

SU-18-09
2018-134

COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE
(TO BE PRINTED IN INK OR TYPED)

TAX PARCEL NUMBER 20890012F

APPLICANT DENNIS FINNERAN

ADDRESS 4876 S. 12TH AVENUE TUCSON, ARIZONA 85714

CONTACT TELEPHONE NUMBER 520-235-6256

EMAIL ADDRESS: CRUCIALD@AOL.COM

PROPERTY OWNER (IF OTHER THAN APPLICANT) VINCENT OWEN HUTSON

ADDRESS 3661 E ANTELOPE RD
PEARCE, ARIZONA 85625

DATE SUBMITTED _____

Special Use Permit Public Hearing Fee (if applicable) \$ _____

Building/Use Permit Fee \$ _____

Total paid \$ _____

PART ONE - REQUIRED SUBMITTALS

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (6) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. (Please note that nine (9) copies will be required for projects occurring inside the Uniform Building Code enforcement area. In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.)
4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.
5. Proof of Valid Commercial Contractor's License. (Note: any building used by the public and/or employees must be built by a Commercial Contractor licensed in the State of Arizona.)
6. Hazardous or Polluting Materials Questionnaire, if applicable.

OTHER ATTACHMENTS THAT MAY BE REQUIRED DEPENDING ON THE SCOPE OF THE PROJECT

1. Construction Plans (possibly stamped by a licensed Engineer or Architect)
2. Off-site Improvement Plans
3. Soils Engineering Report
4. Landscape Plan
5. Hydrology/Hydraulic Report

6. Traffic Impact Analysis (TIA): Where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near or over capacity, the applicant may be required to submit additional information on a TIA.
7. Material Safety Data Sheets
8. Extremely Hazardous Materials Tier Two Reports
9. Detailed Inventory of Hazardous or Polluting Materials along with a Contingency Plan for spills or releases

The Commercial Permit Coordinator/Planner will advise you as soon as possible if and when any of the above attachments are required.

PART TWO - QUESTIONNAIRE

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 confusion once the permit is issued.

SECTION A - General Description (Use separate sheets as needed)

1. What is the existing use of the property?

THE PROPERTY IS CURRENTLY VACANT AND ZONED RU 4

- What is the proposed use or improvement?

THE PROPOSED USE IS A MEDICAL MARIJUANA CULTIVATION LOCATION

2. Describe all activities that will occur as part of the proposed use. In your estimation, what impacts do you think these activities will have on neighboring properties?

SEE ATTACHMENT

3. Describe all intermediate and final products/services that will be produced/offered/sold.

MEDICAL MARIJUANA WILL BE PRODUCED. THE MEDICAL MARIJUANA WILL ONLY BE DELIVERED OFF SITE

AND ONLY OFFERED TO QUALIFIED PATIENTS REGISTERED WITH THE ARIZONA DEPARTMENT OF HEALTH SERVICES.

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

SEE ATTACHMENT

5. Will the project be constructed/completed within one year or phased? One Year _____
Phased if phased, describe the phases and depict on the site plan.

SEE ATTACHMENT

6. Provide the following information (when applicable):

- A. Days and hours of operation: Days: 7 Hours (from 9 AM to 5 PM)

B. Number of employees: Initially: 4 Future: 8
Number per shift Seasonal changes _____

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.

UNDER 7

(2) Total trucks (e.g., by type, number of wheels, or weight)

0

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

ALL TRAFFIC WILL EXIT PROPERTY AND TRAVEL NORTH ON NIND PLACE TO DRAGON RD

(4) If more than one direction, estimate the percentage that travel in each direction

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

9 AM AND 5 PM DAILY

Circle whether you will be on public water system or private well. If private well, show the location on the site plan.

Estimated total gallons of water used: per day 5000 AT PHASE 3 **per year** 1,780,000 AT PHASE 3

Will you use a septic system? Yes No _____ If yes, is the septic tank system existing?

Yes No _____ Show the septic tank, leach field and 100% expansion area on the site plan.

G. Does your parcel have permanent legal access*? Yes No _____ if no, what steps are you taking to obtain such access?

*Section 1807.02A of the Cochise County Zoning Regulations stipulates that no building permit for a non-residential 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.

H. For Special Uses only - provide deed restrictions that apply to this parcel if any.

Attached _____ NA

8. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	PRIVATE EXEMPT WELL	
Sewer/Septic	SEPTIC TANK	EXISTING SEPTIC TANK TO BE INSPECTED AND
Electricity	Sulphur Springs Electric	CONFORM TO AZ DEPARTMENT OF ENVIRONMENTAL
Natural Gas	BARNETT'S PROPANE	QUALITY FLOWCHART
Telephone	N/A	
Fire Protection	SUNSHINE PEAK FIRE DISTRICT BENSON FIRE DEPARTMENT	

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

PARKING AND WALKING BETWEEN ENCLOSED LOCKABLE FACILITIES

2. Will outdoor storage of equipment, materials or products be needed? Yes ___ No if yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

Will any noise be produced that can be heard on neighboring properties? Yes ___ No 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?

3. Will any vibrations be produced that can be felt on neighboring properties? Yes ___ No if yes; describe the level and duration of vibrations. What measures will be taken to prevent vibrations from impacting neighboring properties?

4. Will odors be created? Yes No ___ If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

SEE ATTACHED

5. Will any activities attract pests, such as flies? Yes ___ No if yes, what measures will be taken to prevent a nuisance on neighboring properties?

6. Will outdoor lighting be used? Yes ___ No If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specifications.

7. Do signs presently exist on the property? Yes ___ No If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.

A. _____ B. _____ C. _____ D. _____

8. Will any new signs be erected on site? Yes ___ No If yes, show the location(s) on the site plan. Also, draw a sketch of the sign to scale, show the copy that will go on the sign and **FILL OUT A SIGN PERMIT APPLICATION** (attached).

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

Yes ___ No

If yes, will storm water be directed into the public right-of-way? 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.

10. What surface will be used for driveways, parking and loading areas? (i.e., none, crushed aggregate, chipseal, asphalt, other)

~~STONE~~ GRAVEL DURING PHASE 2

11. Show dimensions of parking and loading areas, width of driveway and exact location of these areas on the site plan. (See site plan requirements checklist.)

12. 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. **Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.**

SECTION C - Water Conservation and Land Clearing

1. If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be addressed. 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. The Planning Department has prepared a *Water Wise Development Guide* to assist applicants. This guide is available upon request. If the site one acre or larger, what specific water conservation measures are proposed? Describe here or show on the site plan submitted with this application.

SEE ATTACHMENT

2. How many acres will be cleared? UNDER 4
If more than one acre is to be cleared describe the proposed dust and erosion control measures to be used
(Show on site plan if appropriate.) SEE ATTACHMENT

SECTION D - Hazardous or Polluting Materials

Some businesses involve materials that can contaminate the soil, air, water, waste disposal system or environment in general. Precautions must be taken to protect the environment when such products are distributed to or from the site, stored, manufactured, processed, disposed of, or released as raw materials, products, wastes, emissions, or discharges (When sold or incorporated in a product these materials are required to have Material Safety Data Sheets (MSDS) supplied by the manufacturer.) Examples of such products include but are not limited to paint, solvents, chemicals and chemical wastes, oil, pesticides, herbicides, fertilizers, radioactive materials, biological wastes etc.

Does the proposed use have any activities involving such materials?

Yes No If yes, complete the attached *Hazardous or Polluting Materials Use Questionnaire*.

Note: Depending on quantities, this question does not apply to ordinary household or office products or wastes such as cleansers, waxes or office supplies. Answer YES only if the materials are involved in the commercial or special use process or if landscaping or maintenance chemicals (pesticides, fertilizers, paints, etc.) will be present in quantities greater than 50 pounds (solids) or 25 gallons (liquids).

If you answer NO to this question but in the County's experience, the type of business proposed typically uses such materials, you will be asked to complete the *Hazardous or Polluting Materials Questionnaire* prior to processing this Commercial Use/ Building/ Special Use Permit.

Applications that involve hazardous or polluting materials may take a longer than normal processing time due to the need for additional research. The Arizona Department of Environmental Quality Compliance Assistance Program can address questions about Hazardous Materials (1-800-234-5677, ext. 4333).

SECTION E - Applicant's Statement

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.

Applicant's Signature 

Print Applicant's Name DENNIS FINNERAN

Date signed 3/23/18

SUA

Section A

4. The construction materials of the greenhouses will be metal and plastic, the factory built building will be metal, the factory built mobile home will be wood and the fence will be built with wood or metal.
2. The activities that will occur as a part of the special use are consistent with a small scale agricultural operation and will all occur in enclosed lockable areas. In our estimation, the only impact on neighboring properties will be an altered view from our development and the use of up to six (6) extra cars on Nino Place and Dragoon Road.

Section B

4. Medical marijuana cultivation can seasonally produce a floral odor which dissipates naturally a short distance from the cultivation location. Our proposed location has privately owned vacant land on three (3) sides and a vast tract of State land on the remaining side. The development will consider buffer distances from privately owned land to maximize odor dissipation and minimize odor nuisance to any future neighbors.

Section C

1. A number of specific measures to conserve water on site will be addressed. Pricipally we will be using an efficient drip irrigation system in order to minimize water loss due to evaporation. Design features for active and passive water harvesting from all impervious surfaces will be addressed actively by collecting rainwater run off in multiple installed tanks and passively to encourage ground soaking by creating simple land contours to act as detention basins on any remaining unused areas that may have been disturbed by our development process. Open spaces will be protected and soil disturbance will be minimized in an effort to comply with Section 102E of Cochise County's Comprehensive Plan and Waterwise Development Code.

2. Although this proposal calls for the clearing of land to develop sites for a road, parking spaces, greenhouses, a metal building, a mobile home and a wall enclosed two (2) acres to be used as a normal agriculture area, development will happen in several phases that will slowly take place over the course of five (5) years. Any clearing of land for a greenhouse array, mobile home, building site, road or parking spaces will not exceed a half (1/2) an acre at a time and construction will be completed in a timely fashion to minimize dust and erosion. The wall enclosed area to be used for agriculture will also be cleared in phases and be cleared at the rate of less than one (1) acre at a time and be immediately planted and irrigated to control dust and erosion. An Intent to Clear Land Form will be filed with the local office of the Arizona Department of Agriculture prior to clearing any native vegetation. Existing vegetation will remain intact as a buffer around development site and straw bales or silt screens will be deployed to control potential erosoin around cleared land that remains uncovered by structures or planted and drip irrigated. Any remaining cleared land will be minimal and be reseeded with native vegetation. Any land clearing will not divert, retard or obstruct the flow of water in a watercourse. A clearing permit is to be otained by Cochise County if it is deemed necessary by planning officials.

Section D

- Any fertilizers or pesticides used in our cultivation operation will be OMRI (Organic Materials Review Institute) listed or be allowable and compliant with the USDA NOP (United States Department of Agriculture National Organic Program). These products will only be used as directed on labels.

concept plan

Concept Plan for Special Use Application.

It is the intention of Dennis Finneran to establish a Medical Marijuana Cultivation Location for an association of Medical Marijuana Cultivating Caregivers that are registered with the Arizona Department of Health Services. The proposed location is Parcel Number 20890012F, The Southernmost Parcel on Nino Place in Dragoon, Arizona, Cochise County, Arizona. The eventual plan is to have an array of greenhouses not to exceed 20 percent of the parcel size, a manufactured home that is 24 feet wide by 52 feet in length and 12 feet in height, a factory built metal farm building that is 50 feet wide by 80 feet in length and 20 feet high, and a 10 foot high wall enclosed area that is under 2 acres in size.

The first phase of development will include the installation and affixation of a manufactured home, the installation of a prefabricated greenhouse array of 3600 square feet, improve existing access road on the property and clear a parking area. The second phase will be to build the wall enclosed area of under 2 acres. The third phase will be to build the metal building and add additional greenhouses.

A sight plan will be submitted before any development begins. All phases of development will happen within 5 years.