



**COCHISE COUNTY**  
Arizona

## Development Services

520-432-9300  
 developmentsservices@cochise.az.gov  
 www.cochise.az.gov  
 1415 Melody Ln, Bdg F  
 Bisbee, Arizona 85603

# Special Use Application

Special Uses are activities or uses that, because of their unique characteristics, potentially could generate greater impacts than uses permitted in a zoning district. Due to these greater impacts, special uses are not granted administratively. Rather, they must be reviewed and approved by the Planning and Zoning Commission at a public hearing.

Applicant Info	
Name:	
Address:	
Phone:	
Email:	
Describe your relationship to this application (select one):	
<input type="checkbox"/> Property owner (skip next question)	<input type="checkbox"/> Authorized agent
By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application.	
Signature:	Date:
Property Info	
Property Owner Name(s):	
Parcel Number (APN):	
Property Size (in acreage or square feet):	
Property Zoning Designation:	

**Processing Fees**

\$500 + (\$20/acre, (\$2,000 acreage fee max)) Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.

**Required Submittals**

- This application
- A concept plan
- A copy of the neighborhood notification letter and any information provided to the public
- A non-refundable processing fee

**Project Info**

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	Utility Company/Service Provider
Water/Well	
Sewer/Septic*	
Electricity	
Fire Protection	
Waste Disposal	

\* If the property is, or will be, served by a septic system, indicate the location of the septic system and the 100% expansion area on the site plan. State whether the system is existing or proposed.

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
  N/A, no deed restrictions

**Supplemental Questions**

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

2. Describe all **existing** structures/uses present on the subject property. Note: Show the location and size of existing structures on the accompanying site plan.

3. Describe all **proposed** structures/uses that will be placed on the property. Note: Show the location and size of proposed structures on the accompanying site plan.

4. 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).

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

One year

Phased

**Supplemental Questions Continued**

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

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

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

8. What are the number of employees expected to work onsite?

Initially:

Future:

9. Describe the permanent legal access to the property. State which streets or easement will be used by traffic to enter or exit the property. Specify whether the vehicular access is from a public road, private road, or easement, and label all legal access on the concept plan.

10. What impact will this have on the traffic volume of roads that serve the subject property?

10.a. Number of passenger vehicles entering and leaving the site (per day/week)?

10.b. Number of large trucks entering and leaving the site (per day/week)?

**Supplemental Questions Continued**

10.c. At what time of day, day of week, and season (if applicable) will traffic be the heaviest?

11. 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.

12. What is your water source? If your property is served by a well, show the existing or proposed location of the well on the site plan. State whether the well is private or shared (if applicable).

13. Total gallons of water needed for the proposed use, either daily or annually:

14. List any strategies you will use on site to minimize water use, recycle water, and/or enhance onsite natural recharge.

15. Describe your citizen review process. 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. Upload a copy of the mailed notice to the portal.

**Supplemental Questions Continued**

15.a. Date of mailing by applicant:

15.b. Mailing radius:

16. Describe any outdoor activity associated with your special use proposal, if applicable.

17. 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.

18. 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?

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

**Supplemental Questions Continued**

20. Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to mitigate/discourage their presence?

21. 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?

22. 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

23. Do you anticipate the need to clear more than one acre of vegetation? If so, describe the proposed dust and erosion control measures to be used and show their approximate location on site plan, if appropriate. Also, indicate if any drainage pattern alterations are proposed or necessary.

**Acknowledgments**

By typing their name below, the applicant certifies that all information in this application, on the site plan, and within any supplemental documents is true and accurate. They understand that if any information is false, it may be grounds for revocation of this permit. In addition, they hereby request all inspections necessary to process this application, and if the permit is issued, they request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit.

Applicant Signature:

Date:

**Acknowledgments Continued, Prop 207 Waiver**

By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Cochise County as result of the filing of this application.

Signature (Property Owner):

Date:

## Use Permit Narrative

5655 E. Gaskill Road

### **Project Description**

The property is located in central Cochise County east of Bell Ranch Road on East Gaskill Road. It is zoned RU-4 which allows for a marijuana dispensary with a Special Use Permit.

This property is the site of a former marijuana cultivation site, and we are proposing to open a rural dispensary in place of the cultivation operation.

The dispensary will be a small rural dispensary located in the former office building for the cultivation site. The total area of the dispensary will be approximately 1,311 square feet with a sales floor area of approximately 225 square feet. There will be one point of sale (“cash register”) for the dispensary. See attached floor plan.

### **Staff & Hours of Operation**

There will be limited staff, 1-2 employees, to cover hours of operation from 9am to 5pm daily.

All products will arrive at the facility packaged and ready for sale, therefore there will be no odor associated with this use.

### **Rural Character**

The dispensary is proposed to be a small local dispensary that will fit in with the rural character of the area. There are no changes being proposed to the exterior of the building. Signage will be minimal limited to a small sign to identify the building.

### **Water/Wastewater**

We will be using the onsite septic and well that were used for the cultivation facility. The dispensary will use significantly less water than the cultivation use did. The only water used will be to serve the restroom and provide drinking water for the employees.

### **Notification**

Homeowners were notified. The attached letter was sent to addresses on the mailing list that was provided by staff. To date, we have had no response from that letter.

### **Traffic**

This is a rural dispensary that will generate minimal traffic. Customers are coming to the dispensary for marijuana only. This use will generate less traffic than convenience stores or other retail uses, in any case there will be less than 15 at any one time.

### **Parking**

The required parking standard is 1/350 square feet of gross floor area. The dispensary is 1,311 total square feet of floor area and requires 3 parking spaces. The site plan shows 15 dedicated parking spaces. See attached Site Plan

### **Noise/Dust/Odor**

This application meets all of the requirements of the zoning ordinance, and we are not proposing any exterior modifications to the building. There will be no dust, odor or noise emanating from the property and adequate services are in place to service this facility. The dispensary will have less impact on the area than the cultivation site did. For these reasons we are requesting approval of a Use Permit.

### **Citizen Notification**

On July 02, a letter was mailed to the nine neighbors within 1000'. The letter included details on the proposed use as well as contact information for anyone that had questions or concerns on the use. As of the submission of this application, no comments or concerns were received. A sample of the mailed letter follows below:

PROJECT:  
 COMMERCIAL DISPENSARY FIT-OUT  
 TRULIEVE; ATTN. ROBERT JOYCE  
 5655 E. GASKILL ROAD  
 WILCOX, AZ 85643

PROJECT NUMBER: 25113

**COLWELL GROUP**  
 132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035  
 P. 508-241-2122 F. 508-455-4466 WWW.COLWELGROUP.COM

STAMP:

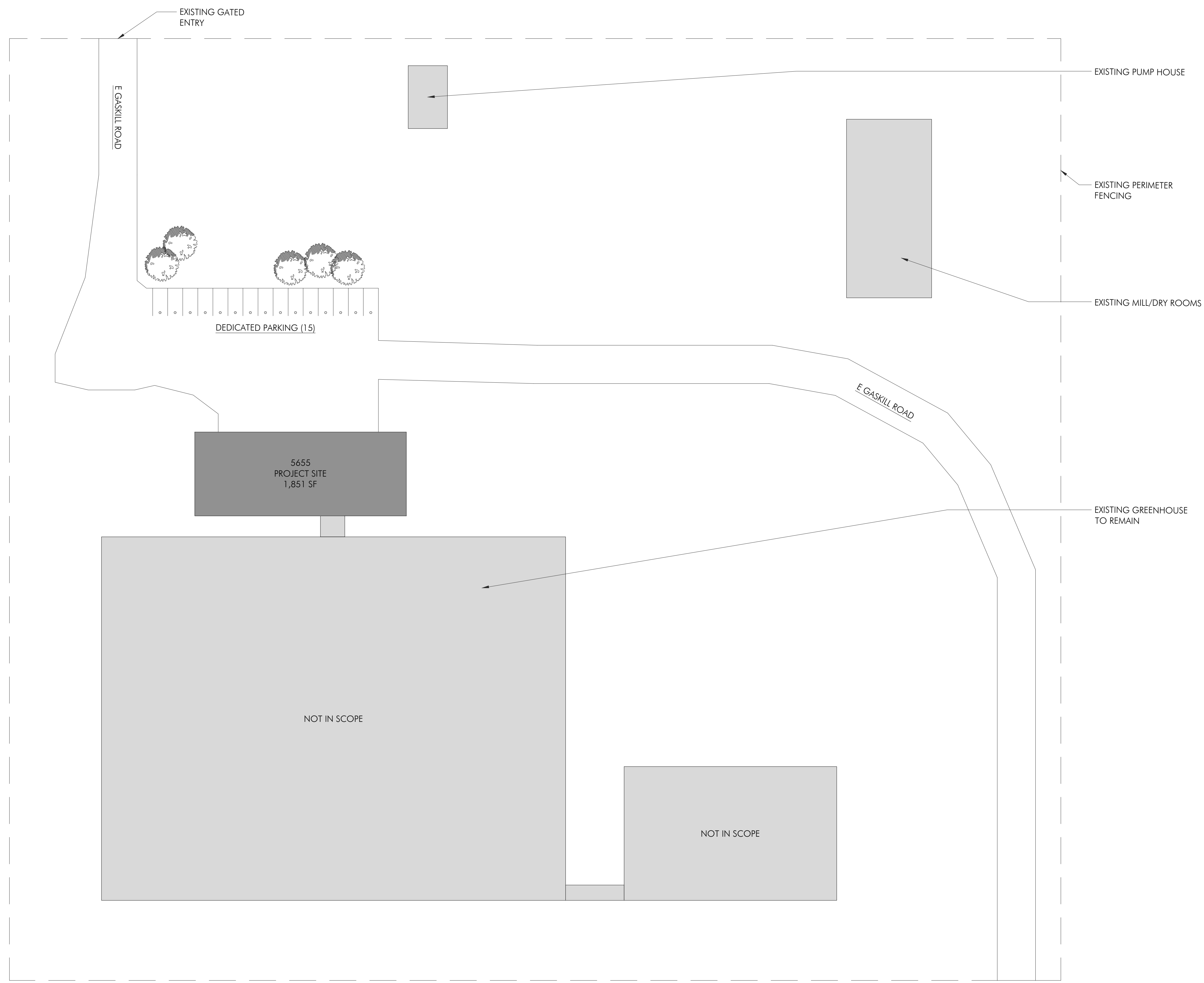
ISSUE:	DATE:
ISSUE FOR PERMIT	06.25.2025

DRAWING SCALE:	NTS		
DRAWN BY:	MEH	CHECKED BY:	DMC

DRAWING TITLE:  
 SITE PLAN

DRAWING NUMBER:

**A0.1**



SITE PLAN  
 SCALE: N.T.S.



1. ARCHITECTURAL SITE PLAN IS A SCHEMATIC REPRESENTATION.
2. THE REQUIRED PARKING STANDARD IS 1/350 SQUARE FEET OF GROSS FLOOR AREA. THE DISPENSARY IS 1,311 TOTAL SQUARE FEET OF FLOOR AREA AND REQUIRES 3 PARKING SPACES. THERE ARE 15 DEDICATED SPACES.

SITE PLAN GENERAL NOTES