



Cochise County
Community Development
Development Services Department
Public Programs... Personal Service
www.cochise.az.gov

Docket No. 2018-0410
Date Received 2/22/18
Receipt No. 2018-00001218

SPECIAL USE AUTHORIZATION QUESTIONNAIRE
(TO BE PRINTED IN INK OR TYPED)

TAX PARCEL NUMBER/APN 405 38041, 405 38 012

APPLICANT DAVID VERDUGO AND ANASTACIA LAKE-VERDUGO

PHYSICAL ADDRESS OF THE PROPERTY 510 E GLOBO LANE
DOUGLAS AZ 85607

CONTACT TELEPHONE NUMBER 707-798-0447

EMAIL ADDRESS: DAVID@WINDSONGAZ.COM

PROPERTY OWNER (IF OTHER THAN APPLICANT) _____

PROPERTY OWNER'S MAILING ADDRESS 510 E GLOBO LANE
DOUGLAS AZ 85607

REQUIRED SUBMITTALS

- Questionnaire with all questions completely answered (attached).
- A Concept Plan or Preliminary Site Plan in 8 1/2" x 11" or 11" x 17" hard copy, or electronic in jpg or pdf format. Please note that if a Concept Plan is submitted for the Special Use Authorization, a complete Site Plan will be required when submitting the Non-Residential permit application.
- If the applicant is not the property owner, provide a notarized letter from the property owner granting permission to the applicant to apply for the Special Use Authorization and to act as the owner's representative.
- Any other Attachments or Information required to adequately analyze your request.
- Applicant's Certification and Acknowledgement

Bisbee Office
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

- Fees (\$300.00)
- Other Submittals as required based on the type, scope, and location of the proposed project
 - Hazardous or Polluting Materials Report
 - Off-site Improvement Plans
 - Soils Engineering Report
 - Landscape Plan
 - Hydrology/Hydraulic Report
 - Traffic Impact Analysis (TIA), Traffic Impact Statement (TIA), or Traffic Report (TR):
 - Outdoor Lighting Plan including lumen count

The Planner will advise you if and when any of the above attachments are required.

Project Description

In the following sections, thoroughly describe the proposed use that you are requesting. **Attach separate pages if the lines provided are not adequate for your response.** Answer each question as completely as possible to avoid delay in analyzing the request.

Describe the existing uses and structures on the property.

1400 SQFT / 1 BRM HOUSE 1000 SQFT / 1 BRM HOUSE
 GREENHOUSE/STUDIO, 2 25'X25' METAL STORAGE SHED,
 2 20'X40 STUDIOS/WORKSHOPS, SEVERAL VARIOUS SMALL SHEDS,
 PROPERTY WAS BEING USED TO HOST GEM + MINERAL SHOWS
 IN THE 1980'S AND 1990'S. NO PRESENT COMMERCIAL USE.

Describe the proposed uses, structures, and activities.

CONVERT 1 BRM 1400 SQFT HOUSE TO EVENT/DINING HALL. WITH
 COMMERCIAL KITCHEN. THIS WOULD BE USED FOR HOSTING WEDDINGS,
 COMMUNITY EVENTS AND SIMILAR ACTIVITIES. ONE OF THE STUDIOS
 WOULD BE USED AS A PORTRAIT STUDIO, GREENHOUSE WOULD
 BE USED FOR AUDIO + VIDEO PRODUCTION. WE WOULD ALSO LIKE
 TO BUILD UP TO 30 PRIMITIVE CABINS/TEPALS WITH TOILET AND SHOWERS.

Describe all the products and services that will be produced or sold.

PROPERTY WOULD BE USED TO HOST PRIVATE EVENTS (WEDDINGS,
 CORPORATE RETREATS, FAMILY REUNIONS), PUBLIC EVENTS (SUMMER CAMPS,
 COMMUNITY EVENTS). OUR MEDIA CREATION STUDIO WOULD BE
 FOCUSED ON CREATING CONTENT BASED ON ACTIVITIES OF THE PROPERTY.
 FOOD WOULD BE SERVED FROM THE COMMERCIAL KITCHEN, AND A
 NUMBER OF HANDMADE CRAFTS WOULD BE AVAILABLE FOR SALE.
 CAMPING FOR 50-75 PEOPLE

What is the proposed time frame for construction and operation, including phasing if applicable?

EVENTS AND MEDIA STUDIO CAN BE READY TO LAUNCH BY
 SUMMER 2018. CAMPGROUND + CABINS WOULD BE BUILT OVER
 THE NEXT 5 YEARS

Provide the following information (when applicable):

Days and hours of operation: Days: 7 Hours (from 8 AM to 10 PM) (CAMPING WOULD BE 24 HOURS.)

Number of employees: Initially: 2 Future: 10

Number per shift Seasonal changes _____

Total truck traffic, including deliveries and shipment (e.g., by type, number of wheels, or weight)

MINIMAL TO NO BIG TRUCKS EXPECTED. SUPPLIES CAN BE PICKED UP IN OUR FORD RANGER

At what time of day, day of week and season (if applicable) is traffic the heaviest?

PEAK TRAFFIC WOULD BE BEFORE AND AFTER A WEDDING. APPROX 2pm + 10pm

Describe the physical access to your site.

PAVED ROAD GOES TO WITHIN 3/4 OF A MILE. GLOBE LN IS DIRT, NON-COUNTY MAINTAINED. I HAVE SPENT MANY HOURS REPAIRING IT BY HAND, AND IT IS NOW A DECENT ROAD. OUR PROPERTY HAS PAVED STREETS AND SIDEWALKS. ALL LEVEL GROUND

Identify how the following services are or will be provided:

| | Existing Utility Company/Service Provider | Proposed provisions to be made if services are not currently on site |
|-----------------|---|--|
| Water | WELL | |
| Sewer/Septic | SEPTIC | |
| Electricity | APS | |
| Natural Gas | N/A | |
| Fire Protection | SUNNYSIDE FD | |

Describe all outdoor storage and activities.

PERSONAL OUTDOOR ACTIVITIES WOULD INCLUDE GARDENING

OUTDOOR ACTIVITIES RELATED TO THE BUSINESS: PICNICS, CAMPING, BBQ (PRE-APPROVED LOCATION ONLY! NO OPEN FIRES ALLOWED), CLASSES ON GARDENING, AND VARIOUS COMMUNITY FUNCTIONS

What noise, vibrations, dust, smoke, or odors will be produced that can be detected on neighboring properties? How will they be mitigated, controlled, or reduced?

WE BELIEVE THE IMPACT TO OUR NEIGHBORS WILL BE MINIMAL, BUT WILL BE TAKING THE FOLLOWING PRECAUTIONS:
ALL ACTIVITY WILL BE CONDUCTED 1000' OR MORE FROM EXISTING NEIGHBORS. QUIET TIME FROM 10PM - 8AM WILL BE STRICTLY ENFORCED. WE WILL PLANT A WALL OF TREES BETWEEN US AND OUR NEIGHBORS.

If any activities will attract pests, what measures will be taken to control them?

I DON'T BELIEVE IT WOULD BE AN ISSUE, BUT IF IT WAS, WE WOULD CALL AN EXTERMINATOR FIRST, THEN ADDRESS THE UNDERLYING CAUSES (POSS TRASH MANAGEMENT ETC)

What screening, if any is proposed?

ALTHOUGH NOT REQUIRED, WE PLAN TO PLANT PINE/SUNNERS AROUND THE BORDER OF OUR PROPERTY (ETA 2 YRS)

Describe all outdoor lighting, including lighted signs.

OUTDOOR LIGHTING WILL BE ACCOMPLISHED WITH BISTRO STYLE STRING LIGHTS AND LOCALIZED FLOOD LIGHTS IN PARKING AREA AND NEAR RESTROOMS, SHOWERS, ETC

Describe the locations and dimensions of all existing and proposed signs, including any attached to a building.

5' x 4' sign out front at driveway. We will use small (2' x 4') portable signs to indicate where guests shall park.

Is there any regulated flood plain on the property?

Yes ___ No

Are there any washes within 300 feet of the property? (not within 300 FT of used property.)

Yes ___ No

NEARBY SEASONAL WASH IS ABOUT 450 FT AWAY

Show on-site drainage flow on the site plan. Will drainage patterns on site be changed?

Yes ___ No

Will washes be improved with culverts, bank protection, crossings or other means?

Yes ___ No

If yes to any of these questions, describe and/or show on the site plan.

Show dimensions, locations, and materials of parking areas (including ADA parking), loading areas, and driveways.

Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)?

Yes ___ No If yes, show details on the site plan.

* EXCEPT I WILL CONTINUE TO WORK ON THE ROAD

How many acres will be cleared? 5 ACRES

If more than one acre is to be cleared, describe the proposed dust and erosion control measures to be used.

What specific measures will be taken to conserve water on-site? Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described.

WE WILL BE DIGGING RAINWATER HARVESTING SWALES AROUND OUR TREES, AND CHOOSING WATER-WISE PLANTS.

Describe proposed landscaping, including what plants and materials are proposed.

ORNAMENTAL CACTUS, SUCCULENTS, AND SIMILAR WILL BE PLANTED THROUGHOUT THE PROPERTY. JUNIPER, PINE TREES WILL BE PLANTED NEAR PROPERTY LINES.

Does the proposed use involve hazardous materials?
No Yes If yes, complete the attached Hazardous Materials attachment.

Applicant's Statement

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, any required attachments, and on the concept plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Special Use Authorization.

Applicant's Signature  

Print Applicant's Name DAVID VERDUGO ANASTASIA LAKE VERDUGO

Date signed 2/20/18

February 23, 2018

Re: 510 E Globo Lane Special Use Application

On February 8, 2018, we mailed out letters to 150 of our neighbors. We described our event center + campground project. We let them know that we wanted to hear from them, especially if they had any concerns about the project.

As of today, 2/23, we have heard from seven of our neighbors, two of whom we had never spoken to before. All have voiced overwhelming support for our projects; two offered to let us use their land in any way that would benefit the project. We have received no neutral or negative feedback about our project.

I hope this assists in the permitting process.

Signed,

A handwritten signature in black ink, appearing to read 'David Verdugo', written in a cursive style.

David Verdugo

Windsong, Arizona

*Community Events, Camping, and Private Functions
In the heart of Cochise County, Arizona*

Concept Plan & Permit Application

What is Windsong?



The Basics

- ◆ Existing Property: 120 acres, 10 miles north of Douglas, AZ. Multiple brick buildings with a ranch style feel.

- ◆ Property was used for hosting gem and mineral shows in the 1980's and 1990's.



Our Goals for the Property

We plan to host private events, such as weddings, quinceañeras, and corporate retreats. Our unique location mixed with the services and accommodations we can offer will attract a variety of clients from Tucson, Phoenix, and more distant markets.

We intend to use our facilities to host community-enriching courses, events and gatherings, such as a free summer camp for the children of McNeal, Elfrida, Double Adobe, and Douglas.

We plan to have an onsite portrait studio, as well as an online media (audio+video) studio which will be used to produce content based on the events we are hosting, such as photography and videography for a wedding.

Our goal is to turn our property into a high end
(but not high traffic) destination, while simultaneously
benefitting our community and neighbors.

Development Needs & Plans

The building we want to use to host events is an existing house (1400sqft, 1 bedroom). It has a room that is 20'x50' that would make a perfect dining/events hall.

There is an aging kitchen, which we would like to remove and replace with stainless steel sinks and counters. Our goal is to build the kitchen to meet the codes necessary to offer catering services.

The house is in need of some cosmetic repairs (old linoleum, chipped paint), and we would like to add a larger patio, but is otherwise well suited for this purpose. It makes the perfect place to host small to medium sized events. We know — we hosted 65 of our family and friends for our wedding in 2017, and the space worked beautifully.



Outdoor Patio

20x50

Commercial Kitchen - Reception Hall

Parking

Google

Development Needs & Plans

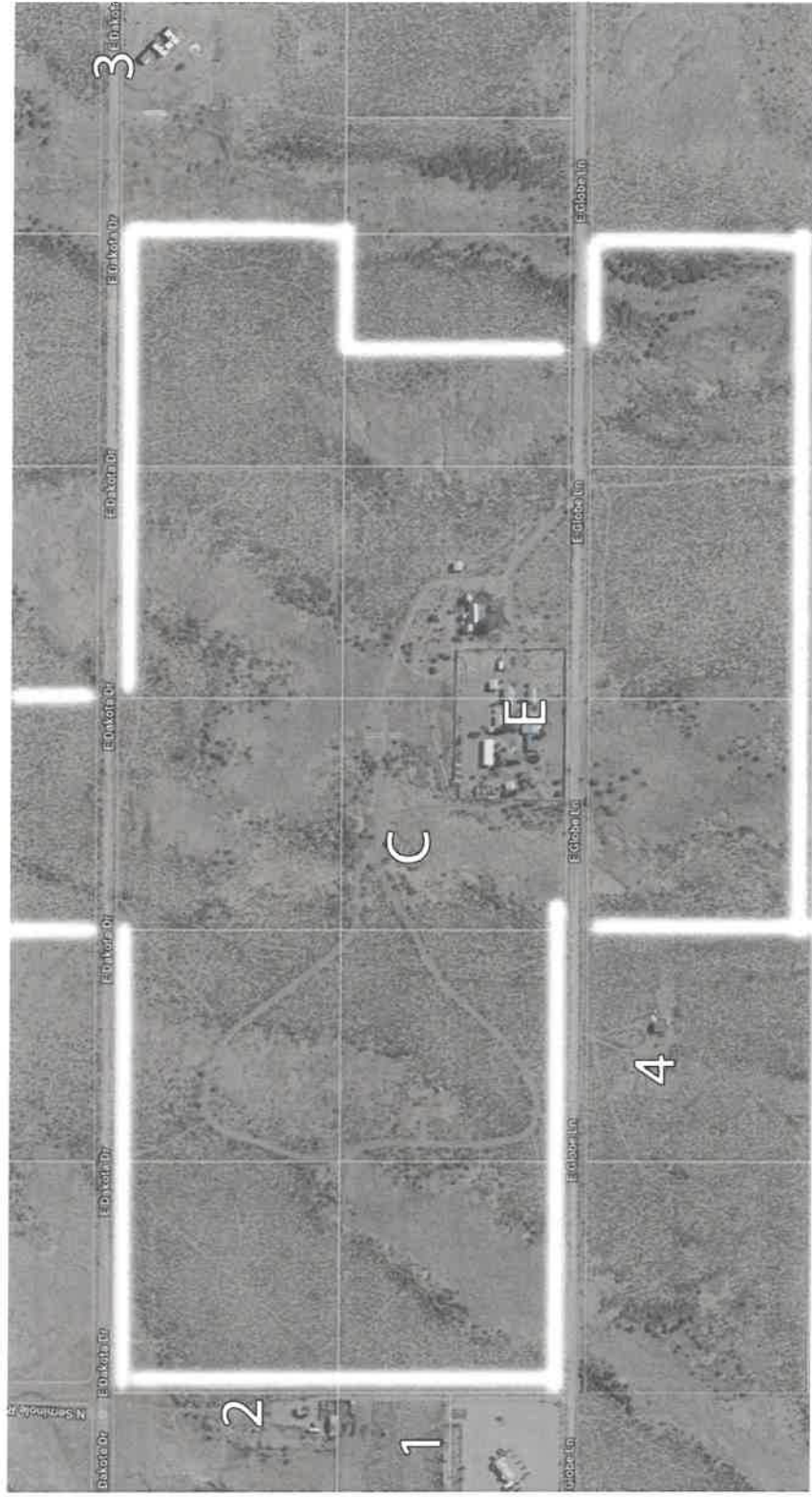
We also plan to use an existing building as a portrait studio, and another building as a media studio (audio and video) that creates online content. Both existing structures are well suited to this purpose and need no development.

Once these wings of the business are underway, we want to build a campground. This will allow us to offer our property as a place to host corporate retreats and similar events. We would like to eventually build a picnic & grilling area, 2 showers, 4 toilets, tent camping spaces, RV parking spaces, and 25-30 'microcabins' (primitive buildings such as teepees or adobe that are small and have no electricity or water). We anticipate this will take several years to complete.

Project: 510 E Globo Lane -- Special Use Permit Application -- Events & Camping

LOCATION OF PROJECT

Property is 9 miles north of Douglas, near the Bisbee-Douglas International Airport



Our property boundaries - 13 parcels, 120 acres

E = where events will occur C = where camping will occur

Nearest neighbors are marked above:

- 1: 1200 ft from where events would occur, 1000ft from camping, no visual access
- 2: 1200 ft from events, 1000ft from camping. No visual access
- 3: 1400 ft from events & camping. No visual access
- 4: This property is abandoned/dilapidated

Project: 510 E Globo Lane Special Use Permit

Adding a wall of pine/juniper trees to minimize neighbor disturbance by 2019



Project: 510 E Globo Lane -- Special Use Permit Application PARKING PLAN

For small events (less than 25 people), guests can park in existing paved area.

To accomodate larger events, we will clear and compact a 800sqft area to the north



Project: 510 E Globo Lane -- Special Use Permit Application --

Existing structure will be spruced up. Aged kitchen to be replaced with s. Steel fixtures to offer catering services. Projected date of completion: June 2018

Portrait Studio & office - To be opened late 2018



Project: 510 E Globo Lane – Special Use Permit Application

For the eastern portion of our property, we plan to build a sculpture garden, and use an existing structure as a media studio. We will build a gravel parking lot if needed.



Project: 510 E Globo Lane -- Special Use Permit Application. Location of campground + existing drainage pattern

Campground, including:

8-12 tent camping sites (No open fires)

20-30 primitive style cabins (adobe, teepee, tent cabins) 150-175 sq ft, no electrical or mechanical.

5-10 RV parking spots.

Ticnic tables & grill area, toilets, and showers.

