



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

Docket No. _____
Date Received _____
Receipt No. _____

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

TAX PARCEL NUMBER/APN _____ 305-43-056C _____

APPLICANT _____ Green Desert Patient Center of Peoria, Inc. _____

PHYSICAL ADDRESS OF THE PROPERTY _____ 5655 E. Gaskill Rd., Willcox, AZ 85643 _____

CONTACT TELEPHONE NUMBER _____ Stephanie Wiegold, 650-490-0287 mobile _____

EMAIL ADDRESS: _____ swiegold@banyanmanagementholdings.com _____

PROPERTY OWNER (IF OTHER THAN APPLICANT) _____ c/o Rick Frank, United Country Real Estate _____

PROPERTY OWNER'S MAILING ADDRESS _____ 688 W. 4th St., Suite D, Benson, AZ 85602 _____

REQUIRED SUBMITTALS

- Questionnaire with all questions completely answered(attached).
- A Concept Plan or Preliminary Site Plan in 8 1/2 " x 11" or 11" x 17" hard copy, or electronic in jpg or pdf format. Please note that if a Concept Plan is submitted for the Special Use Authorization, a complete Site Plan will be required when submitting the Non-Residential permit application.
- If the applicant is not the property owner, provide a notarized letter from the property owner granting permission to the applicant to apply for the Special Use Authorization and to act as the owner's representative.
- Any other Attachments or Information required to adequately analyze your request.
- Applicant's Certification and Acknowledgement

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

COCHISE COUNTY
FEB 23 2018
PLANNING

- Fees (\$300.00)
- Other Submittals as required based on the type, scope, and location of the proposed project
 - Hazardous or Polluting Materials Report
 - Off-site Improvement Plans
 - Soils Engineering Report
 - Landscape Plan
 - Hydrology/Hydraulic Report
 - Traffic Impact Analysis (TIA), Traffic Impact Statement (TIA), or Traffic Report (TR):
 - Outdoor Lighting Plan including lumencount

The Planner will advise you if and when any of the above attachments are required.

Project Description

In the following sections, thoroughly describe the proposed use that you are requesting. **Attach separate pages if the lines provided are not adequate for your response.** Answer each question as completely as possible to avoid delay in analyzing the request.

Describe the existing uses and structures on the property.

See #1 of "Banyan Farms, Cochise County Special Use Authorization Questionnaire-answers to questions document."

Describe the proposed uses, structures, and activities.

See #2 of "Banyan Farms, Cochise County Special Use Authorization Questionnaire-answers to questions document."

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

See #3 of "Banyan Farms, Cochise County Special Use Authorization Questionnaire-answers to questions document."

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

See #4 of "Banyan Farms, Cochise County Special Use Authorization Questionnaire-answers to questions document."

Provide the following information (when applicable):

Days and hours of operation: Days: Mon-FriHours (from SunriseAM to Sunset PM)

Number of employees: Initially: 12-15 Future: 20

Number per shift Seasonal changes Not applicable.

Total truck traffic, including deliveries and shipment (e.g., by type, number of wheels, or weight)

See #5 of "Banyan Farms, Cochise County Special Use Authorization Questionnaire-answers to questions document."

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

See #6 of "Banyan Farms, Cochise County Special Use Authorization Questionnaire-answers to questions document."

Describe the physical access to your site.

See #7 of "Banyan Farms, Cochise County Special Use Authorization Questionnaire-answers to questions document."

Identify how the following services are or will be provided:

	Existing Utility Company/Service Provider	Proposed provisions to be made if services are not currently on site
Water	Well water	
Sewer/Septic	Septic	
Electricity	Sulfur Springs Valley Electric Co-Op	
Natural Gas	Southwest Gas	
Fire Protection	Willcox Fire Department	

Describe all outdoor storage and activities.

See #8 of "Banyan Farms, Cochise County Special Use Authorization Questionnaire-answers to questions document."

What noise, vibrations, dust, smoke, or odors will be produced that can be detected on neighboring properties? How will they be mitigated, controlled, or reduced?

See #9 of "Banyan Farms, Cochise County Special Use Authorization Questionnaire-answers to questions document."

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

See #10 of "Banyan Farms, Cochise County Special Use Authorization Questionnaire-answers to questions document."

What screening, if any is proposed?

See #11 of "Banyan Farms, Cochise County Special Use Authorization Questionnaire-answers to questions document."

Describe all outdoor lighting, including lighted signs.

See #12 of "Banyan Farms, Cochise County Special Use Authorization Questionnaire-answers to questions document."

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

See #13 of "Banyan Farms, Cochise County Special Use Authorization Questionnaire-answers to questions document."

Is there any regulated flood plain on the property?

Yes ___ No

Are there any washes within 300 feet of the property?

Yes ___ No

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

Yes ___ No

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

Yes ___ No

If yes to any of these questions, describe and/or show on the site plan.

Show dimensions, locations, and materials of parking areas (including ADA parking), loading areas, and driveways.

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

Yes ___ No If yes, show details on the site plan.

How many acres will be cleared? None.

If more than one acre is to be cleared, describe the proposed dust and erosion control measures to be used.

See #14 of "Banyan Farms, Cochise County Special Use Authorization Questionnaire-answers to questions document."

What specific measures will be taken to conserve water on-site? Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described.

See #15 of "Banyan Farms, Cochise County Special Use Authorization Questionnaire-answers to questions document."

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

See #16 of "Banyan Farms, Cochise County Special Use Authorization Questionnaire-answers to questions document."

Does the proposed use involve hazardous materials?

No Yes If yes, complete the attached Hazardous Materials attachment.

Applicant's Statement

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, any required attachments, and on the concept plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Special Use Authorization.

Applicant's Signature Stephanie Wiegold

Print Applicant's Name Stephanie Wiegold, Director of Operations

Date signed February 23, 2018

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 until the uses have been approved and the applicant has invested resources into site planning. The Zoning Regulations (Section 1716.02.K.2) allow for the submittal of a "Concept Plan" in lieu of a site plan in the case of phased Special Use Authorizations on one property or a Special Use Authorization where construction is not anticipated within one year. However, if the Authorization is granted by the Planning and Zoning Commission, then a detailed site plan meeting the requirements of Section 1705 of the Zoning Regulations will be required for each use or phase, and shall be in substantial conformance with the approved Special Use Authorization. If the site plan is not within substantial conformance with the approved use and concept plan, then the Special Use Authorization 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 road travelways;
- ☒ The general location, number, and surface of parking spaces to be provided, including ADA parking;
- ☒ Location, surface, and width of driveways;
- ☒ Proposed and existing screening and landscaping;
- ☒ Proposed and existing signs
- ☒ Proposed and existing outdoor lighting
- ☒ 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.

Green Desert Patient Center of Peoria, Inc.

Cochise County Special Use Authorization Questionnaire - answers to questions

February 23, 2018

1. The current greenhouse structures were used for fruit, vegetable, and flower products. These structures are:
 - a. Greenhouse A, 60,000 sq. ft., used for plant cultivation;
 - b. Greenhouse B, 10,000 sq. ft., used for plant propagation;
 - c. Packing Warehouse, 7,250 sq. ft, used for packing, offices, boiler, and cold and dry storage;
 - d. Pump House, 24' x 28', used for water, including a boost pump and a submersible well pump;
 - e. Generator Building, 24' x 24', used to generate electricity;
 - f. Pellet Mill, 50' x 100', used for to create biomass for boiler, maintenance shop, and storage.
2. There will be no change in the uses, structures, and activities of the buildings and property, except for the addition of fencing around the property in accordance with Arizona Department of Health Services (ADHS) regulations and the future possibility of a Medical Marijuana Infusion Facility within an existing structure, also in accordance with ADHS regulations.
3. Raw, unprocessed, plant cannabis material will be cultivated in the secured greenhouse areas, and then will be transported to an off-site processing facility, minimizing the storage and the duration of raw plant material on-site. No products will be sold from the greenhouse facilities. ADHS prohibits product sales from a cultivation facility.
4. Roughly 30-60 days upon completion of zoning approval and contract fulfillment, security fencing will be installed, and repairs will be made to the existing greenhouses. Repairs will include replacing the current greenhouse coverings and replacing damaged roofs and side walls. No new construction will be necessary, given the existing structures.
5. Weekly shipments out from the facility will done with a 6-wheeled box truck, similar in size to a passenger van-sized vehicle. Soil delivery into the facility will be approximately one per month and will be delivered in an 18-wheel semi-truck.
6. The heaviest traffic will be with the arrival and departure of staff, Monday through Friday, about 6am and 6pm.

7. The existing physical access to the greenhouses is via Gaskin Road, at the north end of the property. This will remain the main entrance to the property, but a security fence and check-point will be added to the gate.
8. There will be no outdoor storage of product at the facility. All production of cannabis will be in a secured area. Farm equipment will be stored in external buildings. Potentially, there may be a truck stored outdoors, but there are no plans for that now.
9. There is no anticipated impact on the community from noise, vibrations, dust, smoke or odors. The greenhouses will be kept sealed to minimize plant aroma. Also, no processing of plant material will take place on-site. All post-harvest processing will take place at our associated Phoenix facility, further reducing the potential for odor. Fragrant desert plants will neutralize any potential residual odor. Regarding noises, there are currently cooling fans in place at the greenhouses and they will continue to be used and inaudible to the community. Traffic dust will be mitigated through dust suppression efforts on the roads.
10. Greenhouse plant production will naturally attract some agricultural pests. These pests will be controlled using glue collection traps and with the use of non-invasive beneficial insects such as ladybugs, lacewings, and praying mantis. Should pesticides be applied, only materials that are organic and compliant with the Organic Materials Review Institute (ORMI) will be used.
11. Insect screening will be used on the greenhouse structures to prevent insect infiltration. Security screening will be incorporated in the fencing surrounding the facilities parameter to accordance with ADHS regulations.
12. All outdoor lighting will be low emission, energy efficient, LED lights that will be on motion sensors and will only be used for security purposes. These lights will be on timers of short duration and will be pointed downward to prevent light pollution. The outdoor lights and cameras will also be managed and manipulated by 24/7, 365 security monitoring. There will be no outdoor lighted signs.
13. There will be no business sign posted, except for the street address number and potentially the name of the street.
14. No acres cleared. There will be no grading or clearing of land.

15. A computer-controlled drip irrigation system will be implemented in the greenhouses to minimize water consumption. Water runoff capture systems will be used in which water will be pumped to a retention system, then mixed with fresh water, and used to water desert landscape plants. There will be minimal runoff due to the drip irrigation systems that will be put into place.
16. Windbreak trees will be planted as needed at the boundaries of the property. Additional non-invasive, native fragrant desert plants will be planted for beautification purposes.

CONCEPT PLAN

Green Desert Patient Center of Peoria, Inc. is applying for a Special Use Authorization in order to cultivate cannabis at 5655 E. Gaskill Rd., Willcox, AZ 85643 (APN 305-43-056C). The Special Use Authorization Application applies to approximately 25 acres of the 142.93-acre parcel. This property is formerly known as The Sunizona Greenhouses.

Parcel Boundaries and Adjacent Roads

The parcel under consideration for Special Use is APN: 305-43-056C, approximately 142.93 acres (See, Figure #1). Adjacent roads are E. Gaskill Road to the north and east; Bell Ranch Road to the west; East Canada Lane to the south. Only a portion of this parcel, about 25 acres (See Figure #2), will be used for plant cultivation (See Figure #3 and Figure #4).

General Location, Size and Height of All Structures (existing and proposed)

Below is a description of the existing structures on the properties (See Figure #5). The height of the structures is unknown. No new structures are proposed.

Type	Unit	Acres/Sq. Ft.	Description
Greenhouses	Greenhouse A	60,000 Sq. Ft.	Van Wingerden model AF-36 - 216' x 276' x 18' to gutters. Pad and fan with new pads. Construction in 1996. Multi-unit, fiber optic linked, Argus Controls computer control system.
	Greenhouse B	10,000 Sq. Ft.	Rough Bros model RD-1 4 bay 21' x 132' x 10' to gutter greenhouse with 12 ebb and flood rolling tables 27' x 5.5'. Constructed 1998 & 2005.
	Packing Warehouse	7,250 Sq. Ft.	50' x 125' x 16' wall ht. 100hp. Cleaver Brooks boiler. 24' x

			24' walk in coolers. (Cooler evap unit not working.) Offices. 600 AMP 480V 3 phase power.
	Pump House with 2 - 5,000-gallon water tanks		24' x 28' Block building. 10hp boost pump. 40hp submersible well pump.
	Generator bldg. c/w 200kw Cummins 855 Natural gas genset		24 x 24' Block building. Automatic. Transfer switch.
Pellet Mill	Building		50' x 100' 20' walls - insulated metal bldg. Includes approx. 120 ton cone bottom silo 800Amp 480V electrical service.

General Location, Number, and Surface of Parking Spaces

The existing parking lot (See Figure #6) at the greenhouse is quarter minus gravel and there is space for approximately 20 or more vehicles on the north and west side of the building, with additional space for parking to the east and south of the building. The proposed parking lot (See Figure #7) use is expected to be no more than 15 vehicles at time on the property. The intention is to pave the parking area to minimize dust, if deemed necessary by the applicant.

Location, Surface, and Width of Driveways

All driveways are quarter minus gravel/dirt and are a minimum of 15-feet wide (See Figure #8).

Proposed and Existing Screening and Landscaping

There is no existing screening or landscaping.

Proposed screening and landscaping (See Figure #9):

- Fencing will enclose approximately 12-15 acres of existing greenhouses and property, of which 2 acres are planned for plant production for the first phase, with a maximum fence project of 25 acres.

- Fencing will enclose the 12-15 acres of Special Use land. This will enclose the greenhouses, 2.5 acres of outdoor farming space, and the top area of the property where equipment will be stored.
- Fencing will be a minimum of 10' high and will be opaque in accordance with Arizona Department of Health Services (ADHS) regulations.
- Desert-friendly trees will be used as windbreaker and native desert fragrant plants will be planted around property.

Proposed and Existing Signs

There are no known existing signs posted.

Proposed signs:

- A street address sign will be posted on the face of the main greenhouse.
- Notices of video-surveillance and no trespassing signs will be posted.
- A good-neighbor farm sign board will be posted stating that the property uses only organically certified herbicides and pesticides.

Proposed and Existing Outdoor Lighting

- The existing outdoor lighting consists of motion sensor lights on the building which could be triggered during the evening hours.
- Proposed outdoor lighting will upgrade the existing motion sensor lights to low emission, low-illumination, security lights that are night-sky friendly, downward-pointing. These lights will be motion activated and will also be full cutoff lights (See Figure #10).
- Outdoor lights and security cameras will be monitored and remotely accessible 24/7, 365 on-site and from our Phoenix facility.
- Proposed greenhouse illumination is solely for the 10,000-square foot propagation greenhouse and will be lit from 6am-8pm. The light will be a neutral white light.
- The greenhouse will require supplemental lighting seasonably from October to February, depending on environmental conditions.
- The impact of the greenhouse illumination will be minimal and night sky-friendly.
- The exposure will be further minimized and almost entirely blocked from view by the larger greenhouse and fencing.

Significant Topographical Features and Cultural Features of the Property

- The property was created as a family production farm and will continue to operate as such.
- The property has only 10' of elevation change. There is no need for specialized irrigation systems or ditches because there will be no grading or clearing of land.

Project Phasing (approx. schedule of uses and construction)

- There is no anticipated major construction planned, given the existing buildings and functionality.
- The fencing will be put up within approximately 30-60 days of closure of the real estate purchase.

Security

- Proposed outdoor lighting will upgrade the existing motion sensor lights to low-emission, low-illumination, security lights that will be motion activated.
- Security cameras will be high-definition infrared cameras.
- There will be 24/7, 365 on-site security guard who will monitor the entire property, including exterior of property, interior of buildings, and all alarm systems.
- Additional 24/7, 365 security monitoring of the site will take place from the company's primary cultivation facility in Phoenix.

Traffic

- Traffic flow to/from the property is expected to be reduced from current traffic to/from property.

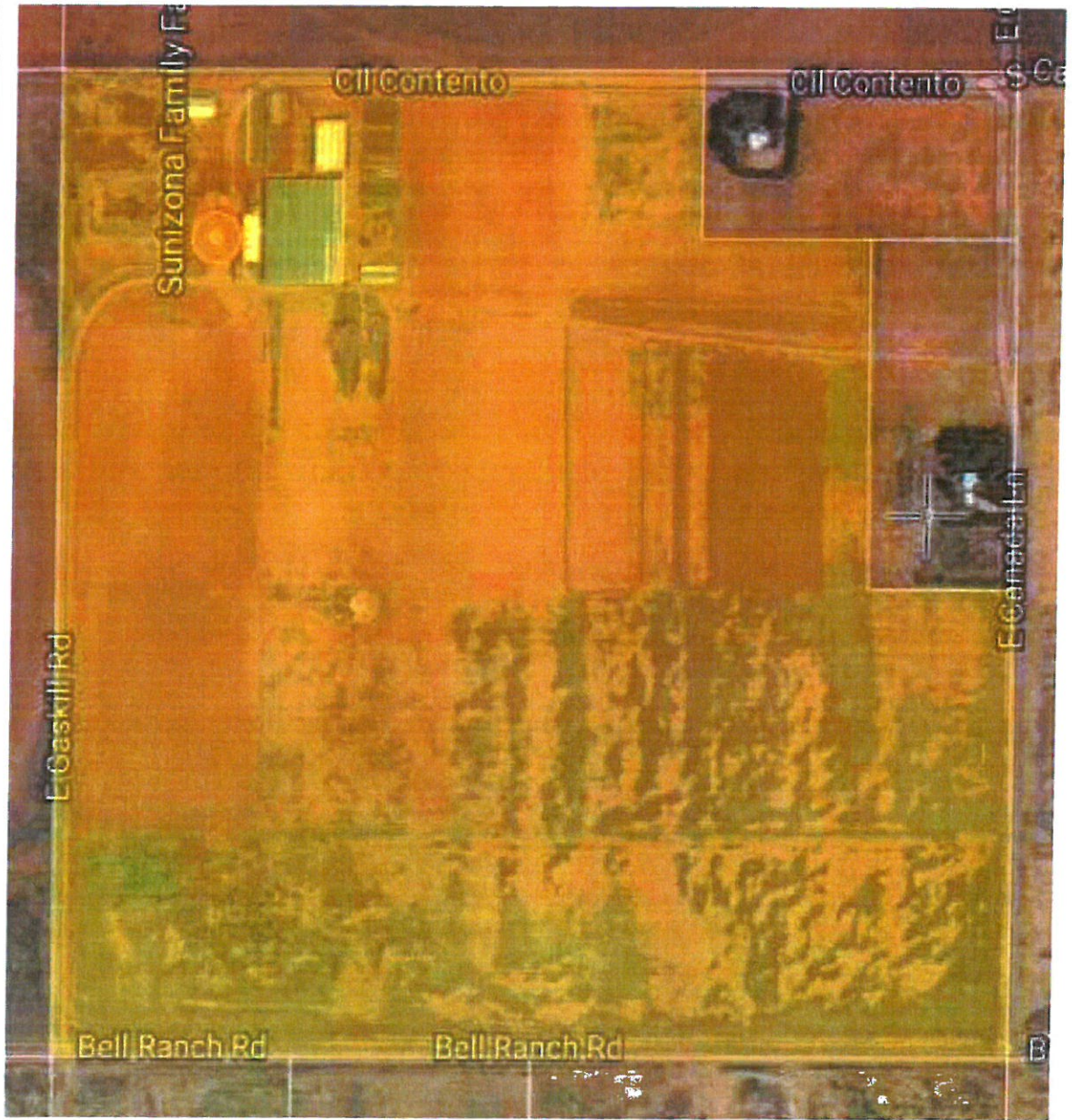
Medical Marijuana Infusion Facility

- Currently there are no plans to process product at the property. However, should our business needs change, we would like approval for a Medical Marijuana Infusion Facility. This would include the testing of infusions, distillates, and other related product(s). Testing of product on-site is permissible under ADHS regulations at a cultivation facility.

Hazardous Materials

- Fertilizers and fungicides that will be used will follow Organic Materials Review Institute (OMRI) guidelines.

Figure #1



5655 E. Gaskill Road
Wilcox, AZ 85643

APN: 305-43-056C

Notes:

Yellow highlighted area
represents the 142.93
approximate acres to be
acquired by Banyan Farms.

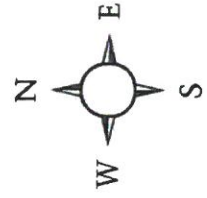
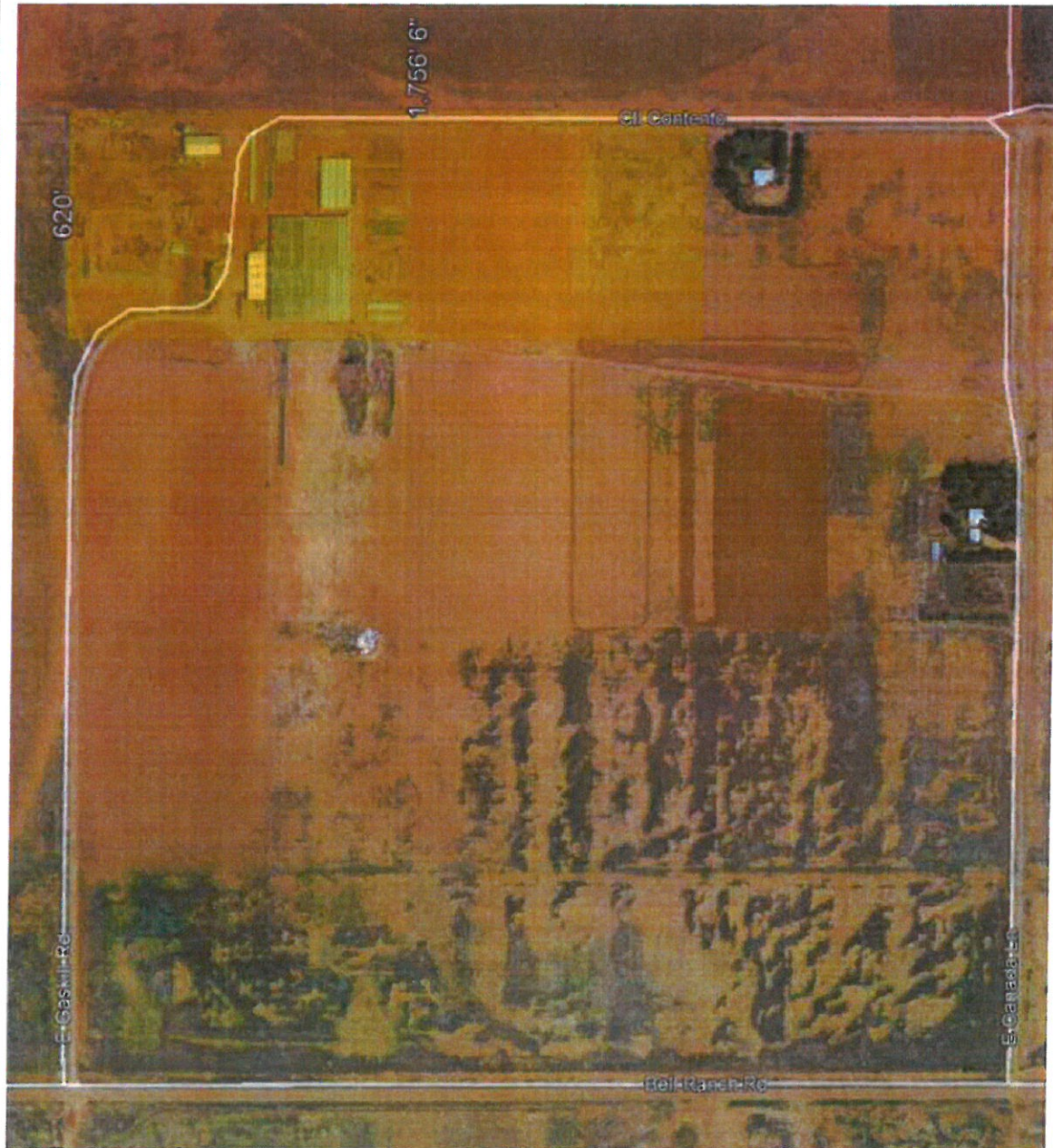


Figure #2



5655 E. Gaskill Road
Wilcox, AZ 85643

APN: 305-43-056C

Notes:

Yellow highlighted area
represents the 25
approximate acres proposed
for special use by Banyan
Farms.

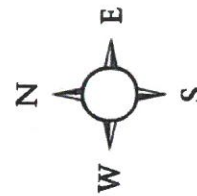


Figure #3



5655 E. Gaskill Road
Wilcox, AZ 85643

APN: 305-43-056C

Notes:

Green Perimeter represents the 15 approximate acres to be fenced and operated by Banyan Farms.

Blue internal perimeter represents 2.5 approximate acres planned for cultivation outside of physical Greenhouse structures.

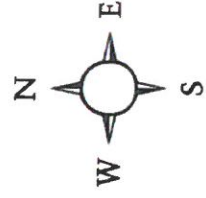
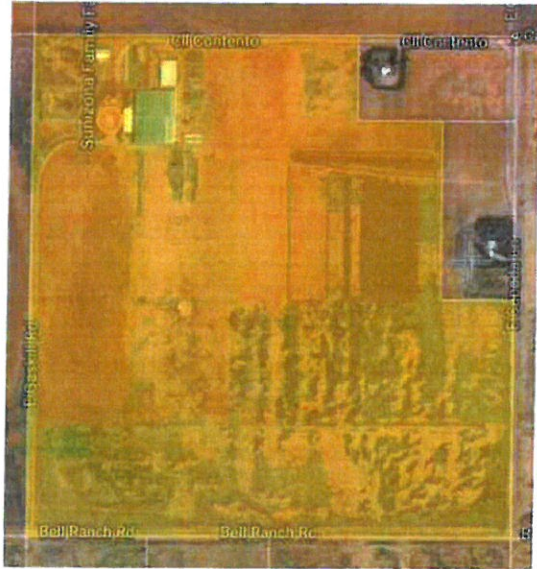
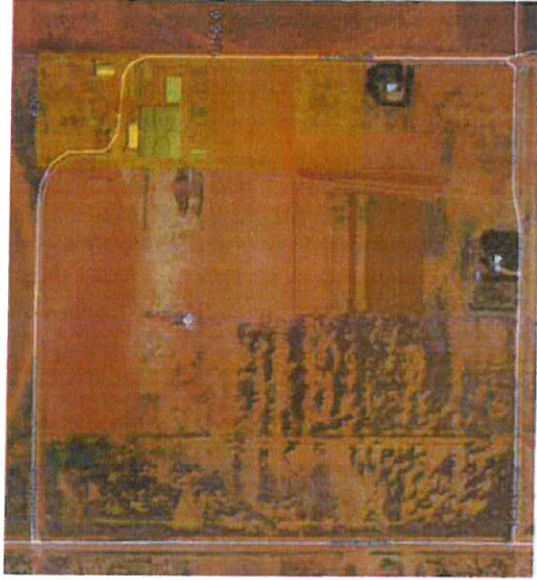


Figure #4



Notes:
Yellow highlighted area represents the 142.93 approximate acres to be acquired by Banyan Farms.



Notes:
Yellow highlighted area represents the 25 approximate acres proposed for special use by Banyan Farms.



Notes:
Green Perimeter represents the 15 approximate acres to be fenced and operated by Banyan Farms.
Blue internal perimeter represents 2.5 approximate acres planned for cultivation outside of physical

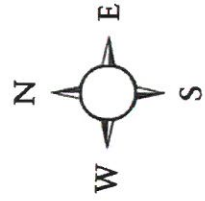
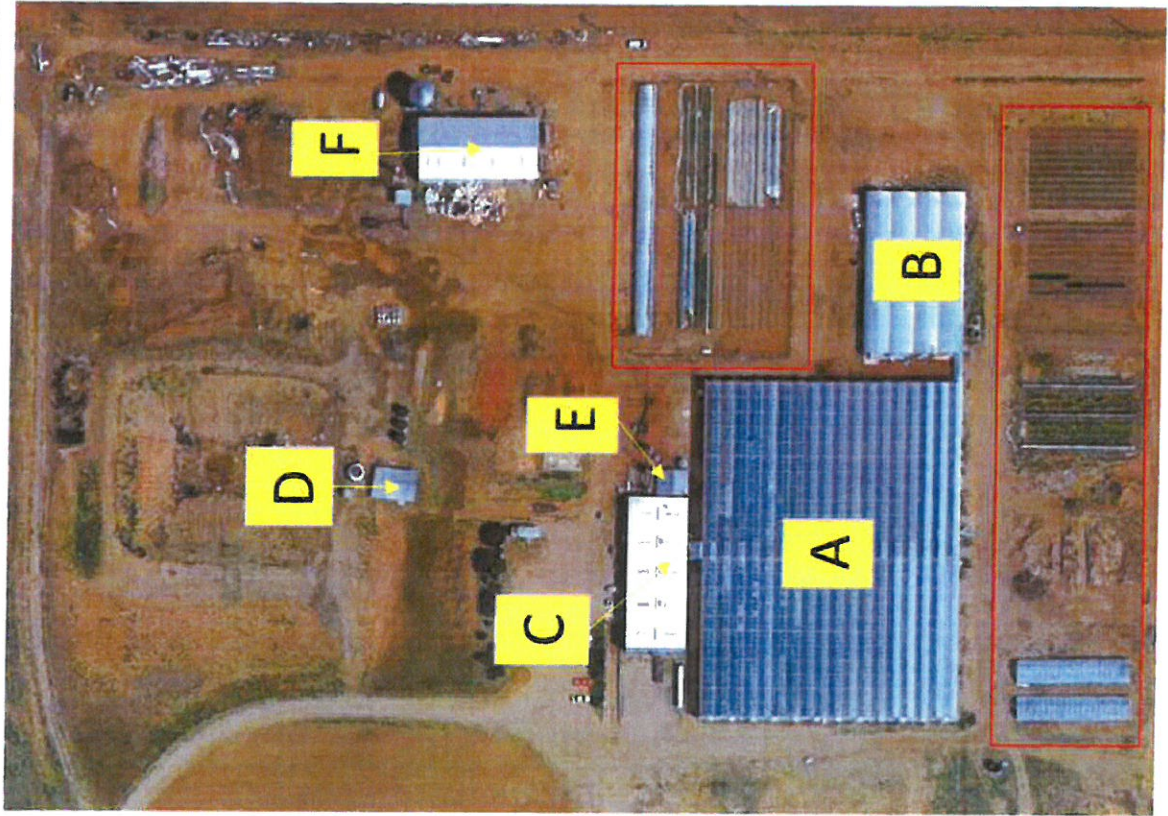


Figure #5



5655 E. Gaskill Road
Wilcox, AZ 85643

APN: 305-43-056C

Notes:

Existing Structures

- A: Greenhouse A 60,000sq.ft
- B: Greenhouse B 10,000sq.ft
- C: Packing Warehouse 7,250sq.ft
- D: Pumphouse 672sq.ft
- E: Generator Building 576sq.ft
- F: Pellet Mill 5,000sq.ft

*Areas outlined in red have been cleared and do not contain structures or vegetation.

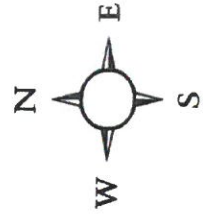
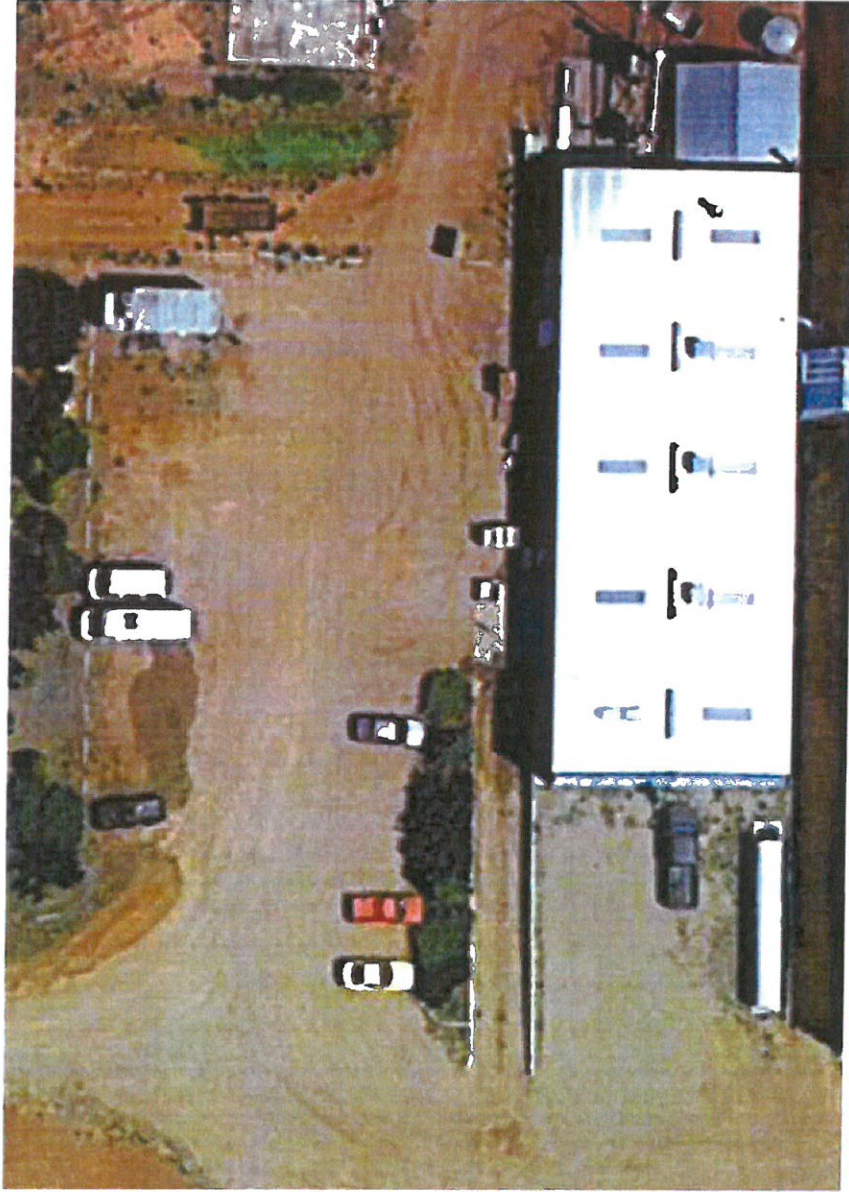


Figure #6



5655 E. Gaskill Road
Wilcox, AZ 85643

APN: 305-43-056C

Notes:

Current location of on-site parking.

Located Directly North of Building "C" (Packing Warehouse)

Currently consisting of quarter minus gravel with no designated parking spaces.

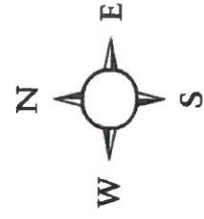
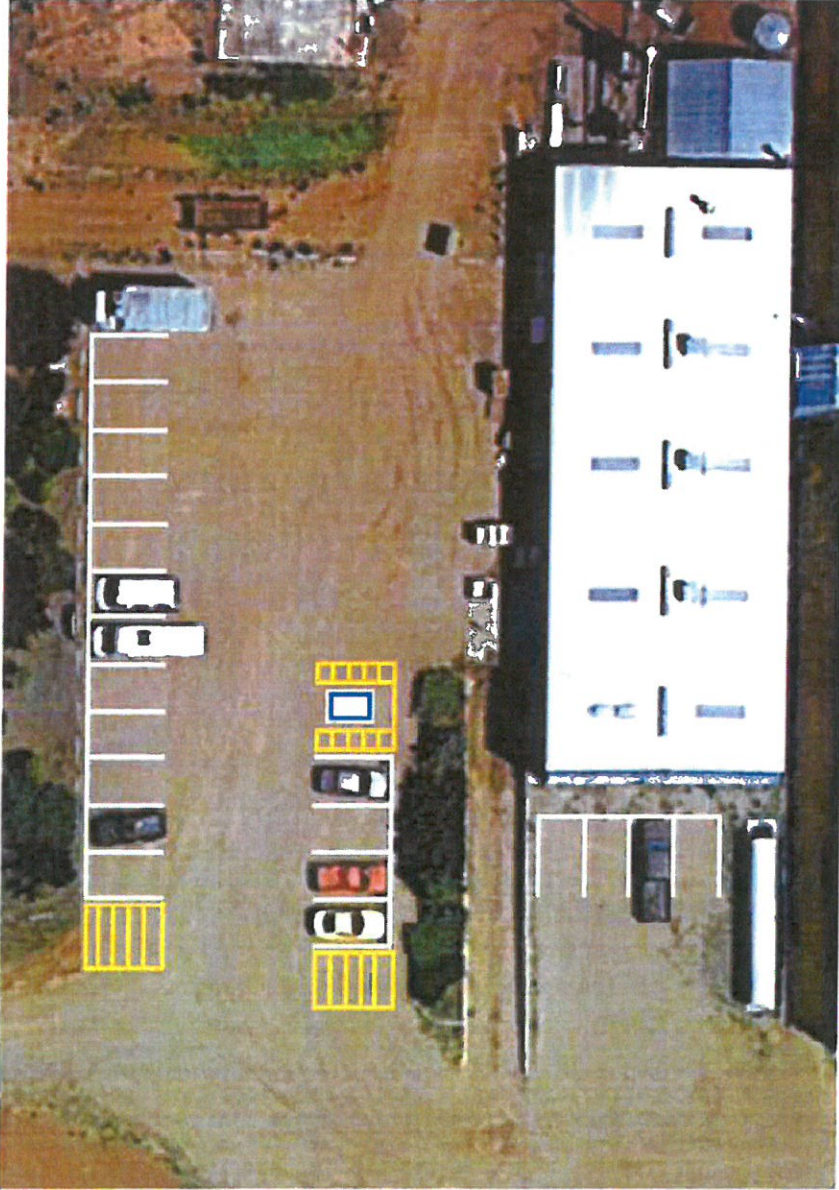


Figure #7



5655 E. Gaskill Road
Wilcox, AZ 85643

APN: 305-43-056C

Notes:

Proposed location of on-site parking.

Located Directly North of Building "C" (Packing Warehouse)

Proposed to pave existing lot and add 20 general parking spaces and 1 ADA compliant space.

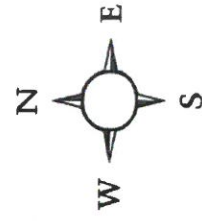


Figure #8



5655 E. Gaskill Road
Wilcox, AZ 85643

APN: 305-43-056C

Notes:

Red pathway indicates on-site driveways.

All drives are quarter minus gravel/dirt and are a minimum of 15ft wide.

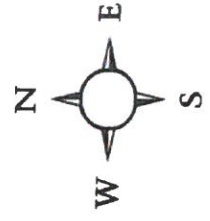


Figure #9



5655 E. Gaskill Road
Wilcox, AZ 85643

APN: 305-43-056C

Notes:

Green perimeter represents
privacy screened security
fencing enclosing the
proposed 15 acres.

Desert friendly trees/plants
are to be planted as
windbreaks.

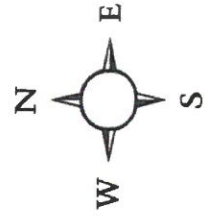
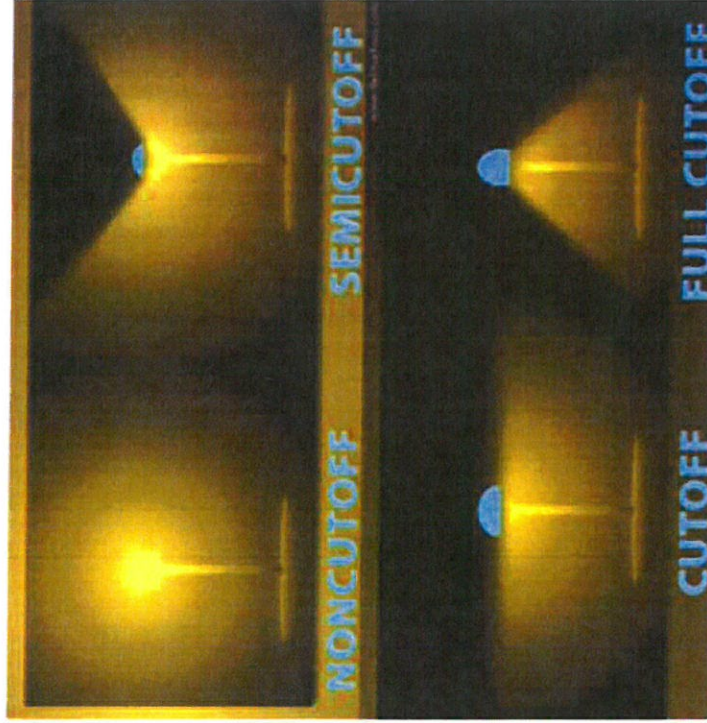


Figure #10



5655 E. Gaskill Road
Wilcox, AZ 85643

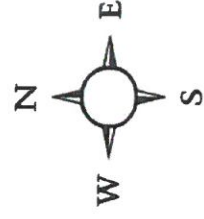
APN: 305-43-056C

Notes:

All Existing exterior lighting will be upgraded to Full Cutoff, low illumination, motion activated, night sky friendly fixtures.

All proposed lighting will Full Cutoff, low illumination, motion activated, night sky friendly fixtures.

HD Security Cameras will monitor entire site 24/7,365 both on-site and from Phoenix headquarters.





Cochise County
Community Development
Planning, Zoning and Building Safety Division

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

HAZARDOUS OR POLLUTING MATERIALS ATTACHMENT

This information will help determine what provisions you may need to make to address any hazardous or polluting materials that might be associated with your proposed commercial use. All international fire and building code standards must be followed. It is highly recommended that you understand the requirements for the safe storage and transfer of hazardous materials in advance of finalizing your design plans.

APPLICANT NAME Green Desert Patient Center of Peoria, Inc.

TAX PARCEL NUMBER APN 305-43-056C

Your Facility Information

Name of your company/business: Banyan Farms, LLC

Name of responsible party (e.g., owner or operator): Kurt Merschman

Mailing address of responsible party: 8180 N. Hayden Rd., Suite D-107

City: Scottsdale State: AZ Zip: 85258

Phone/fax number(s) of responsible party: 480-999-7762

E-mail address of responsible party: kdm@banyanmanagementholdings.com

Your Materials Information

These questions do not apply to ordinary household or office products or wastes such as cleansers, waxes, or office supplies. It applies only if the hazardous or polluting materials are involved in the commercial business, or if grounds or maintenance chemicals (pesticides, fertilizers, paints, etc.) will be present in quantities greater than 50 pounds (solids) or 25 gallons (liquids).

1. List hazardous and polluting materials (including raw materials, products, wastes, emissions, discharges, etc.) that will be **brought to, stored, manufactured, produced, generated, processed or otherwise used at or released or transferred from the site.** Note the maximum quantities you plan to store at any given time.

<u>Material</u>	<u>Quantity</u>
-----------------	-----------------

Planning, Zoning and Building Safety
 1415 Melody Lane, Building E
 Bisbee, Arizona 85603
 520-432-9300
 520-432-9278 fax
 1-877-777-7958
 planningandzoning@cochise.az.gov

Highway and Floodplain
 1415 Melody Lane, Building F
 Bisbee, Arizona 85603
 520-432-9300
 520-432-9337 fax
 1-800-752-3745
 highway@cochise.az.gov
 floodplain@cochise.az.gov

Material Potassium Nitrate Quantity 2,000 pounds

Material Dipcal (Nitric acid, ammonium calcium salt) Quantity 2,000 pounds

Material Monopotassium Phosphate, Anhydrous Quantity 2,000 pounds

2. How will you store these hazardous or polluting substances? (For example, automotive batteries require impervious flooring, flammables require NFPA 30 cabinets, gas cylinders need restraints, and many chemicals have specific requirements, such as secondary containment areas for liquids. These requirements are found in the Material Safety Data Sheets (MSDS) or can be requested from ADEQ.)
These products will be stored on spill containment pallets, in a locked, climate-controlled warehouse.

Within the warehouse, products will be additionally secured in a locked cage. Access to the warehouse will be restricted.

3. What methods will you use to ensure proper containment during use or ventilation? (Include potential waste and by-products as well as the substances themselves.)

Products will be diluted with water prior to use. Concentration of the product used will not be high enough to reach exposure limits nor warrant the use of respiratory equipment. Goggles and rubber gloves will be used when handling the product.

4. How will you dispose of the waste or excess substances? (Be advised that commercial operators may not use the County transfer stations household hazardous waste program. The County's transfer stations only handle household materials and you must have an appropriate disposal method for commercial quantities and substances.)

There will be no waste of excess substances. Drainage from cultivated crops will be blended with fresh water to dilute if applied to landscaping plants.

Any commercial quantities and substances will be handled in accordance with appropriate regulations. None of our proposed products/substances for use will require special handling.

Based on your business use of hazardous materials and/or polluting materials you may be requested to provide additional information which may include Chemical Abstract Service Registry Numbers (CASRN), waste codes, Material Safety Data Sheets (MSDS) and/or various plans or permits required by federal, state or local regulations. The County's Building Official and/or Emergency Service staff may also contact you for additional information about materials referenced on this form.

By my signature below, I hereby certify that all the information presented in this form is accurate to the best of my knowledge. I understand that I may be contacted to provide additional information and may need to obtain federal, state or local permits to bring, store, manufacture, produce, generate, process or otherwise use at or release or transfer hazardous materials from my site.

Stephanie Wiegold

February 23, 2018

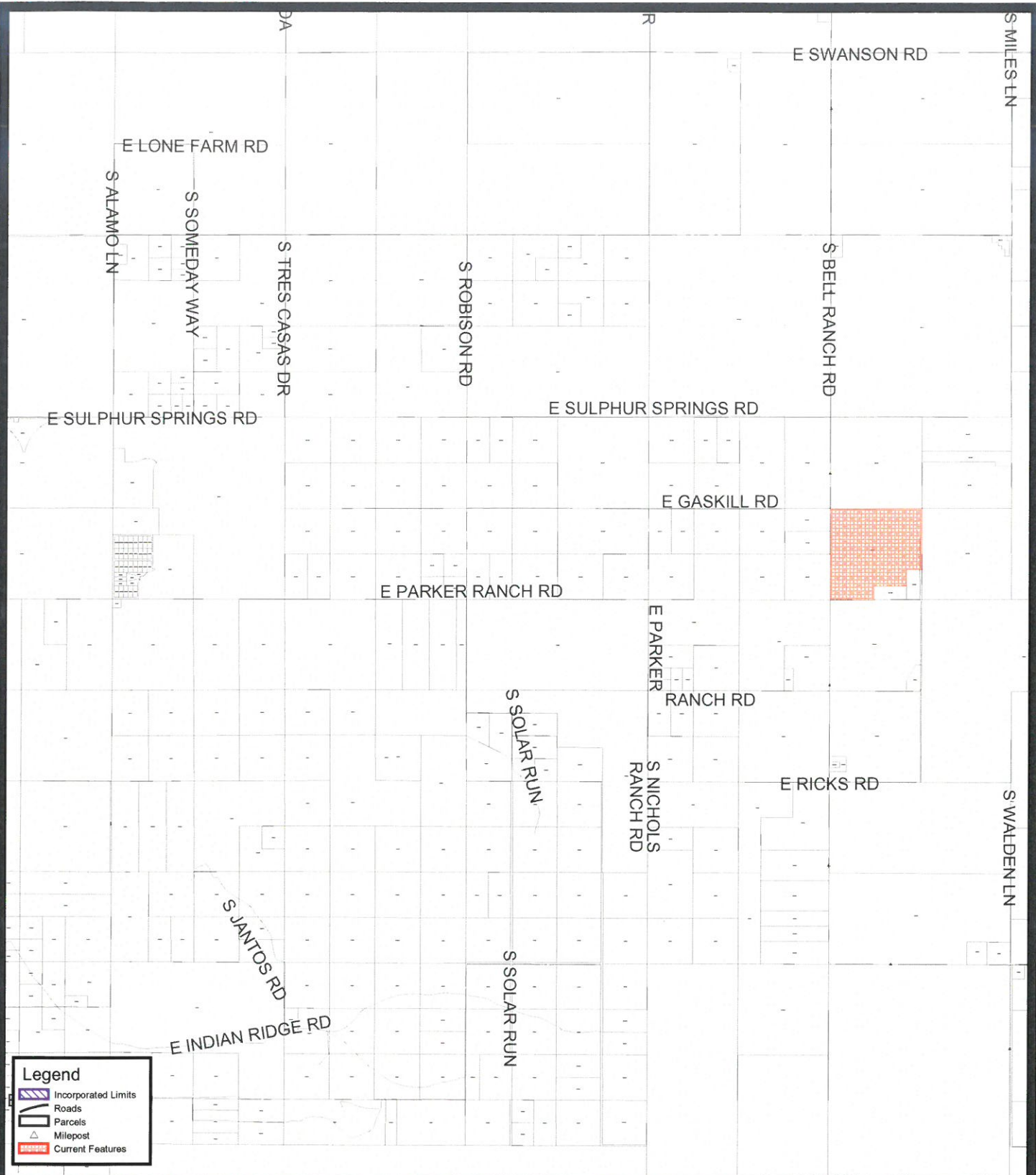
Applicant Signature

Date

Stephanie Wiegold, Director of Operations, Banyan Management Holdings, LLC

Print Name/Company

Owner Agent



Legend

- Incorporated Limits
- Roads
- Parcels
- Milepost
- Current Features



SU-18-06

This map is a product of the Cochise County GIS Information Technology Dept.

0' 1" = 400'

SUNIZONA GREENHOUSES, INC.
5655 E. GASKILL RD.
WILCOX, AZ 85643

December 20, 2017

Cochise County
Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, AZ 85603

**RE: Property located at 5655 E. Gaskill Rd., Wilcox, AZ 85643/APN 305-43-056C
(the "Property")**

To Whom It May Concern:

Please let this letter serve as notice that Sunizona Greenhouses, Inc. (the "Company") hereby authorizes Green Desert Patient Center of Peoria, Inc. ("AZNS"), its nominee or principal(s), to file a Special Use Authorization Questionnaire and to act as the owner's representative with Cochise County, with regard to filing a Special Use Permit, for AZNS to operate a medical marijuana cultivation facility at the Property and any actions associated therewith.

Please contact the company's authorized representative Rick Frank, at (520) 403-3903, or rick45ap@vct.net, with any questions that you may have.

Sincerely,

SUNIZONA GREENHOUSES, INC.

By: Stan Smith
Name: STAN SMITH
Its: DIRECTOR

Form 212

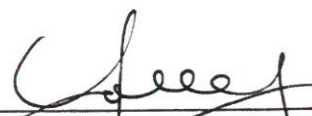
Notarial Certificate of True Copy

CANADA) TO ALL TO WHOM THESE PRESENTS MAY
)
PROVINCE OF BRITISH) COME TO BE SEEN OR KNOWN:
)
COLUMBIA TO WIT)

The foregoing letter dated December 20, 2017 was acknowledged before me this 22nd day of December, 2017, by Stan Smith, a director of SUNIZONA GREENHOUSES, INC.

Witness my hand and official seal.

DATED at Abbotsford, in the Province of British Columbia, this 22nd day of December, 2017.


A Notary Public in the Province of British
Columbia
SHERI M. YAKASHIRO
Lawyer
33695 South Fraser Way
Abbotsford, BC V2S 2C1
Tel: 604-853-0774

