



**Cochise County**  
**Community Development**  
Planning, Zoning and Building Safety Division  
*Public Programs...Personal Service*  
www.cochise.az.gov

Docket No. SU-18-05  
Date Received 02/22/18  
Receipt No. 1222

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

TAX PARCEL NUMBER/APN Parcel# 10484028B

APPLICANT Julie A. Campos

PHYSICAL ADDRESS OF THE PROPERTY E. Javelina Drive, south west of S. Paloma Trail

CONTACT TELEPHONE NUMBER 520-353-5492

EMAIL ADDRESS: bienestaroasis@gmail.com or campos.julie923@gmail.com

PROPERTY OWNER (IF OTHER THAN APPLICANT) Michael E. Richardson

PROPERTY OWNER'S MAILING ADDRESS 1545 NW Market St., #300, Seattle, WA 98107

**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

**Planning, Zoning and Building Safety**  
1415 Melody Lane, Building E  
Bisbee, Arizona 85603  
520-432-8300  
520-432-8278 fax  
1-877-777-7958  
planningandzoning@cochise.az.gov

**Highway and Floodplain**  
1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-8300  
520-432-8337 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.

There are no existing structures on the property. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**DESCRIBE THE PROPOSED USES, STRUCTURES & ACTIVITIES:**

- \*Camping areas consisting of 3 tents and 2 earthbag domes (less than 200 sq ft each) -example photo attached
- \*toilet / shower block for campers (3 toilets & 3 showers)
- \*Small outdoor/indoor kitchen with sink, barbeque, counter-top workspace, picnic tables & benches
- \*Permaculture organic gardens
- \*Yoga/meditation/retreat multi-use building space, approx. 2500 sq ft of open space.
- \*Art Studio
- \*Green house & chicken coop
- \*5 parking spaces
- \*2 employees

I plan to be off-grid with the property, relying on a solar energy system, propane, rain water reclamation and reuse, and grey water filtration and reuse. The property and business will be as environmentally friendly as possible with as little impact on the land and surrounding areas as possible while regenerating the soil using permaculture design and practices. We aim to provide a quiet, peaceful space for our clients, no motorized recreation vehicles or the like will be in use. One of the main goals of the business is to provide meditation and stress relief sessions and workshops to active-duty and retired military, first responders, law enforcement, border patrol agents and others in high-stress jobs and sufferers of PTSD. We plan to use regenerative principals in all areas of our residence and business on the property, living in harmony with the land and our neighbors. Whenever possible, I plan to plant trees to create a natural screen between our property and that of our neighbors so that others' views of the beautiful landscape is not interrupted by our house or other structures.

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

Products: fruit, vegetables grown in the garden, yoga products such as mats, bolsters & blankets, \_\_\_\_\_  
 artwork produced on site \_\_\_\_\_

Services: camping areas & overnight accommodation in tents, yoga, meditation workshops & classes, \_\_\_\_\_  
 art lessons and workshops, gardening workshops \_\_\_\_\_

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

Once permits and approval granted, 1) septic system to be installed, followed by 2) private residence constructed, 3) camping areas constructed and tents erected, 4) gardens laid out and developed. When budget, time and approvals available, yoga studio to be constructed.

Provide the following information (when applicable):

Days and hours of operation: Days: Tues-Sun Hours (from 7am AM to 8pm PM)

with the exception of campers.  
Camping areas open 24/7. Closed during monsoon season

Number of employees: Initially: 0 Future: 2

Number per shift Seasonal changes business to be closed during monsoon season

Total truck traffic, including deliveries and shipment (e.g., by type, number of wheels, or weight)  
No regular truck shipments anticipated

At what time of day, day of week and season (if applicable) is traffic the heaviest?  
weekends, 10am-3pm, Sept-May

Describe the physical access to your site.

E. Javelina Trail is a graded, unpaved road, current gate to property is 10 ft wide and will be expanded to 16 ft. wide gate. Driveway is graded, gravel-topped drive

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	water provided by rainwater capture & filtration, existing well and grey water capture and filtration (for trees on site)	
Sewer/Septic	septic system (already county approved) to be installed	
Electricity	solar energy system to be installed upon permit approval	
Natural Gas	none	
Fire Protection	Palominas fire department, dry brush clearing, fire extinguishers to be on site	

Describe all outdoor storage and activities.

Outdoor activities: nature walks, gardening, yoga practice, games such as corn hole, volleyball and/or badminton

Storage: storage space will be incorporated into the indoor/outdoor kitchen, the yoga studio, and the greenhouse as well as our private residence

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?

none except for the occasional sound of a generator. We will use the quietest generators on the market

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

None. All gardening, composting, etc. will be done using Permaculture design and principles. Therefore we grow plants that will attract beneficial insects and repel harmful insects. Fencing and bordering will aim to deter javelina and other destructive wildlife while maintaining a natural balance

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What screening, if any is proposed?

Trees such as figs, pomegranates, date palms, poncianna, loquat and mulberry will be used around the property, particularly along driveway(s) and buildings to screen any traffic and buildings

Describe all outdoor lighting, including lighted signs.

All outdoor lighting (along walkways and driveways) will be solar powered with low lumen to reduce and avoid light pollution  
Light fixtures to be placed only where light is needed and use full cut-off fixtures to direct light downward where needed

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

Currently there are no existing signs. Proposed signs will be on the front gate/fence of the property no larger than 10' x 10'  
Signs on buildings will be limited to directing clients to specific areas (toilets, showers, kitchen, exit, entrance, fire extinguishers, etc)

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Is there any regulated flood plain on the property?

Yes \_\_\_ No x

Are there any washes within 300 feet of the property?

Yes x No \_\_\_

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

Yes x No \_\_\_ See septic site plan attached

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

Yes \_\_\_ No x

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. ADA parking spot (1) will be located adjacent to Yoga Studio and will comply with US federal regulations and guidelines

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

Yes \_\_\_ No x If yes, show details on the site plan.

How many acres will be cleared? approx. 5 acres for residence, camping areas, gardens and yoga studio / outdoor spaces  
If more than one acre is to be cleared, describe the proposed dust and erosion control measures to be used.

Dust and erosion to be controlled with addition of trees, plants, and mulch (garden areas) trees and gravel \_\_\_\_\_  
(driveways, walkways), concrete foundations (residence, shower/toilet block, outdoor/indoor kitchen) and \_\_\_\_\_  
addition of trees and shrubs and mulch (camping areas) \_\_\_\_\_

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.

All faucets, shower heads and toilets will be low-flow and water saving. Camping showers and faucets will be on timers. \_\_\_\_\_  
An extensive rainwater capture, filtration and re-use system will be in place, a greywater filtration and re-use system \_\_\_\_\_  
will be in place to feed the trees. All cleaning products will be biodegradable and grey-water friendly. \_\_\_\_\_

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

In addition to the trees listed page 4 under the "screening" question, a variety of vegetables, beans, edible flowers and cacti will be planted in order to create a "food forest" on the property. An extensive amount of mulch, organic compost, and worm casting will be used to regenerate the soil and feed the food forest.

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 \_\_\_\_\_

Julie A. Campos

Date signed \_\_\_\_\_

18 February 2018





**Figure 1 Camping Tent – example**



**Figure 2 Earthbag Domes - example**

FUTURE WOOD DECKS  
FOR TENTS

Michael E. Richardson  
1545 NW Market St., #300  
Seattle, WA 98107

17 February 2018

Cochise County  
Community Development  
Planning, Zoning and Building Safety Division  
Cochise County, AZ

**RE: Permission for non-owner of property to apply for Special Use Permit**

I, Michael E. Richardson, property owner of parcel number 10484028B, E. Javelina Trail, Hereford, Arizona 85615, grant permission to Julie A. Campos to apply for the Special Use Authorization and to act as my representative for this parcel of land. Should you have any questions regarding this permission, please contact me at the address, phone number or email address above.

Signed,



Michael E. Richardson

Notary Public see attached notary paperwork

Date \_\_\_\_\_

CERTIFYING OR ATTESTING A DOCUMENT: LETTER REGARDING SPECIAL  
USE PERMIT

STATE OF WASHINGTON

COUNTY OF KING

On this day personally appeared before me MICHAEL RICHARDSON, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Signature of individual(s) 

Date 2/19/2018

Given under my hand and seal of office this 19<sup>TH</sup> day of FEBRUARY, 2018.

Notary Signature 

Notary Public residing at 1752 NW MARKET ST, SEATTLE, WA 98107

Printed Name: LINDSEY PALMQUIST

My Commission Expires:

10/19/2020



If any changes need to be made to this approved site plan due to conflicting requirements from any other County department, this site plan must be re-approved by the Planning Department BEFORE any construction begins.

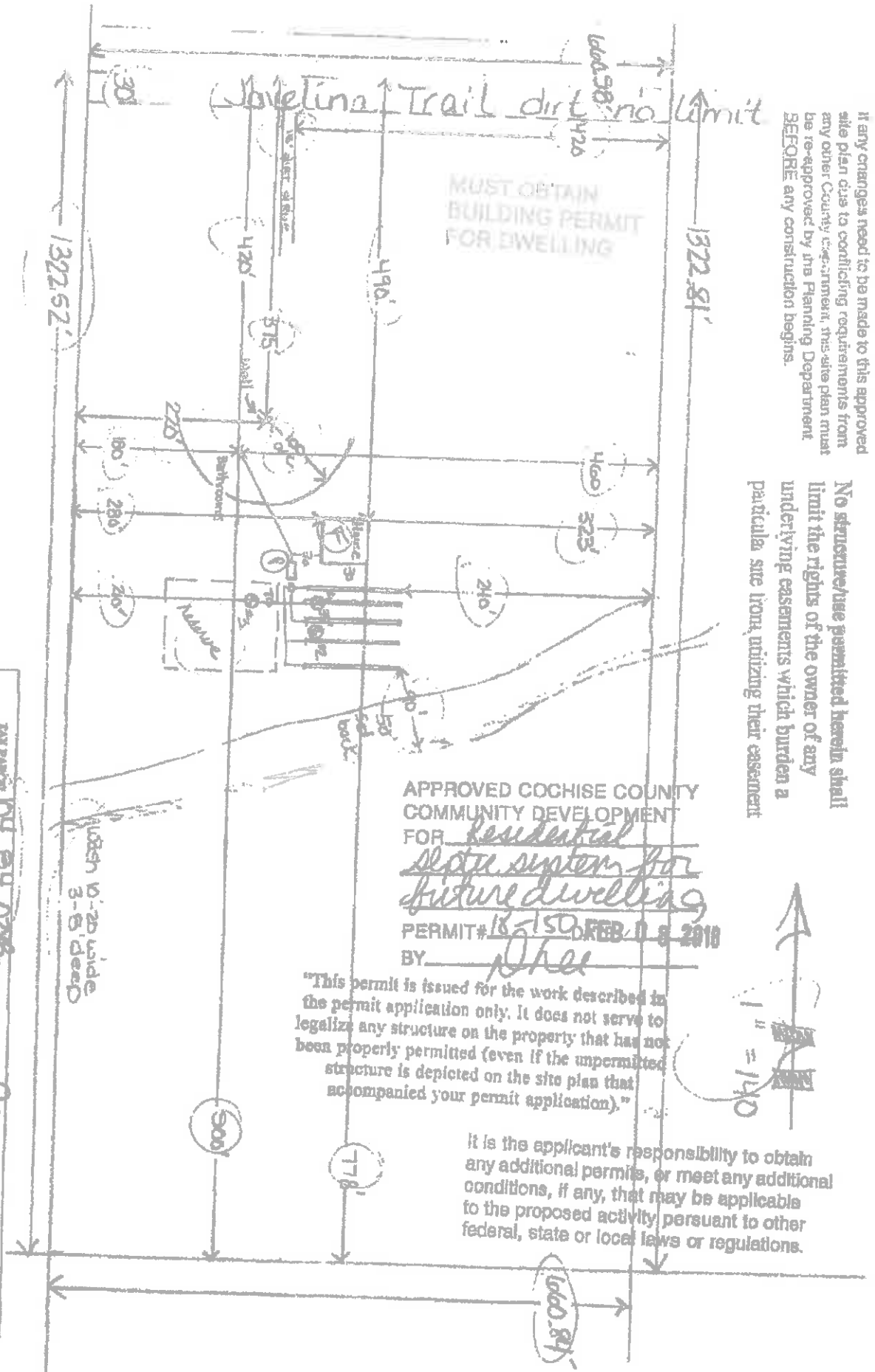
No structure/use permitted herein shall limit the rights of the owner of any underlying easements which burden a particular site from utilizing their easement

MUST OBTAIN BUILDING PERMIT FOR DWELLING

APPROVED COCHISE COUNTY COMMUNITY DEVELOPMENT FOR Residential Septic system for future dwelling PERMIT # 18-150 FEB 08 2018 BY Dhee

"This permit is issued for the work described in the permit application only. It does not serve to legalize any structure on the property that has not been properly permitted (even if the unpermitted structure is depicted on the site plan that accompanied your permit application)."

It is the applicant's responsibility to obtain any additional permits, or meet any additional conditions, if any, that may be applicable to the proposed activity pursuant to other federal, state or local laws or regulations.



Property lines - P/L - P/L water lines - W - W - gas lines - G - G - Public utility easement - P/UE - P/UE electric - E - E - Fences - F - F - setbacks and dimensions - S - S -

Water Electric Gas Public utility easement Setback

ZAX BAKER, P/E BY 0286 AMERICAN WATER Campos

DATE: 02/08/2018

I certify that this plan indicates all setbacks, correct property and building dimensions, setback distances, areas and easements, road cuts, walls and/or structures on or within 200' of the property, to the best of my knowledge. I also certify that I have taken all steps to confirm accuracy and accuracy of my proposed plans.

Signature: D Baker Date: 2/8/2018



**Bienestar Oasis**  
Wellness • Permaculture • Yoga • Art • Sustainability  
Hersford, Arizona, USA

E. Javelina Trail  
520-353-5492  
bienestaroasis@gmail.com

16 Feb 2018

Mailed to  
List on  
17 Feb 2018

Dear Friends and Neighbors,

My name is Julie Campos and I represent my new business Bienestar Oasis, which I am looking to establish on our family's 20 acres of land at E. Javelina Trail (Parcel #10484028B) where my husband and I will also be building our residence. The business will involve the following:

- Camping areas consisting of 3 tents and 2 earthbag domes (less than 200 sq ft each) -example photo attached
- Permaculture organic gardens
- Yoga/meditation/retreat multi-use building space, approx. 2500 sq ft of open space.
- Art Studio
- 5 parking spaces
- 2 employees

I plan to be off-grid with the property, relying on a solar energy system, propane, rain water reclamation and reuse, and grey water filtration and reuse. The property and business will be as environmentally friendly as possible with as little impact on the land and surrounding areas as possible while regenerating the soil using permaculture design and practices. We aim to provide a *quiet, peaceful* space for our clients, no motorized recreation vehicles or the like will be in use.

One of the main goals of the business is to provide meditation and stress relief sessions and workshops to active-duty and retired military, first responders, law enforcement, border patrol agents and others in high-stress jobs and sufferers of PTSD.

We plan to use regenerative principals in all areas of our residence and business on the property, living in harmony with the land and our neighbors. Whenever possible, I plan to plant trees to create a natural screen between our property and that of our neighbors so that others' views of the beautiful landscape is not marred by our house or other structures.

The county requires us to go through the zoning process of acquiring a special use authorization. Part of that process includes getting feedback from you, our neighbors.

You will also be receiving a letter from the county, with contact information in case of objections to the project. If you have any concerns, questions or objections, I humbly ask and encourage you to contact me first. I am happy to address them, and it may be something I haven't thought of that will make the project that much better. I would like this to be a win-win for us, our clients, and for you as our neighbors and community.

Thank you for your time and consideration. Please find my contact information above.

Sincerely,

  
Julie A. Campos

BAKER FRED  
PO BOX 150  
DEER LODGE MT 59722

FABIAN RICHARD L & ELAINE HALLGA  
PO BOX 56  
HANOVER NM 88041

MUTCHLER JACK COOPER JR  
11432 S TRIPLE R RANCH RD  
HEREFORD AZ 85615

BAUMBERGER JOHN H REVOCABLE TR  
PO BOX 2548  
SILVER CITY NM 88062

GOFF MICHAEL BRENNAN  
49 TERRA DR  
SIERRA VISTA AZ 85635

PAUL SOCORRO O  
8951 E HAWTHORN LANE  
HEREFORD AZ 85615

BENITES PETE E  
PO BOX 1202  
BISBEE AZ 85603

GRINSTEAD PAT W & JANET A  
423 N HUACHUCA BLVD STE B  
HUACHUCA CITY AZ 85616

PLH INVESTMENTS LLC  
6719 E MALCOMB DR  
PARADISE VALLE AZ 85253

BERRY BYRON L & FAYE K  
305 14TH TERRACE  
BISBEE AZ 85603

HALLGARTH ELAINE F & RICK L FABIA  
PO BOX 56 - 118 ORTIZ RD  
HANOVER NM 88041

RITTS BRIAN  
9811 111TH AVE NE  
KIRKLAND WA 98033

COTTON NANCY LYNN  
PO BOX 4114  
SIERRA VISTA AZ 85636

HOPPER LIV TRUST  
2405 MCKINLEY AVE APT E10  
EL PASO TX 79930

RYNES RAYMOND  
5126 W REDFIELD RD  
GLENDALE AZ 85306

DASH MAJID  
1611 IRONMASTER ST  
SIERRA VISTA AZ 85635

JEAN SANDRA  
10946 E JAVELINA TRL  
HEREFORD AZ 85615

SPEER RICHARD  
PO BOX 1793  
ORACLE AZ 85623

DE ANDA EDWARD & CONNIE  
991 E HUNT RD  
HUACHUCA CITY AZ 85616

LIZZARD LLC  
PO BOX 2727  
SIERRA VISTA AZ 85636

STONER MICHAEL  
10263 S HONEYSUCKLE DR  
HEREFORD AZ 85615

DEMARCO RONALD P & LINDA B  
10923 S PALOMA TRL  
HEREFORD AZ 85615

LUCIBELLO DONOVAN & CHARLA A  
1619 KNIGHT ST  
HELENA MT 59601

WILCOX DENNIS J JR  
PO BOX 3712  
SIERRA VISTA AZ 85636

DONALLY JAMES MAXWELL  
PO BOX 15334  
FRITZCREEK AK 99603

LUNA DAVID  
603 PECOS AVE  
SANTA ROSA NM 88435

WOOD ROBIN P  
28345 PLEASANT MOON  
SILVERADO CA 92676

ESCAMILLA JESUS & ANA  
11288 S LOGANS RUN  
HEREFORD AZ 85615

MCNAB WILLIAM A & CORREEN J  
11017 CALLE GAVILAN  
HEREFORD AZ 85615

Record of Feedback for Application for Special Use Permit  
for Bienestar Oasis, Parcel # 10484028B

- Prior to purchasing the property, I had email correspondence (beginning 29 September 2017, attached) with Sandra Jean, the immediate neighbor to the east of the property to gauge her feelings about having this commercial property next to hers. Her response was very favorable.
- I corresponded with Peter Gardener and Mike Izzo (beginning 28 September 2017) regarding rules and regulations for having a property like this. My correspondence (attached) with Mr. Izzo and Mr. Gardner were also prior to purchasing the property.
- I mailed 23 copies of letter (attached) on 16 February 2018 notifying neighbors of my intentions with my business, Bienestar Oasis.
  - I received 2 letters back as 'undeliverable'
  - I received 3 email messages (attached) in response to the letters and 1 phone call as detailed below
    - Email messages (attached) received from:
      - 1) Linda deMarco on 5 March 2018
        - Replies (attached) sent on 7 March 2018, 16 March 2018, and 19 March 2018
      - 2) Kerry Hopper on 22 February 2018 – in support of project
        - Reply (attached) sent on 22 February 2018
      - 2) Faye Douglas and Byron Berry on 20 March 2018 - in support of project
        - (no reply sent as I saw them within 24 hours of receipt of email message)
    - Phone call in support of project
      - From Donovan Lucibello on 26 February 2018 at 5:28pm



Julie Campos Farmer <campos.julie923@gmail.com>

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## Contact information and more

3 messages

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Gardner, Peter B <PGardner@cochise.az.gov>

Thu, Sep 28, 2017 at 8:48 AM

To: "campos.julie923@gmail.com" <campos.julie923@gmail.com>

Julie,

Here is the contact information, along with a letter template and the Application packet for when you're ready. Please let me know how I may be of further assistance. Thanks and regards,

**Peter Gardner**

Planner I

Cochise County Community Development

Planning, Zoning, and Building Safety Division

1415 Melody Lane, Building E

Bisbee, AZ 85603

520-432-9300

520-432-9278 fax

*Public Programs...Personal Service*

[www.cochise.az.gov](http://www.cochise.az.gov)

3 attachments

 SKM\_224e17092807540.pdf  
51K

 Draft Neighborhood Notification Template.docx  
22K

 Special Use Application 06172016.pdf  
310K

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Julie Campos Farmer <campos.julie923@gmail.com>  
To: "Gardner, Peter B" <PGardner@cochise.az.gov>

Mon, Oct 9, 2017 at 10:27 PM

Hi Peter,

Thank you for the forms, addresses, and draft letter.

If all goes according to the current timeline, I will officially own the parcel on 26 October so I plan to send the letters and submit the special use application after that date.

I think you mentioned that once I send the letters and submit the special use application, there is a county meeting where residents have the opportunity to voice their opinions/concerns, etc? I believe you said that the next one is 15 December but I will not be back in the USA until mid January. Please can you tell me when the next meeting is after 15 December?

Thank you,  
Julie Campos

[Quoted text hidden]

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**Gardner, Peter B** <PGardner@cochise.az.gov>  
To: Julie Campos Farmer <campos.julie923@gmail.com>

Tue, Oct 10, 2017 at 1:35 PM

Julie,

The meetings are always the second Wednesday of the month. The first meeting of the new year in January 10. The official submittal deadline for that meeting is November 24, but we can usually accommodate a few days into the next week, particularly because that Friday the County will be closed for the holiday.

**Peter Gardner**

Planner I

Cochise County Community Development

Planning, Zoning, and Building Safety Division

1415 Melody Lane, Building E

Bisbee, AZ 85603

520-432-9300

520-432-9278 fax

**Public Programs...Personal Service**

[www.cochise.az.gov](http://www.cochise.az.gov)

**From:** Julie Campos Farmer [mailto:[campos.julie923@gmail.com](mailto:campos.julie923@gmail.com)]  
**Sent:** Monday, October 09, 2017 10:27 PM  
**To:** Gardner, Peter B <PGardner@cochise.az.gov>  
**Subject:** Re: Contact information and more

[Quoted text hidden]



Julie Campos Farmer <campos.julie923@gmail.com>

## Gray water/Composting toilet

3 messages

Izzo, Michael D <Mizzo@cochise.az.gov>

Thu, Sep 28, 2017 at 9:25 AM

To: "campos.julie923@gmail.com" <campos.julie923@gmail.com>

Cc: "Gardner, Peter B" <PGardner@cochise.az.gov>, "Vincent, Jennifer M" <JVincent@cochise.az.gov>

Per our today's telephone conversation with Peter Gardner and your request I'm clearing up the confusion on design considerations for gray water and kitchen ww following GP 4.03. Please see the options below:

1. If gray water (GW) is separated from kitchen waste water (KWW)- a separate storage tank should be designed for GW and an interceptor for KWW should be designed per R18-9-E303(F).
2. If GW and KWW are combined, the interceptor should be designed for the total design flow of GW and KWW.
3. The disposal system should be designed for total design flow in both cases (1 &2) stated above.

What this means is that you still need a septic system designed for all receptacles or two separate systems designed for separation uses. Bottom line is you still need a septic system. Composting toilets are approved for residential use only and must be counted in your fixture unit count when designing your septic system.

My plan is to:

1. build a private residence from shipping containers based on architect's Benjamin Garcia Saxe's Containers of Hope Design<<https://www.architectural.com/benjamin-garcia-saxe-architecture-containers-of-hope/>>. In fact, I have already purchased the architectural plans and designs from Mr. Garcia Shipping Saxe's firm.

containers are approved however the plans must be drawn by an Arizona licensed registrant.

- b) Have permaculture organic gardens and hopefully sell some of the produce. A Peter Gardner question
- c) Have camping/glamping areas (4 tents maximum) Sounds like a "special use" again see Peter Gardner.
- d) all grey water to filter & be naturally treated through purpose built wetland filtration system using gravel, sand and reed beds/ponds.(based on Art Ludwig's Create an Oasis with Greywater<[https://www.amazon.com/New-Create-Oasis-Greywater-6th/dp/0964343339/ref=sr\\_1\\_1?ie=UTF8&qid=1506579938&sr=8-1&keywords=creating+an+oasis+with+grey+water](https://www.amazon.com/New-Create-Oasis-Greywater-6th/dp/0964343339/ref=sr_1_1?ie=UTF8&qid=1506579938&sr=8-1&keywords=creating+an+oasis+with+grey+water)>) I'm not familiar with this book however keep in mind gray water can not be used as a watering source for food products.
- e) eventually build a yoga/meditation/retreat space (approx 2000-3000 square feet) made of strawbale construction. Strawbale construction is restricted to residential use only.

From the beginning I plan to be off-grid with the property, relying on solar energy, propane, rain water reclamation, grey water filtration, and the registered well already on the property. I also plan to have a composting toilet system, based on Joseph Jenkins' research and information.

My questions for you are these: Is it a requirement to have a septic system if I am using composting toilets? Based on the information I have provided, do you see anything that would not be permitted by Cochise County Planning & Zoning? (realizing that you don't have enough information at this time to give an official stamp of approval but does anything stand out as glaringly illegal or impermissible?)

Please let me know if you have any question.

Thanks. Mike

Michael Izzo  
Michael Izzo C.B.O. C.B.C.O.  
Building and Fire Official  
Cochise County Community Development  
Planning, Zoning and Building Safety Division  
4115 E. Foothills Dr.  
Sierra Vista, AZ 85635  
520-803-3960 phone  
520-439-9178 fax

Sent from Mail<<https://go.microsoft.com/fwlink/?LinkId=550986>> for Windows 10

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Julie Campos Farmer <campos.julie923@gmail.com>

Thu, Sep 28, 2017 at 11:28 AM

To: "Izzo, Michael D" <MIzzo@cochise.az.gov>

Cc: "Gardner, Peter B" <PGardner@cochise.az.gov>, "Vincent, Jennifer M" <JVincent@cochise.az.gov>

Dear Mr. Izzo,

Thank you for your time and the valuable information. Thanks also for getting back to me so quickly.

I'm curious, why is strawbale only for residential use? Just thinking that a building is either safe or not so if strawbale is safe for residential, what about it makes it unacceptable for a business? Any chance that a person like me with a project like mine could be a catalyst for positive change in the building code?

Another question, is there a maximum size that a building can be before it needs to be approved? For example, I thought I had read about some small earthbag construction and aircrete structures in Cochise County that were exempt from requiring approval because they were under 10'x10' in area.

Thanks again for your time and the information.

Julie Campos  
(Quoted text hidden)

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Izzo, Michael D <MIzzo@cochise.az.gov>

Fri, Sep 29, 2017 at 7:44 AM

To: Julie Campos Farmer <campos.julie923@gmail.com>

Good morning Julie, This sounds like a cool project and I'm looking forward to working with you to achieve your goal. I attempted to answer your questions highlighted below. If I can be of any help please let me know. Thank you Mike

*Michael Izzo*

Michael Izzo C.B.O. C.B.C.O.

Building and Fire Official

Cochise County Community Development

Planning, Zoning and Building Safety Division

4115 E. Foothills Dr.

Sierra Vista, AZ 85635

520-803-3960 phone

520-439-9178 fax

**From:** Julie Campos Farmer [mailto:[campos.julie923@gmail.com](mailto:campos.julie923@gmail.com)]  
**Sent:** Thursday, September 28, 2017 11:29 AM  
**To:** Izzo, Michael D <[Mizzo@cochise.az.gov](mailto:Mizzo@cochise.az.gov)>  
**Cc:** Gardner, Peter B <[PGardner@cochise.az.gov](mailto:PGardner@cochise.az.gov)>; Vincent, Jennifer M <[JVincent@cochise.az.gov](mailto:JVincent@cochise.az.gov)>  
**Subject:** Re: Gray water/Composting toilet

Dear Mr. Izzo,

Thank you for your time and the valuable information. Thanks also for getting back to me so quickly.

I'm curious, why is strawbale only for residential use? Just thinking that a building is either safe or not so if strawbale is safe for residential, what about it makes it unacceptable for a business? Any chance that a person like me with a project like mine could be a catalyst for positive change in the building code? The process of changing or adopting new codes is a lengthy one. The place to start is with the International Code Counsel. Type ICCsafe.org. in your browser and look for the "Code & Tech Support" button the dropdown box has a "Code development" box if you open it you will see the process for adding/ deleting or changing a code. Just an FYI the process takes about 3 years.

Another question, is there a maximum size that a building can be before it needs to be approved? For example, I thought I had read about some small earthbag construction and aircrete structures in Cochise County that were exempt from requiring approval because they were under 10'x10' in area. The building code allows you to build a building up to 200 square foot without any utilities without going through the building permit process. You do still need to apply for a Zoning permit.

[Quoted text hidden]

[Quoted text hidden]



Julie Campos Farmer <campos.julie923@gmail.com>

## your new neighbor?

11 messages

Julie Campos Farmer <campos.julie923@gmail.com>  
To: revwoman88@gmail.com

Fri, Sep 29, 2017 at 8:54 PM

Hello,

My name is Julie Campos and Faye Douglas (who owns the land across from you) gave me your contact information.

I am considering buying the land to the west of yours that is currently owned by Franklin Todd (parcel# 10484028B). I'm doing the final research to get as much information from Cochise County and from neighbors to make the final decision about the purchase. I was wondering if you wouldn't mind me asking you some questions and getting a bit of feedback from your perspective on the area, building a strawbale house, etc.?

My plan is to:

- a) build a private residence from shipping containers based on architect's [Benjamin Garcia Saxe's Containers of Hope Design](#). In fact, I have already purchased the architectural plans and designs from Mr. Garcia Saxe's firm.
- b) Have permaculture organic gardens and hopefully sell some of the produce - although I have zero experience with growing produce so we'll see what the gardens yield. :-)
- c) Have camping/glamping areas (4-6 tents maximum)
- d) all grey water to filter & be naturally treated through purpose built wetland filtration system using gravel, sand and reed beds/ponds. (based on Art Ludwig's [Create an Oasis with Greywater](#))
- e) eventually build a yoga/meditation/retreat space made of strawbale construction (I have now learned from the building & planning Dept at Cochise County that strawbale can only be used for residential - so it's back to the drawing board with this plan - might do a barnstyle wood-framed building)

From the beginning I plan to be off-grid with the property, relying on solar energy, propane, rain water reclamation, grey water filtration, and the registered well already on the property. I also plan to have a composting toilet system, based on Joseph Jenkins' research and information.

Basically, I want to use regenerative principals in all areas of the residence and any business that is developed there, living in harmony with the land and my neighbors. Whenever possible, I plan to plant trees to create a natural screen between your property and my buildings so that your west side view of the beautiful landscape is not marred by the house or other structure.

My questions for you are these:

- a) Would you have any general or specific objections to any of the plans outlined above? I prefer to start out on a good foot as far as cooperating with my neighbors and taking their opinions into consideration.
- b) How often are you 'stranded' or need help from county officials crossing the deep, wide arroyo on Paloma Trail, due to rains, snow or other issue?
- c) In regard to constructing your house, getting solar out there etc, how difficult was it for heavy equipment to access the land? (I'm thinking of the shipping containers being delivered)
- d) I'm not sure if you are willing to share this info but, what was the general cost of your solar energy system and installation and does it provide enough energy for your house 24 hours/day?
- e) The county has stated that I must have a septic system - any info regarding general cost of your system and issues with installation would be most appreciated.
- f) A friend in the Sheriff's dept mentioned that there is some drug cartel and illegal immigrant activity in the area - mostly people crossing though. Have you found this to be any problem on your property?

Basically, I am a novice but I'm passionate about this project so I'm eager to get as much information from you as you are willing to offer.

I apologize for the long message and the many questions. I currently live overseas but I plan to move back in early to mid January 2018 to start the project. I grew up in Bisbee and I went to high school with Faye's three children so my connection to Bisbee and its surrounding areas runs deep.

Thank you in advance for the information.

Very kind regards,  
Julie

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Sandra Jean <revwoman88@gmail.com>  
To: Julie Campos Farmer <campos.julie923@gmail.com>

Fri, Sep 29, 2017 at 11:50 PM

Julie~~

I just noticed this email as I was heading for bed. I'll read it tomorrow and answer your questions.

Sandra Jean  
[Quoted text hidden]

Life is GOOD: let's live it WELL!  
Rev. Sandra Jean (retired)

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Julie Campos Farmer <campos.julie923@gmail.com>  
To: Sandra Jean <revwoman88@gmail.com>

Sat, Sep 30, 2017 at 7:31 PM

Dear Sandra Jean,  
Thanks so much for replying. I'm looking forward to hearing your thoughts about my project and about any potential issues I might face.  
Very kind regards,  
Julie  
[Quoted text hidden]

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Sandra Jean <revwoman88@gmail.com>  
To: Julie Campos Farmer <campos.julie923@gmail.com>

Sun, Oct 1, 2017 at 9:57 AM

JULIE~~

You are so much more knowledgeable about all this GREEN living. I love my straw bale home, and living off grid. I have live here for 17-1/2 years. County didn't accommodate greywater when we built so it's not feasible to do it with 2' thick walls after-the-fact. Let me know when you are going to be out in the area and you can come see my home and solar setup.

a) Would I love to have 4-6 tents of people virtually in my side yard—no—AND I wouldn't do anything to stop it. I love the quiet and my privacy (like going out in my nightie to weed because I can).

Trust the county will let you know what they feel is flood plain issues (or not) on your property because not all of it is flat. I am probably on the very top part of this area, and the rain runs off my land and down Javelina Trail to the west.

b) Usually people who work & need to get out during the rains keep a vehicle on both sides of the wash. It rains most often in the afternoon & evenings. This is the first year I personally have had to wait it out trying to come in one afternoon/evening. I was there for 3-1/2 hours waiting to cross. It is about 3-4 feet high, running at a good clip. At least it isn't 10-12' high and as wide as bank to bank. No help from Sheriff, Fire, Border Patrol—it isn't a county road. We are on our own. The years it was flowing high and wide, we couldn't get out that way so John/Jack Ladd opened up their gates so we could go out to the border road (by the WALL we already have), drive into Naco, U.S. and then on to wherever. We have a road fund set

up to maintain it a couple times/summer and fix the wash if it goes awry. Anywhere from \$120/year OR MORE. Even land owners who don't live here have helped with this. Our account is at American SW Credit Union. I am one of the people who can take money out. It is easy to put money in because I give you the account number and you put it in. It seems to be working well over the last 3-4 years.

For your info, the Ladd family owns land along the border almost to Bisbee—cattle ranchers, but very cognizant of the well-being of the land. When their family is no longer on the land it goes into Nature Conservancy.

c) All kinds of heavy equipment has come out here. Ladd's just pioneered at project called the Horseshoe Project (I'll give you the website so you can see what it is), and they hauled everything imaginable out to that project (south and east of us).

d) I don't have a running total on my solar but I am estimating that over 17 years I have about \$40,000 into it. I am on my third set of batteries and in 2013 I added another set of panels (\$6,000 installed). JC just had solar put in and he can give you a more current \$amount. He put it in a new system because he is on oxygen 24-7. He was running a generator all night. I have a generator to equalize my batteries when there has been a lot of cloud cover. I also have a solar well pump because my well is about 200'. Yours must be about the same—considered shallow wells. Yours is probably registered with the county—I can give you further info to check that out, and if you purchase it you can have it transferred to your name.

e) I would hope you would have a septic system with all you want to do..?!?! I can't begin to give you a cost for the septic because again it has been 17+ years since I put it in. If you are going to do a business with other people on your property, it will need to be a larger system. When you build a home, I think the size is determined by the amount of bedrooms. I have the smallest tank and don't remember how many gallons that is. It has to be a certain number of feet away from your well. Because we don't have caliche out here (natural rock that is like concrete—lots of it in Bisbee), it should be less costly. It needs to be maintained on a regular basis—can give you more info re that.

f) We used to have major border crossers here years ago but there is so much Border Patrol presence that you rarely see anyone. But they do get over THE WALL somehow. I've heard that drugs can be catapulted over the wall. None of this is a worry to me personally because the immigrants want only to get further into the US (they are told the lights they see are Phoenix???). The druggers have many means once their bounty gets over/through the wall. I think there is probably more activity down near the river—not so much up here where we all live.

OTHER STUFF: We have deer, javelina, rabbits, etc. so growing on the ground (raised beds work best), unprotected (wire, tenting, etc) is virtually impossible. It is a free range according to all these critters. Javelina like to tear off the drain spout ends from my rain drains.

MAIL—I used to have my mailbox by Paloma Trail on Hwy 92, but it makes it hard for ADOT to work by them after major rains bring mud into that area(they'd like them all gone). So, I get my mail down across the river by the Morning Star Cafe (across from the school). They have mail boxes and pkg boxes. No charge. I haven't found it terribly out of the way (except since they have the light by the bridge) and the mail is probably safer than in my old box. UPS, FED-X, DHL all know where we are out here, and they do a great job.

Jehova's Witnesses and LDS can find you—even out here. How I do not know because we aren't on water, electric or phone rolls.

CELL SERVICE & LAND LINES—we do have land lines. I used to have a landline number but see no reason to do that anymore. Sprint cell service is terrible so I had to switch to Verizon. That works well out here. Others do too, I just don't know who has which cell service others have.

INTERNET PROVIDER—A lot of us have CIS Broadband out of Sierra Vista. I have been extremely pleased for about 15 years now. \$49.95/mo for their least amount of power—which is plenty for me. They have increased that amount two or three times over the years but have never raised the rates.

TRASH—we do have trash pick up out here, two different companies, but it is quite expensive. I have friends who have property out here but live on property down off Smith Road in Palominas. I take my trash there once/mo. I recycle everything I can (glass, tin & alum cans, catalogs/magazines, paper, plastic). I have compost bins for the fruit/veggie stuff. Anything I can't compost (meat products, etc.) I freeze and dispose of it when I take my bag to Ana and Jesse's).

I love being out here without all the busy-ness of town/city living. We don't have barking dogs, or dirt bikes, or 4-wheelers on a regular basis. We all value our quiet neighborhoods and lack of traffic. And it isn't always easy living out here on wells and off-grid and a wash that runs during July–Sept–BUT I dread when I get to the point I need to live in a town again (I am 75+).

Trust I've given you a taste of what I know about building and living out here.

Sandra Jean (520-266-0007)

[Quoted text hidden]

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**Julie Campos Farmer** <campos.julie923@gmail.com>  
To: Sandra Jean <revwoman88@gmail.com>

Mon, Oct 2, 2017 at 12:55 PM

Dear Sandra Jean,

Thank you so much for the information! Everything that you mention is very helpful to me. I've decided to go forward with my formal offer on the property, so who knows? Hopefully you and I will be neighbors soon.

I'm curious, when you built your strawbale house, did a contractor help you or did you do it yourself?

Julie

[Quoted text hidden]

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**Sandra Jean** <revwoman88@gmail.com>  
To: Julie Campos Farmer <campos.julie923@gmail.com>

Mon, Oct 2, 2017 at 3:22 PM

Steve Kimble & a crew did the straw bale. Had a general contractor do everything but the indoor & outdoor coatings on the walls.

SJ

Sent from my iPhone

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**Julie Campos Farmer** <campos.julie923@gmail.com>  
To: Sandra Jean <revwoman88@gmail.com>

Fri, Oct 13, 2017 at 10:39 PM

Hello again Sandra Jean,

Thanks again for the information that you have sent. It has been so helpful.

I have another question. I have to install a septic system and I'm looking for a reputable company in the area. Is there one that you would recommend? Or perhaps more importantly, one that you would *not* recommend?

Any information in regard to companies who deal with or install septic systems would be most welcomed. Many thanks!

Julie

[Quoted text hidden]

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**Sandra Jean** <revwoman88@gmail.com>  
To: Julie Campos Farmer <campos.julie923@gmail.com>

Fri, Oct 13, 2017 at 11:54 PM

I would go on-line to see who does that. The company that did mine is long gone. Then I can tell you if ZI know anything about them. If I can find out anything I will also get back to you.

SJ

Sent from my iPhone

[Quoted text hidden]

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**Julie Campos Farmer** <campos.julie923@gmail.com>  
To: Sandra Jean <revwoman88@gmail.com>

Wed, Nov 29, 2017 at 8:36 PM

Hi Sandra Jean,  
How are you? Just wanted to update you to let you know that I bought the property next to you on Javelina Trail and I have just arrived back in the USA with my 2 dogs. I'll be in Arizona late Friday afternoon and I'd love to stop by and meet you face to face over the weekend, if you're available.  
My plan is to dry camp on the property (as soon as I find an RV) while I get the building permits, install septic, get the land surveyed and build the house, etc. Two friends will be joining me to help with the build. They've got their own RV.  
I look forward to meeting you and being your neighbor!  
Warmly,  
Julie [+ Leo the Poodle and Leila the Saluki - both of questionable heritage :-)]

On Fri, Sep 29, 2017 at 8:54 PM, Julie Campos Farmer <campos.julie923@gmail.com> wrote:  
[Quoted text hidden]

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**Sandra Jean** <revwoman88@gmail.com>  
To: Julie Campos Farmer <campos.julie923@gmail.com>

Wed, Nov 29, 2017 at 8:45 PM

I will be in & out this weekend. My phone (520) 266-0007

Sandra J

Sent from my iPhone

[Quoted text hidden]

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**Sandra Jean** <revwoman88@gmail.com>  
To: Julie Campos Farmer <campos.julie923@gmail.com>

Wed, Jan 17, 2018 at 3:14 PM

I thought I made up your original desires for developing your property. Since I repeated the 'clamping' & most neighbors were distressed. So I went through my trash and found your original email (above). WHEW! I didn't make up what I thought you said. Original email is above this—I am actually responding to that email. So glad this isn't one of the ideas (glamping) you are going to develop.

Sandra Jean

On Fri, Sep 29, 2017 at 8:54 PM, Julie Campos Farmer <campos.julie923@gmail.com> wrote:  
[Quoted text hidden]

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Life is GOOD; let's live it WELL!  
Rev. Sandra Jean (retired)



**Bienestar Oasis**  
Wellness + Permaculture + Yoga + Art + Sustainability  
Hereford, Arizona, USA

E. Javelina Trail  
520-353-5492  
bienestaroasis@gmail.com

16 Feb 2018

Dear Friends and Neighbors,

My name is Julie Campos and I represent my new business Bienestar Oasis, which I am looking to establish on our family's 20 acres of land at E. Javelina Trail (Parcel #10484028B) where my husband and I will also be building our residence. The business will involve the following:

- Camping areas consisting of 3 tents and 2 earthbag domes (less than 200 sq ft each) -example photo attached
- Permaculture organic gardens
- Yoga/meditation/retreat multi-use building space, approx. 2500 sq ft of open space.
- Art Studio
- 5 parking spaces
- 2 employees

I plan to be off-grid with the property, relying on a solar energy system, propane, rain water reclamation and reuse, and grey water filtration and reuse. The property and business will be as environmentally friendly as possible with as little impact on the land and surrounding areas as possible while regenerating the soil using permaculture design and practices. We aim to provide a *quiet, peaceful space for our clients, no motorized recreation vehicles or the like will be in use.*

One of the main goals of the business is to provide meditation and stress relief sessions and workshops to active-duty and retired military, first responders, law enforcement, border patrol agents and others in high-stress jobs and sufferers of PTSD.

We plan to use regenerative principals in all areas of our residence and business on the property, living in harmony with the land and our neighbors. Whenever possible, I plan to plant trees to create a natural screen between our property and that of our neighbors so that others' views of the beautiful landscape is not marred by our house or other structures.

The county requires us to go through the zoning process of acquiring a special use authorization. Part of that process includes getting feedback from you, our neighbors.

You will also be receiving a letter from the county, with contact information in case of objections to the project. If you have any concerns, questions or objections, I humbly ask and encourage you to contact me first. I am happy to address them, and it may be something I haven't thought of that will make the project that much better. I would like this to be a win-win for us, our clients, and for you as our neighbors and community.

Thank you for your time and consideration. Please find my contact information above.

Sincerely,

Julie A. Campos

BAKER FRED  
PO BOX 150  
DEER LODGE MT 59722

FABIAN RICHARD L & ELAINE HALLGA  
PO BOX 56  
HANOVER NM 88041

MUTCHLER JACK COOPER JR  
11432 S TRIPLE R RANCH RD  
HEREFORD AZ 85615

BAUMBERGER JOHN H REVOCABLE TR  
PO BOX 2548  
SILVER CITY NM 88062

GOFF MICHAEL BRENNAN  
49 TERRA DR  
SIERRA VISTA AZ 85635

PAUL SOCORRO O  
8951 E HAWTHORN LANE  
HEREFORD AZ 85615

BENITES PETE E  
PO BOX 1202  
BISBEE AZ 85603

GRINSTEAD PAT W & JANET A  
423 N HUACHUCA BLVD STE B  
HUACHUCA CITY AZ 85616

PLH INVESTMENTS LLC  
6719 E MALCOMB DR  
PARADISE VALLE AZ 85253

BERRY BYRON L & FAYE K  
305 14TH TERRACE  
BISBEE AZ 85603

HALLGARTH ELAINE F & RICK L FABIA  
PO BOX 56 - 118 ORTIZ RD  
HANOVER NM 88041

RITTS BRIAN  
9811 111TH AVE NE  
KIRKLAND WA 98033

COTTON NANCY LYNN  
PO BOX 4114  
SIERRA VISTA AZ 85636

HOPPER LIV TRUST  
2405 MCKINLEY AVE APT E10  
EL PASO TX 79930

RYNES RAYMOND  
5126 W REDFIELD RD  
GLENDALE AZ 85306

DASH MAJID  
1611 IRONMASTER ST  
SIERRA VISTA AZ 85635

JEAN SANDRA  
10946 E JAVELINA TRL  
HEREFORD AZ 85615

SPEER RICHARD  
PO BOX 1793  
ORACLE AZ 85623

DE ANDA EDWARD & CONNIE  
991 E HUNT RD  
HUACHUCA CITY AZ 85616

LIZZARD LLC  
PO BOX 2727  
SIERRA VISTA AZ 85636

STONER MICHAEL  
10263 S HONEYSUCKLE DR  
HEREFORD AZ 85615

DEMARCO RONALD P & LINDA B  
10923 S PALOMA TRL  
HEREFORD AZ 85615

LUCIBELLO DONOVAN & CHARLA A  
1619 KNIGHT ST  
HELENA MT 59601

WILCOX DENNIS J JR  
PO BOX 3712  
SIERRA VISTA AZ 85636

DONALLY JAMES MAXWELL  
PO BOX 15334  
FRITZCREEK AK 99603

LUNA DAVID  
603 PECOS AVE  
SANTA ROSA NM 88435

WOOD ROBIN P  
28545 PLEASANT MOON  
SILVERADO CA 92676

ESCAMILLA JESUS & ANA  
11288 S LOGANS RUN  
HEREFORD AZ 85615

MCNAB WILLIAM A & CORREEN J  
11017 CALLE GAVILAN  
HEREFORD AZ 85615



Julie Campos <bienestaroasis@gmail.com>

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## Your Zoning Request for Special Use Permit

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

Tue, Mar 20, 2018 at 8:14 PM

This is the first response I have received from you. Thank you.

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

From: Julie Campos <bienestaroasis@gmail.com>

To: Linda DeMarco <iride@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.

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.



Julie Campos <bienestaroasis@gmail.com>

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## Special Use Permit

1 message

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**Julie Campos** <bienestaroasis@gmail.com>

Wed, Mar 7, 2018 at 7:59 PM

To: lride@hughes.net

Hello Linda,

Thank you for your email message. I'm working on a reply but I have limited internet access at the moment.

I will get back to you with answers to your questions ASAP

Very kind regards,

Julie Campos



Julie Campos <bienestaroasis@gmail.com>

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## FW: Your Property

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Kerry Hopper <kpcomm@gmail.com>  
To: Julie Campos <bienestaroasis@gmail.com>

Thu, Feb 22, 2018 at 8:12 PM

Hi Julie! Thanks for your reply. Would love to come by one of these months and have you show me around. Thanks for your phone number and for clarifying your location. We are neighbors, in a way. Best wishes and don't work too hard.

Take care, Kerry

Ps. We will gladly look at any offers. Would it be possible for them to share a well with you? Supposedly we will know more about the well situation after the court date in April.

On Feb 22, 2018, at 7:02 PM, Julie Campos <bienestaroasis@gmail.com> wrote:

Hi Kerry,

Thank you so much for the message. My parcel is on the west side of Sandra Jean, she's my neighbor! I access my property directly via E. Javelina Trail. (second gate on the left once you leave S. Paloma Trail).

We have a registered well and plan to have an extensive rain water capture and filtration system. So if the worst happens and for some reason someone in the government says that I can't use my own well, then at least I have that one alternative. I know a guy in Marana who has no other source of water except rain water and they seem to do ok but I'll need plenty of big tanks and roof space to capture the valuable water.

It would be great to meet. I'm on the property most days and my phone number is 520-353-5492. Feel free to stop by anytime.

I have some friends here who are looking to buy a bit of property. If you guys are interested in selling, they might be potential buyers.

Anyway, please feel free to stop by when you're in the area, I'd love to show you around.

Kind regards,

Julie

On Thu, Feb 22, 2018 at 1:24 PM Kerry P. Hopper <kpcomm@gmail.com> wrote:

Whoops! Got your address wrong the first time. K

**From:** Kerry P. Hopper [mailto:kpcomm@gmail.com]

**Sent:** Thursday, February 22, 2018 11:57 AM

**To:** bienestaroasis@gmail.com

**Subject:** Your Property

**Hi Julie!**

***So, welcome to the neighborhood! We wish you success in your worthy endeavor. I'm not sure which 20 A. is yours. I know there is a 20 A. parcel just west of our 10 A. on Paloma trail. It is adjacent to Sandra Dean's property. I have no objections but am just curious which parcel it is and how you are going to access it. My other big curiosity is do you have a well permit? As you know, there is a big BLM lawsuit in Cochise County regarding wells that isn't resolved yet as far as I can tell from here. If the suit succeeds it would wipe out much of the population in the county. How could they do that? Please let me know what you've discovered.***

***As for our 10 A.—I bought it many years ago—in the 90's—but life has taken me in a different direction. So, we just pay taxes on it and let it sit. Too bad! We've been offered \$1500 for it and I almost wish we'd taken it! My husband says no.***

***Just wanted to check in with you and Hopefully someday meet!***

***All the best,***

***Kerry Hopper***

***104-84-028D***

