  
henceforth said property shall be used, improved, occupied, owned,  
sold and conveyed subject to the provisions, conditions,

I HEREBY CERTIFY THAT THE WITHIN  
INSTRUMENT WAS FILED AND RECORDED  
AT THE REQUEST OF:

DATE \_\_\_\_\_

Page \_\_\_\_\_

DOI **1593** 2025

No. \_\_\_\_\_

PIONEER  
TITLE AGENCY

restrictions and covenants herein set forth, all of which shall be binding upon and inure to the benefit of the present and future owners of said property and all parcels thereof, and all of which shall apply to and bind the respective successors in interest of the said property and all parcels thereof, and all of which provisions, conditions, restrictions and covenants are, and each of them is, impressed and imposed upon each and every parcel of the hereinbefore described property as a servitude in favor of each and every parcel thereof as the dominant tenements, as follows, to wit:

1. Purchasers of the Property or parcels thereof, or their lessees, heirs or assigns, shall cause to be erected and properly maintained fences, corrals or other suitable enclosures for the purpose of containing and controlling any horses, cattle or other livestock or poultry of said purchasers, their leasees, heirs and assigns, and said livestock and poultry shall be confined solely to that portion of the Property owned by said purchasers, their leasees, heirs and assigns.
2. All fences, corrals and similar enclosures and construction shall be of good quality, straight, tight of uniform height and construction, and shall be attractive in appearance.
3. No fence shall be over 8 feet in height without the written consent of all owners of property within 600 feet of said fence.
4. Corrals, stables, yards, pastures etc. shall be maintained in a clean condition, free from excessive accumulations of manure and from obnoxious odors which might constitute a nuisance or any offense to any other property owner, their leasees, heirs or assigns, or to the public in general, and flies and similar insects shall be properly controlled.
5. Dogs, cats and other domestic animals shall be controlled by their owners in such a manner that said animals will not constitute any hazard, menace, nuisance or inconvenience to other property owners, livestock or the public in general.
6. No hogs, pigs, goats, sheep or similar animals shall be maintained on any parcel of less than 18 acres in size, nor within 100 feet of any adversely owned contiguous parcel or any roadway or public access easement, except that such animals or combination thereof not exceeding 10 in total number may be maintained on parcels of 4 or more acres in size, but not within 100 feet of any adversely owned contiguous parcel or roadway or public access easement. Such animals and the pens, corrals and other enclosures therefor shall be maintained in such a manner that they do not constitute a nuisance of any sort to the owners, their leasees, heirs or assigns, of adjoining property, or to the public in general.

7. No chickens or other poultry in excess of 50 in total number shall be maintained on any parcel of less than 18 acres in size, nor within 200 feet of any adversely owned contiguous parcel, roadway or public access easement, except that such poultry not exceeding 20 in total number may be maintained on parcels of 4 or more acres in size, but not within 100 feet of any adversely owned contiguous parcel, roadway or public access easement. Such poultry and enclosures therefor shall be maintained in such a manner that they do not constitute a nuisance of any sort to the owners, leasees, heirs or assigns of adjoining property or to the public.

8. No junkyards, salvage yards, rock crushers, cement plants, gravel pits, asphalt or paving plants, land fill or similar dumping or filling activities or operations or similar operations shall be maintained on any parcel of land.

9. No noxious or offensive activity shall be carried on upon any parcel, nor shall anything be done, placed or stored upon upon any parcel or portion of the Property, which is, may be, or may become an annoyance or nuisance to the neighborhood, and there shall not be occasioned any noise or odor or other disturbance which will not might disturb the peace, comfort, or the serenity of the occupants of the neighboring properties. No refuse, trash, derelict or disabled vehicles, garbage or manure shall be allowed to accumulate.

10. Garbage and trash disposal shall be removed by the Property owner or by a garbage collection service, said trash or garbage to be removed only to a dump site approved by state, county or municipal authorities.

11. No house, mobile home, garage, shop or outbuilding of any kind shall be erected or placed within 75 feet of any roadway or public access easement, or within 50 feet of any property line. This shall be construed to refer to any structure, other than fences, which are over 4 foot in height, and also to any building or shed of any size or type.

12. Any house, building, shed, fence, wall or structure of any kind and for any purpose erected or placed on any portion of the Property shall be of good quality construction, and of attractive appearance and design, compatible with other structures in the neighborhood.

13. Any mobile home placed on the Property shall be of modern design and construction, attractive appearance, and must be in a good state of repair and maintenance, including paint.

14. Sewage disposal shall be by a means approved by the Cochise County Health Department and the State of Arizona. The burden of proof of such approval rests with the Property owner, his heirs, leasees, or assigns.

15. No corrugated iron or steel, or uncorrugated sheets or pieces of iron or steel, or obviously scrap materials, shall be used in the construction of any building or fence; nor shall any other similar materials be used in such construction without the approval of Declarant or its duly authorized representative, except that commercially fabricated and finished sidings, and commercially fabricated buildings of similar materials shall be considered acceptable when properly installed.

16. Declarant may, at its sole authority, revoke, amend or modify these covenants and restrictions as to all of the Property so long as Declarant, as Trustee, owns any portion of the Property.

17. The aforesaid provisions, conditions, restrictions and covenants, and each and all thereof, shall run with the Property and every parcel or portion thereof, and continue and remain in full force and effect at all times and against all persons until January 1, 1988, at which time they will be automatically extended for a period of ten (10) years, and thereafter for successive periods of ten-years each, unless on or before the end of any such ten-year extension period, the owners of 75% of area, excluding roadways or easements, of the Property shall by written instrument, duly recorded, declare the termination or modification of the same.

18. In the event of any violation of the restrictions herein, it shall be lawful for the Declarant as Trustee, or the Designated Beneficiary of Trust 11,380, or any other owner of any portion of the Property to enter onto the Property or any portion thereof, cause refuse, trash, derelict or disable vehicles, garbage, or other unsightly object or objects to be removed from the Property, or to otherwise remedy any default or violation. The costs thereof shall be a charge or lien against the Property, and each and every parcel thereof, owned by the person owning the land upon which the violation shall have occurred.

An affidavit filed in the office of the County Recorder of Cochise County, Arizona, stating that costs were created by reason of such a violation of these restrictions and the amount of such costs shall be sufficient to constitute a valid lien against the property owned by the person committing such violation, which lien shall bear interest computed on the amount of such costs at the lower of 18% per annum of the highest legal rate until paid. Such lien shall be secondary and subsequent to any mortgage or vendor's lien in existence at the time of the lien or created thereafter, but superior to any and all other liens.

19. Declarant as Trustee, or the Designated Beneficiary of Trust 11,380, shall have the right to enter any portion of the Property for the purpose of monitoring compliance herewith or remedying any breach hereof.

20. All provisions, conditions, restrictions and covenants herein shall be binding on all portions of the Property and the owners, leasees, successors and assigns thereof, or of any interest therein regardless of the source of title of such persons, and any breach thereof, if continued for a period of thirty (30) days from and after the date that the Declarant or any owner of any portion of the Property shall have notified in writing the owner or lessee in possession of any parcel upon which a breach has been committed to refrain from a continuance of such action and to correct such breach, shall warrant the Declarant as Trustee, or the Designated Beneficiary of Trust 11,380, or other owner to apply to any court of law or equity having jurisdiction thereof for an injunction or other proper relief including but not limited to damages or foreclosure of any lien created hereunder, and if such relief is granted, the court may in its discretion award to the plaintiff including attorney's fees; provided, however, that any violation of the foregoing provisions, conditions, restrictions or covenants shall not defeat or render invalid the lien of any mortgage, or deed of trust or contract of sale made in good faith for value as to any portion of said property, but such provisions, conditions, restrictions and covenants shall be enforceable against any portion of the Property acquired by any persons through foreclosure or by deed in lieu of foreclosure for any violation of the provisions, conditions, restrictions and covenants herein contained occurring after the acquisition of such portion of the Property through foreclosure. Any breach hereof by a lessee shall be the joint and several obligation of the lessee and owner-lessor. Any purchaser of any portion of the Property shall be deemed to have assumed all liability for any breach in existence on the purchased portion of the Property.

No delay or omission on the part of Declarant or owners of any portion of the Property in exercising any right, or power of remedy herein provided for in the event of any breach of any of the provisions, conditions, restrictions and covenants herein contained shall be construed as a Waiver thereof or acquiescence therein; and no right of action shall accrue nor shall any action be brought or maintained by anyone whatsoever against the undersigned Declarant or its affiliates or their Directors, officers and employees for or on account of the failure or neglect of the Declarant to exercise any right, power or remedy herein provided for in the event of any breach of any of the said provisions, conditions, restrictions or covenants.

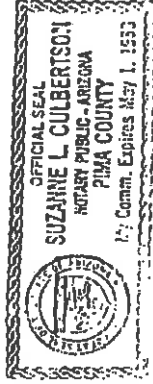
21. In the event that any one or more of the provisions, restrictions, conditions and covenants herein set forth shall be held by any court of competent jurisdiction to be null and void, all remaining provisions, conditions, restrictions and covenants herein set forth shall continue unimpaired and in full force and effect.

IN WITNESS WHEREOF, Declarant, PIONEER TRUST CO. OF ARIZONA, an Arizona corporation, as Trustee under Trust No. 11,380, has hereunto set its hand and seal this 14th day of May, 1982.

BY [Signature]  
PIONEER TRUST CO. OF ARIZONA  
Trust Officer

On this 14th day of May, 1982, before me, appeared David Wright, who acknowledge himself to be a Trust Officer of the Declarant named in the above instrument, and that he, being authorized to do so, executed the foregoing instrument for the purposes contained therein.

IN WITNESS HEREOF, I have hereunto set my hand and official seal.



[Signature]  
Notary Public

Special Use Docket SU-18-05 (Campos)

**NO, I DO NOT SUPPORT THE REQUEST**

When Ms. Campos first contacted me, her closest neighbor, she told me of her plans. She described the kind of buildings, gardens, gray water, rain water storage, etc. She included camping/glamping areas (4-6 tents max); and eventually a yoga/meditation/retreat. Next came a letter to all the property owners reiterating the same information plus additional items such as an art studio. In the last week I have seen additional items such as yoga classes of usually 10 people and special groups up to 30, AND a campground open to the public. And she doesn't see how this would change the amount of traffic on our side and main roads.

**I absolutely do not want a business anywhere from the wash to the north, all the way south to the border road in our rural neighborhood, and especially next door to my ten acres.**

**I absolutely do not want a campground anywhere from the wash to the north, all the way south to the border road in our rural neighborhood, and especially next door to my ten acres.**

**I do not want to see additional traffic, or wear and tear on Paloma Trl since the property owners in this rural neighborhood foot the bill to have our roads maintained, or Javelina Trl where I foot the bill.**

**I want to maintain the private, secure, quiet and serene atmosphere I have had for 18 years.**

Sandra Jean (Parcels 10484028E, 10484028F)

*Sandra Jean* 3/25/18

Special Use Docket SU-18-05 (Campos)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

It isn't as simple as 'yes & no'. I have concerns about the impact on our road. We've all chipped in money to keep it maintained to the best degree possible. And having people sue don't benefit a town and my own properties.

The correct address is E. Javeline Trl.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Multiple horizontal lines for additional text.

(Attach additional sheets, if necessary)

PRINT NAME(S):

Sandra Jean

SIGNATURE(S):

*Sandra Jean*

10484028 F  
10484028 E

YOUR TAX PARCELS NUMBER: (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning 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 4 PM on Monday March 26, 2018 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Robert Kirschmann at the contact information listed on page one by April 10, 2018 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the public hearing on April 11, 2018. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO:

Robert Kirschmann, Planner II  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Special Use Docket SU-18-05 (Campos)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

FOR ONE IS AN INADEQUATE RDS MAINTAINED BY JUST A FEW WE DO NOT WANT A BUSINESS IN THIS AREA PLUS UNSAFE OF SOME OF THE PEOPLE THEY PLAN ON BRINGING IN. PLUS BRINGING IN GROUP OF 10-30 PEOPLE-NO. AND ABOUT TEN YEARS AGO ANOTHER PERSON WANTING A CAMP GROUND WAS TURNED DOWN BECAUSE OF THE ROAD SINCE THEN THE ROAD HAS GOTTEN WORSE.

(Attach additional sheets, if necessary)

PRINT NAME(S): JESUS + ANA ESCAMILLA

SIGNATURE(S): *Jesus Escamilla*  
*Ana Escamilla*

YOUR TAX PARCEL NUMBER: 10484019D (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning 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 4 PM on Monday March 26, 2018 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Robert Kirschmann at the contact information listed on page one by April 10, 2018 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the public hearing on April 11, 2018. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Robert Kirschmann, Planner II  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

# Dietmar and Ivette Cunningham

P.O. Box 82  
Sierra Vista, Az 85636  
520-678-0236  
[idlopez2002@yahoo.com](mailto:idlopez2002@yahoo.com)  
Parcel number: 104-84-032 7

March 25, 2018

Cochise County Community Development  
Planning, Zoning and Building Safety Division  
Mr. Robert Kirschmann, Planner II  
1415 Melody Lane, Building E  
Bisbee, Az 85603  
520-432-9300

Re: Docket SU-18-05 (Campos)

Dear Mr. Kirschmann,

We are in receipt of your letter dated March 8, 2018 with reference to docket number above. The letter states that the applicant Ms Julie Campos requests Special Use Authorization to establish a campground, yoga studio, and related activities. The concept plan includes but not limited to three tents, two earth bag domes (each less than 200 square feet), restroom/ shower building, a 2,500 square foot yoga/meditation/retreat room, art studio, chicken coop, recreational facilities, guest lodgings, persona/professional services, and a single family home. This is a 20 acre parcel of land (parcel number 104-84-028B) located on E.Javelina Drive , west of Paloma Trail.

We DO NOT support this request.

Let me set forth our concerns. First of all this rural area is known for its beauty, solitude, and tranquility. This is why we carefully chose this area after much searching through a realtor. This area with its 360 degree view gives us the environment we so love about our lovely Cochise County. We bought our 40 acre parcel adjacent to Mr. John Ladd's ranch and the breathtaking view affords us that peace of mind we so longed for.

Though the applicant above has this in mind for her business, this is what concerns our tranquil rural area. To approve the applicants request, the business will require camp grounds, public facilities, parking lots not to mention the extra public use of our road. This extra traffic use will cause a lot of servicing to our already depleting road and wash. The roads are maintained by contributions from its existing neighbors. The roads in our

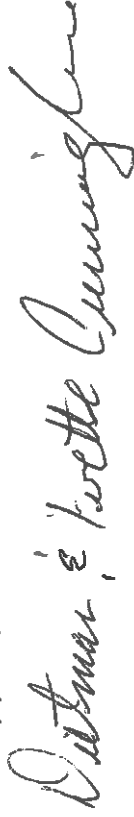
community are not maintained by the county. The extra traffic it will cause will deplete our road funding rapidly placing a financial burden on its community.

Secondly, when the monsoons are upon us, the road becomes impassible; hence, the campers are blocked from entering or leaving the area requiring them to park their vehicles prior to the wash and/or on the main highway 92 which as you are aware is not meant for parked vehicles.

Thirdly, as a member of the Hereford Natural Resource Conservation District the extra burden to the already fragile San Pedro Riparian area concerns us. The San Pedro Riparian is already heavily burdened from the release of effluent entering from Mexico. Though the applicant states that her proximity to the river is not close enough to impact it in any form, the applicant cannot guaranty that it would not adversely affect the environment.

Lastly, this rural area is known for its beauty and tranquility; therefore, any applicants who would like to incorporate a business would be objectionable to this rural area by the local residences. And though you were given some positive input, some of those DO NOT reside in this rural area.

Sincerely yours,



Dietmar and Ivette Cunningham

cc: Highway and Floodplain

Special Use Docket SU-18-05 (Campos)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

Blank lined area for providing reasons for support.

NO, DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Don't believe it will benefit the community of the San Pedro.

Blank lined area for providing reasons for non-support.

(Attach additional sheets, if necessary)

PRINT NAME(S):

Victor M. [Signature]

SIGNATURE(S):

[Signature]

YOUR TAX PARCEL NUMBER: \_\_\_\_\_ (the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO: Robert Kirschmann, Planner II  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

March 23, 2018

To: Robert Kirschmann, Planner II

From: Sam A. Moore & Socorro O. Paul, Property Owners Parcel #10484022E

Re: Docket SU-18-05 (Campos)

We are vehemently opposed to the request of the applicant, Julie A. Campos, for the Special Use Authorization to establish a campground, yoga studio and related activities for the following reasons listed below:

1. A camping ground is a business which could potentially have many individuals patronizing it. Some elements it might attract could negatively impact our neighborhood.
2. We are opposed to a mental facility of any type operating near our residence. While this area is considered a rural area, families reside here.
3. Ms. Campos lists PTSD treatment as a service to be offered. It appears she does not possess the credentials to evaluate or offer this treatment.
4. The earthbag domes use has not been explained. Please recall the sweat lodge disaster and deaths in Sedona in October 2009.
5. South Paloma Trail is maintained by the residents. The road will be highly impacted by a business that will generate more traffic. The cost to maintain would rise significantly.
6. The property owner of the 20 acre parcel 104-84-028B on E. Javelina Drive resides in a different state. This camping ground/ mental treatment center will not affect where he resides.
7. More importantly, an elementary school is located in close proximity to the proposed facility. The impact this facility offering mental and stress related services to individuals with PTSD needs to be considered. Children are dropped off on South Paloma Trail and Highway 92. Some walk home.

Respectfully,

  
Sam A. Moore

  
Socorro O. Paul



Special Use Docket SU-18-05 (Campos)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

*Strongly oppose this request!*

*Please see attached documents*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional sheets, if necessary)

PRINT NAME(S): *Jack Mutchler*

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: *104840143* (the eight-digit identification number found on the tax statement from the Assessor's Office) *104-62-001N*

*M # 001P*

Your comments will be made available to the Planning 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 4 PM on Monday March 26, 2018 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Robert Kirschmann at the contact information listed on page one by April 10, 2018 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the public hearing on April 11, 2018. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Robert Kirschmann, Planner II  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

March 23, 2018

Robert Kirschmann, Planner II  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Dear Mr. Kirschmann,

After long consideration, deep thought and extensive conversation with neighbors, we must register our **STRONG OBJECTION** to Ms. Julie Campos's application for a Special Use Permit for her Bienestar Oasis commercial business project on E. Javelina Trail, Parcel #104840288. In short, this commercial project will destroy the quality of life we currently enjoy in this rural *residential* community and has no business being located here.

For us, like many of the neighbors, this Special Use Permit proposal raises a number of troubling concerns:

1. Ms. Campos's proposed commercial business project will ruin the rural residential character of our neighborhood. Our current zoning is RU-4 and most of those to live out here precisely because of its rural nature and the lack of neighbors, much less commercial business traffic. After reviewing Ms. Campos's letter, a copy of her actual Special Use Permit application to the county, as well as reading her Facebook page, (which I could encourage Planning and Zoning to read), it is clear that Ms. Campos intends to invite considerable numbers of people to visit her location for everything from yoga classes to camping, group gatherings to individual retreats. The sheer numbers of people to be served by her commercial business will dramatically and negatively impact our rural residential quality of life.

2. The number of visitors that Ms. Campos proposes to have visit her business site, and consequently our neighborhood is, frankly, staggering! In a series of email exchanges between Ms. Campos and a neighbor, Linda De Marco, Campos indicates that she hopes to host events and classes for as many as “10 to 30” people, which is at least half of the total population of residents along Paloma Trail, the sole access road into E. Javelina Trail. If Ms. Campos were to host just one event a week for twenty people, it could mean an additional ONE THOUSAND people visiting our neighborhood on an annual basis. If Ms. Campos’s commercial business were to be really successful, the numbers could multiply from there. If Ms. Campos hosts smaller yoga classes multiple times a week, say five to ten people, three or four times a week, the numbers of people added to the area could range from ONE TO TWO THOUSAND visits a year. All of this is unacceptable in a rural residential neighborhood.
3. In an email exchange with a neighbor as well as the county’s letter, it is clear that Ms. Campos’s business plans to include camping for only her yoga clients, but the general public in her five earth bag domes and yurts. This was not entirely clear in her proposal letter to the neighborhood though her intentions to open a campground are clear in our letter from the county. This raises additional concerns about numbers and who will be in our neighborhood. If Campos were to be even moderately successful with her camping business, two people per camping site on forty weekends a year, this would mean an additional four hundred people in our neighborhood annually. If her camping business were to really take off, say all five sites with two people, four days a week, fifty weeks a year, this could mean as many as TWO to THREE THOUSAND additional people a year. We also have serious concerns about who these campers will be, their use of campfires and/or alcohol. A public campground is unacceptable in a rural residential neighborhood.

4. Ms. Campos's proposal will be a financial and physical disaster for our privately maintained road, a road which is already challenging to keep passable much of the year. Campos's proposed number of visitors will dramatically increase traffic on the road and inflict a disproportionate amount of use and damage by one landowner.

In an email exchange with a neighbor, Ms. Campos proposes to contribute the same amount of funds as "everyone else" to our loosely organized neighborhood group that privately maintains the road with no county or federal assistance. We already have difficulty in raising private funds among ourselves to make the necessary repairs to keep the road usable. We each contribute as we are able and willing, with suggested contributions of one to two hundred dollars per year per household. Like many of these situations, the majority of property owners out here do NOT financially contribute to maintenance of the road, placing the burden on a minority of landholders and forcing us to pay for others to use the road. Ms. Campos proposes to increase this burden by only paying an "equal share" for disproportionate use.

Ms. Campos proposes to add substantial use and wear on the road without offering to increase her share of the cost burden. One family of five might have one or two vehicles making daily trips into town for employment or access to services such as shopping. But five people driving on the road to one yoga class most likely involves five vehicles making multiple weekly trips in and out on an already fragile primitive road. This traffic is in addition to Ms. Campos's personal use of the road and that of her proposed employees. Classes of ten to thirty multiply these numbers to greatly exceed the current usage of the road altogether.

Unless the county was willing to take on improvement of the road to accommodate this sort of increased traffic, as well as the ongoing

maintenance of the road, the financial burden of road maintenance to sustain use of the road by Ms. Campos's commercial project will fall to the neighbors.

5. Ms. Campos's commercial proposal for numerable visitors also raises environmental concerns regarding water usage and septic system impacts on not only her land, but on that of her neighbors and the larger area. With Ms. Campos's projected number of campers and visitors to her business, even the utilization of permaculture and other low water usage techniques will negatively impact the overall water quality and well water depth for the entire neighborhood. Additional sewage created by ten to thirty visitors at a time using showers and toilets raises considerable concerns about leech field run off, again impacting neighbors. Her plans to plant trees to shield the site from neighbors is laudable, but it will take years for trees to grow to any substantial size out here. And her plans to raise enough vegetables to be able to sell them at local farmers markets again raises questions about water usage, especially given the tenuous situation regarding our water wells in the area. All of these water and sewage impacts add up to the usage of multiple families by a single landowner for a commercial enterprise in a residential neighborhood.
6. Ms. Campos's stated target audience for her commercial enterprise are people suffering from "high stress" and PTSD. All of the neighbors out here support our military, law enforcement and first responders and most of us feel there is not nearly enough being done to help those afflicted by the high stress of their jobs and by PTSD. But the idea of numerable PTSD sufferers being in a residential neighborhood, especially one where residents and nearby hunters routinely discharge firearms, is more than alarming. Similarly, with multiple overhead helicopter flights on a daily basis, one can only imagine their impact on those suffering from PTSD. As much as we think a business offering yoga to those suffering from high stress and PTSD is a

laudable idea, there are commercial facilities much better suited to this practice than our rural residential neighborhood.

7. Ms. Campos's business project, especially the camp sites, will inevitably bring "wanderers" on foot and by vehicle to our neighborhood, severely impacting the solitude and quiet the residents have carefully sought out in moving here. As an example, we already routinely see people in four-wheel drive vehicles and quad runners driving around out here on our privately maintained roads looking for off-road recreational access. During hunting season, we see the number of vehicles traveling up and down our private roads, increase dramatically. We also encounter vehicles randomly parked, while hikers and hunters traverse PRIVATE LAND. Despite Ms. Campos's assertion that their will be "no motorized recreation vehicles" by her commercial enterprise, we have serious concerns about her clients and visitors driving and hiking around anyway.

While we support outdoor usage of *public lands*, the temptation of visitors to Ms. Campos's location, especially campers, to both drive around out here and wander around hiking, even if they are seeking access to the BLM land along the San Pedro, much less crossing PRIVATE LAND as they hike or even drive, is deeply disturbing. In one Facebook post, Ms. Campos lauds her site's proposed access to the Brite Spot steakhouse, "only a mile down the road by foot." While permanent or seasonal residents of the neighborhood are certainly welcome to walk down to the Brite Spot, the prospect of strangers walking down the road is less appealing. The idea of un-invited guests disturbing our peace and quiet is even more troubling.

8. Based on Ms. Campos's Facebook Posts over the past months about her business, it is clear that she has high hopes for her commercial enterprise and has dreams of an operation much larger than a few folks taking yoga and camping a few nights a year (search on Facebook for Bienestar Oasis).

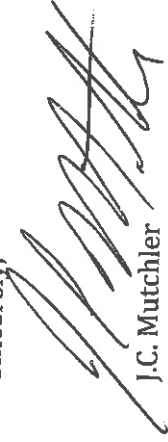
Although we strongly support small business and are empathetic to parts of her vision, such an operation belongs in a much more commercially zoned location, not in a rural residential neighborhood that treasures its rural character and does not want to see it disturbed.

As much as I wish Ms. Campos well and hope she can realize her dreams, I do not feel this commercial business project is an appropriate land use in our rural residential neighborhood.

I will be following up on this letter with a phone call to Robert Kirschmann, whom I understand to be the planner assigned to this Special Use Permit application. I will also be formally requesting copies of Ms. Campos's original Special Use Permit application packet. I would additionally like to write to and/or contact the individual members of the County Zoning and Planning board, but cannot find their names or addresses on the Cochise County Government website and would appreciate you providing those to me.

I am planning to attend the hearing on April 11<sup>th</sup> to voice my **STRONG OPPOSITION** to the project in person.

Sincerely,



J.C. Mutchler

11432 S Triple R Ranch Rd  
Hereford, AZ 85615  
520.366.2051

Parcel # 104 840 143

Special Use Docket SU-18-05 (Campos)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Residents are worried that campers will not be content sitting on the 20 acres. They will be out exploring the area by walking and riding through our residential areas. Camping also involves campfires, which is a tremendous fire hazard in the desert

(Attach additional sheets, if necessary)

PRINT NAME(S): Correen McNab William McNab  
SIGNATURE(S): *William McNab*  
*Correen McNab*

YOUR TAX PARCEL NUMBER: 104-84-030 F5 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning 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 4 PM on Monday March 26, 2018 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Robert Kirschmann at the contact information listed on page one by April 10, 2018 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the public hearing on April 11, 2018. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Robert Kirschmann, Planner II  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

**Special Use Docket SU-18-05 (Campos)**

       YES, I SUPPORT THIS REQUEST  
Please state your reasons:

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

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(Attach additional sheets, if necessary)

PRINT NAME(S): William McNab Correen McNab

SIGNATURE(S): William McNab  
Correen McNab

YOUR TAX PARCEL NUMBER: 104-84-002 F4 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning 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 4 PM on Monday March 26, 2018 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Robert Kirschmann at the contact information listed on page one by April 10, 2018 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the public hearing on April 11, 2018. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Robert Kirschmann, Planner II  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Re: Special Use Docket SU-18-05 ( Campos)

Julie Campos business, Bienestaroasis, no longer sounds like a yoga retreat. She is now talking about having therapy groups for people who are in high stress jobs or have stress related problems. She has mentioned groups of 10 and up to 30 individuals. This will definitely increase the traffic flow on Paloma Trail, which is already a very fragile road. This increased traffic will definitely up the road maintenance requirements. The residents living on the road are responsible for the repair and upkeep of the road. Julies offer to pay what everybody else pays will not cover the costs of the additional traffic her business will cause.

Special Use Docket SU-18-05 (Campos)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

*We are concerned that she does not appear to be the owner of the property. We are concerned that this is a corporation that would like to get a major camping organization established*

(Attach additional sheets, if necessary)

PRINT NAME(S): William McNab Correen McNab  
SIGNATURE(S): William McNab  
Correen McNab

YOUR TAX PARCEL NUMBER: 104-84-00256 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning 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 4 PM on Monday March 26, 2018 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Robert Kirschmann at the contact information listed on page one by April 10, 2018 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the public hearing on April 11, 2018. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Robert Kirschmann, Planner II  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Special Use Docket SU-18-05 (Campos)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

WE ARE ZONED RESIDENTIAL AND I DO NOT WANT A BUSINESS NEXT TO MY HOUSE. PALOMA TR. IS A PRIVATE ROAD THAT WE MAINTAIN AND WILL NOT SUPPORT THE ~~TRAFFIC~~ TRAFFIC. I FEEL TENTS AND RV SPACES WITH ATTRACT TRANSIENTS. DURING THE MONSOON SEASON PALOMA TR. WAS HARVOLT AND WE RESIDENTS CANNOT GET OUT FOR DAYS AT A TIME. WE NOT SUPPORTED BY THE COUNTY FOR ROADS REPAIRS

(Attach additional sheets, if necessary)

PRINT NAME(S):

CHARLES + SANDRA SMITH

SIGNATURE(S):

*Charles & Sandra Smith*

YOUR TAX PARCEL NUMBER: 104840356 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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COCHISE COUNTY

MAR 19 2018

PLANNING

Special Use Docket SU-18-05 (Campos)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

We think new people and more activity would contribute to the neighborhood and make it more interesting. Julie Campos appears to be a person of integrity with forward-looking ideas.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional sheets, if necessary)

PRINT NAME(S): KERRY P. HOPPER RICHARD W. HOPPER

SIGNATURE(S): *Kerry P. Hopper*  
*Richard W. Hopper*

YOUR TAX PARCEL NUMBER: 104-84-02802 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

Special Use Docket SU-18-05 (Campos)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

I have reviewed information provided by Campos and believe the proposed usage will benefit our area without crowding anyone, and with exactly the right attitude toward the environment - including their "no motorized vehicles" rule for chairs. I will be proud to have them as neighbors.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional sheets, if necessary)

PRINT NAME(S):

FRED BAKER

SIGNATURE(S):

*Fred Baker*

YOUR TAX PARCEL NUMBER: 104-84-036C

104-84-036D

(the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO:

Robert Kirschmann, Planner II  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

COCHISE COUNTY

MAR 19 2018

PLANNING

Special Use Docket SU-18-05 (Campos)

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

*Should be good for the community - hopefully they will be responsible for the upkeep of the road and adjacent.*

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

(Attach additional sheets, if necessary)

PRINT NAME(S): *Robert & Maridy McCullen*

SIGNATURE(S): *[Handwritten Signature]*

YOUR TAX PARCEL NUMBER: *10484017E*

(the eight-digit identification number found on the tax statement from the Assessor's Office)

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Bisbee, AZ 85603

Special Use Docket SU-18-05 (Campos)

YES, I SUPPORT THIS REQUEST  
Please state your reasons:

Development - even minor - will increase the value of my property and get us one step closer to having a chance at real improvements. We like the ideas of what Bienestar Oasis plans to provide for the community at large. What a beautiful dream. We've known this over 30 years & trust and admire her.

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

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(Attach additional sheets, if necessary)

PRINT NAME(S): Faye K Douglas  
Byron L Berry

SIGNATURE(S): *Faye K Douglas*  
*Byron L Berry*

YOUR TAX PARCEL NUMBER: 10484021005 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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Cochise County Planning Department  
1415 Melody Lane, Building E  
Bisbee, AZ 85603

## **Kirschmann, Robert**

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**From:** Derek Howlett <veganhowler@gmail.com>  
**Sent:** Wednesday, March 28, 2018 8:52 AM  
**To:** Kirschmann, Robert  
**Subject:** Bienestar Oasis Public Hearing

Hey Robert,

As a resident of Cochise County, I support Julie Campos' plans of building a yoga retreat center on her property in Hereford.

I am a fellow off grid homesteader and Cochise County is a beautiful place for this type of center to exist. This center will be environmentally friendly, clean, peaceful and will further encourage stimulation of the local economy which is something we can all agree on.

She will be using building strategies that will educate others on how off-grid type structures can be beneficial to the community. Many people will be helping her build these structures therefore educating themselves on how to become more independent and valuable residents of the area.

if you have any questions, you can email me back or call me at 520-270-5153.

Cheers,

Derek

Derek Howlett - [derek@divhomesteadprojects.com](mailto:derek@divhomesteadprojects.com)

**Raw Till Whenever** - <http://www.rawtillwhenever.com>

**Plant Meal Planner** - <http://www.plantmealplanner.co>

**DIYHomesteadProjects** - <http://www.diyhp.co>

**PortaPower.Solar** - <http://www.portapower.solar>

**YouTube** - <https://www.youtube.com/c/handeeman>

**Facebook** - <http://www.facebook.com/derek.howlett>

**Instagram** - <https://www.instagram.com/handeeman>