



**COCHISE
COUNTY**

Development Services

520-432-9300

developmentservices@cochise.az.gov

www.cochise.az.gov

1415 Melody Ln, Bldg 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: William Coffee

Describe your relationship to this application (select one):



Property owner (skip next question)



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:

Date:

Property Info

Property Owner Name(s): William D Coffee

Parcel Number (APN): 101-45-001

Property Size (in acreage or square feet): 100.8

Property Zoning Designation:

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	Drilled Well on Property (Completed)
Sewer/Septic*	Septic - Perk Test Completed
Electricity	APS
Fire Protection	N/A
Waste Disposal	

* 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.

Health & Well ness Retreat
Crenies, Healthy Living practices
bring Jobs To Community -

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.

Current opt out Building Maintenance
Storage Containers w/ Roof. -
w/w Drilled

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.

See. Parcel Map Attachment w/ Buildings
& Site Plan.

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).

Building will be single story,
Consisting of wood & Truss Roofs. / villas / spa & Reception
Area Bldgs Block & STEEL.

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

☐

One year

☒

Phased

would like to do as
one Development but dot of moving
parts.

Supplemental Questions Continued

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

Reception/nightly Rentals. Activities - Utilities -
(1) ST Phase. -

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

See ATTACHED PLAN & ACTIVITIES.
BIDG. S

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

(7) DAYS. - DAY hours 6^{AM}-8pm DAILY. Activities. -

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

Initially:

Future: 25 plos -

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.

Reception from Bisbee Airport - EXIT. ARIZONA TO
SWAN RD TO Windmill TO our PARCEL

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

NOT A LOT DUE TO people being brought
IN from Airport IN offroad Vehicle. Jeep Tour Type

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

(6) LEAVING (6) ARRIVING

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

Supplies which will be at South ENTRANCE

Supplemental Questions Continued

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

Feb Throug. Oct. guessing -

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.

ONE Large ENTRANCE AT WEST Top of Parcel

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).

DRILLED WATER WELL / Perm. TED and already Drilled

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

WELL IS 3 TO 5 gallons a minute STORAGE will have

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

STORAGE / Recycled Water From Runoff - all NATURAL RESOURCES and ENVIRONMENTY STRATEGIZED

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.

MAILED OUT 11 (Ten) Copies Certified TO neighbors

Extra Pkg Attached w/ Contents MAILED TO EACH neighbor. / no responses yet

Supplemental Questions Continued

15.a. Date of mailing by applicant: August 18th MAILED

15.b. Mailing radius: 1500' and more

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

Hiking on Public Lands / Birding /
Yoga / MENTAL Healthness / Horse Back
riding - Bee Keeping ?

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 already Built-

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. -

Spiritual Drumming In Evening
in Dug Amphitheater

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

only good ones (Cooking -
None That we know of.

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?

NONE WE WILL HAVE AIR TIGHT CONTAINERS
FOR ANY FOOD WASTE per Health Codes
and will keep all Trash to a minimum
will have Pest Control Environmentally Safe only

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?

NONE / WE WILL PUT DOWN D/G 1/4 miles on
all TRAILS & ROADS also.
will HAVE WATER/WAGON on SITE for
any additional DUST CONTROL if NEEDED

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

WE ARE keeping The
LAND AS Indigenous for ITS Beauty

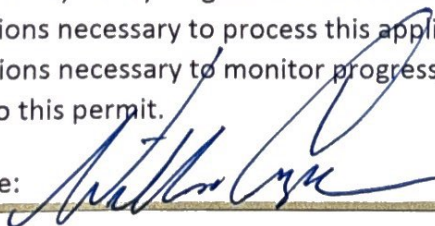
23. Do you anticipate the need to clear more than one acre of vegetation? If so, describe the proposed dust and erosion control measures to be used and show their approximate location on site plan, if appropriate. Also, indicate if any drainage pattern alterations are proposed or necessary.

no / WE will Clear for Buildings/Villas
and USE TRAILS as fire Breaks & keep
Indigenous Brush MANICURED There will be
a Adobe SMALL Boundary WALLS for SOME AREAS

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:



Date:

AUG 19th
2026

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):



Date:

Aug. 19 - 2026.

8/11/2026

Bill Coffee
7904 E. Chaparral Rd
Scottsdale, AZ 85250
bill@ace2-0.com

Extra Copy

Dear Neighbor,

Subject: Notice of Proposed Special Use in Cochise County

I am writing to notify you of a proposed special use located near your property. Special use is a type of land use that is not ordinarily allowed within a particular zoning district and requires case-by-case review and approval by the Cochise County Planning and Zoning Commission during a public hearing.

Details are as follows:

Special Use Overview: I am requesting Special Use approval to allow **personal and professional services** (APN 101-45-001). The property is zoned Residential (RU-4). The proposal requests approval for up to **xx**.

Location: The property is located on Junction Crossing and Gold Gulch Road about a mile and a half north of the international border and is currently undeveloped.

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, please contact me first at bill@ace2-0.com. Please provide any comments 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 developmentservices@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.

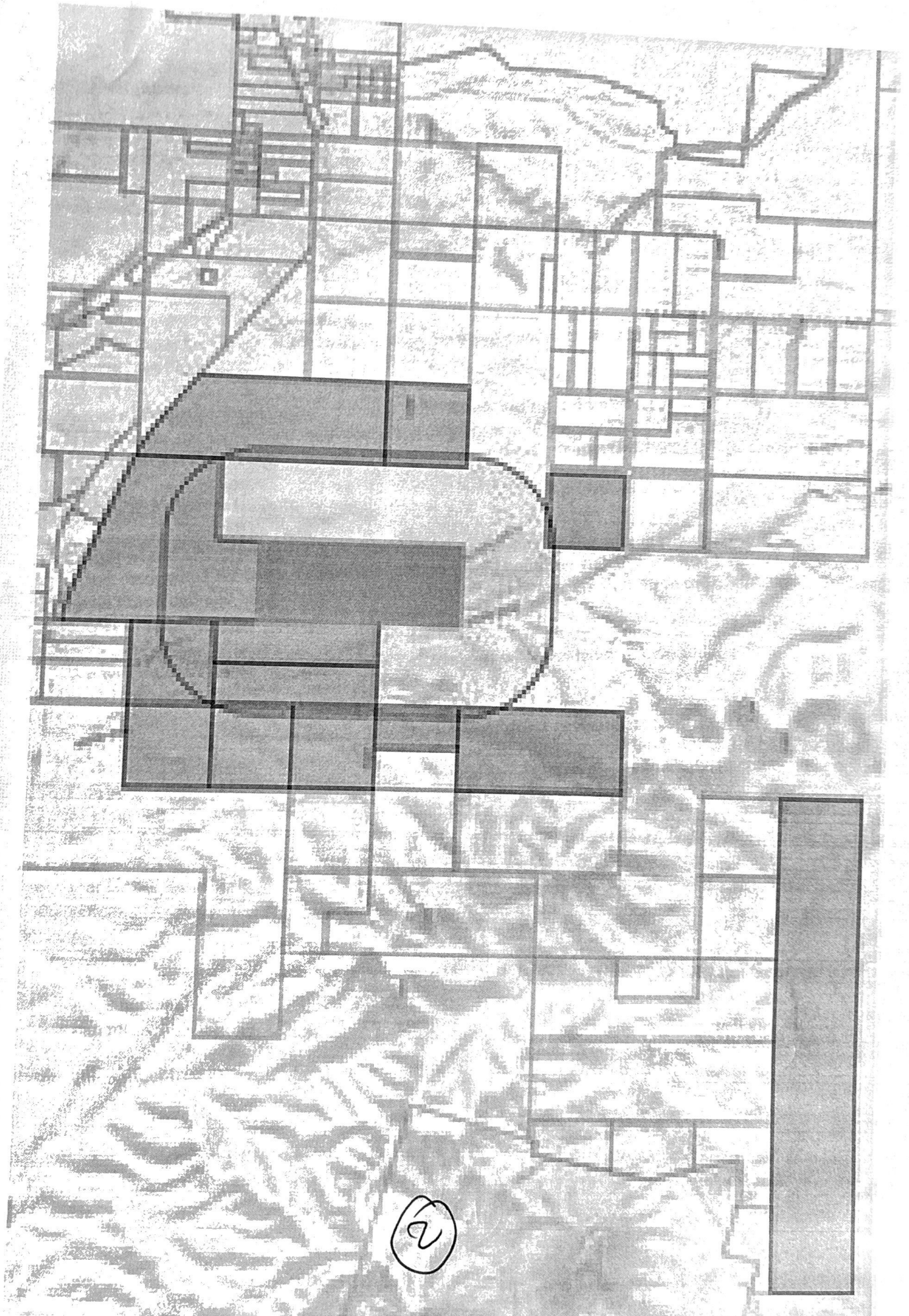
Sincerely,



Bill Coffee

Letter MAILED
To NEIGHBORS
certified
1 of 5

①



Dear Neighbor,

My name is Bill Coffee, and I own the 100-acre parcel identified as #10145001, located off Bisbee Junction Crossing Trail.

I am reaching out to our neighboring property owners to introduce a **proposed health and wellness retreat** and, most importantly, to ask for your thoughts, questions, and feedback as we explore the possibility of developing the property.

My vision is to create a **quiet, peaceful, and tranquil retreat that allows guests to enjoy the natural beauty of the surrounding area**. The proposed development would consist primarily of single-story buildings, with approximately **30 guest rooms**, a wellness center, and several activity buildings.

Potential activities could include **birding, horseback riding, and other nature-based experiences**. All activities would take place entirely within our property boundaries and would **not involve or encroach upon neighboring private properties**.

Access & Property Layout

Guests would arrive through the Bisbee Airport area, utilizing the approximately two-acre parcel designated for entry. From there, access would continue via Arizona Road, turning onto Swan Dirt Road and then south toward Windmill Road before continuing to the northwest corner of our property.

We will include a **map and preliminary site layout** with this letter to help illustrate our proposed access and development plan.

I have intentionally envisioned this as a **low-impact, quiet retreat** that respects the character of the surrounding land. Much of our property is surrounded by trust land, with LCFS Company bordering portions of the southeast side. Gold Gulch also borders the property and, of course, would remain undisturbed.

I have also spoken with neighbor **Tim Lewis**, who is located to the south, and he has expressed that he is not opposed to the concept. Improved access to electrical service could also potentially benefit surrounding properties, as there is currently no power service to our properties.

At this stage, I am seeking **your input and perspective**. I want to be respectful of our neighbors and the surrounding environment as we determine whether and how this concept can move forward.

Please feel free to contact me with any questions, concerns, or suggestions. **Your feedback is**

3

genuinely welcome and appreciated.

Thank you for taking the time to learn more about our vision.

Respectfully,

Bill Coffee

480-465-9840

Bill Coffee

Owner

A handwritten signature in black ink, appearing to read "Bill Coffee", written in a cursive style.

Bill@launchbuildersllc.com

Cell 480-465-9840

④

B.666c 414 PORT.
(2) acres



E	ENTRANCE
S	Sqn / Observatory
R	Reaction Bldg Grp Shop
%	W/LD Noise Permitted Drilled.
V	2100 st VIEWS (8) East w/ view Decks
M	(Mountainview Shop Vehicle Park (Ball))
G	Green House for form To Table
A	Spiritual Drumming - Amplifier
R	(30) 1 & 2 Bedroom Nightly Rentals
B	Redevelop Bridge 4 OUTDOOR ZIP LINED
P	Stap / 6100 x 5100 st Parking
AB GP	Activities Bldg 4 Gym / Lap Pool. Cold Plunge
RR	Restaurant / Bar 8 ft 18000
ETHS	Equine Training / Horse / Gym 15 horse stable
BSU	Binding / Laundry / moving Modification

2721 SOUTH CHOLLA STREET
CHANDLER, ARIZONA 85286

Domains: (480) 857-0844

**GLO LOT 2, 3 & PT. LOT 4
SECTION 12, T 24-S, R24-E
S. JUNCTION CROSSING TRAIL**

BISBEE, ARIZONA
APN _____

PRELIMINARY



6259

REVISIONS

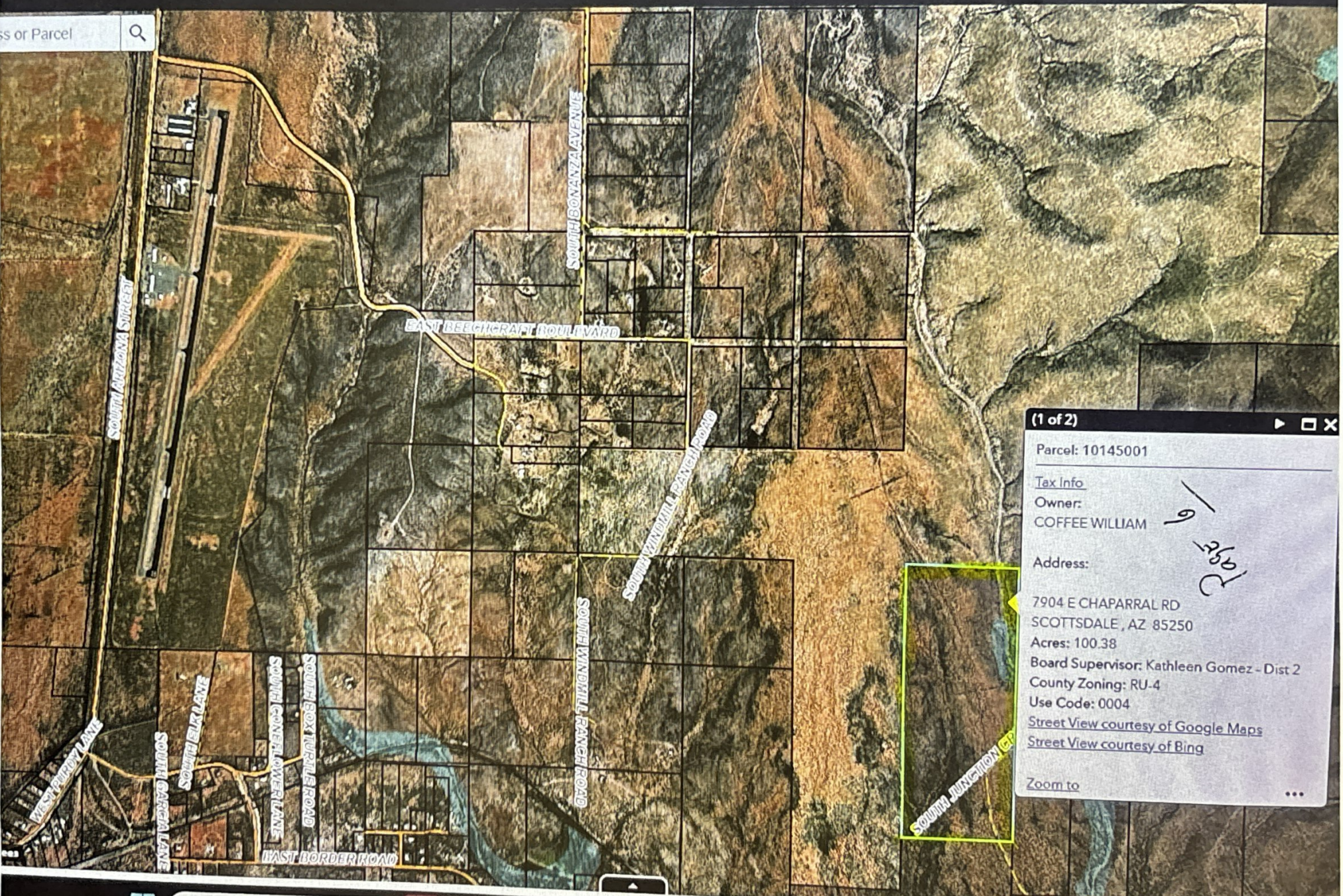
DATE	June 9, 2023
SCALE	1" = 20'-0"

51

Group

25-006
monetary and
topographic survey

ss or Parcel



(1 of 2)

Parcel: 10145001

Tex Info

Owner:
COFFEE WILLIAM

Address:
7904 E CHAPARRAL RD
SCOTTSDALE, AZ 85250
Acres: 100.38
Board Supervisor: Kathleen Gomez - Dist 2
County Zoning: RU-4
Use Code: 0004
Street View courtesy of Google Maps
Street View courtesy of Bing

Zoom to

191
250