

November 10, 2018

Mr. Robert Kirschmann
Planning and Zoning Department
Cochise County, Arizona

Re: SU-15-25
8251 North Ingram Road
APN: 201-27-003

Dear Mr. Kirschmann:

Based upon your Plan Review dated October 9, 2018 and our subsequent conversations, please accept this letter as our formal request for modification of the referenced special use permit to permit construction of an open air grow facility as opposed to an enclosed greenhouse. The fenced enclosure will be designed and built to Arizona DHS standards. The applicant prefers an open air grow facility currently to balance its greenhouse operation product mix.

We further request that the northeast corner boundary of the previously approved 40-acre special use area be expanded to include a contiguous 31,100 SF (0.72 acres) in order to include two existing buildings that will be used for office/break/rest rooms (1,479 SF) and equipment storage (1,080 SF). These buildings will not be used for storage of product. The expanded area also includes the existing septic system that serves the building that houses the rest rooms. It is our understanding that the special use boundary does not need to include the existing driveways that access these structures.

If the expanded area is approved, we will eliminate the proposed 2,000 SF office building from the previously approved special use. Finally, we have been assured by members of the Planning Department that this request for modification in no way jeopardizes the original special use permit.

Attached is a revised site plan to indicate the location of the previously approved structures, the proposed outdoor grow area, the existing structures and the proposed new boundary of the special use area.

A check for the \$150 fee is enclosed.

Thank you for your consideration.

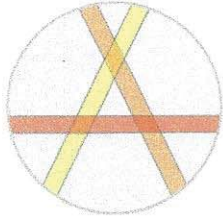
Respectfully,



Raymond Klumb
AZ Registered Architect 39108
Agent for The Pharm

CC: Craig Boudle/The PharmAZ
Monica Morales/The PharmAZ

RAYMOND
KLUMB



ARCHITECT

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Pearce, AZ 85625-0126

From: [Raymond Klumb](#)
To: [Kirschmann, Robert](#)
Cc: [Craig Boudle](#)
Subject: Fwd: Ingram Road
Date: Thursday, December 20, 2018 11:50:32 AM

Robert,

Confirming my conversation with Craig we think the following information will be helpful to you and will be included in our presentation to the Planning Commission:

- **odors (prevailing wind):** the aroma from the plants is strongest during flowering which lasts about 4 weeks out of a 12-week cycle; based on two crops per year that means a total of only 8 weeks out of 52; the wind always seems to blow at the site which helps to disperse the aromas; prevailing winds are west to east
- **traffic:** 6-man crew in private vehicles for one week during planting and one week during harvest; 1-2 vehicles per day during the 10-week growing period; minimal traffic during the rest of the year
- **visual impact of 10' fence:** fence height and structure is a statutory requirement of the state; fence will be a neutral earth-tone color to blend in with surroundings; 10' height is less than many buildings in the area
- **irrigation/water use:** drip irrigation system will be used; Applicant feels strongly about conserving energy and water use
- **security/security lighting:** site will be monitored using infrared cameras 24/7 from the ongoing operation less than 1 mile away; security lighting will be on motion sensors except lights at the doors and gates which the State mandates be on all night, but these fixtures will be fully shielded in compliance with County Light Pollution Code; Applicant has an active partnership with the Willcox Police Department and the County Sheriffs Office regarding surveillance of their properties
- **impact on flood plain/storm water runoff:** property will be bermed to use the gentle natural grade of the site and to control the NW to SE flow of storm water; fenced, open-grow facility impacts storm water diversion less than enclosed structure...just like the thousands of acres planted elsewhere in the vicinity

Thanks for your help.

Ray

RAYMOND KLUMB, ARCHITECT

571 NORTH FRONTAGE ROAD

PO BOX 126

PEARCE, ARIZONA 85625

PHONE: (520) 826-5352



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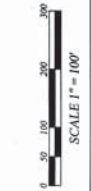
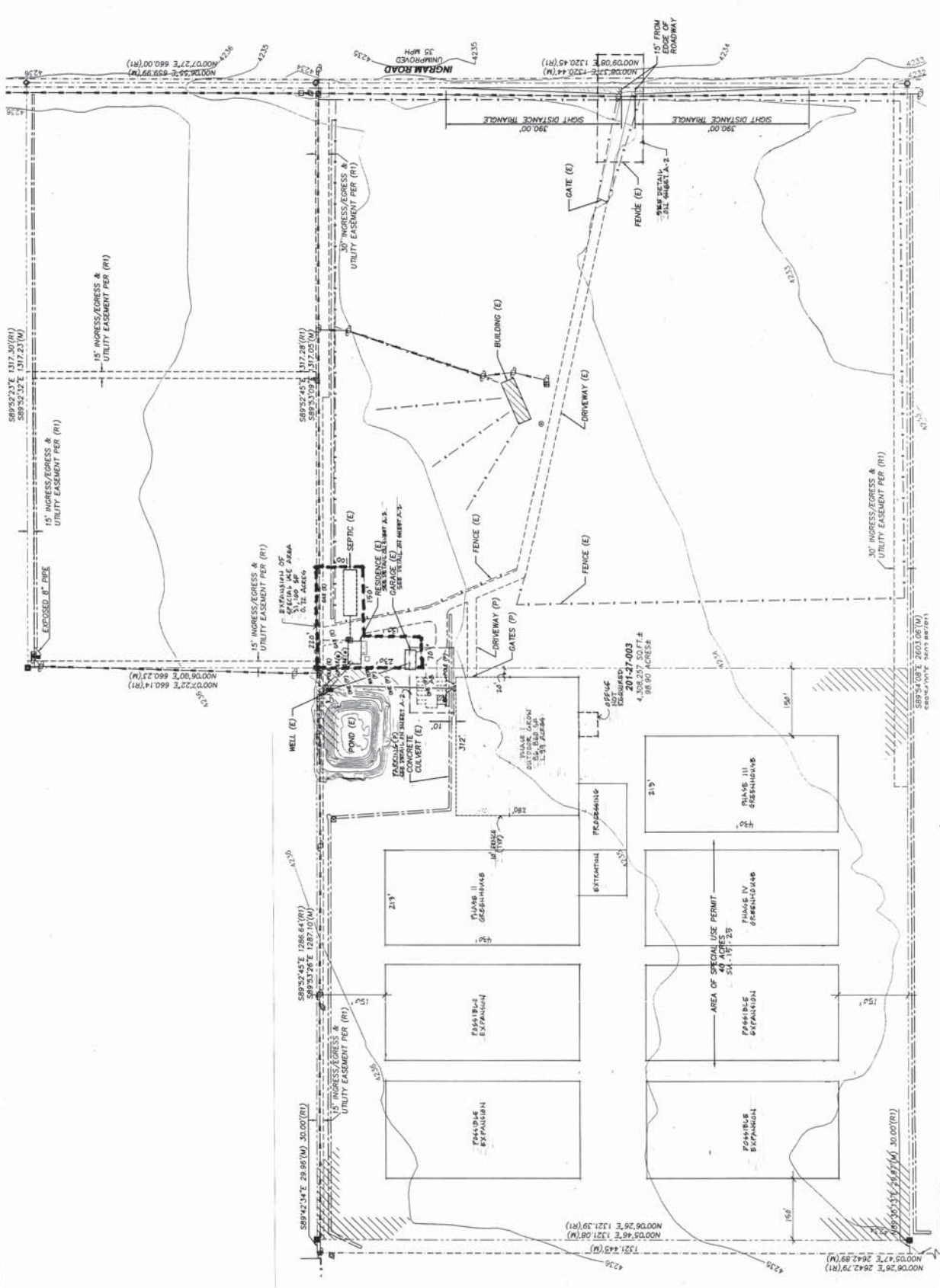


RAYMOND KLUMB
 ARCHITECT

THE PHARM
 8251 N. INGRAM ROAD
 WILCOX, COCHISE COUNTY, ARIZONA
 APN: 201-27-003

NO.	DATE	BY	CHK BY	PROJECT
1	04/15/2011	JK	JK	THE PHARM
2	04/15/2011	JK	JK	THE PHARM
3	04/15/2011	JK	JK	THE PHARM
4	04/15/2011	JK	JK	THE PHARM
5	04/15/2011	JK	JK	THE PHARM
6	04/15/2011	JK	JK	THE PHARM
7	04/15/2011	JK	JK	THE PHARM
8	04/15/2011	JK	JK	THE PHARM
9	04/15/2011	JK	JK	THE PHARM
10	04/15/2011	JK	JK	THE PHARM

SHEET 1 OF 5
 SP
 PROJECT: WILCOX, COCHISE COUNTY, AZ



SITE PLAN BASED ON SURVEY PREPARED BY A.L.T. ARIZONA DATED 04/12/2008
 2028 SUTHERLAND ROAD, SUITE 105
 TUCSON, ARIZONA 85705
 (520) 734-6561

SITE PLAN
 1" = 100'-0"

