



Cochise County

Development Services
Planning Division

Public Programs...Personal Service
www.cochise.az.gov

APPLICATION FOR A SPECIAL USE

Applicant's Name: Robert Ruisinger

Name of All Property Owner(s): Diamond Mountain, Inc.

Applicant Mailing Address:

<u>P.O. Box 37</u>	<u>Bowie</u>	<u>AZ</u>	<u>85605</u>
Street #	Town	State	Zip code

Subject Property Address (if different than mailing address):

<u>3209 S. Old Fort Bowie Rd.,</u>	<u>Bowie</u>	<u>AZ</u>	<u>85605</u>
Street #	Town	State	Zip code

Email Address: admin@diamondmountain.org

Phone Number: (520) 775-1921

Tax Parcel Number: 30422001A, 30422002, 30422025, 30422006H

Current Zoning Designation: RU-4

Comprehensive Plan Land Use Category/Growth Area: R-RURAL

Comprehensive Plan Land Use Designation: R-RURAL

Area Plan Designation (if applicable): R-RURAL

Size of Property (in acreage or square feet): 1076.80 acres

How many acres will be cleared and developed? 10.5 acres

Describe your relationship to this application. (Select one)

I am the property owner

I am an authorized agent for the property owner

Bisbee Office

1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
planningandzoning@cochise.az.gov

If the applicant is not the property owner, please attach a notarized letter of authorization to this application.

The Purpose of a Special Use

Special Uses include uses or activities with a greater potential for impacts on neighboring properties than the permitted uses in a Zoning District. Examples of Special Uses are manufacturing, RV Parks, guest ranches, hospitals and schools. These more intense uses must be carefully reviewed to decide if they could make good neighbors to the existing uses. For this reason, a Special Use Permit requires a public hearing and approval by the Planning and Zoning Commission before it is allowed.

What is the Process?

1. Pre-application meeting with County planning staff.
2. Citizen Review Process – the applicant must send notice to all property owners within a radius of no less than 300 feet of the subject parcel(s), as shown on the most recent available records of the last property tax assessment. The County Zoning Inspector may expand the mailed notification area to greater than a 300-foot radius at time of application acceptance if there are compatibility concerns associated with the request.
3. Application Submittal
4. Technical review by relevant internal staff and external agencies
5. Public Hearing – Planning and Zoning Commission (Approval/Denial)

Appeals

The Commission action can be appealed to the Board of Supervisors by anyone who disagrees with the outcome. Appeals must be filed within fifteen (15) calendar days of the Commission action. The applications are available online “Appeal: Board of Supervisors.”

Required Submittals

1. This application
2. Citizen Review Report
3. Site plan -drawn to scale showing the existing and proposed District boundaries and an accurate legal description of the area being petitioned for amendment. See “concept plan instructions for special uses” (included in this application). Please see our website for an example plan: <https://www.cochise.az.gov/development-services/special-uses>
4. Letter of Authorization (for authorized agents, if applicable)
5. Hazardous or polluting materials attachment (only if hazardous materials are proposed, if applicable)
6. Deed restrictions (if applicable)
7. Outdoor lighting, manufacturers specifications (if applicable)
8. Processing Fee

Concept Plan Instructions for Special Uses

Sometimes, an applicant will seek approval for a particular special use or uses on a piece of property well ahead of actual construction or operation of that use. Often the exact dimensions of structures or configuration of uses on the property are not known yet until the uses have been approved and the applicant has invested resources into site planning. The Zoning Regulations allow for the submittal of a "Concept Plan" in lieu of a site plan in the case of phased special uses on one property or a special use where construction is not anticipated within one year. However, if the use(s) are approved by the Planning and Zoning Commission, then a detailed site plan meeting the requirements of the Zoning Regulations will be required for each use or phase and shall be in substantial conformance with the approved special use. If the site plan is not within substantial conformance with the approved use and concept plan, then the special use will need to be reviewed, in a public hearing, by the Commission once again to modify the original proposal. **Note: any**

anticipated waivers of site development standards such as setbacks, screening, landscaping or parking spaces must be requested, justified, and approved by the Commission prior to the issuance of a building permit.

In order to adequately review the proposed special use(s) on a piece of property, a Concept Plan must include at a minimum the following information:

- Parcel boundaries and adjacent roads;
- The general location, size and height of all structures and uses (existing and proposed), including minimum setbacks from parcel boundaries, washes and roads;
- The general location and minimum number of parking spaces to be provided, including proposed surface and width of driveways;
- Proposed screening and landscaping;
- Any significant topographical features (washes, hills, rock outcroppings, wetlands) and cultural features of the property and adjacent parcels;
- If applicable, project phasing (approximate schedule of uses and construction) and any other information deemed necessary to effectively review the Special Use.

Please state the reason for this request and why it should be supported.

Refer to Attachment 1.

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well	Private wells and natural springs	Undetermined but not in near future
Sewer/Septic	8 existing private septic systems	2 to 3 more private septic systems
Electricity	Sulpher Springs Valley Electric Cooperative, Inc.	Yes but undetermined at this time
Natural Gas	Propane Tanks (2) - bought from/filled by Cochise County Farmers Assoc.	Undetermined but not in near future
Telephone	TransWorld Network, Corp.	Connections to new facilities
Fire Protection	Bowie Fire Department	Undetermined but not in near future
Waste Disposal	Diamond Mountain delivers to dump weekly	Future 8cyd waste and recycling dumpsters

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.

Yes
 No
 Not applicable (no deed restrictions or covenants)

Describe all **existing** structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

Refer to Attachment 2.

Describe all **proposed** structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

Refer to Attachment 3.

Is the proposed special use consistent with stated purpose of the current zoning district? Explain.

The special use will minimumly impact the rural natural character of the 1076 acres of land owned by Diamond Mountain. The special use will provide opportunities for residents and visitors to be immersed in, & experience the natural, rural beauty of Cochise County during quiet recreational activities supported by the visitor center, memorial garden, and the pilgrimage path terminating at the Buddhist Temple.

Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.

Refer to Attachment 4.

What materials will be used to construct the new building(s)? (Note, for an existing building(s), please also list the construction type(s), i.e., factory-built building, wood, block, metal).

Refer to Attachment 5.

Will the project be constructed/completed within one year or phased?

One year

Phased

If this is a phased project, describe the phases here and physically depict them on the site plan.

Refer to Attachment 6.

What are the days and hours of operation (if applicable)?

Days of the week: 6 days/week

10 AM to 6 PM

Number of employees (if applicable):

Initially 10 Future: 35

Total average daily traffic generated (non-residential uses):

How many vehicles will be entering and leaving the site (per day)? 5(current) to 80(5 yr est)

Total trucks (e.g., by type, number of wheels, or weight)? 1 box truck or garbage truck

Estimate which direction(s) and on which road(s) the traffic will travel from the site.

All vehicles will enter and exit on Old Fort Bowie Road south from Bowie along I-10.

If more than one direction, estimate the percentage that travel in each direction.

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

10am to 5pm, Saturdays and Sundays, Spring and Fall seasons

Will your property be served by a private well? If private well, show the location on the site plan. Also, please answer the following:

Estimated total gallons of water used: per day 1500 per year 550,000

Will your property be served by a septic system? Yes No

If yes, show the septic tank, leach field and 100% expansion area on the site plan, and indicate whether the system is existing or proposed.

Does your parcel have permanent legal access*? If no, what steps are you taking to obtain such access? (*Our Zoning Regulations state that no building permit for a nonresidential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.)

Diamond Mountain parcels currently have permanent legal access via Old Fort Bowie Road.

Which streets or easements will be used for traffic entering or exiting the property? (Please label on the accompanying plan)

Old Fort Bowie Road will be used for traffic entering and exiting the Diamond Mountain property.

What impact will this have on the traffic volume of roads serving this subject property?

With increased visitation by the public, traffic volume on Old Fort Bowie Road may increase.

Current volume of traffic related to Diamond Mountain is approx 10 vehicles per week.

Diamond Mountain estimates this could increase to 80 vehicles per day in 5 years.

How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

Old Fort Bowie Road passes through the site; the visitor parking lot will have 3 driveways from it, the maintenance facility will have 2 driveways from it, and the bus drop off/staging will have 2 driveways from it. All other driveways from Old Fort Bowie Road are existing.

Does the subject parcel have site access onto a major road?

Yes

No

Are you requesting any modifications or waivers from site development standards? Please explain.

No modifications or waivers from site development standards are being requested.

Is the subject property within Sierra Vista Sub-Watershed Overlay Zone? If so, please indicate this, and that you understand that it will be subject to additional plan reviews and inspections whenever a building permit is required.

Yes, and I understand the permitting requirements

No, it's outside the boundaries

Please describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your special use application has incorporated the feedback you received.

Approximately two to three weeks ago a letter was sent to neighbors explaining the future

plans and goals for Diamond Mountain Retreat Center. To date, no responses to the

letters have been received by Diamond Mountain.

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well	Private wells and natural springs	Not planned but maybe needed over time
Sewer/Septic	8 existing private septic systems	2 to 3 more private septic systems
Electricity	Sulpher Springs Valley Electric Cooperative, Inc.	Yes but undetermined at this time
Natural Gas	Propane Tanks (2) - bought from/filled by Cochise County Farmers Assoc.	Undetermined but not in near future
Telephone	TransWorld Network, Corp.	Connections to new facilities
Fire Protection	Bowie Fire Department	Undetermined but not in near future
Waste Disposal	Diamond Mountain delivers to dump weekly	Future 8cyd waste and recycling dumpsters

Describe any outdoor activity associated with your special use proposal.

Outdoor activities offered to visitors & users of Diamond Mountain Retreat Center includes;
hiking the Pilgrimage Path, nature hikes, night sky watching, gardening, meditation, yoga,
weddings & similar events, religious ceremonies, & native history & nature interpretation.

Will outdoor storage of equipment, materials or products be needed? If yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

Minor outdoor storage of equipment, materials, or products is anticipated. This outdoor
storage will be concentrated at the new proposed maintenance facility that is centrally
located on Diamond Mountain's parcels and well screened from neighboring parcels by
topography and natural vegetation. Diamond Mountain plans, through all phases, to
implement vegetation restoration and enhancement to screen built structures and storage.

Will any noise or vibrations be produced that can be heard or felt on neighboring properties on a regular basis? if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

No noise or vibrations will be produced that can be heard or felt on neighboring properties
on a regular basis. Activities, although not anticipated to produce noise or vibrations, will
occur at facilities on Diamond Mountain's parcels that are spaced far from neighboring
parcels.

Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

Garbage and recycling facilities centralized at the proposed, maintenance facility may
generate odors. The maintenance facility is located centrally but at a great distance from
on-site uses and neighbors to minimize the impact of these potential odors.

Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to prevent a nuisance on neighboring properties?

On-site activities should not attract pests such as flies or mice. Currently
metal storage boxes are used at Retreat Houses & enclosed bins at the Lower Campus.
Closed waste/recycling dumpsters will be used in the future to minimize issues with pests.

Will additional dust be created on a regular basis? If yes, what measures will be taken to prevent this dust from escaping onto neighboring properties or roadways?

Additional dust will not be created on a regular basis. Increased vehicular traffic by visitors to the site, and an increased need for maintenance/service could generate dust but other than vehicles arriving/departing on Old Fort Bowie Road, the majority of this occurs centrally located on Diamond Mountain's parcels away from other neighboring parcels.

Is outdoor lighting proposed? If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please submit manufacturer's specifications for all light fixtures.

Yes No

Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)? If yes, show details on the site plan. Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.

Yes No

Show on-site drainage flow on the site plan. Will drainage patterns on site be changed? If so, please indicate on the site plan and describe below.

On-site drainage flow will only be modified to direct existing flows away from and around new structures. These drainage modifications will reconnect existing upstream drainage approaching structures to existing drainage downstream from structures.

If more than one acre is to be cleared, describe the proposed dust and erosion control measures to be used and show on site plan, if appropriate.

Dust control during construction will include watering graded surfaces and placing low-dust emanating surfacing such as gravel or compacted aggregate base course on graded surfaces. Erosion control during construction will include employing erosion wattles and grading strategies such as temporary detention basins to reduce the potential for erosion and to control rate of run off. Hydroseeding will be installed after construction.

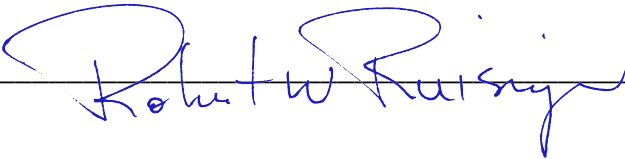
If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be provided. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. What specific water conservation measures are proposed (for applicable site 1+ acres)? Describe here and/or show on the site plan submitted with this application.

Refer to Attachment 7.

Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

Yes No

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit. In addition, I hereby request all inspections necessary to process this application, and if the permit is issued, I request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit. Failure to obtain permits may result in fines or other penalties.

Applicant Signature  Date 12/31/2021

Attachment 8 provides additional information related to this Special Use Authorization Application.

Attachment 1

Please state the reason for this request and why it should be supported.

Great centers of pilgrimage attract visitors from widely dispersed cultural backgrounds and geographic locations, often enabling them to commemorate the origins of their particular faith. Since the 2nd or 3rd century CE, Christians have traced the events of the Bible, including the life of Jesus Christ himself, through visits to the Holy Land and pilgrimages like Camino de Santiago in Spain. We hope to build a much humbler version in the Buddhist tradition at Diamond Mountain.

Buddhism is a religion and philosophy that developed from the teachings of the Buddha, a teacher who lived in northern India between the mid-6th and mid-4th centuries BCE. Spreading from India to Central and Southeast Asia, China, Korea, and Japan, Buddhism has played a central role in the spiritual, cultural, and social life of Asia, and, beginning in the 20th century, it spread to the West. Buddhists make up roughly 1% of the adult population in the United States, and about two-thirds of U.S. Buddhists are Asian Americans, according to Pew Research Center estimates. Buddhists made up roughly 7% of the world's population (as opposed to 31% Christian and 24% Muslim) in 2015, but they are expected to decrease to roughly 5% by 2060.

This Project

This project is to build a pilgrimage path that connects a series of 7 modest Asian stupas culminating with a small Marble Temple dedicated to the Medicine Buddha below the top of the highest peak on our property in Bear Valley on the east side of Bear Gulch. A stupa is a Buddhist commemorative monument usually housing sacred relics associated with the Buddha or other saintly persons. The stupas will be built using local marble supplied by Cochise Marble and native field stone from the site is planned to be used as an exterior finish on parts of buildings.

The intent is to create a destination site with an interpretive visitor center for pilgrimages and a place for quiet gatherings. To support the pilgrimage experience, secondary development includes offices, visitor parking, staff/volunteer housing, a maintenance facility, and paths/roads. Planned activities include events such as Buddhist conferences, weddings, nature hikes, night sky watching, and Native American ceremonial events. The interpretive visitor center with a gift shop and cafe, and the pilgrimage path to a Mountain Temple with stupas and meditation chambers along the path are features that will be available to all on most every day.

Existing off-the-grid retreat houses (approved under a previous Special Use Authorization from Cochise County) will continue to be utilized for stays as short as 3 nights to up to several months. Primary users of the retreat houses will be students of Buddhism practicing quiet contemplation and yoga. No further visitor accommodations are planned at this point.

We are very sensitive to the impact that construction is likely to make, and the impact modern man has made on the land and have proactively included restoration of construction areas and enhancing native vegetation to reflect more closely the historically denser landscape present before the impacts of modern man (replanting and revegetation using indigenous plants and trees) in our improvements plans we are working on with Tucson architects, Line and Space, LLC.

We hope to support and attract more visitors to our historic neighbor, Fort Bowie National Historic Site, and strive to not create any structures that would negatively impact the experience of their visitors, honoring a previous agreement made with the National Parks Service in 2014.

Attachment 2

Describe all existing structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

Diamond Mountain refers to two areas on their parcels as the Lower Campus and the Retreat Valley. The Lower Campus is developed along both the north and south sides of the Old Fort Bowie Road shortly after it enters the Diamond Mountain Parcels and includes most of the more public use facilities and support facilities.

RETREAT VALLEY

The Retreat Valley sits in the secluded Bear Gulch valley and uses focus on the retreat activities described in Attachment 1. Plans for the future of the Retreat Valley do not include new buildings in the Retreat Valley and new future plans in the Retreat Valley only include improvements of roadways to reduce erosion and improve control of drainage, and for construction of features at the top of the pilgrimage path described in Attachment 1.

The Diamond Mountain Parcels include many existing structures with some dating back more than a century and others constructed recently. The oldest structure is the historic Bear Springs Ranch and a few related auxiliary structures located in the Retreat Valley. It is believed that some of the auxiliary structures were built in 1876-1877 and the ranch house was completed around 1894. The historic ranch house is currently used as small meeting place. Diamond Mountain has renovated and restored several parts of the historic ranch house in recent years including refinishing exterior windows and floors, and a new roof. The largest historic auxiliary structure is referred to as the Tara Temple and is used as a small Buddhist Temple.

27 existing (28 living units - one consist of two separate buildings), off-the-grid retreat houses will continue to be utilized for stays as short as 3 nights to up to several months. Primary users of the retreat houses will continue to be students of Buddhism practicing quiet contemplation and yoga, although they are offered to the general public for rent. No further visitor accommodations are planned in the Retreat Valley at this time. Some of the retreat houses have auxiliary structures including separate buildings that function as meditation/yoga spaces. Other auxiliary structures at some of the cottages include cisterns for water storage, and small structures for storage or to serve utility needs.

A couple of other buildings located in the Retreat Valley include a community center for small meetings and events, and a laundry building that supports the retreat houses.

LOWER CAMPUS

As mentioned above, the Lower Campus is facilities for more public gatherings and uses. In addition, several buildings in the Lower Campus are currently used for serving the public and housing staff and volunteers that support Diamond Mountain's offerings.

Existing Public use facilities at the lower campus include;

1. The Events Building/Student Center (built in 2015) is currently used for Buddhist conferences held 3 or 4 times per year. Activities within include conferences, classes, lectures, and preparing and serving meals to visitors. Associated with this building is a propane station that serves the kitchen, and for filling propane cylinders that provide fuel for cooking at the retreat houses.

2. A Buddhist Temple (built in 2004-2005) serves as a prayer/worship space.
3. A Bathhouse (built approx. 2005) serves as a public restroom for visitors.
4. 4 Residences (3 built approx. 2004 and the fourth approx. 2011) are used for staff/volunteer housing. Small auxiliary structures are associated with these residences including water storage cisterns and small storage buildings.

Attachment 3

Describe all proposed structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

Proposed structures and uses include:

1. Welcome Center/Visitor Center with café and gift shop – providing interpretative information, orientation, and respite for visitors.
2. Offices – part of the Welcome Center/Visitor Center building, offices for employees and volunteers for administration of Diamond Mountain Retreat Center.
3. Memorial Wall and Garden – and exterior garden with a memorial wall will be an exterior experience for visitors to the Welcome Center.
4. Visitor Parking Lot – a parking lot will be constructed for visitors to Diamond Mountain with approximately 100 parking spaces.
5. 1 Bus Drop/Staging Area – a drop off facility for groups arriving by tour buses. While visitors are experiencing activities at the Diamond Mountain Retreat Center, the tour bus will stage/wait at this location for the return of their passengers.
6. Staff/Volunteer housing – initially 4 additional new units with the potential for a total of 24 units in the future.
7. Maintenance Facility – a maintenance building and yard for maintenance and repairs of Diamond Mountain’s facilities and for servicing guests in the retreat houses.
8. The Pilgrimage Path – a recreational hiking trail with 7 Stupas along it, two of the Stupas (Stupa 1 and Stupa 4) will have meditation buildings with the potential for more at other Stupa locations in the future. Between some of the Stupas, rest stops will be provided along the Pilgrimage Path offering drinking water, seating and shade for visitors hiking up to the termination of the Pilgrimage Path at a Mountain Temple. The first rest stop, near an area native Americans use for cultural events and referred to as the Apache Sacred Ground, will educate visitors about the Apache tribe, their history and tie to place, and the meaning and purpose of the Apache Sacred Ground.
9. A Mountain Temple – a small intimate temple terminates the Pilgrimage Path near the highest peak on Diamond Mountain’s property providing a place for Buddhist worshippers.
10. Additional small meditation buildings at the other 5 Stupas are under consideration but construction of them is dependent on the success of fundraising efforts.
11. An additional Temple near the first Stupa is under consideration but construction of it is dependent on the success of fundraising efforts.

Attachment 4

Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.

Visitor activities will be offered including special events including Buddhist conferences and classes, weddings, nature hikes, night sky watching, and native history.

In addition, an interpretive visitor center will explain to visitors what Buddhism and the Diamond Mountain Retreat Center is, explain opportunities and events available at Diamond Mountain, and interpret the natural, historical, and geological features of the Diamond Mountain property. In the visitor center there will be a gift shop offering for sale items related to Buddhism and Diamond Mountain. Also, a café at the visitor center will provide snacks and drinks for sale to visitors.

The planned pilgrimage path to a Mountain Temple with stupas and meditation chambers along the way will be a key recreational activity offered to visitors.

The retreat houses currently offered for stays as short as 3 nights to up to several months will continue to be offered to the public and visitors.

Attachment 5

What materials will be used to construct the new building(s)? (Note, for an existing building(s), please also list the construction type(s), i.e., factory-built building, wood, block, metal).

Final materials selections are not determined at this time but it is assumed most new public buildings will be concrete block (CMU) with concrete slabs. Native field stone exterior finish on parts of new buildings is planned.

The exterior finish of stupas will be marble cut from the nearby Cochise Marble Quarry.

Some of the floor finishes at the meditation buildings and Mountain Temple will be marble tiles and some walls within the meditation chamber will be finished with marble tiles.

CMU/concrete are preferred for support structures such as staff/volunteer casitas but to control costs, framing with stucco finished walls will be explored.

The maintenance facility building will be a pre-engineered, factory-built metal building.

Attachment 6

If this is a phased project, describe the phases here and physically depict them on the site plan.

PHASE 1

Phase 1 includes construction of the first stupa with an adjacent meditation/yoga building. Associated with the meditation building at Stupa 1 will be a restroom with a composting toilet, a janitor's closet and a storage room.

An accessible Pilgrimage Path from the Lower Campus to the first Stupa site will be developed during Phase 1. A primitive trail from Stupa 1 to the future location of the Mountain Temple will be constructed during Phase 1.

During Phase 1 Diamond Mountain will be performing landscape enhancements around existing structures at the Lower Campus and within the Pilgrimage Valley where they will not be impacted by future construction activity and general areas that will not be disturbed.

It is anticipated that some infrastructure work for future buildings may be performed during Phase 1.

PHASE 2

Phase 2 includes construction of the second and third Stupas along the Pilgrimage Path and the first rest stop near the Apache Sacred Ground.

A more developed Pilgrimage Path from the first Stupa site to the third Stupa site will be constructed during Phase 2.

During Phase 2 Diamond Mountain will continue landscape enhancements and restoration in general areas at the Lower Campus and within the Pilgrimage Valley where they will not be impacted by future construction activity, and areas disturbed by the construction of Stupa 1 with its meditation building.

PHASE 3

Phase 3 includes construction of the fourth and fifth Stupas along the Pilgrimage Path, and two more rest stops along the Pilgrimage Path.

The Pilgrimage Path from the third Stupa site to the fifth Stupa site will be developed during Phase 3.

During Phase 3 Diamond Mountain will continue landscape enhancements and restoration in general areas at the Lower Campus and within the Pilgrimage Valley where they will not be impacted by future construction activity, areas disturbed by construction the rest stop near the Apache Sacred Ground, and areas disturbed by construction of Stupa 2 and 3.

PHASE 4

Phase 4 includes construction of the sixth and seventh Stupas along the Pilgrimage Path, the last rest stops along the Pilgrimage Path, and the Mountain Temple.

The Pilgrimage Path from the fifth Stupa site to the seventh Stupa site will be developed during Phase 4.

During Phase 4 Diamond Mountain will continue landscape enhancements and restoration in general areas at the Lower Campus and within the Pilgrimage Valley where they will not be impacted by future

construction activity, areas disturbed by construction of additional rest stops along the Pilgrimage Path, and areas disturbed by construction of Stupa 4 and Stupa 5.

PHASE 5

The scope of Phase 5 will be defined by fundraising efforts at the completion of Phase 4. If fundraising is successful to complete all goals, Phase 5 includes construction of the Welcome Center, Administrative Offices, the memorial garden and wall, and the maintenance facility.

Development of the Pilgrimage Path will be completed during this phase.

During Phase 5 Diamond Mountain will complete landscape enhancements and restoration in general areas at the Lower Campus, within the Pilgrimage Valley, and areas disturbed by construction during previous phases and this final phase.

Depending on fundraising success the following additional amenities are planned; small meditation chambers may be built at some or all stupa sites (Stupa 2, 3, 5, 6, and 7), a larger temple constructed near Stupa 1, and up to 20 additional staff/volunteer housing units.

Attachment 7

If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be provided. 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. What specific water conservation measures are proposed (for applicable site 1+ acres)? Describe here and/or show on the site plan submitted with this application.

On-site drainage flow will only be modified to direct existing flows away from and around new structures. These drainage modifications will reconnect existing upstream drainage approaching structures to existing drainage downstream from structures.

As part of its landscaping goals, Diamond Mountain will employ strategies to slow drainage in natural swales and recharge it, including detention basins and natural stone weirs. Capturing and retaining water in drainages will improve the success of the planned landscape enhancements.

Existing new structures will be "off-the-grid," as much as possible so continued capture and storage of water falling on roofs/hard surfaces in cisterns will provide for non-potable domestic uses and irrigation.

Attachment 8

This attachment provides additional information related to the Special Use Authorization Application.

PRIVATE WELLS/WATER USAGE

Diamond Mountain currently has and uses four wells on its property to meet their needs (indicated on attached Site Plan). Most of the Retreat Houses are off-the-grid so water conservation is of extreme importance. Rainwater is captured for non-potable use, composting toilets serve the Retreat Houses, and landscape is not irrigated other than by captured or directed rainfall.

Currently it is believed that the existing wells will meet the needs of proposed new facilities.

EXTERIOR LIGHTING

Minimal outdoor lighting is proposed for the project and will mostly consist of pathway lighting for safety concerns. Diamond Mountain currently uses solar lighting to meet their needs and plan to use solar lighting at very low levels for the project. Locations of exterior lighting has not been designed yet and fixture types have not been selected yet.

Diamond Mountain acknowledges the impact of exterior lighting on the environment and is in the process of completing a Dark Sky Application to affirm their existing and proposed facilities are respectful.

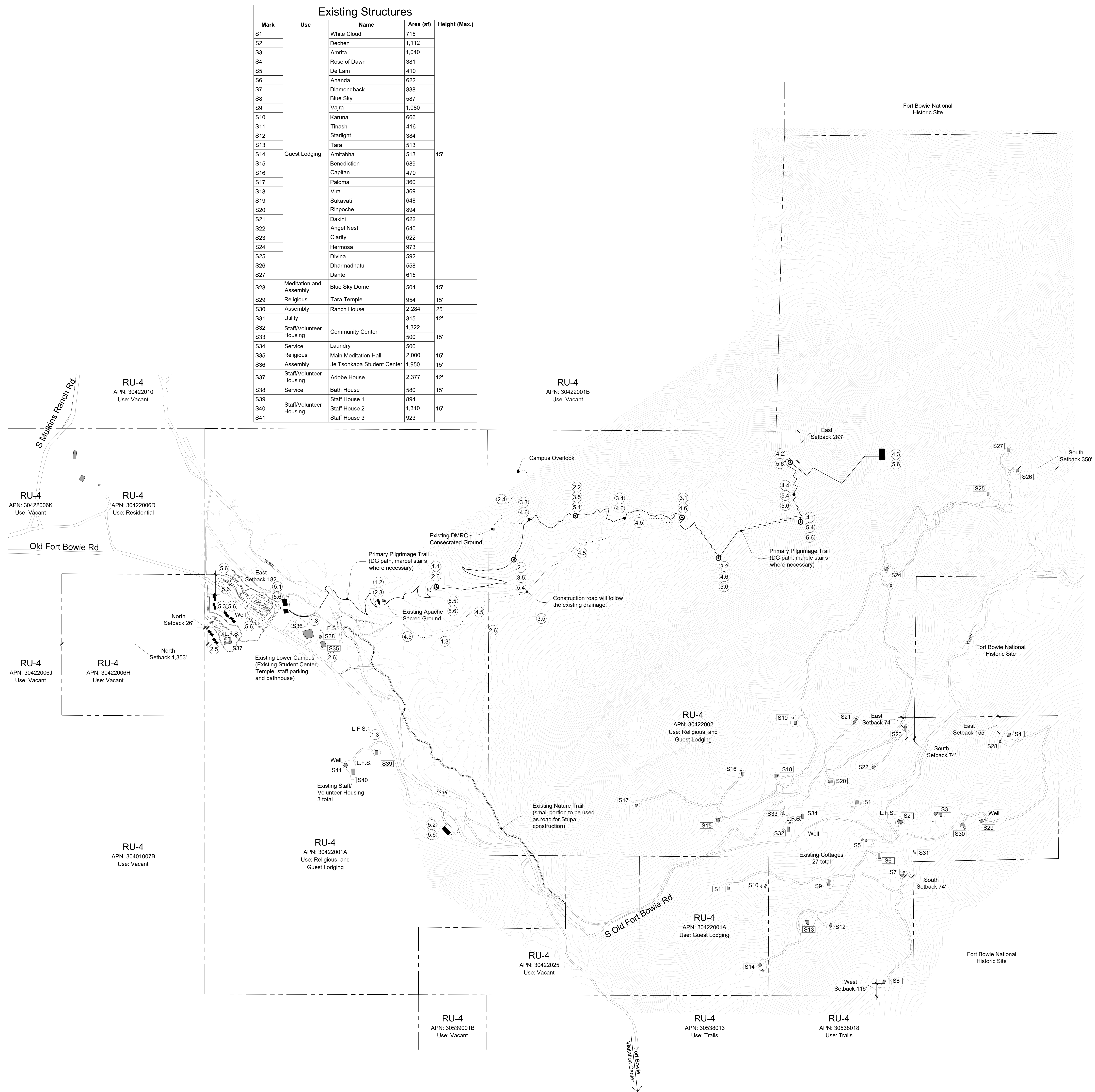
PRIVATE SEPTIC SYSTEMS

Diamond Mountain currently has 5 septic systems serving existing facilities on their property (indicated on attached Site Plan).

All restrooms along the Pilgrimage Path, and a restroom at the maintenance facility will be serviced with composting toilets.

It is anticipated new septic systems will be needed to serve the Welcome/Visitor Center (with administrative offices, café, and gift shop) and 1 or more will be needed to serve the New Staff/Volunteer Housing.

Existing Structures				
Mark	Use	Name	Area (sf)	Height (Max.)
S1		White Cloud	715	
S2		Dechen	1,112	
S3		Amrita	1,040	
S4		Rose of Dawn	381	
S5		De Lam	410	
S6		Ananda	622	
S7		Diamondback	838	
S8		Blue Sky	587	
S9		Vajra	1,080	
S10		Karuna	666	
S11		Tinashi	416	
S12		Starlight	384	
S13		Tara	513	
S14	Guest Lodging	Amitabha	513	15'
S15		Benediction	689	
S16		Capitan	470	
S17		Paloma	360	
S18		Vira	369	
S19		Sukavati	648	
S20		Rinpoche	894	
S21		Dakini	622	
S22		Angel Nest	640	
S23		Clarity	622	
S24		Hermosa	973	
S25		Divina	592	
S26		Dharmadhatu	558	
S27		Dante	615	
S28	Meditation and Assembly	Blue Sky Dome	504	15'
S29	Religious	Tara Temple	954	15'
S30	Assembly	Ranch House	2,284	25'
S31	Utility		315	12'
S32	Staff/Volunteer Housing	Community Center	1,322	
S33	Service	Laundry	500	15'
S34	Service	Laundry	500	
S35	Religious	Main Meditation Hall	2,000	15'
S36	Assembly	Je Tsonkapa Student Center	1,950	15'
S37	Staff/Volunteer Housing	Adobe House	2,377	12'
S38	Service	Bath House	580	15'
S39	Staff/Volunteer Housing	Staff House 1	894	
S40	Staff/Volunteer Housing	Staff House 2	1,310	15'
S41	Staff/Volunteer Housing	Staff House 3	923	



Project Info

Building/Structure Height 604.02:
 Existing = 25' Max.
 Proposed = 20' Max. (Max. 30' above grade)

Building/Structure Setbacks:

	Required	Actual Min.
North (Proposed Staff Housing)	- 20'	26'
East (Existing Cottage)	- 20'	74'
South (Existing Cottage)	- 20'	74'
West (Existing Cottage)	- 20'	116'

Legend

- Existing Structure
- Existing Wash
- Existing 10' Contour's
- L.F.S. Existing Leach Field and Septic (6 total)
- Well Existing Well (4 total)
- Proposed Stupa
- Proposed Rest Stop
- Proposed Structure

Proposed Phasing Plan

- Phase 1**
- 1.1 Construction of Stupa 1 with Meditation Chamber & restroom.
 Stupa:
 Ht. = 16'-9"
 Sf = 121 total
 Meditation Chamber:
 Max. Ht. = 15'
 Sf = 1,150 total
 - 1.2 Minor development of Rest Stop near Apache Sacred Ground.
 - 1.3 Revegetation of Lower Campus, Pilgrimage Valley, other general areas.
- Phase 2**
- 2.1 Construction of Stupa 2.
 Stupa:
 Ht. = 16'-9"
 Sf = 121 total
 - 2.2 Construction of Stupa 3.
 Stupa:
 Ht. = 16'-9"
 Sf = 121 total
 - 2.3 Apache Sacred Ground Rest Stop (shade/seating).
 Max. Ht. = 12'
 Sf = +/- 640 total
 - 2.4 Trail to DMRC consecrated ground/overlook ridge.
 - 2.5 Construction of Staff/Volunteer Area.
 Building:
 4 Units
 Max. Ht. = 15'
 Sf per unit = 500
 - 2.6 Revegetation of Stupa 1, Pilgrimage Valley, other general areas.
- Phase 3**
- 3.1 Construction of Stupa 4 with Meditation Chamber.
 Stupa:
 Ht. = 16'-9"
 Sf = 121 total
 Meditation Chamber:
 Max. Ht. = 15'
 Sf = 1,150 total
 - 3.2 Construction of Stupa 5.
 Stupa:
 Ht. = 16'-9"
 Sf = 121 total
 - 3.3 Construction of Rest Stop 1 (seating/shade/water/restroom).
 Max. Ht. = 12'
 Sf = +/- 390 total
 - 3.4 Construction of Rest Stop 2 (seating/shade/water/restroom).
 Max. Ht. = 12'
 Sf = +/- 390 total
 - 3.5 Revegetation at Stupa 2, Stupa 3, Rest Stop at Apache Sacred Ground, Pilgrimage Valley
- Phase 4**
- 4.1 Construction of Stupa 6.
 Stupa:
 Ht. = 16'-9"
 Sf = 121 total
 - 4.2 Construction of Stupa 7.
 Stupa:
 Ht. = 16'-9"
 Sf = 121 total
 - 4.3 Construction of Mountain Temple.
 Max. Ht. = 18'
 Sf = +/- 4,000 total
 - 4.4 Construction of Rest Stop 3 (seating/shade/water/restroom).
 Max. Ht. = 12'
 Sf = +/- 570 total
 - 4.5 Construction of alternate return trail to Lower Campus (follows existing drainage).
 - 4.6 Revegetation at Stupa 4 & 5, Rest Stops 1 & 2, Pilgrimage Valley, other general areas
- Phase 5**
 (Elements in this phase depend on fundraising success and are listed by priority)
- 5.1 Construction of Welcome Center.
 Building:
 Max. Ht. = 15'
 Sf = +/- 3,770
 Parking spaces - 98 total, parking lot material - AB or gravel and asphalt at accessible spaces.
 Driveway widths - 24'
 Landscaping - Welcome Center will be screened from the road. The parking lot will be screened from the road and trails leading to the Welcome Center.
 - 5.2 Construction of Maintenance Facility (also serves as staging area during construction).
 Building:
 Max. Ht. = 20'
 Sf = +/- 3,200 total
 Parking spaces - 2 total, parking lot material - AB or gravel and asphalt at accessible spaces.
 Driveway widths - 15'.
 Landscaping - Screened from the road and surrounding nature trails.
 - 5.3 Construction of Staff/Volunteer Area.
 Building:
 0 to 20 Units
 Max. Ht. = 15'
 Sf per unit = 500
 Parking spaces - 32 total, parking lot material - AB or gravel, and asphalt at accessible spaces.
 Driveway widths - 24'
 Landscaping - Screened from the road and Welcome Center parking lot.
 - 5.4 0 to 5 additional Meditation Chambers (at Stupas 2, 3, 5, 6, 7):
 Max. Ht. = 15'
 Sf = 800 total
 - 5.5 Larger Temple near Stupa 1
 Max. Ht. = 20'
 Sf = 2,800 total
 - 5.6 Revegetation at Mountain Temple, Stupa 6 & 7, Rest Stop 3, Welcome Center, Visitor Parking, Bus Drop Off, Staff/Volunteer Housing, Maintenance Facility, Larger Temple near Stupa 1

Attachment 1

Please state the reason for this request and why it should be supported.

Great centers of pilgrimage attract visitors from widely dispersed cultural backgrounds and geographic locations, often enabling them to commemorate the origins of their particular faith. Since the 2nd or 3rd century CE, Christians have traced the events of the Bible, including the life of Jesus Christ himself, through visits to the Holy Land and pilgrimages like Camino de Santiago in Spain. We hope to build a much humbler version in the Buddhist tradition at Diamond Mountain.

Buddhism is a religion and philosophy that developed from the teachings of the Buddha, a teacher who lived in northern India between the mid-6th and mid-4th centuries BCE. Spreading from India to Central and Southeast Asia, China, Korea, and Japan, Buddhism has played a central role in the spiritual, cultural, and social life of Asia, and, beginning in the 20th century, it spread to the West. Buddhists make up roughly 1% of the adult population in the United States, and about two-thirds of U.S. Buddhists are Asian Americans, according to Pew Research Center estimates. Buddhists made up roughly 7% of the world's population (as opposed to 31% Christian and 24% Muslim) in 2015, but they are expected to decrease to roughly 5% by 2060.

This Project

This project is to build a pilgrimage path that connects a series of 7 modest Asian stupas culminating with a small Marble Temple dedicated to the Medicine Buddha below the top of the highest peak on our property in Bear Valley on the east side of Bear Gulch. A stupa is a Buddhist commemorative monument usually housing sacred relics associated with the Buddha or other saintly persons. The stupas will be built using local marble supplied by Cochise Marble and native field stone from the site is planned to be used as an exterior finish on parts of buildings.

The intent is to create a destination site with an interpretive visitor center for pilgrimages and a place for quiet gatherings. To support the pilgrimage experience, secondary development includes offices, visitor parking, staff/volunteer housing, a maintenance facility, and paths/roads. Planned activities include events such as Buddhist conferences, weddings, nature hikes, night sky watching, and Native American ceremonial events. The interpretive visitor center with a gift shop and cafe, and the pilgrimage path to a Mountain Temple with stupas and meditation chambers along the path are features that will be available to all on most every day.

Existing off-the-grid retreat houses (approved under a previous Special Use Authorization from Cochise County) will continue to be utilized for stays as short as 3 nights to up to several months. Primary users of the retreat houses will be students of Buddhism practicing quiet contemplation and yoga. No further visitor accommodations are planned at this point.

We are very sensitive to the impact that construction is likely to make, and the impact modern man has made on the land and have proactively included restoration of construction areas and enhancing native vegetation to reflect more closely the historically denser landscape present before the impacts of modern man (replanting and revegetation using indigenous plants and trees) in our improvements plans we are working on with Tucson architects, Line and Space, LLC.

We hope to support and attract more visitors to our historic neighbor, Fort Bowie National Historic Site, and strive to not create any structures that would negatively impact the experience of their visitors, honoring a previous agreement made with the National Parks Service in 2014.

Attachment 2

Describe all existing structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

Diamond Mountain refers to two areas on their parcels as the Lower Campus and the Retreat Valley. The Lower Campus is developed along both the north and south sides of the Old Fort Bowie Road shortly after it enters the Diamond Mountain Parcels and includes most of the more public use facilities and support facilities.

RETREAT VALLEY

The Retreat Valley sits in the secluded Bear Gulch valley and uses focus on the retreat activities described in Attachment 1. Plans for the future of the Retreat Valley do not include new buildings in the Retreat Valley and new future plans in the Retreat Valley only include improvements of roadways to reduce erosion and improve control of drainage, and for construction of features at the top of the pilgrimage path described in Attachment 1.

The Diamond Mountain Parcels include many existing structures with some dating back more than a century and others constructed recently. The oldest structure is the historic Bear Springs Ranch and a few related auxiliary structures located in the Retreat Valley. It is believed that some of the auxiliary structures were built in 1876-1877 and the ranch house was completed around 1894. The historic ranch house is currently used as small meeting place. Diamond Mountain has renovated and restored several parts of the historic ranch house in recent years including refinishing exterior windows and floors, and a new roof. The largest historic auxiliary structure is referred to as the Tara Temple and is used as a small Buddhist Temple.

27 existing (28 living units - one consist of two separate buildings), off-the-grid retreat houses will continue to be utilized for stays as short as 3 nights to up to several months. Primary users of the retreat houses will continue to be students of Buddhism practicing quiet contemplation and yoga, although they are offered to the general public for rent. No further visitor accommodations are planned in the Retreat Valley at this time. Some of the retreat houses have auxiliary structures including separate buildings that function as meditation/yoga spaces. Other auxiliary structures at some of the cottages include cisterns for water storage, and small structures for storage or to serve utility needs.

A couple of other buildings located in the Retreat Valley include a community center for small meetings and events, and a laundry building that supports the retreat houses.

LOWER CAMPUS

As mentioned above, the Lower Campus is facilities for more public gatherings and uses. In addition, several buildings in the Lower Campus are currently used for serving the public and housing staff and volunteers that support Diamond Mountain's offerings.

Existing Public use facilities at the lower campus include;

1. The Events Building/Student Center (built in 2015) is currently used for Buddhist conferences held 3 or 4 times per year. Activities within include conferences, classes, lectures, and preparing and serving meals to visitors. Associated with this building is a propane station that serves the kitchen, and for filling propane cylinders that provide fuel for cooking at the retreat houses.

2. A Buddhist Temple (built in 2004-2005) serves as a prayer/worship space.
3. A Bathhouse (built approx. 2005) serves as a public restroom for visitors.
4. 4 Residences (3 built approx. 2004 and the fourth approx. 2011) are used for staff/volunteer housing. Small auxiliary structures are associated with these residences including water storage cisterns and small storage buildings.

Attachment 3

Describe all proposed structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

Proposed structures and uses include:

1. Welcome Center/Visitor Center with café and gift shop – providing interpretative information, orientation, and respite for visitors.
2. Offices – part of the Welcome Center/Visitor Center building, offices for employees and volunteers for administration of Diamond Mountain Retreat Center.
3. Memorial Wall and Garden – and exterior garden with a memorial wall will be an exterior experience for visitors to the Welcome Center.
4. Visitor Parking Lot – a parking lot will be constructed for visitors to Diamond Mountain with approximately 100 parking spaces.
5. 1 Bus Drop/Staging Area – a drop off facility for groups arriving by tour buses. While visitors are experiencing activities at the Diamond Mountain Retreat Center, the tour bus will stage/wait at this location for the return of their passengers.
6. Staff/Volunteer housing – initially 4 additional new units with the potential for a total of 24 units in the future.
7. Maintenance Facility – a maintenance building and yard for maintenance and repairs of Diamond Mountain’s facilities and for servicing guests in the retreat houses.
8. The Pilgrimage Path – a recreational hiking trail with 7 Stupas along it, two of the Stupas (Stupa 1 and Stupa 4) will have meditation buildings with the potential for more at other Stupa locations in the future. Between some of the Stupas, rest stops will be provided along the Pilgrimage Path offering drinking water, seating and shade for visitors hiking up to the termination of the Pilgrimage Path at a Mountain Temple. The first rest stop, near an area native Americans use for cultural events and referred to as the Apache Sacred Ground, will educate visitors about the Apache tribe, their history and tie to place, and the meaning and purpose of the Apache Sacred Ground.
9. A Mountain Temple – a small intimate temple terminates the Pilgrimage Path near the highest peak on Diamond Mountain’s property providing a place for Buddhist worshippers.
10. Additional small meditation buildings at the other 5 Stupas are under consideration but construction of them is dependent on the success of fundraising efforts.
11. An additional Temple near the first Stupa is under consideration but construction of it is dependent on the success of fundraising efforts.

Attachment 4

Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.

Visitor activities will be offered including special events including Buddhist conferences and classes, weddings, nature hikes, night sky watching, and native history.

In addition, an interpretive visitor center will explain to visitors what Buddhism and the Diamond Mountain Retreat Center is, explain opportunities and events available at Diamond Mountain, and interpret the natural, historical, and geological features of the Diamond Mountain property. In the visitor center there will be a gift shop offering for sale items related to Buddhism and Diamond Mountain. Also, a café at the visitor center will provide snacks and drinks for sale to visitors.

The planned pilgrimage path to a Mountain Temple with stupas and meditation chambers along the way will be a key recreational activity offered to visitors.

The retreat houses currently offered for stays as short as 3 nights to up to several months will continue to be offered to the public and visitors.

Attachment 5

What materials will be used to construct the new building(s)? (Note, for an existing building(s), please also list the construction type(s), i.e., factory-built building, wood, block, metal).

Final materials selections are not determined at this time but it is assumed most new public buildings will be concrete block (CMU) with concrete slabs. Native field stone exterior finish on parts of new buildings is planned.

The exterior finish of stupas will be marble cut from the nearby Cochise Marble Quarry.

Some of the floor finishes at the meditation buildings and Mountain Temple will be marble tiles and some walls within the meditation chamber will be finished with marble tiles.

CMU/concrete are preferred for support structures such as staff/volunteer casitas but to control costs, framing with stucco finished walls will be explored.

The maintenance facility building will be a pre-engineered, factory-built metal building.

Attachment 6

If this is a phased project, describe the phases here and physically depict them on the site plan.

PHASE 1

Phase 1 includes construction of the first stupa with an adjacent meditation/yoga building. Associated with the meditation building at Stupa 1 will be a restroom with a composting toilet, a janitor's closet and a storage room.

An accessible Pilgrimage Path from the Lower Campus to the first Stupa site will be developed during Phase 1. A primitive trail from Stupa 1 to the future location of the Mountain Temple will be constructed during Phase 1.

During Phase 1 Diamond Mountain will be performing landscape enhancements around existing structures at the Lower Campus and within the Pilgrimage Valley where they will not be impacted by future construction activity and general areas that will not be disturbed.

It is anticipated that some infrastructure work for future buildings may be performed during Phase 1.

PHASE 2

Phase 2 includes construction of the second and third Stupas along the Pilgrimage Path and the first rest stop near the Apache Sacred Ground.

A more developed Pilgrimage Path from the first Stupa site to the third Stupa site will be constructed during Phase 2.

During Phase 2 Diamond Mountain will continue landscape enhancements and restoration in general areas at the Lower Campus and within the Pilgrimage Valley where they will not be impacted by future construction activity, and areas disturbed by the construction of Stupa 1 with its meditation building.

PHASE 3

Phase 3 includes construction of the fourth and fifth Stupas along the Pilgrimage Path, and two more rest stops along the Pilgrimage Path.

The Pilgrimage Path from the third Stupa site to the fifth Stupa site will be developed during Phase 3.

During Phase 3 Diamond Mountain will continue landscape enhancements and restoration in general areas at the Lower Campus and within the Pilgrimage Valley where they will not be impacted by future construction activity, areas disturbed by construction the rest stop near the Apache Sacred Ground, and areas disturbed by construction of Stupa 2 and 3.

PHASE 4

Phase 4 includes construction of the sixth and seventh Stupas along the Pilgrimage Path, the last rest stops along the Pilgrimage Path, and the Mountain Temple.

The Pilgrimage Path from the fifth Stupa site to the seventh Stupa site will be developed during Phase 4.

During Phase 4 Diamond Mountain will continue landscape enhancements and restoration in general areas at the Lower Campus and within the Pilgrimage Valley where they will not be impacted by future

construction activity, areas disturbed by construction of additional rest stops along the Pilgrimage Path, and areas disturbed by construction of Stupa 4 and Stupa 5.

PHASE 5

The scope of Phase 5 will be defined by fundraising efforts at the completion of Phase 4. If fundraising is successful to complete all goals, Phase 5 includes construction of the Welcome Center, Administrative Offices, the memorial garden and wall, and the maintenance facility.

Development of the Pilgrimage Path will be completed during this phase.

During Phase 5 Diamond Mountain will complete landscape enhancements and restoration in general areas at the Lower Campus, within the Pilgrimage Valley, and areas disturbed by construction during previous phases and this final phase.

Depending on fundraising success the following additional amenities are planned; small meditation chambers may be built at some or all stupa sites (Stupa 2, 3, 5, 6, and 7), a larger temple constructed near Stupa 1, and up to 20 additional staff/volunteer housing units.

Attachment 7

If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be provided. 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. What specific water conservation measures are proposed (for applicable site 1+ acres)? Describe here and/or show on the site plan submitted with this application.

On-site drainage flow will only be modified to direct existing flows away from and around new structures. These drainage modifications will reconnect existing upstream drainage approaching structures to existing drainage downstream from structures.

As part of its landscaping goals, Diamond Mountain will employ strategies to slow drainage in natural swales and recharge it, including detention basins and natural stone weirs. Capturing and retaining water in drainages will improve the success of the planned landscape enhancements.

Existing new structures will be "off-the-grid," as much as possible so continued capture and storage of water falling on roofs/hard surfaces in cisterns will provide for non-potable domestic uses and irrigation.

Attachment 8

This attachment provides additional information related to the Special Use Authorization Application.

PRIVATE WELLS/WATER USAGE

Diamond Mountain currently has and uses four wells on its property to meet their needs (indicated on attached Site Plan). Most of the Retreat Houses are off-the-grid so water conservation is of extreme importance. Rainwater is captured for non-potable use, composting toilets serve the Retreat Houses, and landscape is not irrigated other than by captured or directed rainfall.

Currently it is believed that the existing wells will meet the needs of proposed new facilities.

EXTERIOR LIGHTING

Minimal outdoor lighting is proposed for the project and will mostly consist of pathway lighting for safety concerns. Diamond Mountain currently uses solar lighting to meet their needs and plan to use solar lighting at very low levels for the project. Locations of exterior lighting has not been designed yet and fixture types have not been selected yet.

Diamond Mountain acknowledges the impact of exterior lighting on the environment and is in the process of completing a Dark Sky Application to affirm their existing and proposed facilities are respectful.

PRIVATE SEPTIC SYSTEMS

Diamond Mountain currently has 5 septic systems serving existing facilities on their property (indicated on attached Site Plan).

All restrooms along the Pilgrimage Path, and a restroom at the maintenance facility will be serviced with composting toilets.

It is anticipated new septic systems will be needed to serve the Welcome/Visitor Center (with administrative offices, café, and gift shop) and 1 or more will be needed to serve the New Staff/Volunteer Housing.



Approaching Stupa 1 (prior to design of adjacent meditation space)



Stupa 1 (prior to design of adjacent meditation space)



Continuing past Stupa 1 along the Pilgrimage Path



Pilgrimage Path with Stupa 2 and 3 in left foreground



Pilgrimage Path with Stupa 3 in left foreground

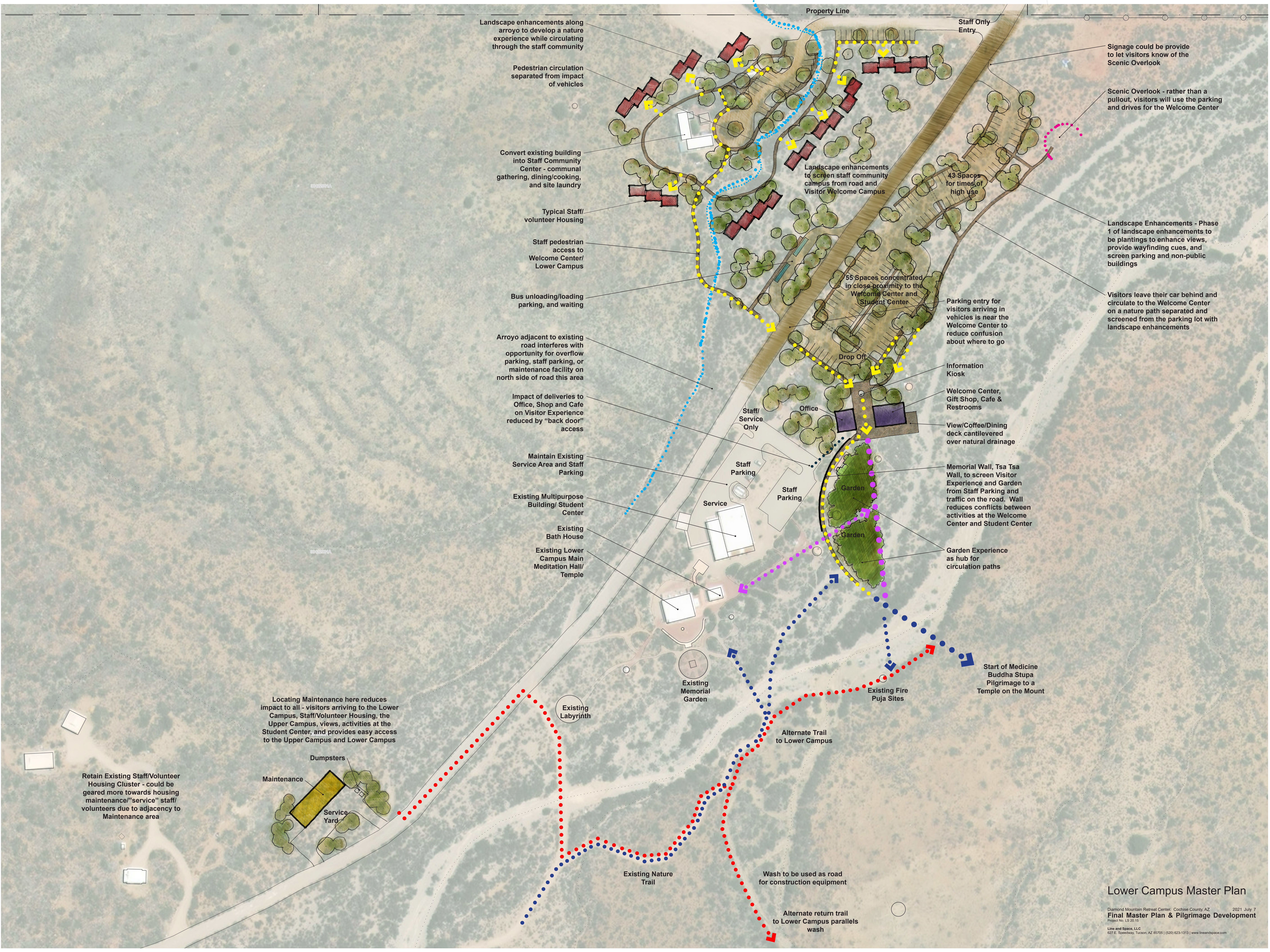


Pilgrimage Path with Stupa4 in center



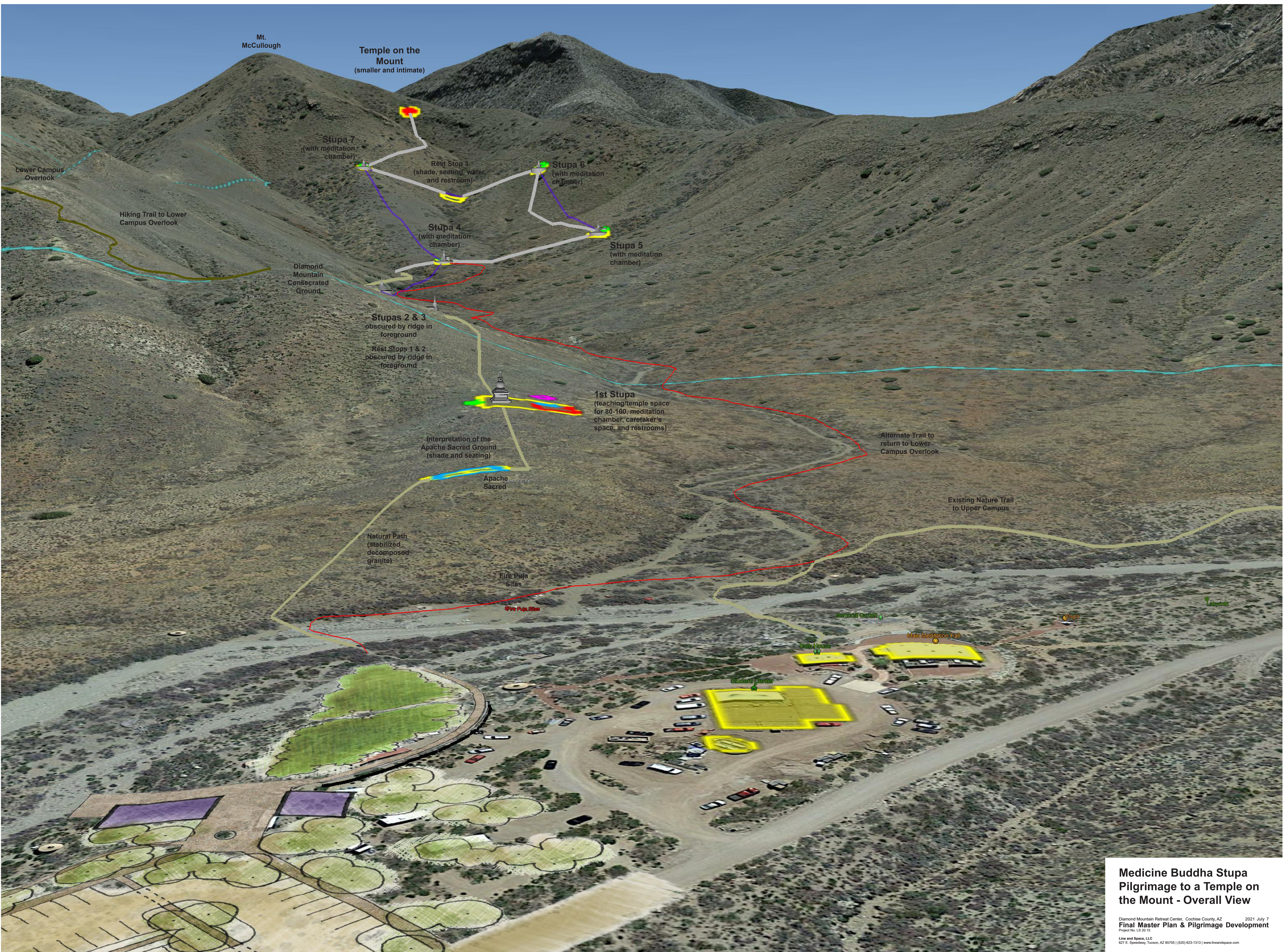
Diamond Mountain Retreat Center
Cochise County, AZ

**Final Master Plan &
Pilgrimage Development**



Lower Campus Master Plan

Diamond Mountain Retreat Center, Cochise County, AZ 2021 July 7
Final Master Plan & Pilgrimage Development
 Project No. LS 20.15
 Line and Space, LLC
 627 E. Speedway, Tucson, AZ 85705 | (520) 623-1313 | www.lineandspace.com



Mt. McCullough

Temple on the Mount
(smaller and intimate)

Stupa 7
(with meditation chamber)

Rest Stop 3
(shade, seating, water, and restroom)

Stupa 6
(with meditation chamber)

Lower Campus Overlook

Hiking Trail to Lower Campus Overlook

Diamond Mountain Consecrated Ground

Stupa 4
(with meditation chamber)

Stupa 5
(with meditation chamber)

Stupas 2 & 3
obscured by ridge in foreground

Rest Stops 1 & 2
obscured by ridge in foreground

1st Stupa
(teaching/temple space for 80-100, meditation chamber, caretaker's space, and restrooms)

Interpretation of the Apache Sacred Ground
(shade and seating)

Apache Sacred

Alternate Trail to return to Lower Campus Overlook

Natural Path (stabilized decomposed granite)

Existing Nature Trail to Upper Campus

Fire Puja Sites

Fire Puja Sites

Mansarovar

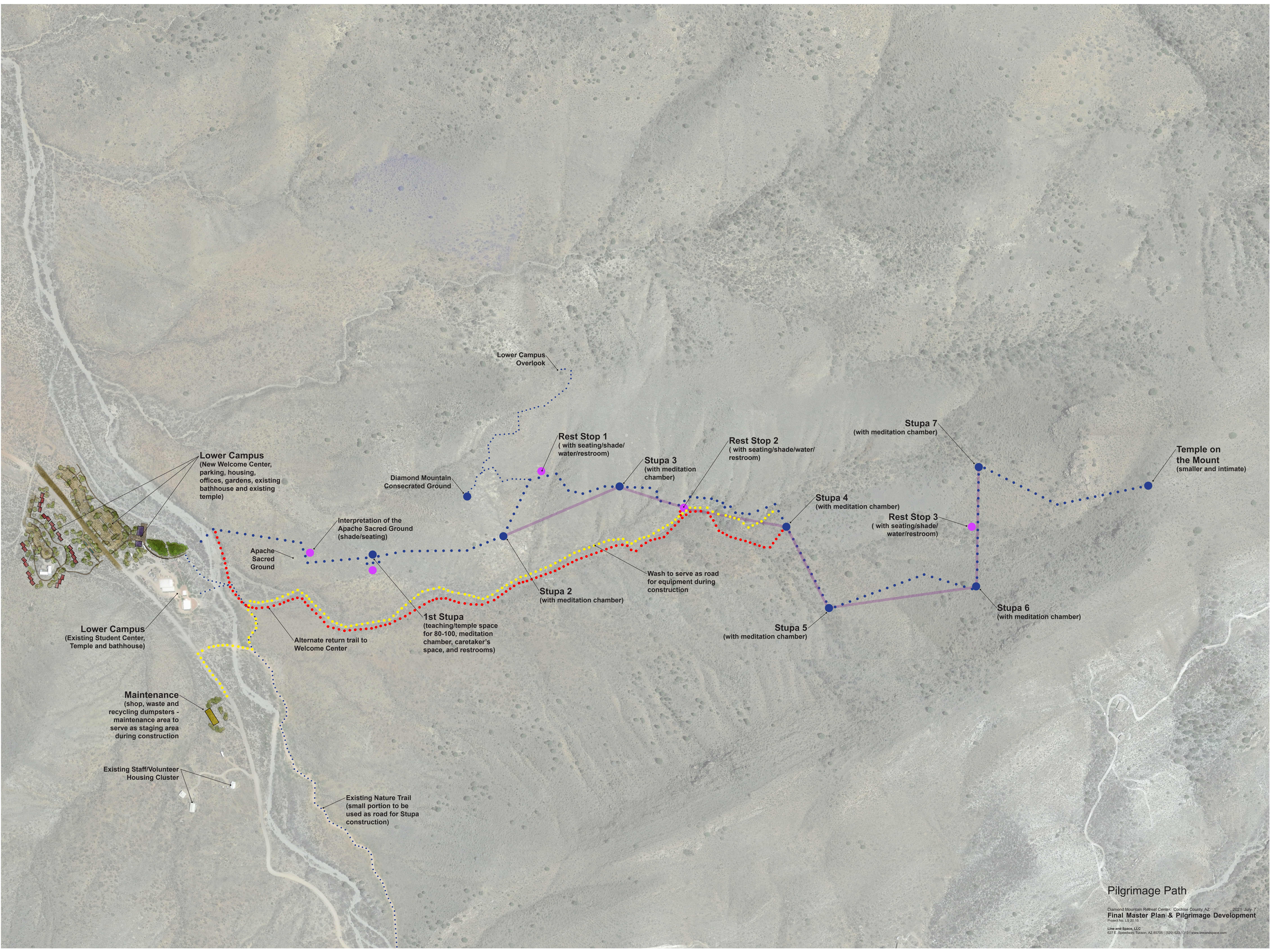
Bath House

Main Meditation Hall

Student Center

Medicine Buddha Stupa Pilgrimage to a Temple on the Mount - Overall View

Diamond Mountain Retreat Center, Cochise County, AZ 2021 July 7
Final Master Plan & Pilgrimage Development
Project No. LS 20.15
Line and Space, LLC
627 E. Speedway, Tucson, AZ 85705 | (520) 623-1313 | www.lineandspace.com



Lower Campus
(New Welcome Center, parking, housing, offices, gardens, existing bathhouse and existing temple)

Lower Campus
(Existing Student Center, Temple and bathhouse)

Maintenance
(shop, waste and recycling dumpsters - maintenance area to serve as staging area during construction)

Existing Staff/Volunteer Housing Cluster

Existing Nature Trail
(small portion to be used as road for Stupa construction)

Lower Campus Overlook

Diamond Mountain Consecrated Ground

Interpretation of the Apache Sacred Ground
(shade/seating)

Apache Sacred Ground

Alternate return trail to Welcome Center

1st Stupa
(teaching/temple space for 80-100, meditation chamber, caretaker's space, and restrooms)

Rest Stop 1
(with seating/shade/water/restroom)

Stupa 3
(with meditation chamber)

Rest Stop 2
(with seating/shade/water/restroom)

Wash to serve as road for equipment during construction

Stupa 2
(with meditation chamber)

Stupa 5
(with meditation chamber)

Stupa 4
(with meditation chamber)

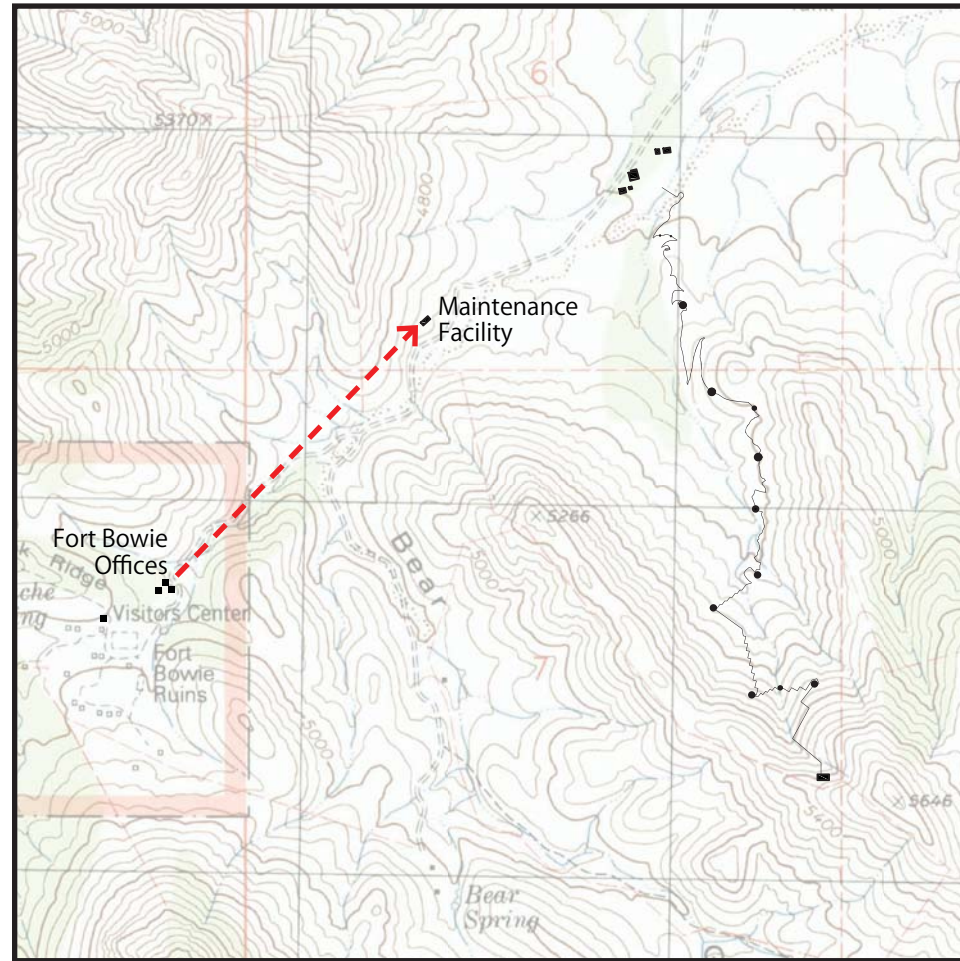
Rest Stop 3
(with seating/shade/water/restroom)

Stupa 6
(with meditation chamber)

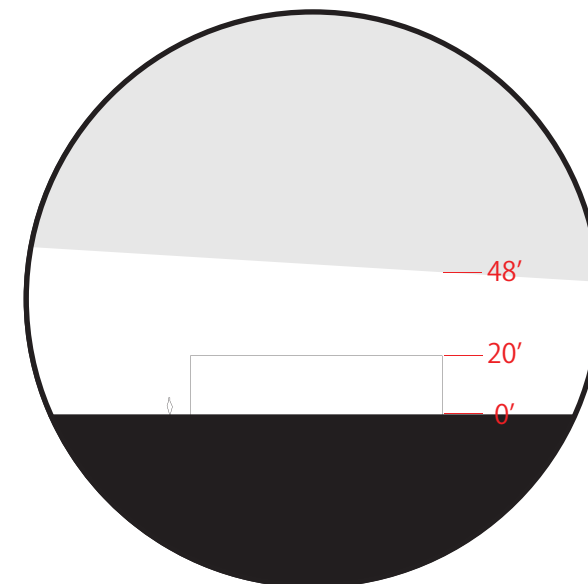
Stupa 7
(with meditation chamber)

Temple on the Mount
(smaller and intimate)

Pilgrimage Path



Key Plan: N.T.S.



Detail Callout: 3/16" = 1'

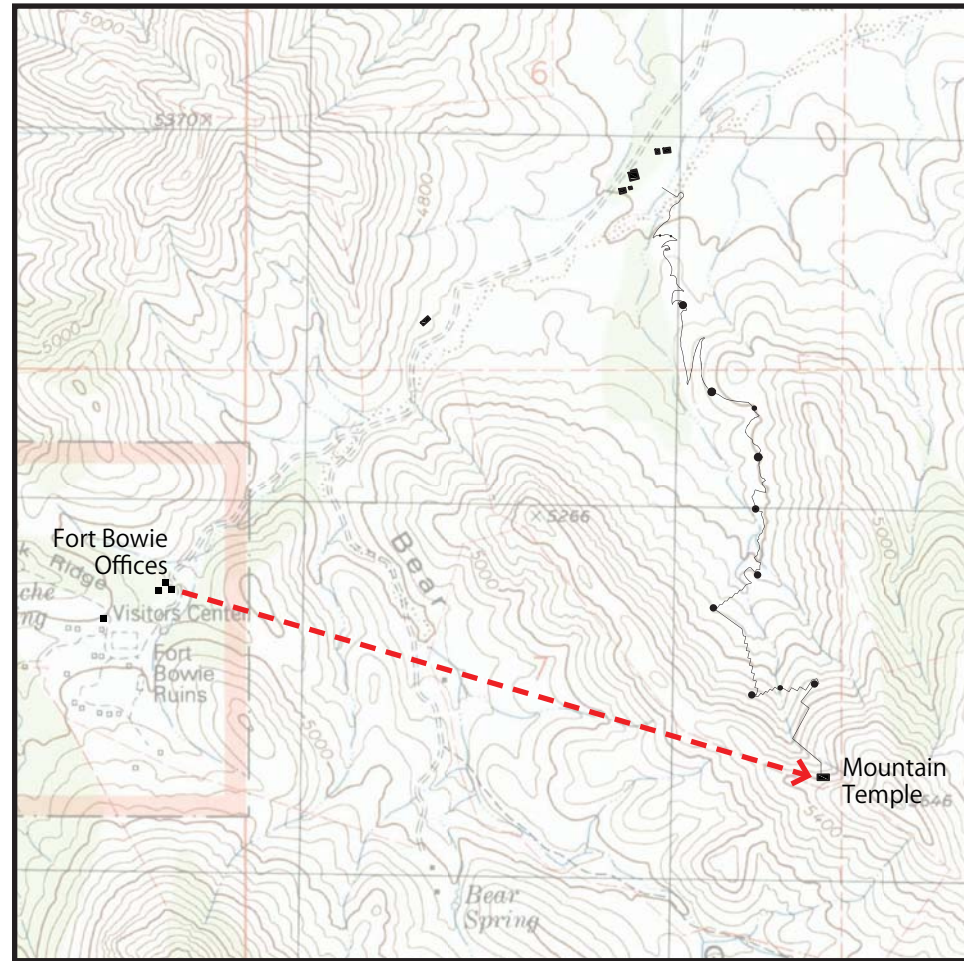
Fort Bowie
Offices

Maintenance
Facility

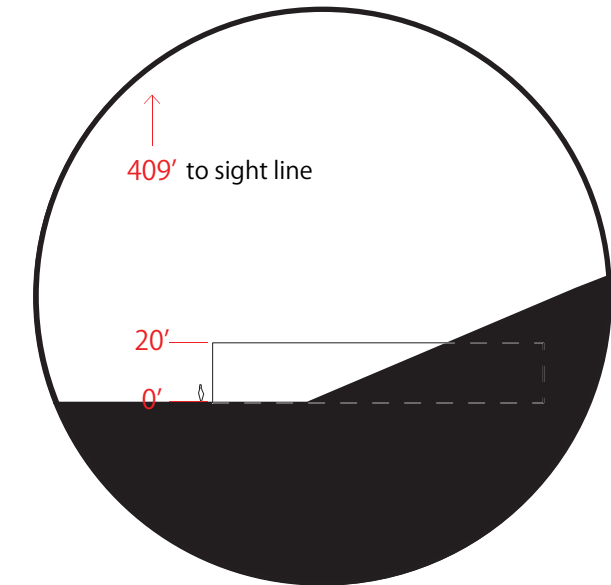
sight line

Section - Fort Bowie Offices to Maintenance Facility





Key Plan: N.T.S.

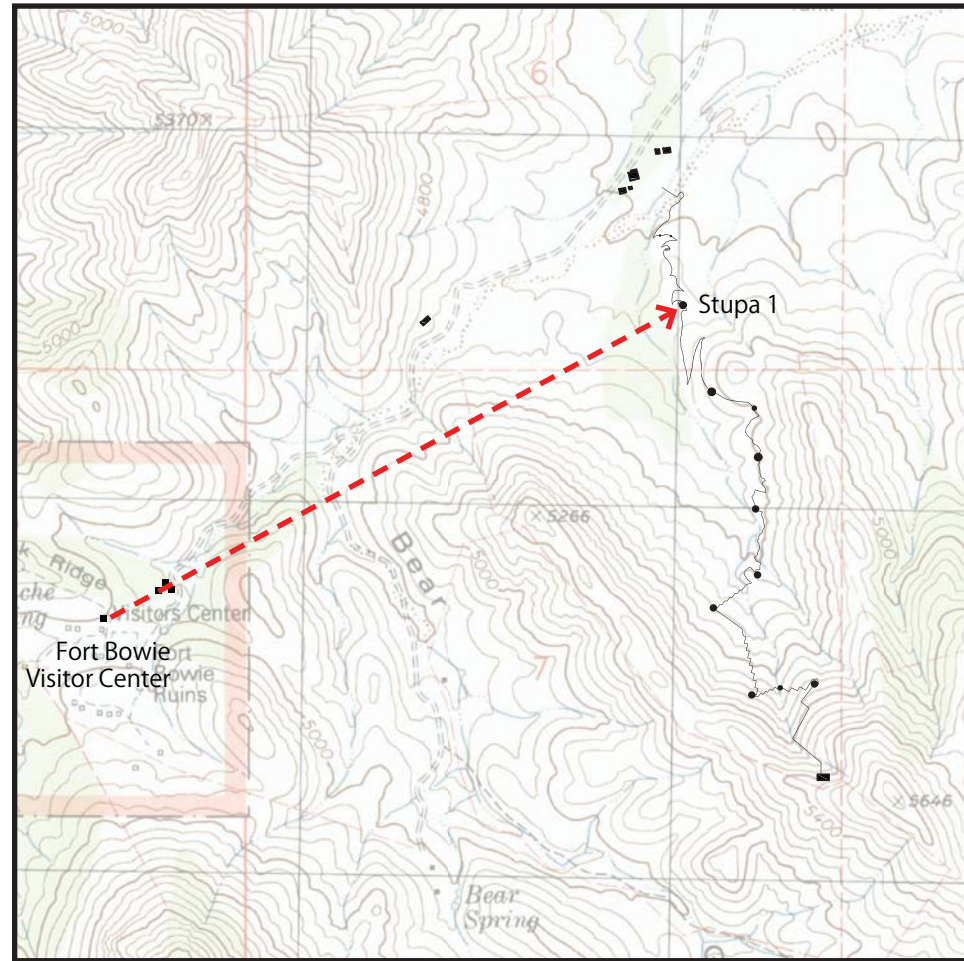


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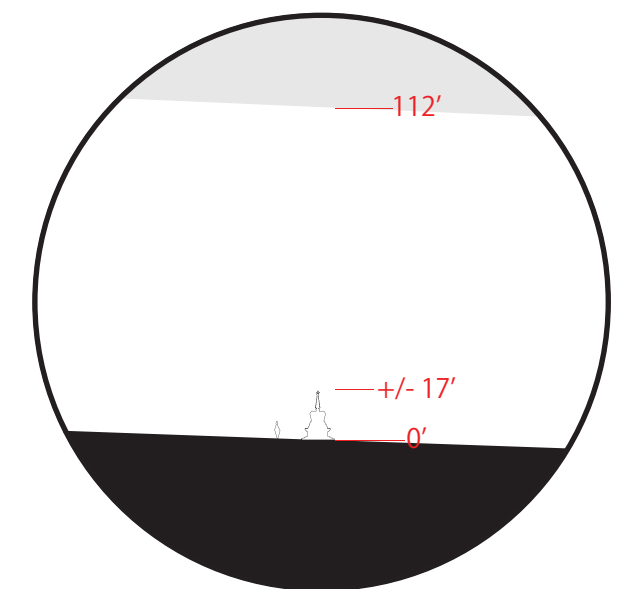


Section - Fort Bowie Offices to Mountain Temple





Key Plan: N.T.S.



Detail Callout: 3/16" = 1'

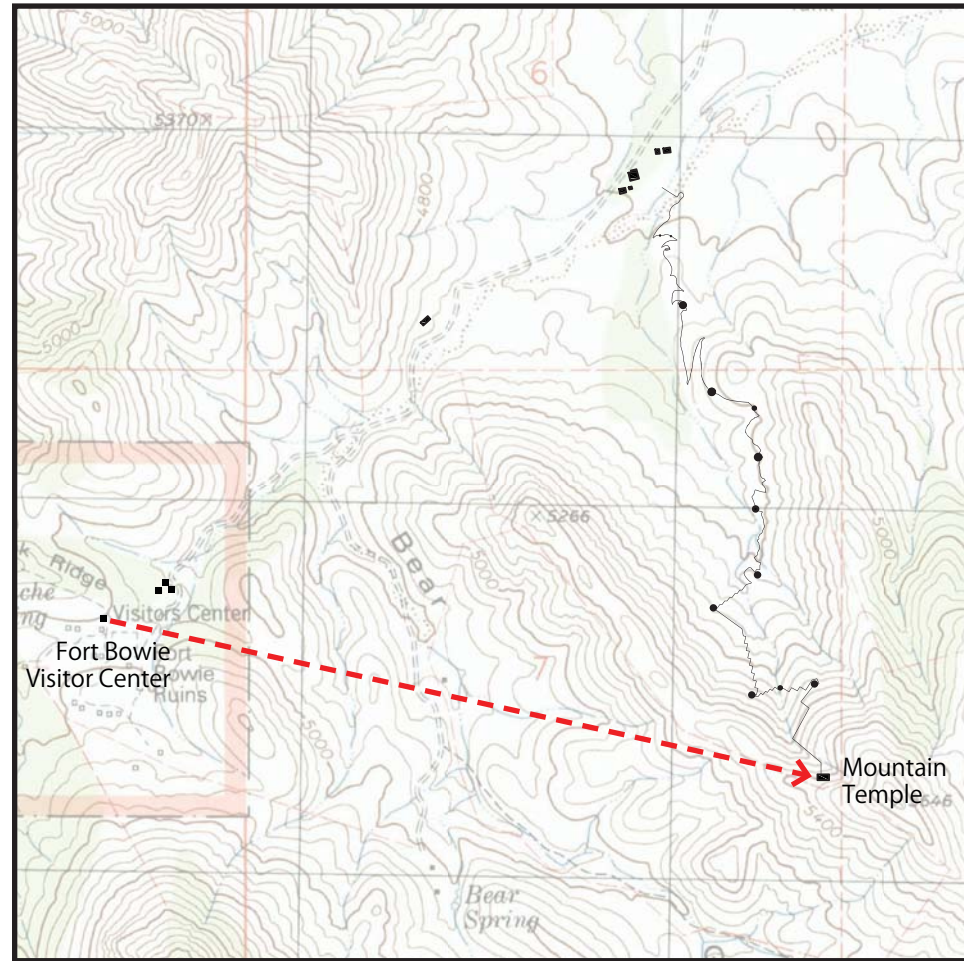
sight line

Fort Bowie
Visitor Center

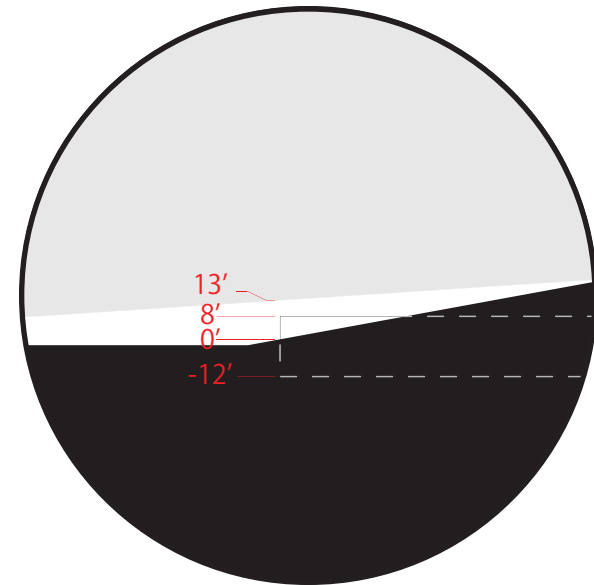
Stupa 1

Section - Fort Bowie Visitor Center to Stupa 1





Key Plan: N.T.S.



Detail Callout: 3/16" = 1'



Section - Fort Bowie Visitor Center to Mountain Temple

