



# Cochise County

Development Services  
Planning Division

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

## APPLICATION FOR A SPECIAL USE

Applicant's Name: \_\_\_\_\_

Name of All Property Owner(s): \_\_\_\_\_

Applicant Mailing Address:

\_\_\_\_\_  
Street #                                      Town                                      State                                      Zip code

Subject Property Address (if different than mailing address):

\_\_\_\_\_  
Street #                                      Town                                      State                                      Zip code

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Tax Parcel Number: \_\_\_\_\_

Current Zoning Designation: \_\_\_\_\_

Comprehensive Plan Land Use Category/Growth Area: \_\_\_\_\_

Comprehensive Plan Land Use Designation: \_\_\_\_\_

Area Plan Designation (if applicable): \_\_\_\_\_

Size of Property (in acreage or square feet): \_\_\_\_\_

How many acres will be cleared and developed? \_\_\_\_\_

Describe your relationship to this application. (Select one)

I am the property owner

I am an authorized agent for the property owner

### Bisbee Office

1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9278 fax  
planningandzoning@cochise.az.gov

If the applicant is not the property owner, please attach a notarized letter of authorization to this application.

## The Purpose of a Special Use

Special Uses include uses or activities with a greater potential for impacts on neighboring properties than the permitted uses in a Zoning District. Examples of Special Uses are manufacturing, RV Parks, guest ranches, hospitals and schools. These more intense uses must be carefully reviewed to decide if they could make good neighbors to the existing uses. For this reason, a Special Use Permit requires a public hearing and approval by the Planning and Zoning Commission before it is allowed.

## What is the Process?

1. Pre-application meeting with County planning staff.
2. Citizen Review Process – the applicant must send notice to all property owners within a radius of no less than 300 feet of the subject parcel(s), as shown on the most recent available records of the last property tax assessment. The County Zoning Inspector may expand the mailed notification area to greater than a 300-foot radius at time of application acceptance if there are compatibility concerns associated with the request.
3. Application Submittal
4. Technical review by relevant internal staff and external agencies
5. Public Hearing – Planning and Zoning Commission (Approval/Denial)

## Appeals

The Commission action can be appealed to the Board of Supervisors by anyone who disagrees with the outcome. Appeals must be filed within fifteen (15) calendar days of the Commission action. The applications are available online “Appeal: Board of Supervisors.”

## Required Submittals

1. This application
2. Citizen Review Report
3. Site plan -drawn to scale showing the existing and proposed District boundaries and an accurate legal description of the area being petitioned for amendment. See “concept plan instructions for special uses” (included in this application). Please see our website for an example plan: <https://www.cochise.az.gov/development-services/special-uses>
4. Letter of Authorization (for authorized agents, if applicable)
5. Hazardous or polluting materials attachment (only if hazardous materials are proposed, if applicable)
6. Deed restrictions (if applicable)
7. Outdoor lighting, manufacturers specifications (if applicable)
8. Processing Fee

## 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 yet until the uses have been approved and the applicant has invested resources into site planning. The Zoning Regulations allow for the submittal of a "Concept Plan" in lieu of a site plan in the case of phased special uses on one property or a special use where construction is not anticipated within one year. However, if the use(s) are approved by the Planning and Zoning Commission, then a detailed site plan meeting the requirements of the Zoning Regulations will be required for each use or phase and shall be in substantial conformance with the approved special use. If the site plan is not within substantial conformance with the approved use and concept plan, then the special use 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 roads;
- The general location and minimum number of parking spaces to be provided, including proposed surface and width of driveways;
- Proposed screening and landscaping;
- 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.

Please state the reason for this request and why it should be supported.

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Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

<b>Service Provider</b>	<b>Service Provider</b>	<b>Additional Provisions Required</b>
Water/Well		
Sewer/Septic		
Electricity		
Natural Gas		
Telephone		
Fire Protection		
Waste Disposal		

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.

Yes    
  No    
  Not applicable (no deed restrictions or covenants)

Describe all **existing** structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

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Describe all **proposed** structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

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Is the proposed special use consistent with stated purpose of the current zoning district? Explain.

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Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.

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

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Will the project be constructed/completed within one year or phased?

One year

Phased

If this is a phased project, describe the phases here and physically depict them on the site plan.

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What are the days and hours of operation (if applicable)?

Days of the week: \_\_\_\_\_

\_\_\_\_\_ AM to \_\_\_\_\_ PM

Number of employees (if applicable):

Initially \_\_\_\_\_ Future: \_\_\_\_\_

Total average daily traffic generated (non-residential uses):

How many vehicles will be entering and leaving the site (per day)? \_\_\_\_\_

Total trucks (e.g., by type, number of wheels, or weight)? \_\_\_\_\_

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

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If more than one direction, estimate the percentage that travel in each direction.

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

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Will your property be served by a private well? If private well, show the location on the site plan. Also, please answer the following:

Estimated total gallons of water used: per day \_\_\_\_\_per year \_\_\_\_\_

Will your property be served by a septic system?  Yes  No

If yes, show the septic tank, leach field and 100% expansion area on the site plan, and indicate whether the system is existing or proposed.

Does your parcel have permanent legal access\*? If no, what steps are you taking to obtain such access? (\*Our Zoning Regulations state that no building permit for a nonresidential 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.)

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Which streets or easements will be used for traffic entering or exiting the property? (Please label on the accompanying plan)

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What impact will this have on the traffic volume of roads serving this subject property?

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How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

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Does the subject parcel have site access onto a major road?

Yes     No

Are you requesting any modifications or waivers from site development standards? Please explain.

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Is the subject property within Sierra Vista Sub-Watershed Overlay Zone? If so, please indicate this, and that you understand that it will be subject to additional plan reviews and inspections whenever a building permit is required.

Yes, and I understand the permitting requirements     No, it's outside the boundaries

Please describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your special use application has incorporated the feedback you received.

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Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well		
Sewer/Septic		
Electricity		
Natural Gas		
Telephone		
Fire Protection		
Waste Disposal		

Describe any outdoor activity associated with your special use proposal.

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Will outdoor storage of equipment, materials or products be needed? If yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

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Will any noise or vibrations be produced that can be heard or felt on neighboring properties on a regular basis? 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?

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Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

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Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to prevent a nuisance on neighboring properties?

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Will additional dust be created on a regular basis? If yes, what measures will be taken to prevent this dust from escaping onto neighboring properties or roadways?

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Is outdoor lighting proposed? If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please submit manufacturer's specifications for all light fixtures.

Yes  No

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

Yes  No

Show on-site drainage flow on the site plan. Will drainage patterns on site be changed? If so, please indicate on the site plan and describe below.

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If more than one acre is to be cleared, describe the proposed dust and erosion control measures to be used and show on site plan, if appropriate.

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If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be provided. 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. What specific water conservation measures are proposed (for applicable site 1+ acres)? Describe here and/or show on the site plan submitted with this application.

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Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

Yes     No

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. In addition, I hereby request all inspections necessary to process this application, and if the permit is issued, I request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit. Failure to obtain permits may result in fines or other penalties.

*D. Quibus*

Applicant Signature

Date

CONSULTANTS

CIVIL N/A  
STRUCTURAL N/A  
MECHANICAL N/A  
ELECTRICAL N/A



TITLE:

**SITE PLAN**

**THE PHARM  
Outdoor Grow Area**

5900 W. GREENHOUSE RD  
WILLCOX, AZ

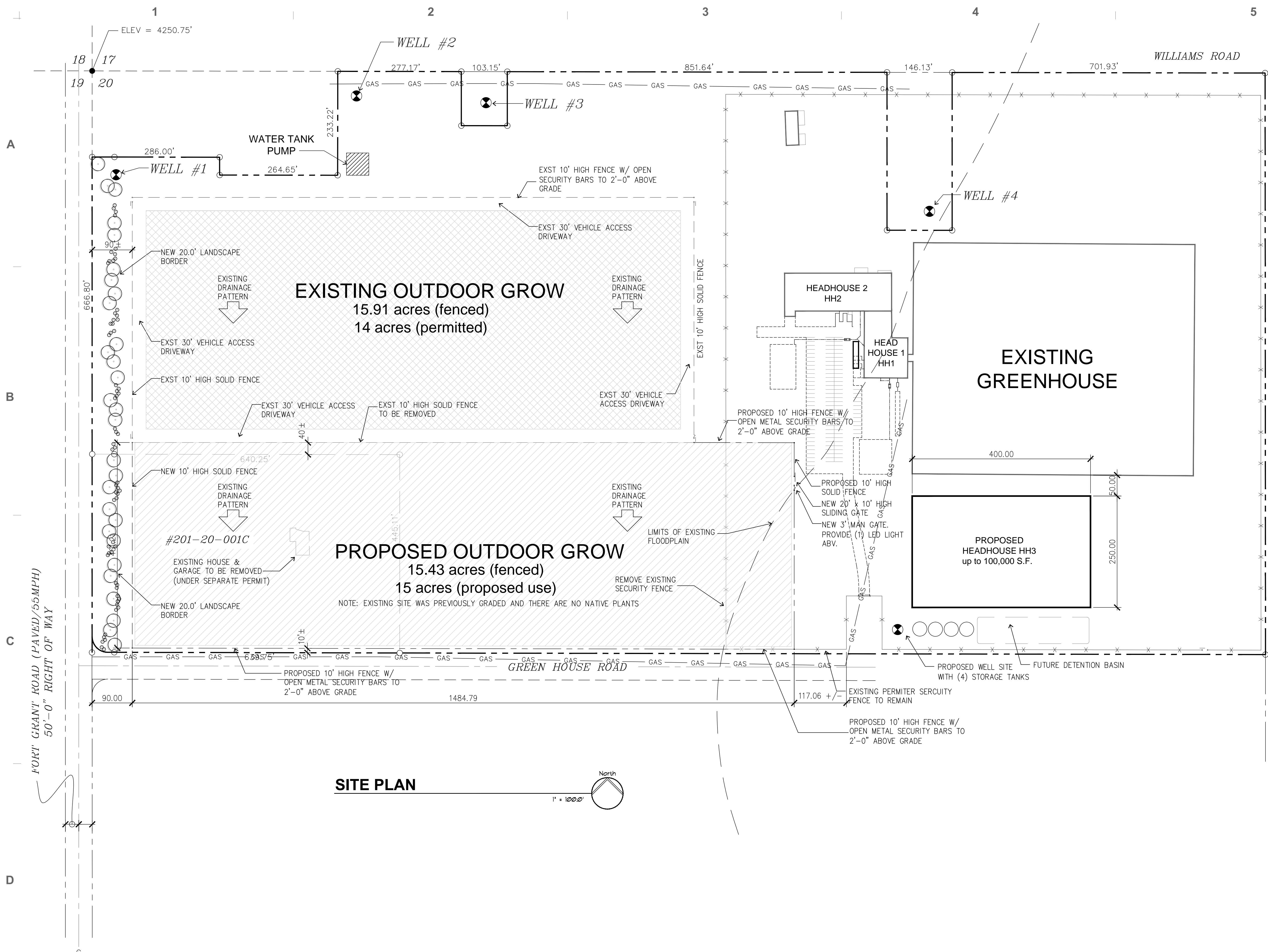
REVISION SCHEDULE		
#	DATE	DESCRIPTION

DRAWN: **DQ**  
DATE: **3-26-21**  
SCALE: **AS NOTED**  
QAC JOB: **2021.04**

SHEET:

**C1.1**

OF SHEETS



**SITE PLAN**

North

1" = 1000'

**APPENDIX A**  
**ODOR MITIGATION PLAN**  
**Outdoor Cannabis Cultivation**

- **FACILITY INFORMATION**

- *Name: The Pharm*
- *Physical address: 5900 W Greenhouse Rd. Willcox, AZ 85643*
- *Mailing address: Same*
- *Description of facility operations: Cannabis cultivation and processing site*

- **FACILITY ODOR EMISSIONS INFORMATION**

*As a cannabis cultivator, our company recognizes the impact the cannabis odor may have on the surrounding community. We intend to approach this challenge in a 3-pronged plan:*

- **Education:**

*The scent produced by cannabis comes from terpenes, which are the compounds responsible for the way most plants smell. Terpenes are not toxic. Terpenes are also found in other agricultural crops such as fresh flowers, herbs, fruits, and hops. The scent is the strongest in the last two weeks of the eight-week flower cycle, however, the processing of cannabis crops produces its strongest scents. Our HH3 processing facility will be equipped with odor mitigation technologies including carbon filtration.*

- **Scheduling:**

*As much as possible, we will continue to coordinate our harvesting schedule to minimize potential offsite impacts.*

- **Engineering Control:**

*Outdoor Grow; Unfortunately, cannabis outdoor grow operations do not have successfully documented plans due to the uncontrolled environment associated with an outdoor grow. Current odor mitigation technologies are designed for controlled climates. We will continue to identify and pilot test closed environmental control technologies in our outdoor grow. Currently identified systems include:*

- *Aphinity chlorine dioxide gas:*  
[https://aphinitywater.com/assets/downloads/CaseStudy\\_DioxidePacific\\_CannabisProduction.pdf](https://aphinitywater.com/assets/downloads/CaseStudy_DioxidePacific_CannabisProduction.pdf)
- *Byers-Scientific – A fully-integrated package of an odor neutralizer formulated specifically for the chemistry of cannabis odors, including a custom manufactured odor control unit and a custom engineered means of releasing a vapor neutralizer in the most targeted and efficient way for a specific facility. There is no masking or misting, and all of this is managed and monitored 24/7 via a secure cellular/ethernet network.*
- *Plant strains and/or plant based odor removers with a more pleasant aroma* [ECO\\_EBook\\_Science-of-Cannabis-Odors.pdf](#)  
([ecosorbindustrial.com](http://ecosorbindustrial.com))

#### *Indoor Processing Facility (HH3)*

- *In HH3, we will deploy carbon filters throughout the processing area: Carbon Filter for Odor Control in Cannabis Grow Rooms* ([enviroklenzairpurifiers.com](http://enviroklenzairpurifiers.com)); *Testing - EnviroKlenz Air Purifiers*).
- *Aphinity chlorine dioxide gas (click on the attached link for case study: [https://aphinitywater.com/assets/downloads/CaseStudy\\_DioxidePacific\\_CannabisProduction.pdf](https://aphinitywater.com/assets/downloads/CaseStudy_DioxidePacific_CannabisProduction.pdf)*
- *Urban Grow Odor Mitigation*

- **AREAS TO ADDRESS**

*Once a method has been field tested and scientifically proven to satisfy the requirements of odor mitigation, the following areas will be further developed to reflect the adopted method:*

- **ODOR MITIGATION PRACTICES** *(all based on industry-specific best control technologies and best management practices)*

*For each odor-emitting source/process outlined above, specify the administrative and engineering controls the facility will implement to reduce odors.*

- **Administrative Controls**

- Procedural activities*

*This section will describe activities such as site management responsibilities.*

- Staff training procedures*

*This section will describe the organizational responsibility(ies) and the role/title(s) of the staff members who will be trained about odor control; the specific administrative and engineering activities that will encompass; and the frequency, duration, and format of the training (e.g., 60 minute*

*in-person training of staff, including the importance of maintaining equipment).*

*iii. Recordkeeping systems and forms*

*This section will include a description of the records that will be maintained (e.g., records of purchases of equipment acquired, performed maintenance tracking, documentation and notification of malfunctions, scheduled and performed training sessions, and monitoring of administrative and engineering controls).*

- *Engineering Controls*

- i. The best control technology for outdoor cannabis cultivation facilities is (to be determined based on testing of the methods discussed above).*

- This section will describe the method decided upon that most effectively addresses odor mitigation.*

- 1. Evidence that engineering controls for all odor sources were installed and operational on the date of rule adoption*
      - 2. Evidence that engineering controls are sufficient to effectively mitigate odors.*
      - 3. Components of engineering controls*

- This section will include, but is not limited to, technical system design, a description of technical process(es), and an equipment maintenance plan.*

- a. System design*

- This section will describe the odor control technologies to be installed and implemented at the facility and to which odor-emitting activities, sources, and locations they will be applied. It will describe critical design factors and criteria, with supporting calculations presented as appropriate.*

- b. Operational processes*

- This section will describe the activities being undertaken to ensure the odor mitigation system remains functional, the frequency with which such activities are performed, and the role/title(s) of the personnel responsible for such activities.*

- c. Maintenance plan*

- The maintenance plan will include a description of the maintenance activities that are performed, the frequency with which such activities are performed, and the role/title(s) of the personnel responsible for maintenance activities. The activities should serve to*

*maintain the odor mitigation systems and optimize performance.*

## APPENDIX C

### LIGHTING PLAN

#### Outdoor Cannabis Cultivation

- **FACILITY INFORMATION**

- *Name: The Pharm*
- *Physical address: 5900 W Greenhouse Rd. Willcox, AZ 85643*
- *Mailing address: Same*
- *Description of facility operations: Cannabis cultivation and processing site*

*1 floodlight will be installed above the single entrance to the enclosed locked facility to comply with Cochise County lighting standards as well as ADHS medical marijuana regulations.*

## APPENDIX B

### WATER USAGE PLAN

#### Outdoor Cannabis Cultivation

- **FACILITY INFORMATION**
  - *Name: The Pharm*
  - *Physical address: 5900 W Greenhouse Rd. Willcox, AZ 85643*
  - *Mailing address: Same*
  - *Description of facility operations: Cannabis cultivation and processing site*
  
- *In the Pharm's outdoor cannabis cultivation areas, our effort to conserve water is threefold:*
  - *To irrigate, we use drip irrigation systems which require less water than conventional pivot sprinkler systems. In the Willcox area, traditional pivot sprinklers use approximately 600,000 gallons of water per acre to produce a 200-bushel corn crop. Last year, in our current outdoor grow, we used approximately 400,000 gallons of water per acre, which is a +30% reduction in water usage per acre.*
  
  - *We cover our 4-inch raised beds with plastic mulch to restrict water loss to natural evaporation in the early stages of plant growth, before the plant leaf canopy is able to cover the row and further restrict evaporation loss.*
  
  - *Finally, our irrigation system for the outdoor grow is designed to collect and recycle drain water from the greenhouse to supplement our fresh water usage for irrigation. Using recycled drain water, we are able to further reduce our fresh water usage from the well an additional 15-30%.*