

Description of property and proposed use for

Candy and Jim Bridges

5659 Chaparal Lane ~ Pine, Az. 85544

The property we would like to discuss with you is in Pine, Az. The home sits on .75 of an acre and is set back from the street. The home is very well kept and visually appealing both inside and outside.

We are seeking a Conditional Use Permit to use our home as a retreat destination for Scrap bookers, Quilters and Adult Church Ministries. We have been operating under an existing Use Permit (U-06-03) since August 29, 2006. We have had zero complaints from our neighbors. Most of our neighbors are part timers, but when they do come up to stay at their homes, we have pleasant conversations with them.

The community of Pine is aware of our retreat house and supports us. Our guests also support our local Pine businesses by making purchases at the various shops and eateries in town.

It is important to us, the owners, that our property exude peace, quiet, cleanliness and safety to guests and that it refrain from displaying an obvious business appearance to the surrounding home owners.

We have a set of rules for our guests that promote and respect the privacy and peace of our neighbors. (See attached)

Our guests will generally stay two to three weekend nights. Our hours of operation are 8:00am to 7:00pm.

The home has two concrete driveways available for entry and exit of vehicles. Two wrought iron gates can be opened and closed at the end of each driveway.

The property has low voltage lighting which shines on our fruit trees at night and they are on a timer. The timer turns the lights on at sunset and off at midnight. This can be adjusted to any time of day or night.

In addition, we have four decorative light fixtures, each fixture attached to the four columns. The fixtures have 60 watt bulbs in them. They are automatically turned on and off from dusk to dawn. The fixtures are located in the front of the property within the gates and do not directly shine on any other homes or property.

The landscaping consists of low maintenance evergreens in addition to various neatly trimmed and maintained hearty shrubs, bushes and a rose garden. There are fruit trees surrounding the small pond and on the West side of the home by the garage that nicely shade the areas where they grow.

The extra tall and wide double front doors to enter the home are easily accessible for guests to enter and bring in supplies for

working on quilt and scrapbooking projects. The oak floors are throughout the lower level of the home provide ease of movement and safety.

Almost all quilters and scrap bookers have their projects contained in special suitcases on wheels and the sealed wood floors in the home create a smooth transition from the front door to the meeting/work room.

As stated in our house rules, we advise and suggest car pooling, which keeps the amount of cars to a minimum. All vehicles stay within the property driveway or in the back area of the property where we are able to liberally park 5-8 vehicles. We prefer vehicles to be out of sight so our guests can enjoy the front of the home and its features. Swings, tables and a small pond with seating around it are available for guests to enjoy.

Our guests will spend the majority of their time within the big 600sq. ft. meeting room found at the back of the house. This is where they will work on their quilting or scrapbook creations or meet for discussions and teaching. There are windows on three sides of the meeting room that create abundant natural light and a beautiful view of Strawberry Mountain.

The meeting room will comfortably accommodate 10-14 Scrapbookers or Quilters. Sewing Machines, Portable Design wall, lots of fabric, supplies, etc. will occupy most of the room. The room will accommodate up to 20 guests for meetings or teaching only.

Just outside the meeting room is a covered deck to sit and enjoy. It also leads to a separate dining room. The dining room has a very large dining table with seating for eighteen. It's an easy transition from the meeting room to the dining room.

There are two bedrooms downstairs and two bedrooms upstairs. Each of the four bathrooms has raised toilets and handicap grab bars near the toilet and showers. There are no bathtubs in the house. Showers only and they are low to the ground for easy exit and entry.

We have two septic tanks on the property. In addition we are compliant with ADEQ Title 18 R18-9-711 with our gray water, which comes from two of the bathroom showers and from the washing machine. This water goes out and under the ground by pipe to trees, and a vegetable and fruit garden. The washing machine water is lint filtered to keep the pipe clear of debris. It has been a huge advantage for us with recycling and conserving water. Our trees and garden loves it also.

The home is completely surrounded by fencing. The back yard has a vinyl no maintenance fence in addition to stucco and wrought iron fencing in the front and side yards.

Posted in each bathroom are reminders asking each guest to conserve both water and electricity. We have installed a back-up generator in case weather or emergency disables our power.

We would like to provide our guests the freedom to enjoy the most they can from their time. This would include meals. Candy has extensive experience cooking for those who require restricted diets, especially gluten free. This experience has been learned years ago by cooking for two of her three children who suffer from Crohns disease.

We have current food handler permits from Gila County.

There are four fire extinguishers within the home.

We live on the property full time and are available to answer questions and make sure the guests are happy.

The home, named Breath of Life will charge guests by group rates. We have been granted an Arizona Department of Revenue Sales tax Privilege license.

We wait on your approval of the Conditional Use Permit allowing us the ability to provide services to guests where they will enjoy the beautiful environment and relaxing atmosphere.

Thank You,

Candy and Jim Bridges

Breath of Life Retreat House
House Rules

1. We are a smoke free residence.
2. Please dispose of all trash, bottles, cans, etc. in the proper receptacles. This will keep unwanted pests and bugs away.
3. No animals allowed except for service/guide dogs.
4. No weapons.
5. Keep lights off when not using them.
6. We are on a septic system and ask you to please limit the items flushed in the toilets to human waste and toilet paper. Please dispose of feminine products in trash.
7. No alcohol or illegal drugs. (An exception is wine served at dinner only)
8. Please take brief showers to conserve water.
9. Be careful of steps throughout the property both inside and outside.
10. Because of our white carpet, please refrain from taking food into the bedrooms.

IMPORTANT-----IMPORTANT-----IMPORTANT-----IMPORTANT

We have addressed concerns from the neighbors about the following,
and have promised retreat guests will adhere to the rules below:

- A. The dirt road that leads up to the house causes dust to fly throughout the neighborhood when vehicles drive too fast. PLEASE drive slowly up the street.
- B. All vehicles will be parked within the gates of the property. Vehicles are not allowed to be parked on the street. We are happy to park your vehicles in the back of the property after you unload your car so you can enjoy the front yard and seating areas. We situate the cars in a forward position, so it is easier to pull them out in an emergency and when you are ready to leave.
- C. Due to limited parking on the property, carpooling is strongly encouraged.
- D. Noise and disturbances: PLEASE respect the neighbors by not yelling or being excessively loud. Sound travels in the mountains and your voice is amplified even at a normal tone.

Thank you,
Candy Bridges

