



**COCHISE
COUNTY**
Arizona

Development Services

520-432-9300
 developmentsservices@cochise.az.gov
 www.cochise.az.gov
 1415 Melody Ln, Bdg F
 Bisbee, Arizona 85603

**Special Use
Application**

Special Uses are activities or uses that, because of their unique characteristics, potentially could generate greater impacts than uses permitted in a zoning district. Due to these greater impacts, special uses are not granted administratively. Rather, they must be reviewed and approved by the Planning and Zoning Commission at a public hearing.

Applicant Info	
Name:	Mario Robles AND Angela Robles
Address:	7569 S Carlisle Ave
Phone:	520-609-8281 AND 520-268-5160
Email:	robles.mario659@gmail.com AND ang552266@gmail.com
Describe your relationship to this application (select one):	
<input type="checkbox"/>	Property owner (skip next question)
<input checked="" type="checkbox"/>	Authorized agent
By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application.	
Signature:	<i>Rex Widman</i> Date: 6/27/25
Property Info	
Property Owner Name(s):	Rex and Tara Widman
Parcel Number (APN):	208-28-001N, 208-28-001P
Property Size (in acreage or square feet):	40 acres
Property Zoning Designation:	RU4

Processing Fees

\$500 + (\$20/acre, (\$2,000 acreage fee max)) Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.

Required Submittals

- This application
- A concept plan
- A copy of the neighborhood notification letter and any information provided to the public
- A non-refundable processing fee

Project Info

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	Utility Company/Service Provider
Water/Well	Private Wells
Sewer/Septic*	Existing
Electricity	Sulfer Springs Electric
Fire Protection	Benson Fire Department
Waste Disposal	<i>Self carry-transfer station</i>

* If the property is, or will be, served by a septic system, indicate the location of the septic system and the 100% expansion area on the site plan. State whether the system is existing or proposed.

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
 N/A, no deed restrictions

Supplemental Questions

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

Please see attached page for answers:

2. Describe all **existing** structures/uses present on the subject property. Note: Show the location and size of existing structures on the accompanying site plan.

Please see attached page for answers:

3. Describe all **proposed** structures/uses that will be placed on the property. Note: Show the location and size of proposed structures on the accompanying site plan.

Please see attached page for answers:

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).

Please see attached page for answers:

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



One year



Phased

Supplemental Questions Continued

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

n/a

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

Please see attached page for answers:

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

Please see attached page for answers:

8. What are the number of employees expected to work onsite?

Initially: 5

Future: 10

9. Describe the permanent legal access to the property. State which streets or easement will be used by traffic to enter or exit the property. Specify whether the vehicular access is from a public road, private road, or easement, and label all legal access on the concept plan.

Please see attached page for answers:

10. What impact will this have on the traffic volume of roads that serve the subject property?

Please see attached page for answers:

10.a. Number of passenger vehicles entering and leaving the site (per day/week)?

attached

10.b. Number of large trucks entering and leaving the site (per day/week)?

attached

Supplemental Questions Continued

10.c. At what time of day, day of week, and season (if applicable) will traffic be the heaviest?

Please see attached page for answers:

11. 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.

Please see attached page for answers:

12. What is your water source? If your property is served by a well, show the existing or proposed location of the well on the site plan. State whether the well is private or shared (if applicable).

Please see attached page for answers:

13. Total gallons of water needed for the proposed use, either daily or annually:

14. List any strategies you will use on site to minimize water use, recycle water, and/or enhance onsite natural recharge.

Please see attached page for answers:

15. Describe your citizen review process. 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. Upload a copy of the mailed notice to the portal.

Please see attached page for answers:

Supplemental Questions Continued

15.a. Date of mailing by applicant: 06/17/2025

15.b. Mailing radius: 1000ft

16. Describe any outdoor activity associated with your special use proposal, if applicable.

Please see attached page for answers:

17. 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.

Please see attached page for answers:

18. 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?

Please see attached page for answers:

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

Please see attached page for answers:

Supplemental Questions Continued

20. Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to mitigate/discourage their presence?

Please see attached page for answers:

21. 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?

Please see attached page for answers:

22. 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

23. Do you anticipate the need to clear more than one acre of vegetation? If so, describe the proposed dust and erosion control measures to be used and show their approximate location on site plan, if appropriate. Also, indicate if any drainage pattern alterations are proposed or necessary.


Please see attached page for answers:

Acknowledgments

By typing their name below, the applicant certifies that all information in this application, on the site plan, and within any supplemental documents is true and accurate. They understand that if any information is false, it may be grounds for revocation of this permit. In addition, they hereby request all inspections necessary to process this application, and if the permit is issued, they request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit.

Applicant Signature: Mario and Angela Robles

Date: 06/26/2025



Acknowledgments Continued, Prop 207 Waiver

By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Cochise County as result of the filing of this application.

Signature (Property Owner):

Paul Wideman
Paul Wideman

Date:

6/27/25

SPECIAL USE APPLICATION RESPONSES FOR MARIO AND ANGELA ROBLES

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

We are requesting a Special Use Permit to allow for the development and operation of Ever After Ranch, a multi-purpose agritourism and event venue on a 108-acre ranch in Benson, Arizona. The proposed use includes a wedding and event venue, boutique lodging (including tiny homes), small-scale specialty farming, equestrian services, and community-based educational activities.

This request should be supported because Ever After Ranch aligns with Cochise County's goals for rural economic development, responsible land use, and tourism growth. The property is already equipped with infrastructure such as multiple residences, a fully plumbed and powered barn, seven registered wells, and irrigated pastures. These assets reduce the need for disruptive construction and ensure the land will be used efficiently and sustainably.

The project will generate significant local economic activity by attracting visitors, creating jobs, supporting local vendors, and offering unique experiences in harmony with the area's rural character. We aim to preserve the open-space nature of the property while enhancing its usability and value through thoughtful planning and community involvement.

2. Describe all existing structures/uses present on the subject property.

The 108-acre property includes multiple residential and agricultural structures. These include:

- A 4,525 sq. ft. main residence
- A 2,400 sq. ft. second residence
- Two guest accommodations totaling 1,800 sq. ft.
- A 500 sq. ft. casita and 400 sq. ft. farmhand studio
- A 10-stall barn with full living quarters and plumbing
- A 25' x 100' hay barn, two tack rooms, and four garage bays
- Two large show barns (3,100 sq. ft. and 4,500 sq. ft.)
- Multiple arenas, round pens, turnout areas, and holding pens
- Seven registered wells and two 20,000-gallon water storage tanks
- A full-property watering system and 12 irrigated pastures
- Two artesian-fed ponds

The property is currently used for residential living, equestrian boarding and training, and limited agricultural irrigation. All structures are in usable condition and many are convertible to support expanded farming or hospitality operations.

3. Describe all proposed structures/uses that will be placed on the property.

Planned development includes the following proposed structures and adaptive reuses:

- Fifteen (15) tiny homes for boutique guest lodging
- A reception and event venue
- A bridal suite and a groom's suite
- An open-air, ramada-style hall for small gatherings and workshops
- Conversion of the existing 4,500 sq. ft. barn into a chapel/church for ceremonies
- Adaptive reuse of existing horse stalls for farm crop check-in and seasonal operations
- A natural wading pool area designed for recreational and event use

These additions support the intended multi-use purpose of the property, blending agritourism, hospitality, and community engagement while maintaining the rural integrity of the site.

4. What materials will be used to construct the new building(s)?

Existing homes and buildings on the property are primarily constructed of block.

New structures, including the reception venue, bridal and groom suites, ramada hall, and tiny homes, will utilize metal shell buildings with interior framed build-outs. This allows for durability, ease of maintenance, and design flexibility.

The proposed natural wading pool will be constructed using bentonite clay to create a sustainable, chemical-free sealing layer.

5. n/a

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

Ever After Ranch will offer a variety of services and products across three primary categories:

1. Event Services:

- Full-service weddings and private events, including elopements, micro-weddings, and large-scale celebrations
- Reception venue rentals, chapel services, and photography add-ons
- Corporate retreats, workshops, and seasonal gatherings

2. Lodging Services:

- Overnight accommodations in tiny homes and guest casitas
- Farm stays and retreat packages booked through platforms like Airbnb/VRBO

3. Agricultural and Artisan Products:

- Small-batch, specialty crops including saffron, mushrooms, cut flowers, and heirloom vegetables
- Raw honey from on-site beekeeping

- Seasonal farm stand items and visitor experiences such as flower cutting and crop check-ins

Intermediate services may include event planning coordination, farm-to-table catering using on-site harvests, and educational programming for guests and local schools.

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

Ever After Ranch will operate **Monday through Sunday**, with varying hours depending on the activity:

- **Lodging and farm operations:** 7:00 AM – 10:00 PM daily
- **Events and weddings:** Typically held **Friday through Sunday**, between **10:00 AM – 10:00 PM**, with occasional weekday bookings. Events scheduled later than 10:00pm will be hosted in doors in a “speak easy” type of setting.
- **Farm stand and public visitation (seasonal):** Friday to Sunday, **8:00 AM – 2:00 PM**

All events will adhere to local noise ordinances and county regulations.

8.

9. Describe the permanent legal access to the property. State which streets or easement will be used by traffic to enter or exit the property. Specify whether the vehicular access is from a public road, private road, or easement, and label all legal access on the concept plan.

The property has two existing gated access points, both connecting directly to **Ocotillo Road**, a public, county-maintained dirt road. No easements are involved, and there are no shared access points.

The **southern entrance** will be modified to accommodate **dual-lane entry and exit** for primary guest and vendor traffic. The **northern entrance** will be maintained as an **emergency access route** only.

No new entry points are anticipated. Internal improvements will include additional on-site roads and designated parking areas, which will be shown on the accompanying concept plan.

10. What impact will this have on the traffic volume of roads that serve the subject property?

The proposed use will moderately increase traffic volume on Ocotillo Road, primarily on weekends and event days. Weekday traffic will remain minimal, limited to lodging guests, staff, and occasional farm activity.

To manage traffic effectively, the primary entrance will be expanded to a dual-lane entry/exit to improve flow and reduce congestion. Events will be scheduled with defined arrival/departure

windows, and on-site parking will accommodate guests and vendors without spillover onto public roads.

Given the rural setting and the staggered nature of operations, overall traffic impact is expected to remain manageable and in line with similar agricultural or event-based uses.

10.a. Number of passenger vehicles entering and leaving the site (per day/week):

On non-event days, we anticipate approximately **5–10 vehicles per day**, including staff, lodging guests, and light agricultural traffic.

On event days (typically weekends), vehicle volume may increase to **40–80 vehicles per day**, depending on guest count and vendor needs.

Weekly total (average): **50–150 passenger vehicles**, varying by season and event volume.

10.b. Number of large trucks entering and leaving the site (per day/week):

Large truck traffic will be minimal.

On average, we expect **1–2 large trucks per week**, including deliveries (e.g., catering, rentals, feed, or farm supplies) and occasional waste management or maintenance service vehicles.

There may be an occasional spike for larger events or seasonal farming needs, but these will be pre-scheduled to avoid peak times.

10.c. At what time of day, day of week, and season (if applicable) will traffic be the heaviest?

Traffic will be heaviest **on weekends (Friday through Sunday)** during **late afternoon to early evening hours**, typically between **3:00 PM and 7:00 PM**, coinciding with guest arrivals for weddings and events.

Seasonally, peak traffic is expected during the **spring (March–May)** and **fall (September–November)**, which align with Southern Arizona’s most popular wedding and travel seasons.

Weekday traffic will remain minimal year-round, with occasional increases for midweek retreats or lodging check-ins.

11. How many driveway cuts are proposed along streets or easements to allow site access?

Two existing driveway cuts currently provide access from Ocotillo Road. **No new driveway cuts are proposed.** The **southern access point** will be **improved and widened** to function as a dual-lane entry and exit, but it will remain in its current location. The **northern access point** will remain unchanged and will be designated as an **emergency access route only**.

This represents **no increase** in the number of cuts and **no relocations** are planned.

12. What is your water source?

The property is served by **seven (7) existing private wells**, all registered with the Arizona Department of Water Resources (ADWR). These wells provide ample water for residential use, agricultural irrigation, and event operations.

All wells are **privately owned** and located on the property. Their positions will be labeled accordingly on the accompanying site plan. No shared wells are in use.

13. Total gallons of water needed for the proposed use, either daily or annually:

Estimated **daily water usage** will vary seasonally and by activity, but average use is projected at approximately **1,000–1,500 gallons per day** during regular operations.

During peak event days or growing seasons, usage may temporarily increase to **2,500–3,000 gallons per day** to accommodate guest lodging, event needs, and irrigation.

This results in an estimated **annual usage of approximately 500,000 to 800,000 gallons**, well within the combined capacity of the property's seven registered wells and existing 40,000-gallon storage system.

Water-efficient systems and drought-tolerant crops will be prioritized to ensure long-term sustainability.

14. List any strategies you will use on site to minimize water use, recycle water, and/or enhance onsite natural recharge.

We are committed to water conservation and sustainable land management. Strategies include:

- **Drip irrigation systems** and **soil moisture sensors** for precise crop watering
- Use of **drought-tolerant and native plants** in landscaping
- **Rainwater harvesting** from rooftops to supplement non-potable water needs
- **Greywater reuse** from lodging units and select event structures for landscape irrigation (where permitted)
- **Mulching and organic composting** to improve soil retention and reduce evaporation
- **Graded swales and permeable surfaces** to promote natural groundwater recharge
- Routine monitoring of water use to identify and reduce excess consumption

These strategies ensure efficient water use while preserving the natural hydrology of the land.

15. Describe your citizen review process. 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.

As part of the required citizen review process, we mailed official notices on June 17, 2025, to all property owners within a 1,000-foot radius (12 total neighbors). One formal response was received from immediate neighbors located just north of the subject property. Their message expressed support for the agricultural and community aspects of the project, but also raised

concerns regarding potential event noise, increased traffic on Ocotillo Road, and seasonal flooding during monsoon storms.

In response, we have incorporated the following adjustments and clarifications into our proposal:

- **Noise Mitigation:** All outdoor events with music will end by 10:00 PM and comply with local noise ordinances. Amplified sound will be directed inward on the property, and natural sound barriers (e.g., vegetation buffers and speaker positioning) will be used to limit off-site sound travel. Indoor events with music will be held in “speak easy” style to ensure we are courteous to our neighbors. These rules and expectations are outlined in out package details and ranch tours.
- **Traffic and Dust Control:** The main access point will be upgraded to a dual-lane entrance/exit to support better flow and reduce congestion. Dust suppression methods (e.g., water treatment) will be used during events and in dry seasons.
- **Seasonal Planning for Monsoons:** We are taking into account the monsoon-related flooding concerns and will schedule events accordingly. Guests will be informed of seasonal access issues, and emergency protocols will be developed to manage temporary inaccessibility. For the most part we have projected out off season to be during monsoon season.

We remain committed to being considerate neighbors and welcome ongoing dialogue with nearby residents as the project progresses.

A copy of the mailed notice has been uploaded to the portal as requested.

**15.a. Date of mailing by applicant:
June 17, 2025**

**15.b. Mailing radius:
1,000 feet (12 neighboring properties notified)**

16. Describe any outdoor activity associated with your special use proposal, if applicable. Outdoor activities will include wedding ceremonies, receptions, farm tours, equestrian riding, recreational use of the natural wading pool, and seasonal events such as flower picking or farmers markets. Events will be scheduled to respect quiet hours and will adhere to county noise and lighting regulations. All outdoor uses will occur within designated event and agricultural zones shown on the site plan.

17. 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.

Yes, limited outdoor storage will be required for agricultural tools, event equipment, and seasonal materials. Storage will be located behind existing barns and utility structures, as noted on the site plan. Screening will include fencing, natural vegetation buffers, and/or covered storage to ensure minimal visibility and impact to neighboring properties.

18. 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 excessive noise or vibrations will occur on a regular basis. Occasional amplified sound may be used during events, but all music will be limited to permitted hours (no later than 10:00 PM) and directed away from property lines. Sound levels will be monitored, and speaker placement and natural buffers will be used to reduce sound transmission. No vibration-producing equipment will be used regularly.

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

Yes, minor odors may be associated with the presence of livestock, composting, and small-scale farming activities. However, livestock will be managed using rotational grazing, proper manure handling, and frequent cleaning of stalls and pens to minimize odor. Composting areas and animal enclosures will be located away from property lines and buffered by natural vegetation. Covered storage and waste management protocols will be used to further prevent odors from traveling to neighboring properties. No large-scale feedlot or high-density animal operations are planned.

20. Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to mitigate/discourage their presence?

Yes, standard agricultural activities and livestock may attract pests such as flies or rodents. To mitigate this, the ranch will implement strict sanitation protocols, including regular cleaning of animal areas, secure storage of feed, and sealed composting systems. Integrated pest management (IPM) practices will be used, and professional pest control services will be contracted as needed to prevent infestations.

21. 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?

Yes, some dust may be generated from vehicle movement on unpaved roads, especially during events or dry seasons. To control dust, access roads and high-traffic areas will be treated with water or dust-suppressing agents as needed. Long-term plans include the use of gravel surfacing or soil stabilizers. Landscaping and natural vegetation buffers will also help reduce dust migration to neighboring properties or Ocotillo Road.

23. Do you anticipate the need to clear more than one acre of vegetation? If so, describe the proposed dust and erosion control measures to be used and show their approximate location on site plan, if appropriate. Also, indicate if any drainage pattern alterations are proposed or necessary.

No major vegetation clearing is anticipated. Areas designated for the tiny homes and event center are already cleared and will only require minor prelab grading.

Any limited ground disturbance will include standard dust and erosion control measures, such as light watering during grading and temporary perimeter barriers as needed.

No significant alterations to existing drainage patterns are proposed. Site development will follow the existing land contours, with on-site water retention and swale grading to manage runoff sustainably.

Supplemental note: Owing an excavating company, we would like to propose a partnership with the City of Benson, to take on periodic maintenance of the road ourselves — several times per year — to help offset any increased usage. Licensing and insurance to be provided and always carried.

The purchase of the property is 100% contingent on the issuance of the special use permit; we are happy and willing to address any and all concerns and take steps to mitigate or eliminate all concerns that may arise.

6/17/2025

Mario & Angela Robles
7569 S Carlisle Ave
Tucson AZ, 85746

Dear Neighbor,

Subject: Notice of Proposed Special Use in Cochise County

I am writing to inform you about a special use proposal near your property. Special uses are uses that are not typically permitted in a specific zoning district. Consequently, they require case-by-case review and approval from Cochise County Planning and Zoning Commission at a public hearing.

The details are as follows:

Special Use Overview: The purpose of this special use is to allow up to 15 guest lodging units and event venue space. The venue includes: an existing church, new reception buildings and new tent/glamp camp sites. Community gardens and events will be held in the new and existing spaces to include crop fields, community garden, You-Pick wildflowers, fruit tree orchards and micro greens. Livestock, bee keeping, and a natural wading pool are existing uses of the property that we will expand on over the three parcels that total roughly 108-acres. The property has an existing residence and multiple accessory structures; these structures will be reused for crop use.

Location: The proposed location for this special use is 2565 Ocotillo Rd, Benson, AZ (tax parcels 20828001P, 20828001R, 20828001N).

Public Hearing Information: Once my application is accepted by the county, a public hearing will be scheduled to discuss this special use proposal. The meeting will provide an opportunity for residents to express their views and/or concerns regarding the proposed changes.

How to Get Involved: You will soon receive a letter from the county, which will provide additional public hearing and case planner information. However, if you have any concerns, questions, or objections, I ask that you contact me first at **520.609.8281** or robles.mario659@gmail.com within 15-days of receiving this letter.

If you wish to participate in the public hearings or have questions about the approval process, you may contact the Cochise County Development Services Department at developmentervices@cochise.az.gov or 520-432-9300. Feel free to visit the County's website to learn more about special uses: <https://www.cochise.az.gov/268/Special-Uses>

Thank you for your attention to this notification.

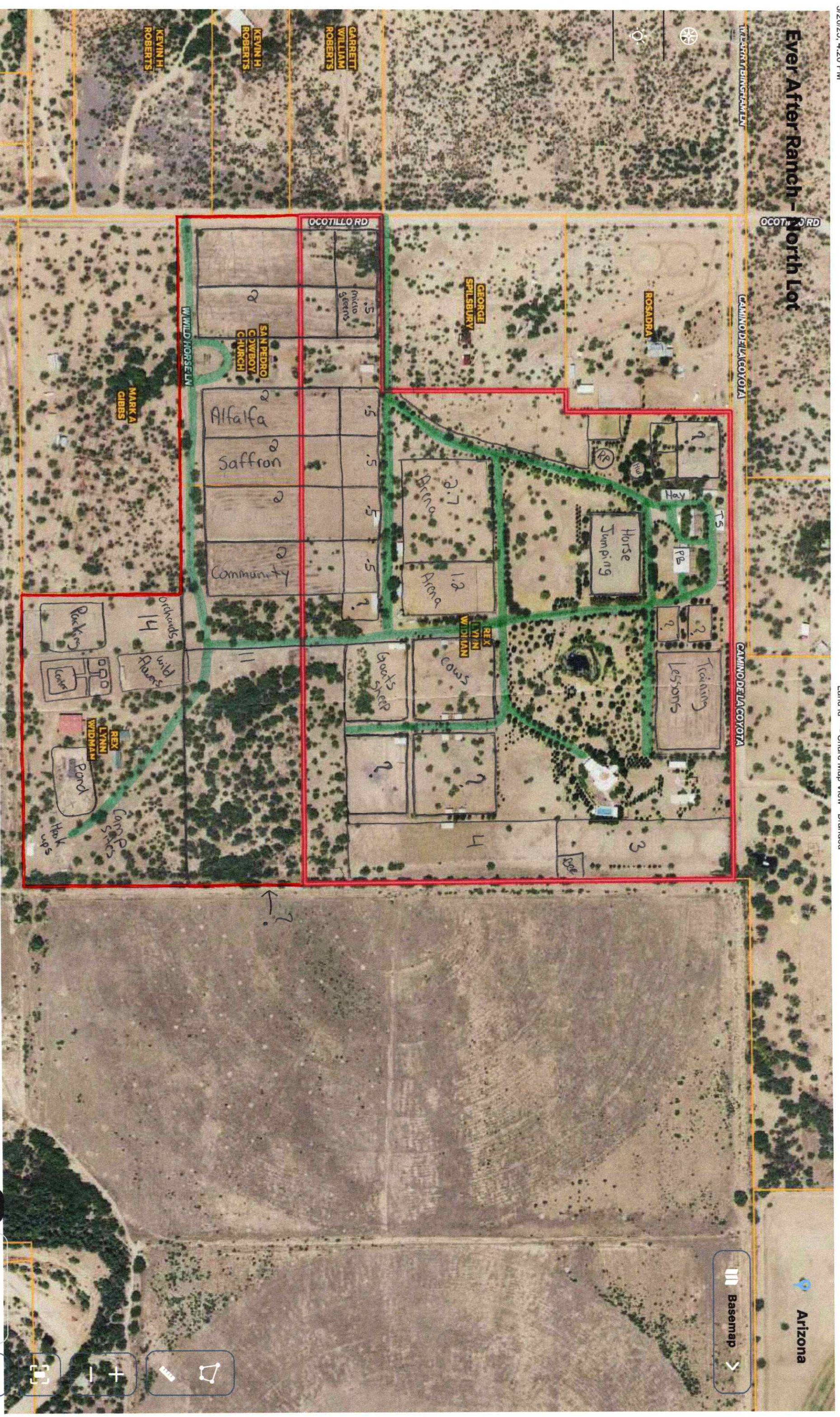
Sincerely,

Mario and Angela Robles

Ever After Ranch - North Lot



Ever After Ranch - North Lot



W. BARRINGTON STAMLEY LN

OCOTILLO RD

CAMINO DE LA COYOTA

CAMINO DE LA COYOTA

W. WILD HORSE LN

OCOTILLO RD

KEVIN H ROBERTS

KEVIN H ROBERTS

GARRETT WILLIAM ROBERTS

GEORGE SPILSBURY

ROSADRA

SAN PEDRO CUNYROY CHURCH

MARK A GIBBS

REX LYNN WIDMANN

REX LYNN WIDMANN

Basemap

Arizona

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