



Cochise County
Community Development
Development Services Department

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

Docket No. 50-18-17
 Date Received 9/26/18 *KL*
 Receipt No. _____

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

TAX PARCEL NUMBER/APN 407-84-009A
 APPLICANT St. Jude Alternative Healing/And or Assign
 PHYSICAL ADDRESS OF THE PROPERTY 3527 W. La Luna Dr.
Douglas, AZ 85607
 CONTACT TELEPHONE NUMBER 480-730-5434
 EMAIL ADDRESS: juliapatten_mtg. @msn.com
 PROPERTY OWNER (IF OTHER THAN APPLICANT) Big Sky Farms
 PROPERTY OWNER'S MAILING ADDRESS 10301 E. Regal Court
Sun Lakes, AZ 85248

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

Bisbee Office
 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

- 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 lumen count

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.

Vacant land
 previously used as a horse race track.
 Well
 Small covered area.
 Small horse cor

Describe the proposed uses, structures, and activities.

Cultivation of Medical Marijuana.
 10 foot block enclosure - Approximately
 210 feet X 420 feet.
 Outdoor

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

Medical Marijuana cultivation. - Grown
 product is sold through dispensary and
 products will not be sold out of
 this location. Only Department of
 Health agents will have access.

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

permits to clear land. It is hopeful to
 begin construction of a block fence
 the first quarter of 2019.

Provide the following information (when applicable):

Days and hours of operation: Days: 12 Hours (from 6 AM to 6 PM)

Number of employees: Initially: 4 Future: Unknown

Number per shift Seasonal changes all four.

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

Initially the block wall delivery trucks, but after project complete, only domestic trucks will be sufficient. Monday

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

Early morning and early evening. Spring to Summer months.

Describe the physical access to your site.

Kings Hwy to El Sol Drive, West on El Sol to Valley Vista, South on Valley Vista to La Luna Dr.

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		Self contained travel trailer
Electricity	Generator	Solar or AFS
Natural Gas	None	Propane.
Fire Protection		

Describe all outdoor storage and activities.

Operations will take place inside the block wall fence. As needed, small storage units will be used to store tools. The operations and going ons will not be visible to the neighbors.

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?

Initially, noise from delivery trucks for construction. It is hard to conceive that the cultivation will create noise. The vibrations in the construction phase only. No smoke. Odors could come from low manner that will be used to fertilize.

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

We will attempt to do things in an organic manner, using lady bugs, soap and water, and distilled vinegar to control bugs. At the present time, it is known that pesticides are not as safe as once thought to be.

What screening, if any is proposed?

At a later date, screening may be used to block the view from the air.

Describe all outdoor lighting, including lighted signs.

There will be no signs except address to and on the property. Some lights to be in compliance with Colby County. At a later date, it is possible that dusk to dawn lights will be used.

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

None

? Is there any regulated flood plain on the property?

Yes ___ No Water runs West to East. Minimal Flood

Are there any washes within 300 feet of the property?

Yes No ___ Small washes North of property on LaLuna

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

Yes No ___ Yes, it is possible that the black fence will require diversion of water

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

Yes No ___ Only on property will washes be moved. Yes improvements will be made

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? 2.5 acres max -

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

Maddox & Sons will be hired to excavate and provide dust control water trucks

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.

Drip systems with hydroponic grow to recycle water in containers. Mister on top. During monsoons, barrels will be placed in the fenced area to gather rain water.

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

Very little will be done to change the current landscaping as the property is in a rural area.

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

[Signature] / St. Jude Alternative Healing

Print Applicant's Name

St. Jude Alternative Healing
Julia A.R. Patten

Date signed

10/26/2018

October 26, 2018

SPECIAL USE PERMIT REQUEST

SCOPE OF WORK

On Site. 10 Foot Concrete fence.
Dimensions: Approx 210 feet x 415 feet
Rectangular

ADDRESS:

3516 W. La Luna Drive
Douglas, AZ 85607

TAX PARCEL NUMBER:

407-84-009 A

ZONING:

RU-4

SITE AREA CALCULATIONS

LOT AREA: 624.87 West
622.19 East
1394.2 South
1398.8 North

IMPERMEABLE SURFACES PROPOSED

GRAVEL DRIVE AND PARKING

PARKING CALCULATION

INDUSTRIAL / OTHER
1 SPACE / EMPLOYEE
4 EMPLOYEES = 4 PARKING SPACES
4 SPACES @ 9 FEET X 19 FEET

BUILDING AREA CALCULATION

BUILDINGS NOT TO EXCEED 600 SQUARE FEET
APPROXIMATELY 3 BUILDINGS

LANDSCAPING

USES WITHIN CATEGORY D AREA

SETBACKS

40 FEET ALL SIDES

PARCEL BOUNDARIES

624.87 West
622.19 East
1394.2 South
1398.8 North

ADJACENT ROADS

ENTRANCE: EL SOL
W to VALLEY VISTA
S to LA LUNA

GENERAL LOCATION

KINGS HWY NORTH TO EL SOL
NO EXISTING ENCLOSURES
CARPORT TYPE COVER
BLOCK CORAL

SET BACKS

40 FEET MINIMUM

PARKING

4 EMPLOYEES

NO PROPOSED SIGNS

OUTDOOR LIGHTING

SOLAR LIGHTS

TOPOGRAPHICAL FEATURE

WATER FLOWS WEST TO EAST

PROJECT PHASING

IF ADDITIONAL PHASING, WILL APPLY TO AMEND
CURRENT PROJECT
10 FEET BLOCK FENCE TO ENCLOSE 2 ACRES.

October 23, 2018

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

To Whom It May Concern,

Big Sky Farms, Inc. will allow the cultivation of Medical Marijuana by the applicant and /or assigns on a property located in Cochise County.

The Tax Parcel given permission is 407-84-009 A. This property is on the far South / West corner of La Luna Drive and Valley Vista. It is a 20 acre parcel and zoned RU 4.

I am a retired farmer and I do not have email. I do have a cell phone, but it is hard for me to hear and my cell phone is for emergencies only. If additional information is needed, I can be contacted by writing to:

Big Sky Farms
10301 E. Regal Court
Sun Lakes, AZ 85248

Cordially,



Larry Savolt
President
Big Sky Farms, Inc.

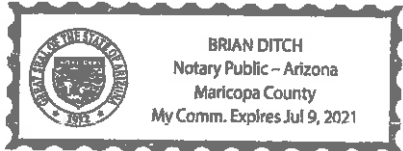
State of Arizona)
) ss.
County of Maricopa)

On October 23, 2018, Larry Savolt appeared before me, the undersigned Notary Public proved to me to be the person whose name is subscribed.

WITNESS my hand and official seal.



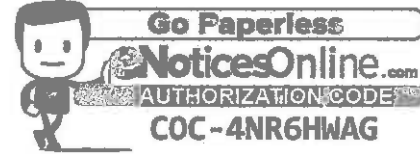
My commission expires: July 9, 2021



COCHISE COUNTY PROPERTY TAX STATEMENT 2018



Cochise County Treasurer
 PO Box 1778
 Bisbee AZ 85603-2778



Parcel #: 407-84-009A8

28042*105**G50**0.822**1/2*****AUTOALL FOR AADC 852
 BIG SKY FARMS INC
 10301 E REGAL CT
 SUN LAKES AZ 85248-6876



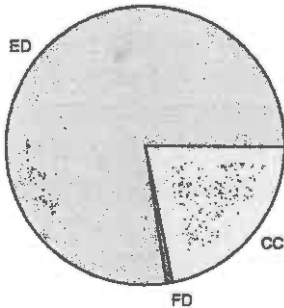
First Half Due By **11/01/2018** \$224.50
 Second Half Due By **05/01/2019** \$224.50
TOTAL AMOUNT DUE: \$449.00

2018 Taxable Value: \$3,173.00
 Tax Rate Per \$100 Taxable Value: \$14.1507

Total Tax: \$449.00
 Special District: \$0.00
 LESS: State Aid: \$0.00
TOTAL DUE: \$449.00

TAX AND OTHER CHARGES DETAIL

Area Code: 2700
 Distribution of your Tax Levy of \$449.00
 Voter Approved = \$47.32



GRAPH INCLUDES COMBINED EDUCATION, FIRE DISTRICTS, COCHISE COUNTY AND OTHER DISTRICTS

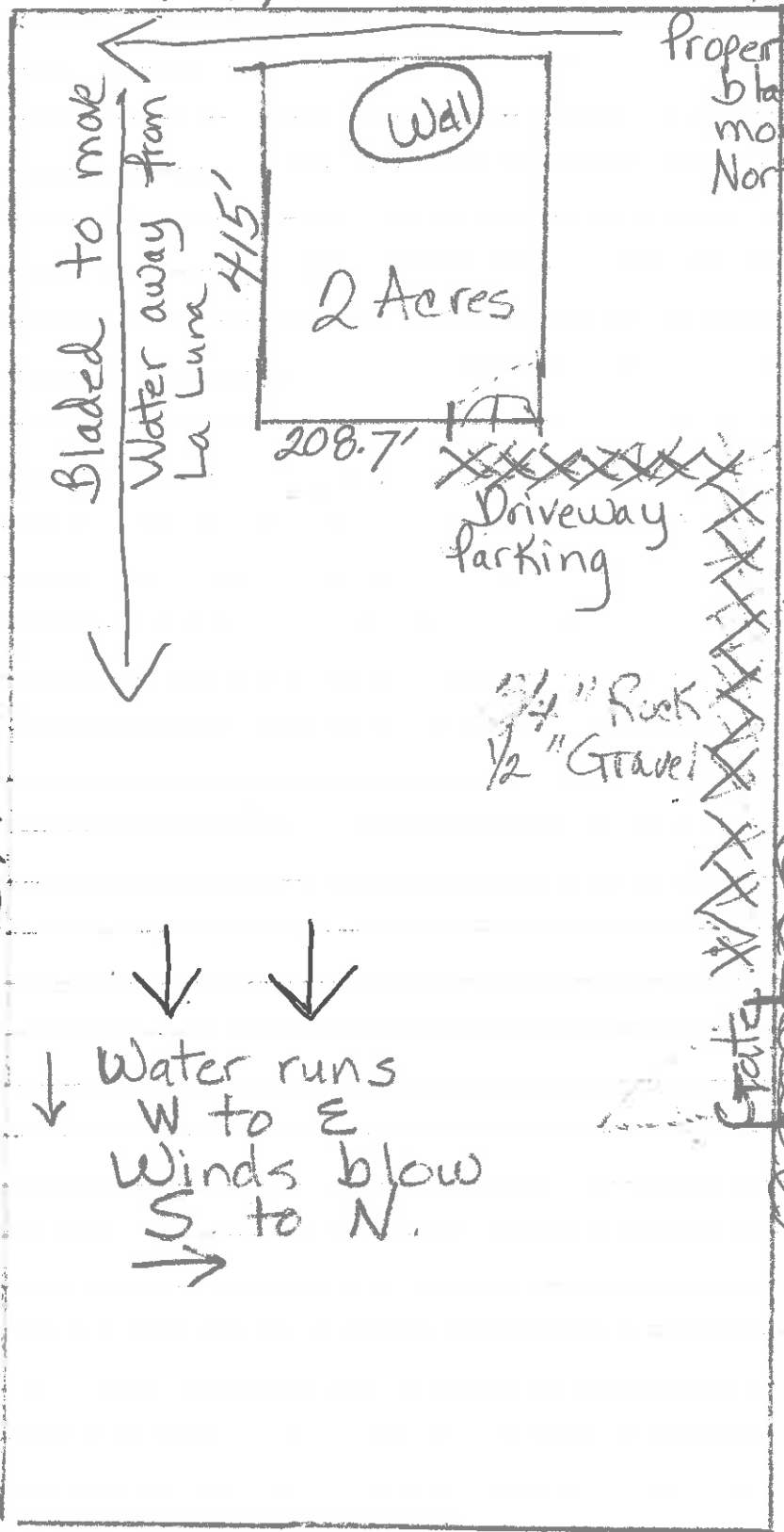
Key	Taxing Authority	2017 Taxes	2018 Taxes	% of Tax	Phone #'s
	COCHISE COUNTY	84.89	84.86	18.90%	520-432-9200
	STATE SCHOOL TAX EQUALIZATION	15.46	15.04	3.35%	602-716-6843
	DOUGLAS SD #27	267.58	255.26	56.85%	520-364-2447
	COMMUNITY COLLEGE	75.31	76.22	16.98%	520-515-3684
	FIRE DISTRICT ASSISTANCE FUND	3.17	3.18	0.71%	520-432-8987
	COCHISE COUNTY LIBRARY DIST	4.61	4.80	1.02%	520-432-8930
	COCHISE COUNTY FCD #80-49	8.24	8.24	1.84%	520-432-9326
	COCHISE CNTY JOINT TECHNOLOGY	1.58	1.60	0.36%	520-642-3526
TOTALS		460.84	449.00		

SECURITY CODE : 2U5TVW

For payment options, please visit our website <https://www.cochise.az.gov/treasurer/tax-payment-options>

Site Plan W Cattle Ranch

624.87

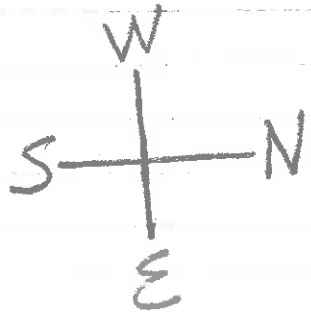


Property will be bladed to move water North to South

Block Fence 10' High

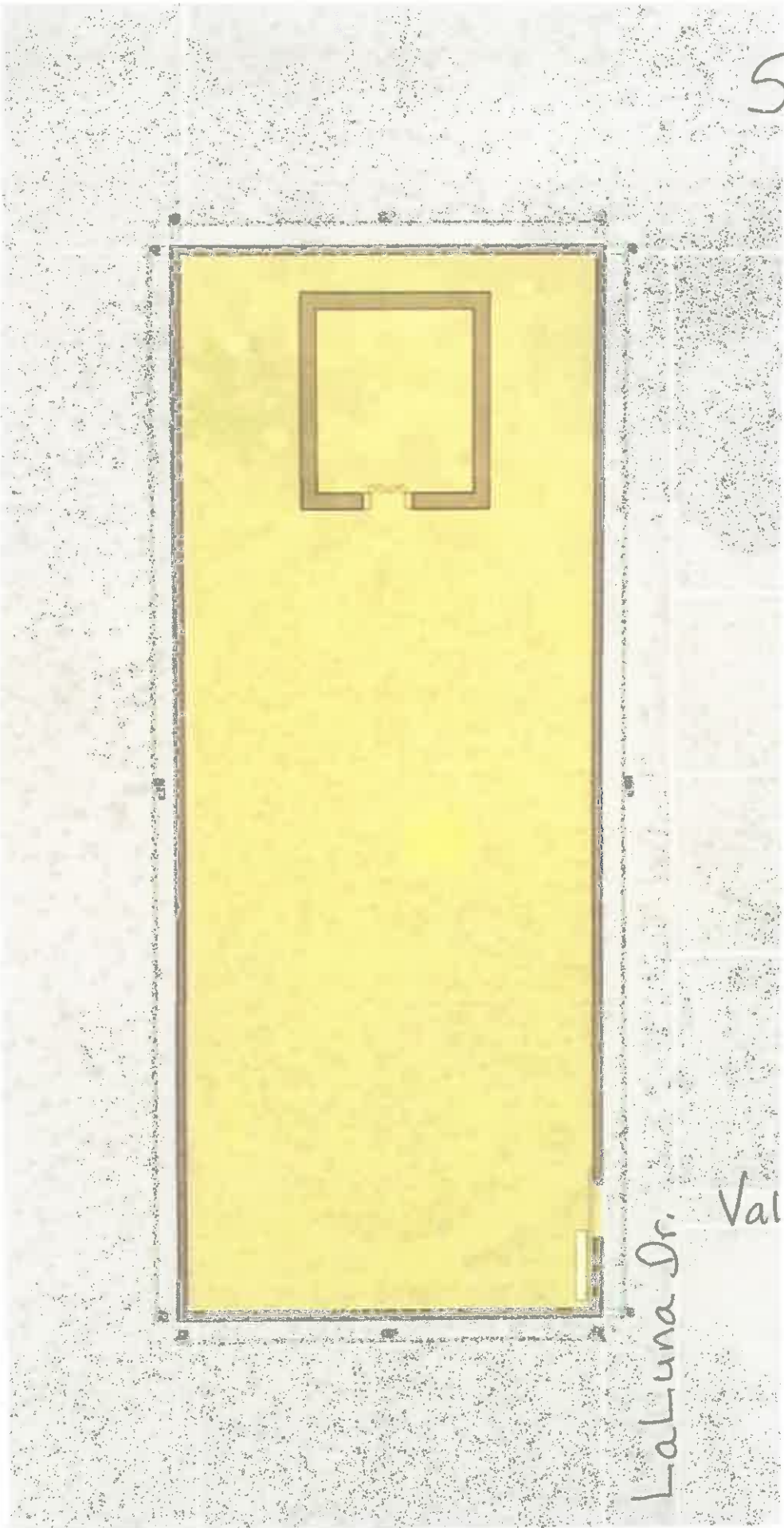
South 30 acres State Land

1394.20



Water runs W to E
Winds blow S to N.

Vacant Land



S
E W
N

Laluna Dr.

Valley Vista

EL Sol Dr

W El Sol Dr.

W El Sol Dr.

Valley Vista Ave

La Lana Dr.

W N
S E



West

Move Gate

