



# Cochise County

Development Services  
Planning Division

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

## APPLICATION FOR A SPECIAL USE

Applicant's Name: Quihuis Architecture Co, LLC

Name of All Property Owner(s): IIP AZ 1 LLC

Applicant Mailing Address:

4861 S Hotel Dr. Suite 125 Tucson, AZ 85714

Street #                                      Town                                      State                                      Zip code

Subject Property Address (if different than mailing address):

5900 Greenhouse Road, Willcox, AZ, 85643

Street #                                      Town                                      State                                      Zip code

Email Address: dannyq@qactucson.com

Phone Number: (520)591-7760

Tax Parcel Number: 201-20-001G (primary) & 201-20-001C

Current Zoning Designation: RU-4

Comprehensive Plan Land Use Category/Growth Area: Category D - Ru ral

Comprehensive Plan Land Use Designation: Rural

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

Size of Property (in acreage or square feet): 73.5

How many acres will be cleared and developed? None, already farm land.

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.

As a result of changes to Arizona Marijuana laws and the increase in demand for Marijuana in Arizona, we are requesting authorization to: (1) to expand the permitted acreage of cultivation of 14 acres by 15 acres additional acres (totaling 29 acres); (2) to modify the existing and proposed cultivation from an outdoor grow to a covered grow with greenhouse structures of all 29 acres; (3) to allow for 53% lot coverage; (4) to allow for a reduction of the required south setbacks from 20' to 10'; (5) to allow for a 10' perimeter wall required by the state; and (6) to allow a headhouse of up to 100,000sf. We are requesting these modifications to allow for a 20' western landscaped perimeter buffer and to cover all 29 acres of cultivation (both existing and proposed) with greenhouse structures to contain the grow and processing, mitigate odor, improve aesthetics, and further buffer the use from surrounding properties.

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	Private Well	
Sewer/Septic	Sceptic	
Electricity	SSVEC	
Natural Gas	Southwest Gas	
Telephone	VTC	
Fire Protection	Willcox Rural	
Waste Disposal	Southwest 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.

*Currently there is 14 acres of outdoor grow; a 7.5-acre greenhouse; 35k sf of production, packaging and administration offices; an irrigation room; a 1,500-sf modular office; existing 10' walls; wells and water tank pumps. Please refer to the 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.

*The proposed structures are: a 10' high perimeter security wall, as required by Arizona Department of Health Services; 100k sf processing facility (HH3); greenhouse structures to cover 29 acres of grow (for existing and proposed grow); a 1,500-sf modular building; a 1,500-sf maintenance building; a 40k sf vermako building. See attached Site Plan.*

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

*Yes, the proposed use of a marijuana cultivation facility is consistent in the current zoning district of RU-4. This is a request to expand and modify the already permitted production of cannabis from 14 acres to 29 acres; to construct a 100k sf processing facility; maintenance buildings; a vermako; a 10' security wall, all as indicated on the Site Plan. There will be no marijuana sold on site.*

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

*There is no change to the existing approved use as a marijuana cultivation facility. Finished flower/cannabis will be grown/cultivated, processed, and stored on site. However, the existing approved outdoor cultivation will be covered with greenhouse structures in an effort to mitigate odor and improve overall aesthetics to surrounding properties. No marijuana will be sold on site.*

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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).

*The materials utilized to construct the prefabricated 100k processing facility will be metal consistent with the existing HH1 and HH2 structures. The materials used to construct the security fence will be metal. The materials used to construct the greenhouse structures will be of industry standard.*

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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.

*Phase 1 will be the outdoor grow with greenhouse structures, phase 2 will be the manufacturing building.*

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

Days of the week: 5 days a week (Monday-Friday)

0530 AM to 0330 PM

Number of employees (if applicable):

Initially 24 Future: 48

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

How many vehicles will be entering and leaving the site (per day)? Increased by 7 initially

Total trucks (e.g., by type, number of wheels, or weight)? No significant increase

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

*They will travel north and southbound on Fort Grant Road and east and westbound on Greenhouse Road.*

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

20% from the south and 80% from the north

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

April through August; 0530 and 1530 Monday - Friday

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 9500 per year 2.2m

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.)

Yes

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

*North and southbound travel is anticipated on Fort Grant Road. Then from Fort Grant to Greenhouse Road site access, east and westbound travel is anticipated on Greenhouse Road.*

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

*The impact on traffic will primarily remain the same with a slight increase in deliveries to and from the site and from an increase in employees needed to cultivate and process cannabis. No sale of cannabis will take place on site. And no private parties that are not employed, contracted, or scheduled are permitted on site.*

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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.

*There are no changes to the permitted site access. Access to the site will occur off of Greenhouse Road and far from Fort Grant Road. No new driveway cuts are proposed.*

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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.

*Yes, we are requesting the following modifications: an increase of lot coverage to 53%; a reduction of the 20' setback on the southern boundary to 10'; and an increase in the height of the perimeter security wall to 10'.*

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.

*We are in the process of the citizen review and we have received feedback. We plan to follow the required steps and procedures in completing this process. We have already received comments from surrounding property owners regarding odor. In response, we are modifying our outdoor cultivation to an entirely covered cultivation to increase odor mitigation.*

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	Private Well	
Sewer/Septic	Septic	
Electricity	SSVEC	
Natural Gas	Southwest Gas	
Telephone	VTC	
Fire Protection	Willcox	
Waste Disposal	Southwest Disposal	

Describe any outdoor activity associated with your special use proposal.

*The 29 acres of grow will now all be covered by greenhouse structures. The remaining outdoor activity that will be associated with marijuana cultivation facility will be transporting the harvested grow to the on-site processing facilities. As such, there will be limited outdoor activity.*

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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.

*All equipment and product will not be visible by the public and will be screened from view. See Site Plan.*

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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?

*Noises and vibrations typically associated with farming operations will be produced, which will occur 2-3 times a year for 1-2 weeks per planting, for a total of approximately 6 weeks per year. These noises and vibrations are typical for the zoning district and surrounding 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?

*See attached odor mitigation plan. There will be odors emanating consistent with cannabis grow. To mitigate odors, we are employing the following: all grow to be covered with greenhouse structures; certain growing techniques; installing a 20' landscaped buffer on the west boundary; and adding odor mitigation systems at the fence perimeters.*

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?

*The use will attract the normal anticipated pests and rodents brought by farming operations. Integrated pest measurement systems will be employed to mitigate any pest or rodent activity.*

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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?

*No additional dust beyond the "farming" of the grow is anticipated. Dust will be mitigated by the 10' perimeter wall and greenhouse structure coverage. In addition, water truck and ground cover will also be used. County's dust mitigation requirements will be also met during the construction phase.*

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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.

*All draining flow will be managed in accordance with county regulations. All existing drainage patterns will not be altered with this expansion. Both the north and south wall fences and greenhouse structures are elevated to allow surface water flows to be unobstructed. In addition, a portion of the parcel is set aside for a detention basins or greenhouse rainwater harvesting. As indicated on Site Plan.*

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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.

*All of the county's dust mitigation requirements will be met during the construction phase and the construction stormwater pollution prevention plan will be followed.*

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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.

*The parcel will be developed to increase the site's cultivation of cannabis grow and so that rainwater will be able to permeate the land. Greenhouse structure gutters will be proposed to collect and harvest roof water for reuse. However, the site plan also shows a portion of the parcel set aside for detention basins or for greenhouse rainwater harvesting. The development of the parcel will be designed with required controls per code and authorizations by C.C. Floodplain Engineering Dept.*

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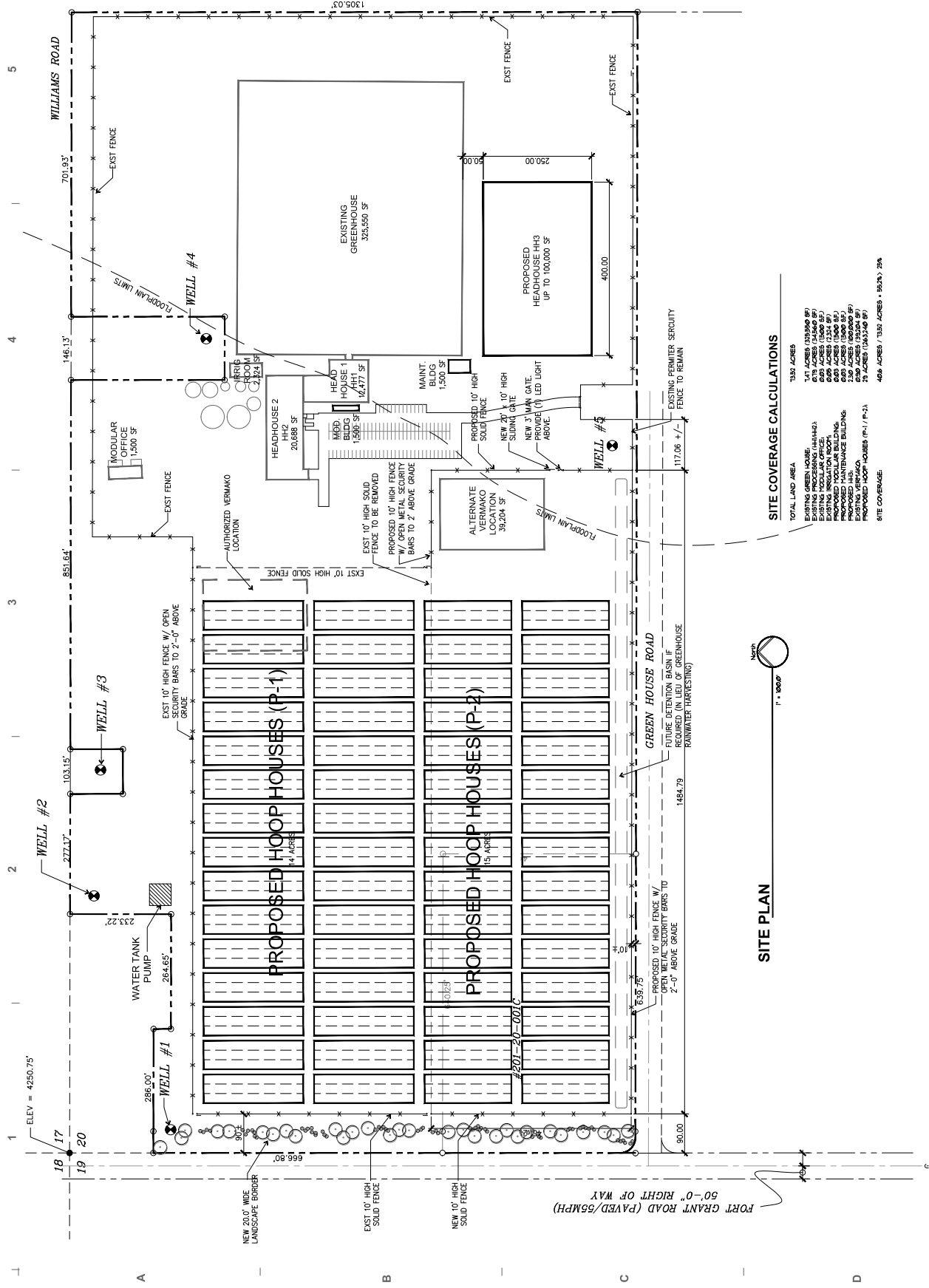
Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

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. Quihuis  
Applicant Signature

8-27-21  
Date



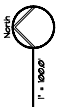
**SITE COVERAGE CALCULATIONS**

DESCRIPTION	AREA (SF)	ACRES
EXISTING GREENHOUSE	323,550	7.38
PROPOSED HOOP HOUSES (P-1)	1,200,000	27.53
PROPOSED HOOP HOUSES (P-2)	1,300,000	29.87
PROPOSED HEADHOUSE HH3	100,000	2.28
PROPOSED VERMAMO BUILDING	39,204	0.90
PROPOSED MAINTENANCE BUILDING	1,500	0.03
PROPOSED MODULAR OFFICE	1,500	0.03
PROPOSED HEADHOUSE 2	20,688	0.47
PROPOSED HEADHOUSE 1	15,960	0.36
PROPOSED MAINT. BLDG.	1,500	0.03
PROPOSED ALTERNATE VERMAMO	39,204	0.90
PROPOSED MODULAR OFFICE	1,500	0.03
PROPOSED HOOP HOUSES (P-1) / (P-2)	2,500,000	57.40
<b>TOTAL</b>	<b>4,600,000</b>	<b>104.70</b>

**133.7 ACRES**

**468 ACRES / 1,333 ACRES = 35.1% 20%**

**SITE COVERAGE:**



**SITE PLAN**

REVISIONS	BY
8-23-17	CM

AS NOTED

Date: 6-29-17

1500 Wilshire Dr  
Irvine, CA 92614

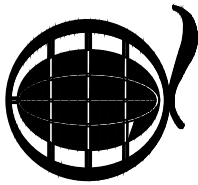
QUIEDAN COMPANY

Phone: (949) 463-0770  
Fax: (949) 463-0773  
e-mail: info@quidan.com



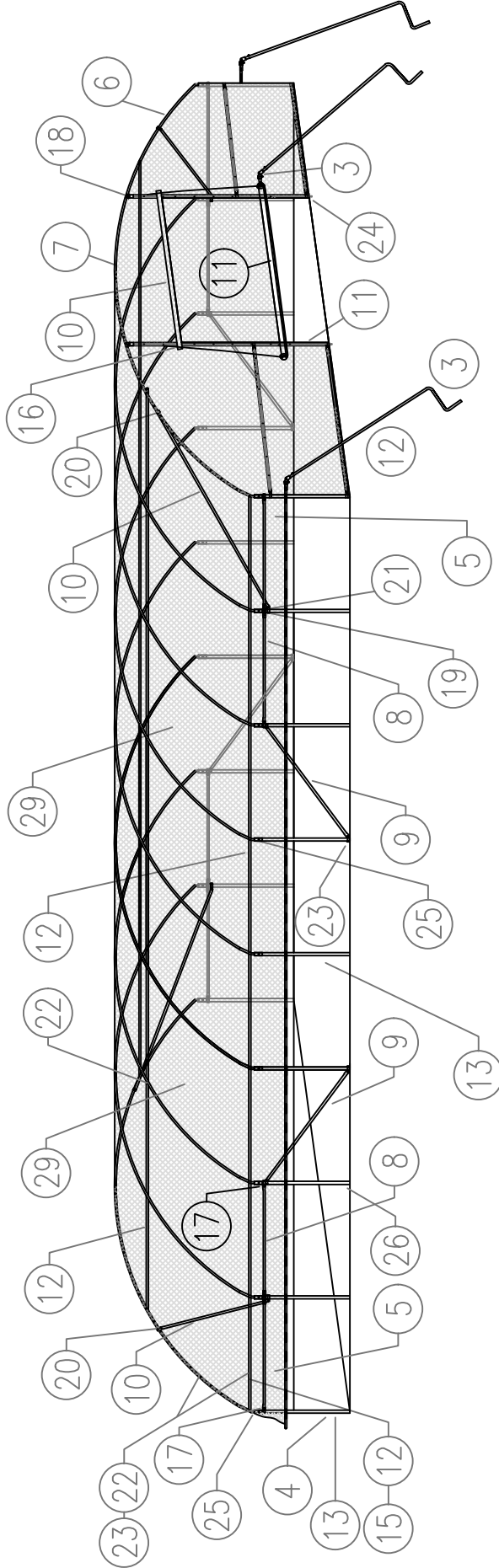
2000 SERIES INSTALLATION MANUAL

Page 1 of 2



# 22'x48' - 2000 Series Installation Manual

Part No. 0048-2000-90-0221  
Part No. 0048-2000-STND-0221



# 22'x48' - 2000 Series Components List

REVISED BY	CM
8-23-17	

AS NOTED

QUIBDAN COMPANY  
 Phone: (817) 842-0700  
 Fax: (817) 842-0707  
 e-mail: info@quibdan.com  
 1500 Wilshire Dr  
 Dallas, TX 75207



2000 SERIES INSTALLATION MANUAL

- ① 12" x 3/4" SDS Screws  
PART NO. 1281-1000-0001  
(1,000)
- ② #12 SDS Magnetic Driver  
PART NO. 1281-0121  
(2)
- ③ Large Crank Handle  
PART NO. 1339LH-0001  
(4)
- ④ 2" Poly Web Strip  
PART NO. 7505-05M-0001  
(164')
- ⑤ 6'x100" Tamp Clear  
PART NO. 75120-06-10002  
(1)
- ⑥ 10' Leg Section for 3pc Arc  
PART NO. 8003L-0101  
(9)
- ⑦ 8' Reinforced Center for 3pc Arc  
PART NO. 8003RC-0081  
(9)
- ⑧ 6' Tubing Galv 33mm  
PART NO. 8004HD-0062  
(16)
- ⑨ 8' Tubing Galv 33mm  
PART NO. 8004HD-0082  
(8)
- ⑩ 10' Tubing Galv 33mm  
PART NO. 8004HD-0101  
(10)
- ⑪ 12' Tubing Galv 33mm  
PART NO. 8004HD-0121  
(6)
- ⑫ 10' Swaged Tubing Galv 33mm  
PART NO. 8004HDS-0102  
(26)
- ⑬ 90" Double Spoded Platform 42mm  
PART NO. 8011-42-0901  
(18)
- ⑭ Insert Connector 33mm  
PART NO. 8110-00331  
(8)
- ⑮ 4" ABS cuff 33mm  
PART NO. 8120-40331  
(150)
- ⑯ Straight Clamp 33/33 mm  
PART NO. 8121-33331  
(16)
- ⑰ Straight Clamp 33/42 mm  
PART NO. 8121-33421  
(16)
- ⑱ Oblique Clamp 33/33 mm  
PART NO. 8122-33331  
(4)
- ⑲ 3 Way Connector 33/42/33  
PART NO. 8123-33421  
(4)
- ⑳ One Bolt Strap Clamp 33mm  
PART NO. 8124-00331  
(4)
- ㉑ One Bolt Strap Clamp 40-42mm  
PART NO. 8124-00421  
(12)
- ㉒ Hinged Dbl Clamp 33/33 mm  
PART NO. 8124WH-33331  
(36)
- ㉓ Pivot Cap 33mm  
PART NO. 8127-2-00331  
(16)
- ㉔ Square Prop Stop  
PART NO. 8130-0001  
(4)
- ㉕ Standard uni-direct 42mm top  
PART NO. 8201USB-42331  
(18)
- ㉖ 90° uni-direct 42mm top  
PART NO. 8201UNB-42331  
(18)
- ㉗ 6.56' Wiggle Wire  
PART NO. 8350-0651  
(70)
- ㉘ 6' Channel Lock  
PART NO. 8351-0061  
(44)
- ㉙ 32' Film Super Premium w/paper core  
PART NO. 8462-32SP-1101  
(1 roll)

REVISIONS	BY
8-23-17	CM

AS NOTED

Date: 6-29-17

QUIEDAN COMPANY  
 1500 Wilton St  
 Wilton, CA 95697  
 Phone: (916) 863-0770  
 Fax: (916) 863-0771  
 e-mail: info@quidan.com



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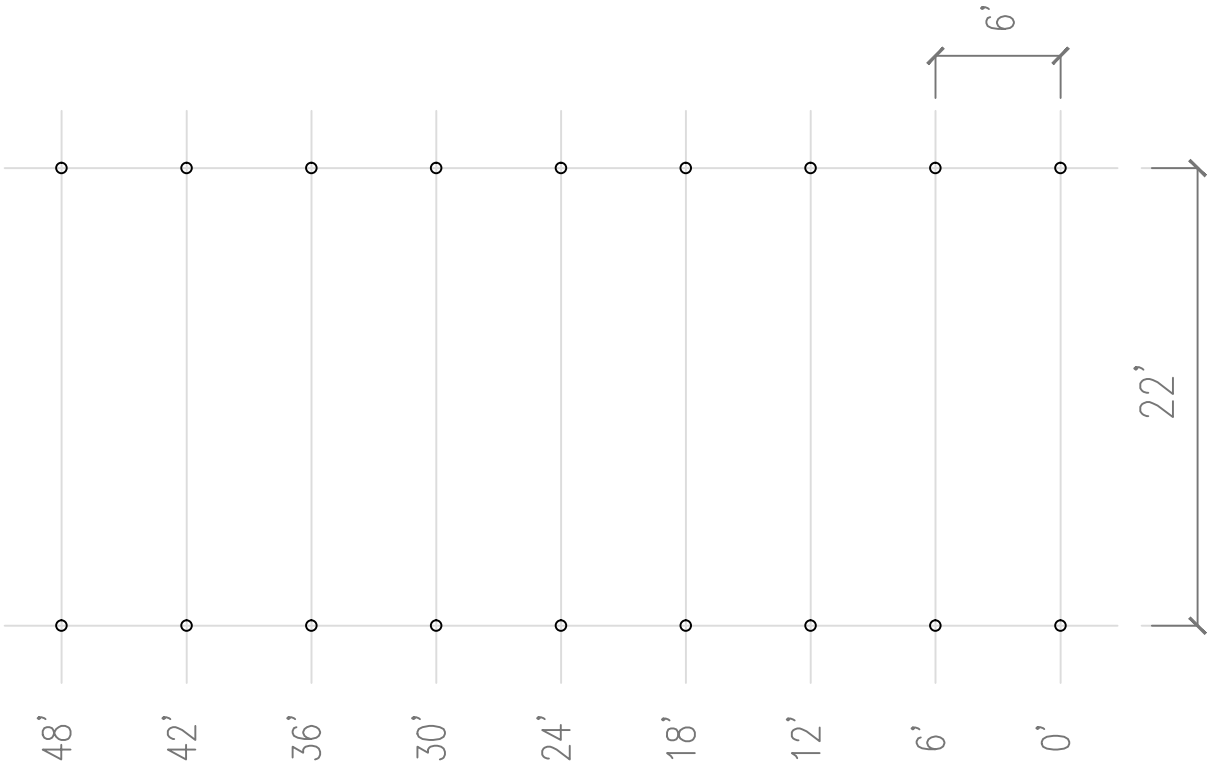
Page 3 of 17

## Overview:

*Setting up the foundation is crucial to maximizing the stability of your cold frame. Be sure to clear out the portion of land you intend to cover and flatten the ground to ensure continuity throughout the heights of all platform posts.*

## Instructions

1. Measure and map out your platform insertion points (as shown).
2. Use appropriate tooling according to the condition of the soil where the structure will stand.



TOP VIEW  
NTS

REVISIONS	BY
P-23-17	CM

AS NOTED

Date: 6-29-17

QUIEDAN COMPANY  
 Phone: (831) 863-0770  
 Fax: (831) 863-0771  
 e-mail: info@quidan.com  
 1500 Highway 94  
 San Luis Obispo, CA 93402



2000 SERIES INSTALLATION MANUAL

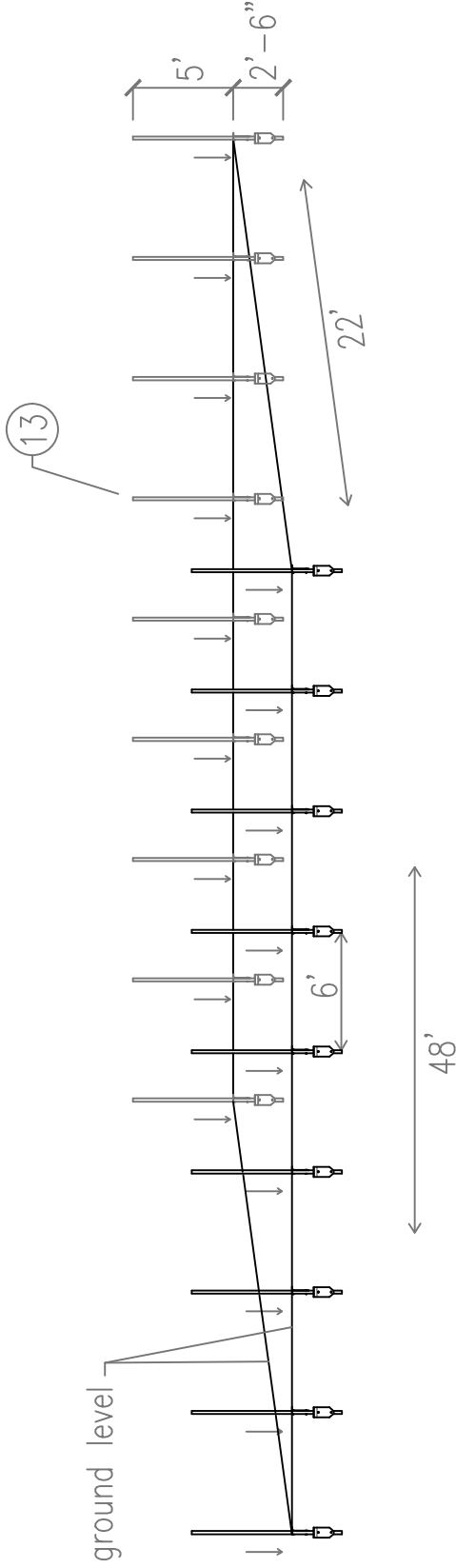
Sheet 4 of 17

## Overview:

*Inserting platform posts.*

## Instructions

1. Use pneumatic pounder to install (13) platforms 2'-6" in the ground at insertion points.
2. Be sure that the top of the platforms are leveled.



(13) platform post (18)

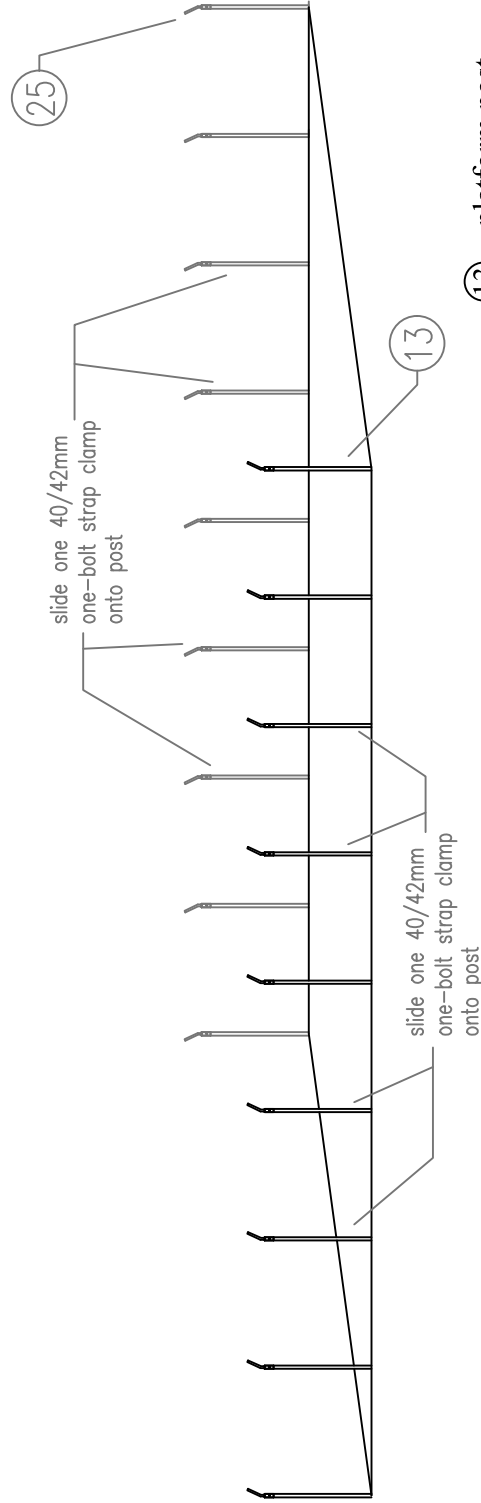
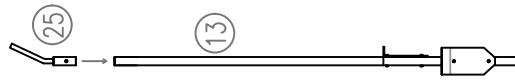
ISOMETRIC VIEW

## Overview:

*Preparing platform posts by attaching uni-directional tops.*

## Instructions

1. Grab eight (21) 40/42mm one bolt strap clamps. Drop one onto the third and fourth (13) platform posts of each corner (see picture below).
2. Set (25) uni-directional tops on the heads of (13) platforms and align appropriately.



ISOMETRIC VIEW  
NTS

- (13) platform post
- (21) 40-42 one bolt strap clamp (8)
- (25) uni-directional top (18)

REVISIONS	BY
9-28-17	CM

AS NOTED

Date: 9-29-17

QUIEDAN COMPANY  
1500 Wilshire St  
Irvine, CA 92614  
Phone: (949) 463-0770  
Fax: (949) 463-0773  
e-mail: info@quidan.com



2000 SERIES INSTALLATION MANUAL

Page 5 of 17

REVISED BY	CM
9-23-17	

AS NOTED

Date: 9-29-17

1500 Wilshire St  
 Santa Ana, CA 92707  
 Phone: (951) 842-0770  
 Fax: (951) 842-0773  
 e-mail: info@quidan.com  
**QUIDAN COMPANY**

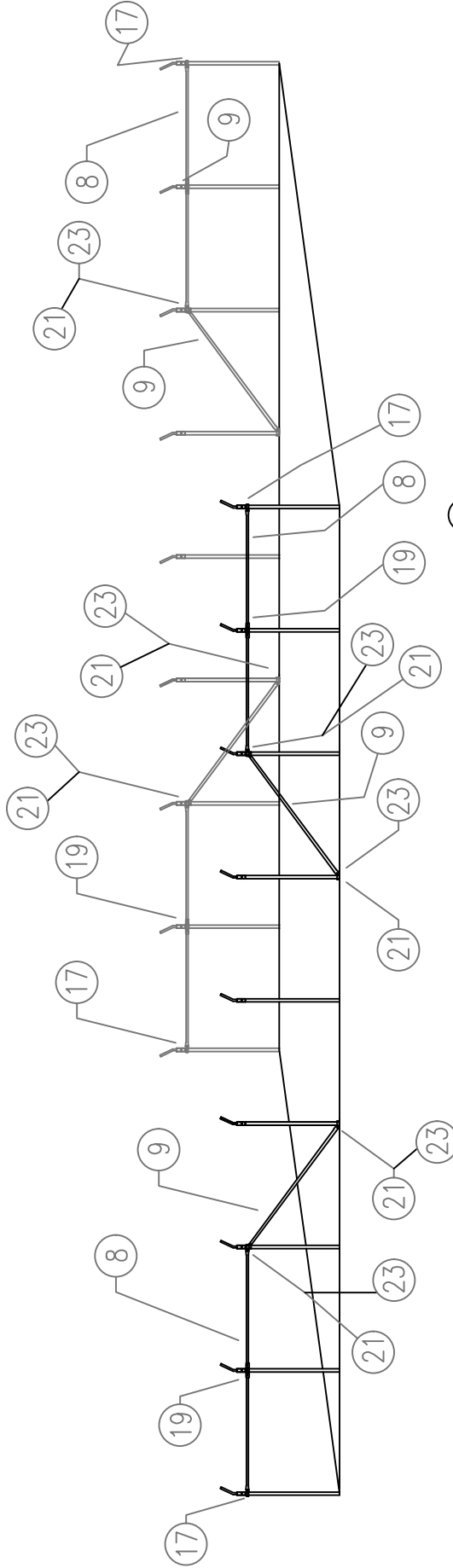


2000 SERIES INSTALLATION MANUAL

## Instructions

- Using 17 33mm/42mm straight clamps, 19 3 way connectors, 23 pivot caps and 21 33mm/42mm one bolt strap clamps, connect six foot 33mm tubes and 9 eight foot 33mm tubes (as shown below) to reinforce corners.

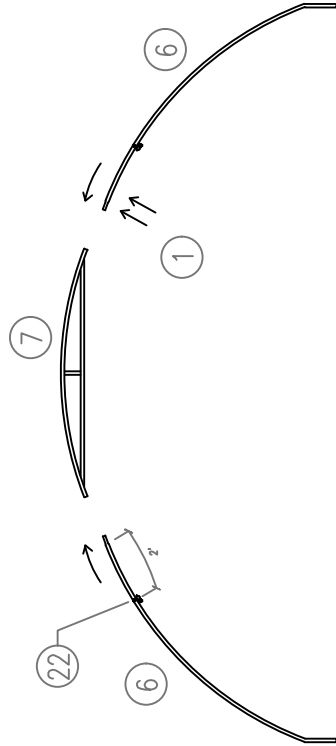
**Overview:**  
 Connecting platform posts at all four corners to create support bracing.



- 8 6' tube (8)
- 9 8' tube (4)
- 17 33/42mm straight clamp (8)
- 19 33/42/33mm 3-way clamp (4)
- 21 40-42mm one bolt strap clamp
- 23 pivot caps (8)

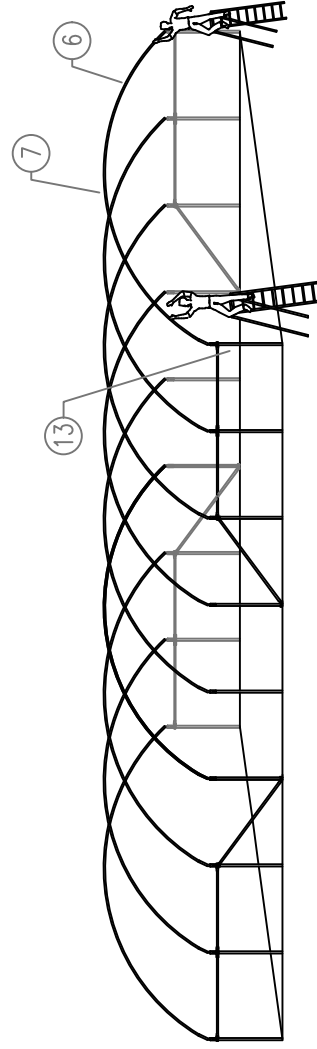
## Overview:

*Installation of arcs to begin over-head structure assembly.*



## Instructions

1. Slide one 33/33mm hinged double-clamp onto each 6 10' leg, 2' in from the swaged end (see drawing).
2. Connect 6 10' legs to 7 8' reinforced center piece to create arc (drill in two 1 screws at the unions to hold tubes together).
3. With one person on each side, insert one end at a time and continue until all arc sets are installed onto 13 platforms.



- 1 sds screws
- 6 10' leg section (pairs)(9)
- 7 8' reinforced center (9)
- 13 platform post
- 22 33/33mm hinged double clamp (18)

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Blank space for notes or additional information.

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Date: 9-29-17

QUIEDAN COMPANY  
1500 Wilshire Dr  
Irvine, CA 92614  
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Fax: (949) 463-0773  
e-mail: info@quidan.com



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**QUIDAN COMPANY**

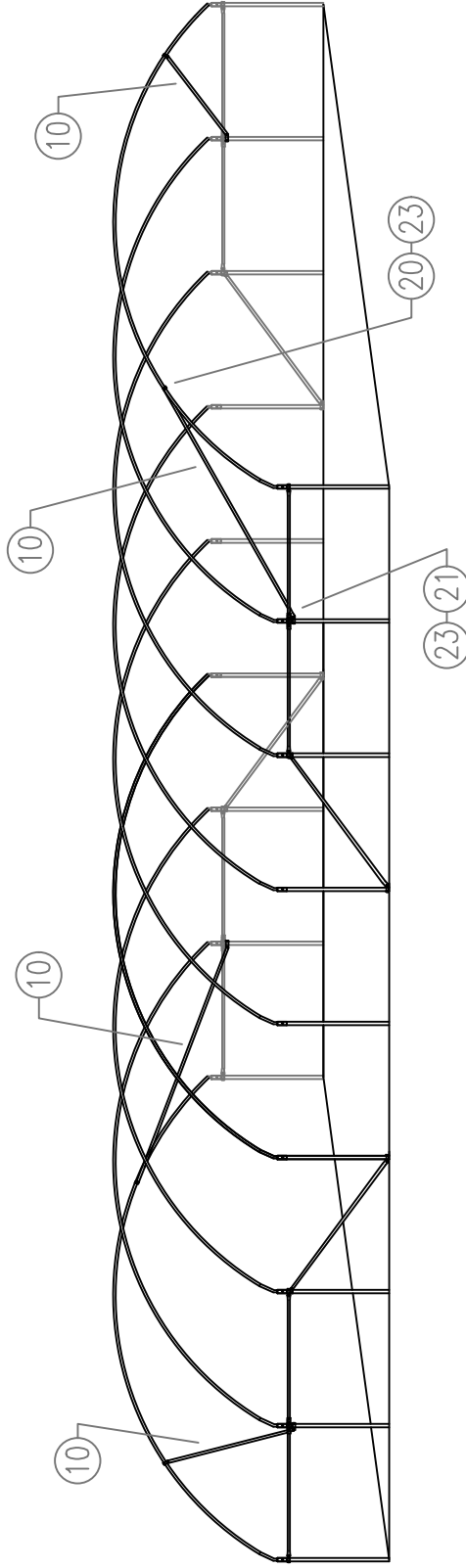


## Overview:

*Attachment of the stretchers will provide additional support to both ends of the cold frame since this is where the most tension is placed.*

## Instructions

- Using ⑩ 33mm one bolt strap clamps, ⑪ 42mm one-bolt strap clamps, and ⑫ pivot caps, connect ⑩ 10' tubes from the end arcs to the appropriate platform posts as shown below.



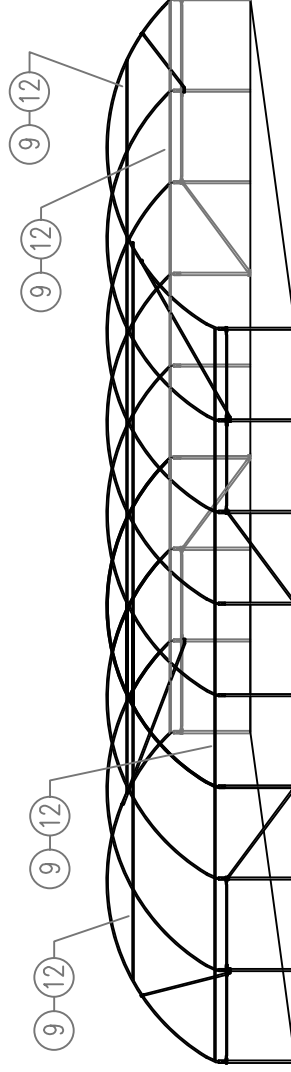
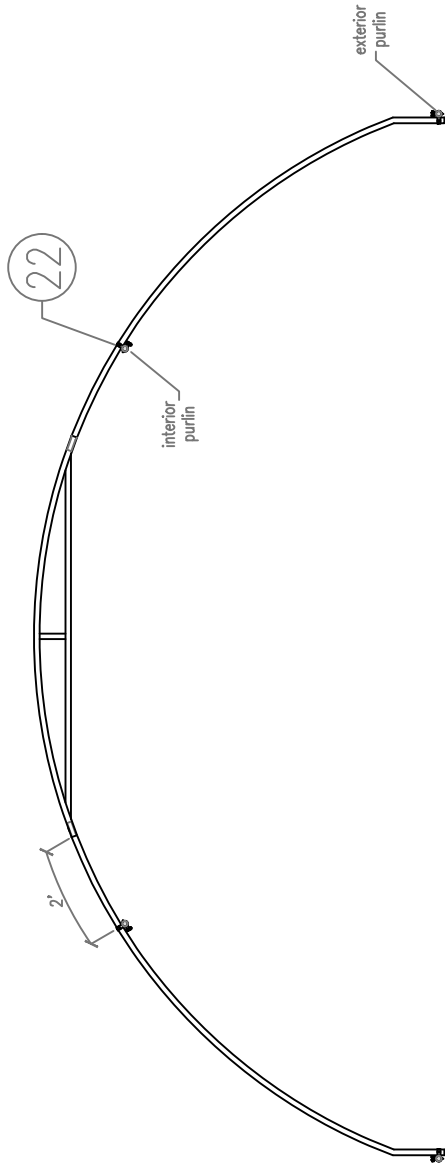
- ⑩ 10' tube (4)
- ⑪ 33mm one bolt strap clamp (4)
- ⑫ 40-42mm one bolt strap clamp (4)
- ⑬ pivot cap (8)

## Overview:

Setting up arc purlins along the interior and exterior sides of arc.

## Instructions

1. Connect four (12) 10' swaged tubes together plus one (9) 8' tube (drill in two (1) screws at the unions to hold tubes in place) to create one purlin. Construct four purlins (two interior and two exterior) and connect them to arcs using (22) 33/33mm hinged double clamps. See sketch below.



- (9) 8' tube (4)
- (12) 10' swaged tube (16)
- (22) 33/33mm hinged double clamp (18)

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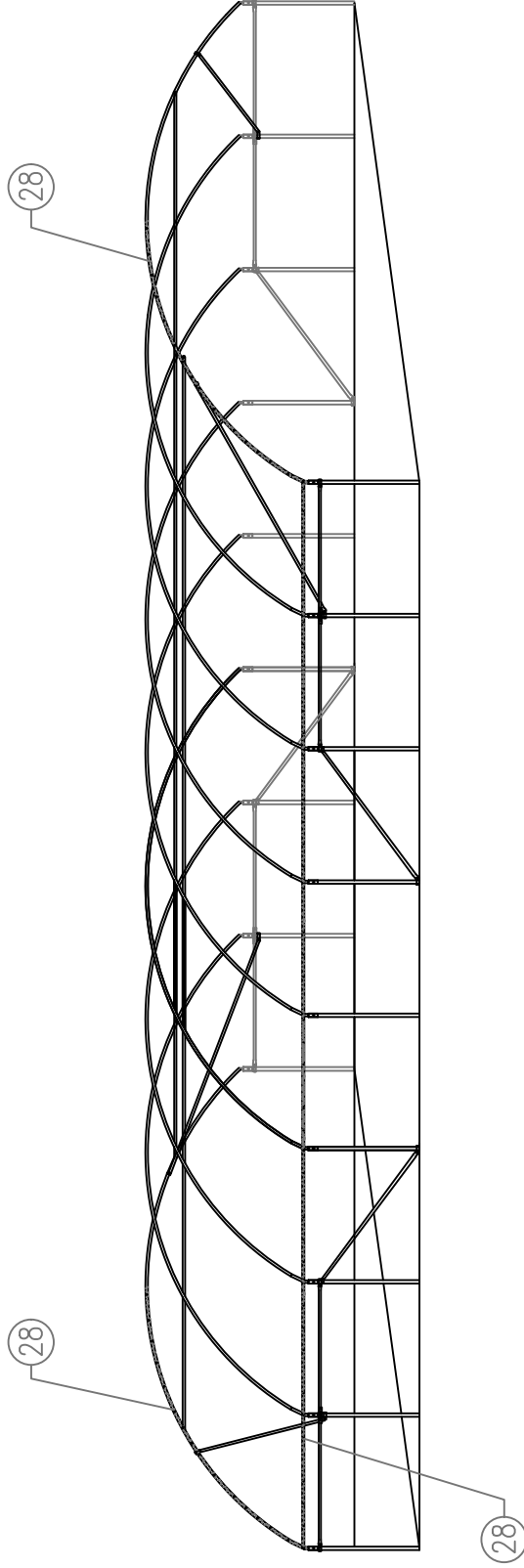


## Overview:

*Attaching aluminum channel to first and last arcs.*

## Instructions

1. Drill <sup>28</sup>aluminum channel along the top side of the first and last arcs as well as on the exterior purlins as shown.



<sup>28</sup> aluminum channel (24)

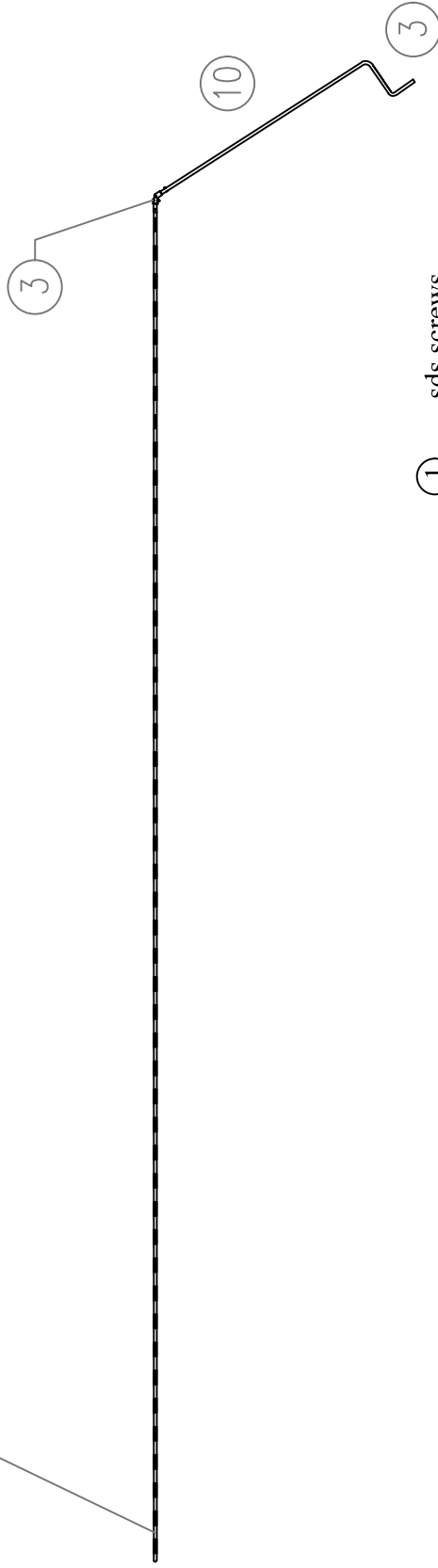
## Overview:

Assembling side roll-up tube (a total of two).

## Instructions

1. Connect five (12) 10' swaged tubes (drill in two (1) screws at the unions to hold tubes together) and connect all appropriate pieces for (3) crank handle (including (14) 33mm swaged insert connectors if necessary). Once film is ready to be attached to side roll-up tube, clamp on one (15) 4" abs cuff at every foot as shown (repeat this to create a second roll up for opposite side of structure).

2. See page 18 for Large Crank Handle assembly details.



- (1) sds screws
- (3) crank handle (2)
- (10) 10' tubing (2)
- (12) 10' swaged tube (10)
- (14) 33mm swaged insert connector (4)
- (15) 4" abs cuff (134)

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Date: 6-29-17

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San Marcos, CA 92069



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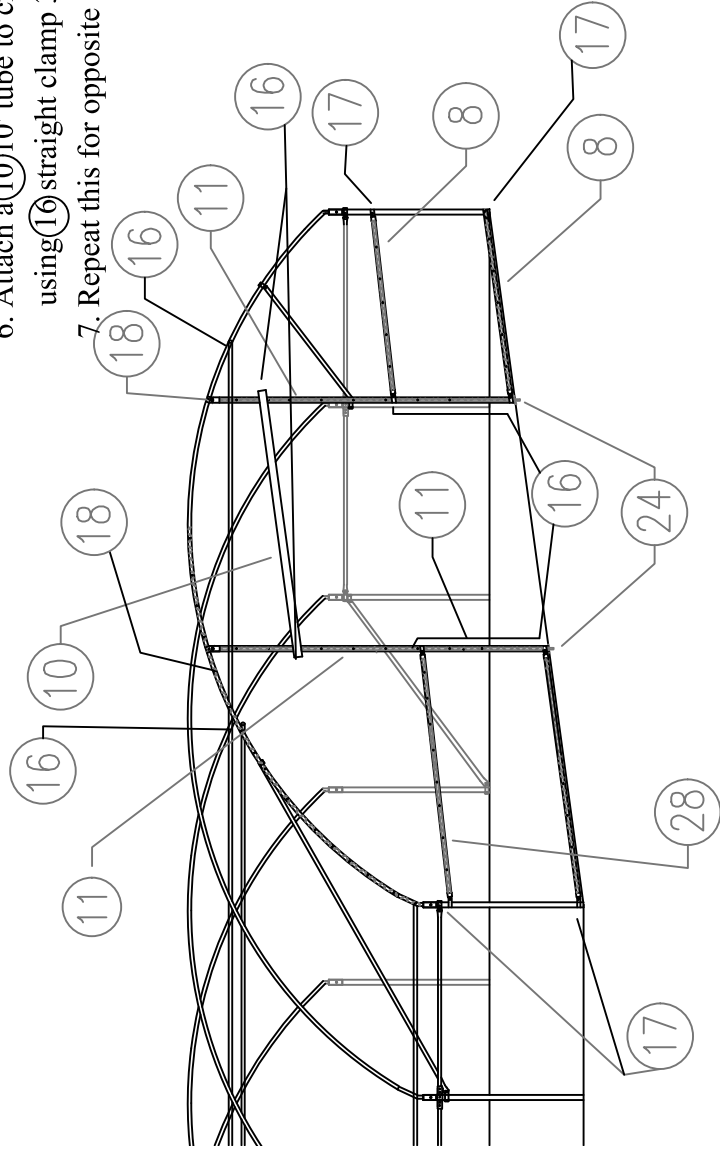
Page 11 of 17

## Overview:

Setting up front and back enclosures.

## Instructions

1. Gather four (8) 6' tubes and add (28) aluminum channel beginning at 12" in on both ends.
2. Using (17) 33/42mm straight clamps connect prepped (8) 6' tubes to the first and last pairs of (3) platform posts.
3. Drive (24) prop stands into ground and insert (1) 12' tubes at the appropriate distance so that they can be connected by the prepped (8) 6' tubes.
4. Cut both (1) 12' tubes approximately  $\frac{1}{2}$ " below the hoop. Attach the top of the 12' tubes to the hoop using the 18 oblique clamps.
5. Using (16) 33/33mm straight clamps, clamp the other ends of (8) 6' tubes to (1) 12' posts.
6. Attach a (10) 10' tube to create the door header using (16) straight clamp 33/33mm
7. Repeat this for opposite side of structure.



- (8) 6' tube (8)
- (10) 10' tube (2)
- (11) 12' tube (4)
- (13) platform post
- (16) straight clamp 33/33mm (16)
- (17) 33/42mm straight clamp (8)
- (18) 33/33 oblique clamp (4)
- (24) prop stop (4)
- (28) aluminum channel (20)

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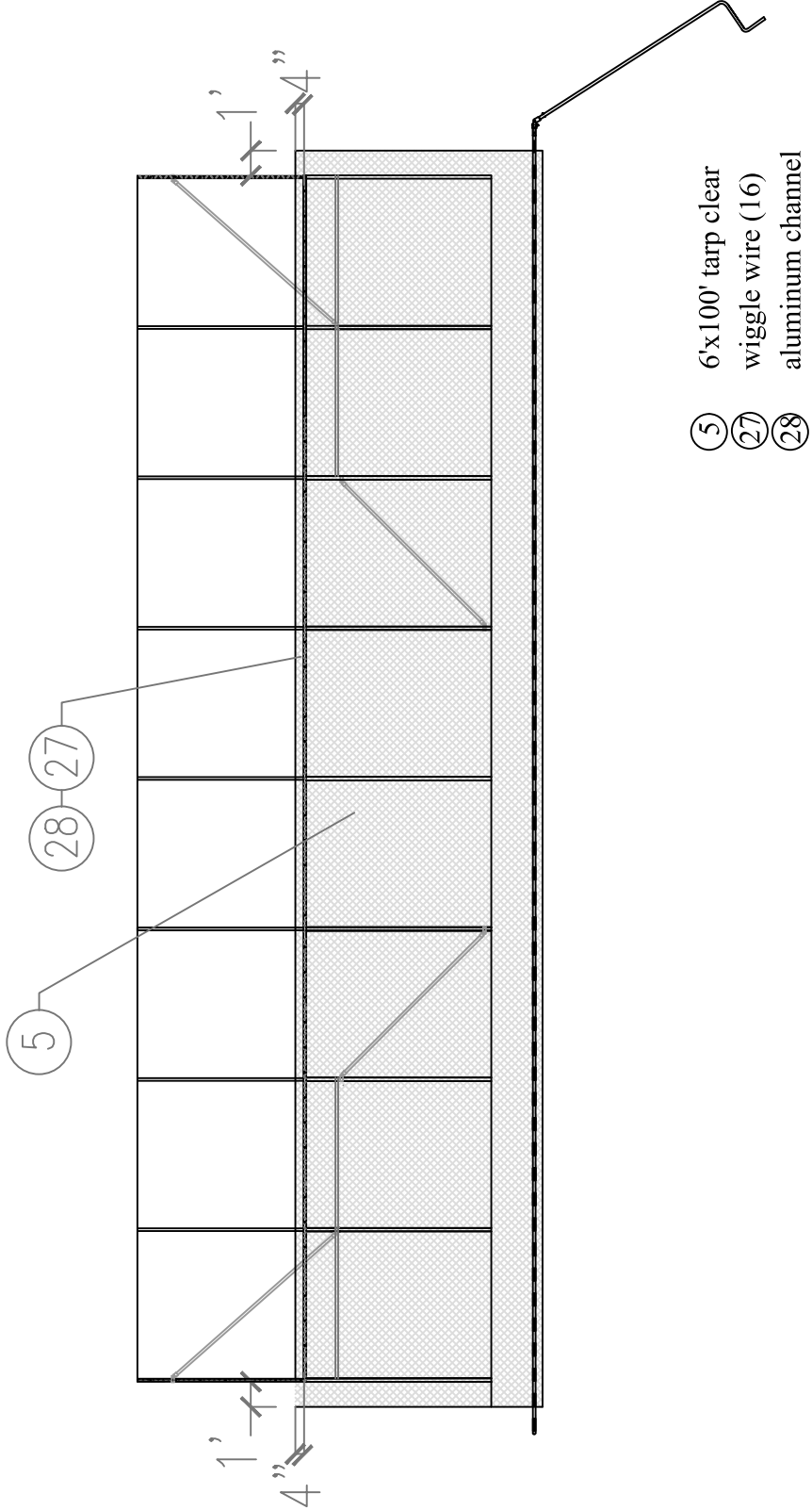


## Overview:

*Attaching film to create roll-up sidewalls. Be sure to tape all corners and possible sharp edges before attaching film to prevent puncturing.*

## Instructions

1. Begin by leaving 12" of film sticking outwards past the sides, and 4" upwards past the top of the channel.
2. Use (27) wiggle wire to lock film inside (28) aluminum channel.
3. Wrap up the bottom excess film to the roll-up arms assembled in a previous step (page 11).
4. Do this for both sides.

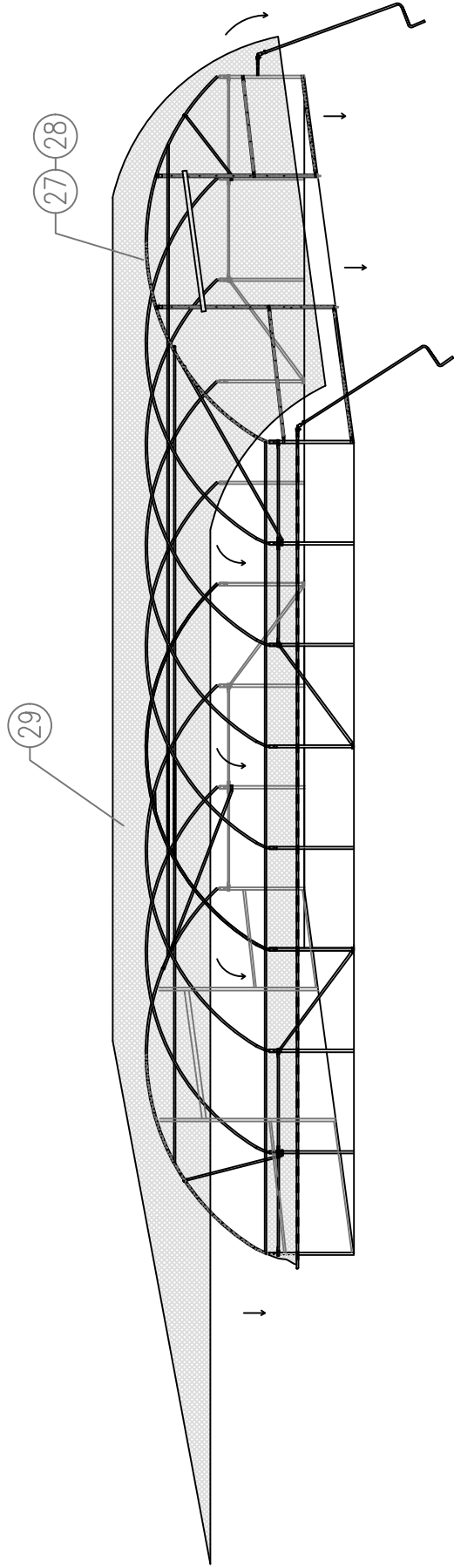


## Overview:

*Attaching film to create ceiling cover.*

## Instructions

1. Lay film over the cold frame.
2. Attach film to the last hoop (locking film into **28** aluminum channel with **27** wiggle wire).
3. Pull the front very tight and lock film into the front hoop's **28** aluminum channel (film must be put on tightly to prevent flapping which can cause potential tearing).
4. Trim excess film that hangs over the front and back of cold frame (leave 6" of excess flap).



- 27** wiggle wire (8)
- 28** aluminum channel
- 29** super premium film (1)

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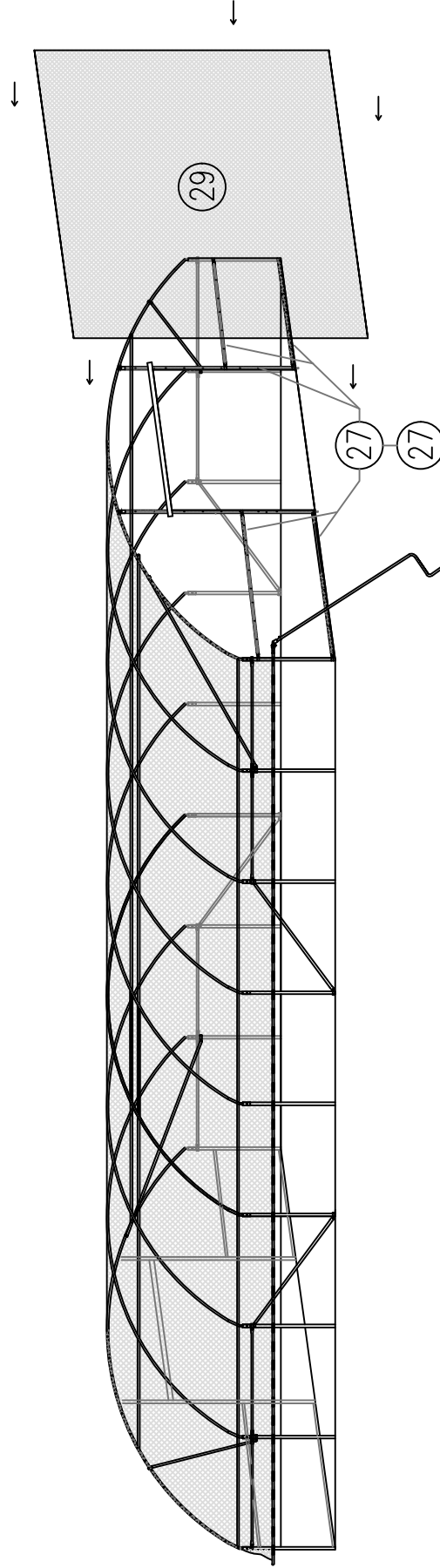
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## Overview:

*Attaching film to cover the front and back sides.*

## Instructions

1. Measure the height (x) of the cold frame and add two feet to that distance (x+2').
2. Using the remainder of the (29) film, cut two sheets to be 32' wide (assuming your roll of film is 32' wide) by x+2' long (i.e. if the cold frame height is 13', your sheet should be 32'x15').
3. Center the sheet and lock film into (28) aluminum channels with 12" of film going upwards past the top and 12" downwards past bottom of (28) aluminum channel.
4. Do for front and back sides of cold frame.



- (27) wiggle wire
- (28) aluminum channel
- (29) super premium film

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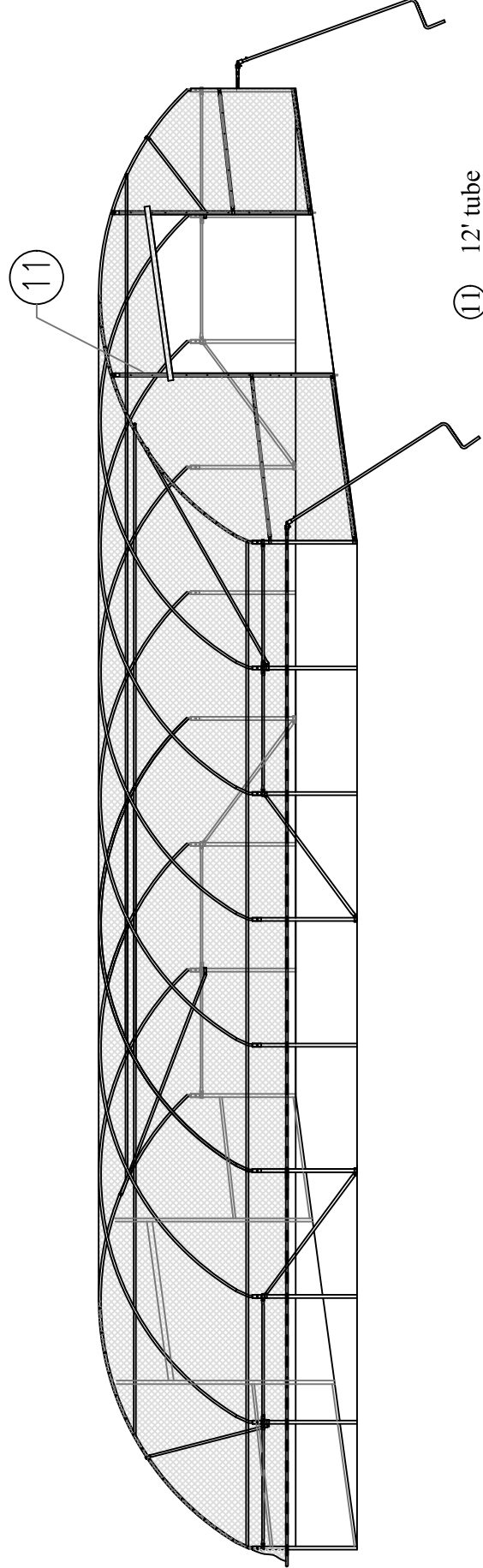


## Overview:

*Cutting out your front and back doors.*

## Instructions

1. Cut out an opening 4" in from the ⑪ 12' tubes and header.





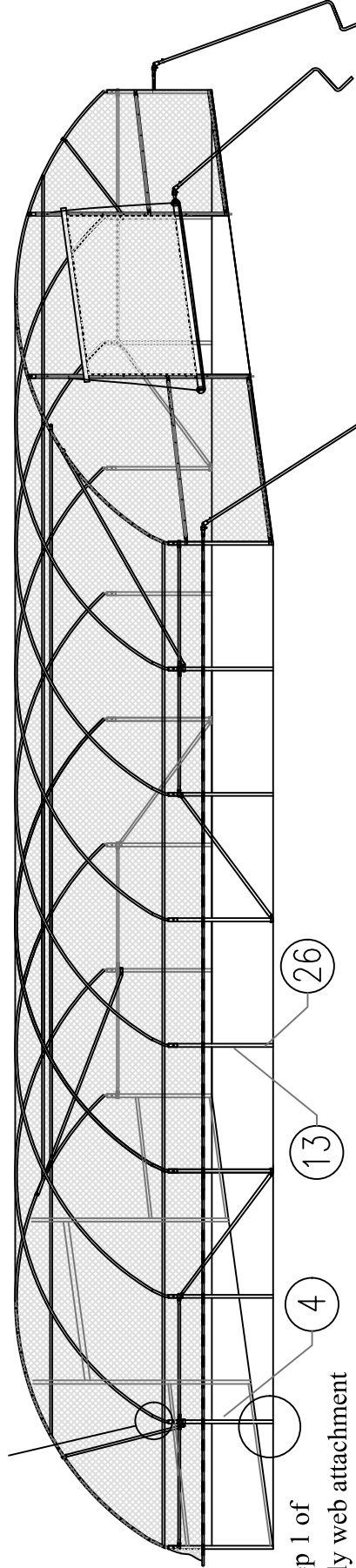
# Instructions

1. From the remaining film, cut out a 11'x12' sheet.
2. Lock the top portion of the film to the 23 aluminum channel with 27 wiggie wire approximately 6" above the header.
3. Wrap up the excess bottom portion of the sheet to the 11 12' tube using 15 4" abs cuffs. (For crank handle assembly, see page 18).
4. Screw on 26 42mm end "J" SDS clamp to the outside of each 13 platform, a few inches above ground with 4 poly web strip between the 26 "J" SDS clamp and the 13 platform (see illustration below, step 1).
5. Using the same strip of 4 poly web, screw the other end of the strip into 28 aluminum channel. (see illustration below, step 2).

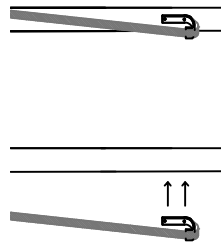
## Overview:

Creating your front and back roll up doors.

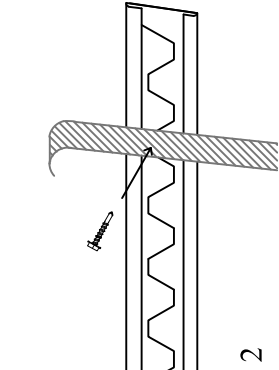
Step 2 of poly web attachment



Step 1 of poly web attachment



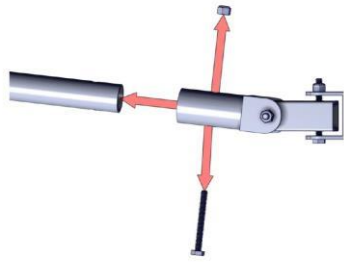
Step 1



Step 2

- 4 2" poly web strip
- 11 12' tube (2)
- 13 platform post
- 15 ABS cuff (16)
- 26 end "J" SDS strap clamp 42mm (18)
- 27 wiggie wire (18)
- 28 aluminum channel

## Crank Handle Assembly



1. Large Crank Handle, remove nuts and bolts from the universal joint areas. Remove handle and set aside.



2. Insert **11** swaged connector into the universal joint ends.



3. Once **11** swaged insert connectors are in place, drill in SDS screws through both sides to secure them in place.



4. For Side Roll-Up Assembly insert the swaged connector end into the **8**' tube roll up assembly tube. Drill SDS screws to connect.



5. For the Front/Back roll-up door assembly, insert swaged connector end into the **12**' roll-up door assembly.

4 Large Crank Handle (2)

8 8' Tubing (2)

9 12' Tube

11 Swaged connector (4)

**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)

#### *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); *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.*



**INNOVATIVE**  
Industrial Properties

**IIP-AZ 1 LLC**

11440 West Bernardo Court, Suite 100  
San Diego, CA 92127

April 1, 2021

Cochise County  
Development Services Zoning Division  
Bisbee Office  
1415 Melody Lane, Building F  
Bisbee, AZ 85603

RE: The Pharm SUP, 5900 Greenhouse Road, Willcox, AZ 85643

TO: Cochise County Staff:

Please accept this letter stating that Danny Quihuis, with Quihuis Architecture Co., LLC, serving as the architect for our tenant SGS Arizona, LLC ("Tenant"), is approved by the property owner, IIP AZ 1 LLC, to serve as the "Authorized Agent" for the submittal and processing of Tenant's Special Use Permit application with Cochise County in relation to site plan attached as Exhibit A hereto.

Sincerely,

IIP-AZ 1 LLC,  
a Delaware limited liability company

By: 

Name: Catherine Hastings

Title: Chief Financial Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

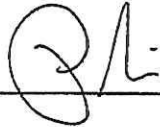
State of California )  
County of San Diego )

On April 1, 2021, before me, Pearl A. Lai, a Notary Public, personally appeared Catherine Hastings, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



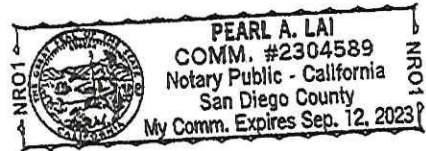




EXHIBIT A

SITE PLAN

[See attached]

