

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JUNE 24, 2015

FILE NO: SUP-15-052

AGENDA ITEM: F-3

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: To consider a request from Tahoe Hydroponics, LLC (property owner: Arrowhead Partners, LLC) to allow a Medical Marijuana Cultivation Facility on property zoned General Industrial (GI), located at 3535 Arrowhead Drive, APN 005-053-04.

APPLICANT: Tahoe Hydroponics, LLC

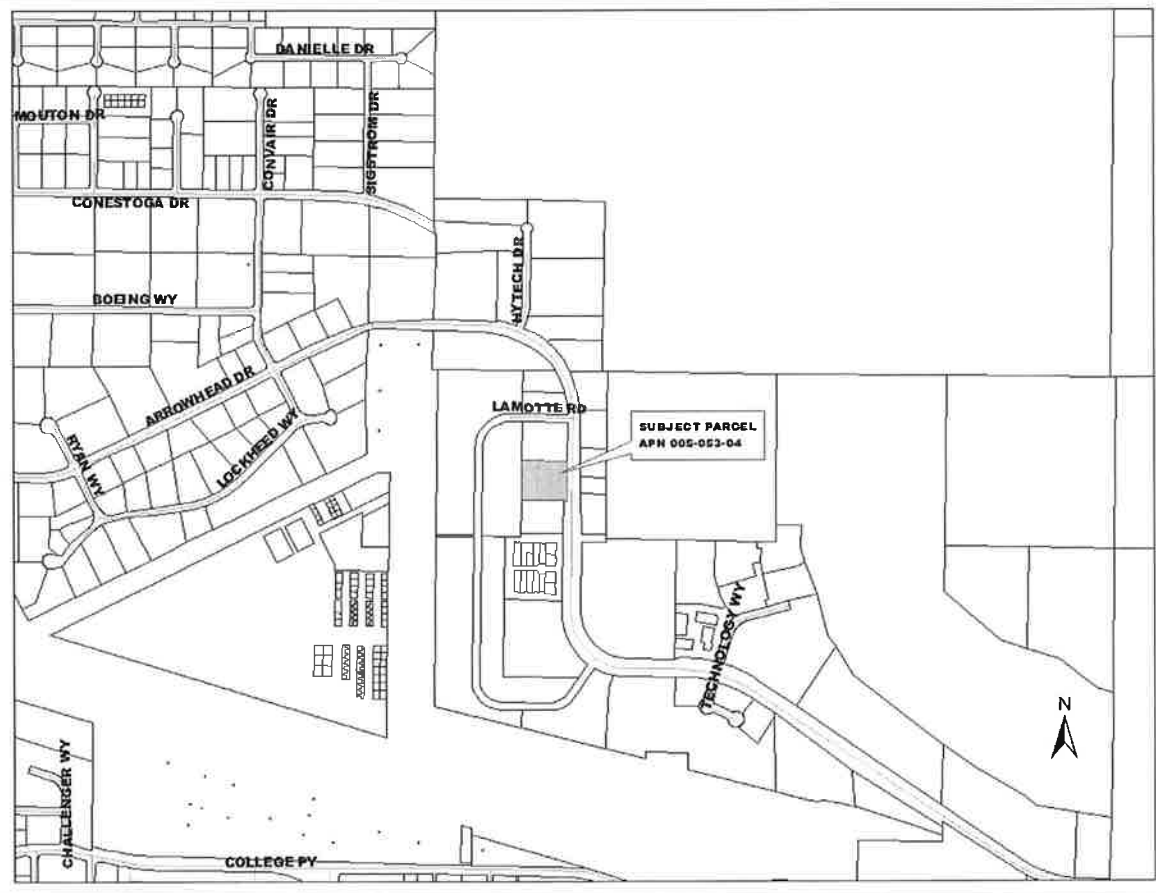
AGENT: Manhard Consulting, Ltd

OWNER: Arrowhead Partners, LLC

LOCATION: 3535 Arrowhead Drive

APN: 005-053-04

RECOMMENDED MOTION: “I move to approve SUP-15-052, a Special Use Permit request from Tahoe Hydroponics, LLC (property owner: Arrowhead Partners, LLC) to allow a Medical Marijuana Cultivation Facility on property zoned General Industrial, located at 3535 Arrowhead Drive, APN 005-053-04, based on the findings and subject to the conditions of approval contained in the staff report.”



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. All on- and off-site improvements shall conform to NRS and NAC 453A and the Adopted Regulations of the Division of Public and Behavioral Health of the Department of Health and Human Services, LCB File No. R004-14, as applicable at the time of development.
5. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.
6. The applicant shall maintain a State certificate to operate a Medical Marijuana Establishment, specifically a cultivation facility, at the subject location prior to commencement of operation. Failure to maintain this certificate will render this Special Use Permit null and void.
7. The applicant shall obtain and maintain a valid Carson City Business License for the operation of a Medical Marijuana cultivation facility.
8. The project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
9. Should the applicant desire signage, the applicant shall submit proposed signage to the Planning Division for review and approval prior to installation. A Sign Permit may be required depending on the nature of the proposed signage. All signage shall conform to Division 1.20 and Division 4 of the Carson City Development Standards, as applicable.
10. The applicant shall restripe the parking area at the rear (west) of the site and provide the minimum number and configuration for required ADA accessible parking spaces on the site.
11. The applicant shall provide parking lot lighting for safety and security consistent with Carson City Development Standards.

The following conditions shall be completed with any Building Permit application:

12. The applicant shall submit a copy of the Notice of Decision and conditions of approval,

- signed by the applicant and owner, with any Building Permit application.
13. All projects and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 624 and Carson City Municipal Code Section 15.05.020.
 14. Repairs, replacements and alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code or 2012 International Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, and 2012 Northern Nevada Amendments.
 15. All contractors are required to carry State and local licenses.
 16. Project must comply with 2012 International Fire code and Northern Nevada amendments.
 17. Fire sprinklers must be extended to all new rooms to maintain coverage.
 18. Waterflow notification will be required to be extended to provide proper coverage.
 19. Project must comply with all current Carson City Fire Department Guidelines for Marijuana Establishments and related Guideline Documents.
 20. The applicant shall submit information, including manufacturer's specification sheet detail for any new exterior lighting for the building or parking area that is proposed for installation at this facility. Exterior lighting shall comply with Carson City Development Standards, Division 1.3.
 21. If changes to facility will be disturbing greater than 160 square surface feet of material, 260 linear feet, or three cubic yards, the following will be required:
 - a. An asbestos assessment on all applicable materials being disturbed.
 - b. Completion and submittal of Carson City Asbestos Assessment form.
 - c. Depending on results of assessment (greater than 1%) will require an EPA 10 day notification.
 22. If facility has the potential of discharging solids into sanitary sewer system as part of the cultivation process, a properly sized sand interceptor will be required. Per CCMC 12.06.246, Appendix 18 Division 15.6 & 15.7, and 2012 UPC 1016.(1)(2)(3)(4).
 23. Facility must meet all sewer discharge limits found in both 40 CFR 403, CCMC 12.06.410.
 24. If chemicals (i.e. fertilizers, herbicides, pesticides) will be used or stored at this facility secondary containment will be required per CCMC 12.06.248.
 25. Facility will need to obtain a Waste Water Discharge Permit from the Environmental Control Authority prior to discharging into the sanitary sewer system.
 26. If sewer discharge from this facility has the potential to cause or does cause interference or pass through at the Water Reclamation Facility, Environmental Control Authority will require a pre-treatment system to be put into place prior to discharge into sewer system.
 27. A waste disposal plan will need to be submitted and approved by Environmental Control Authority prior to any disposal of organic or marijuana waste produced at this facility.

28. A reduced pressure backflow preventer must be installed near the water meter as part of this project.
29. Building fire sprinklers will likely be required. A fire flow study will be required as part of any permit submittal.
30. A domestic water and sewer capacity report will also be required.
31. A water and sewer connection fee form along with backup data and calculations will be required with the permit submittal.

The following conditions shall be applicable throughout the life of the use:

32. The Special Use Permit for this Medical Marijuana cultivation facility is only valid at the location specified in this application for the operator who obtains the Nevada State certificate for this facility. The Special Use Permit approval shall expire and become null and void if the operator loses or otherwise forfeits his or her State certificate to operate this facility. Special Use Permits for Medical Marijuana Establishments are non-transferable between operators and locations within Carson City.
33. All cultivation facility operations shall conform to NRS and NAC 453A and the Adopted Regulations of the Division of Public and Behavioral Health of the Department of Health and Human Services, LCB File No. R004-14, as may be modified from time to time.
34. Medical marijuana or medical marijuana-infused products intended for disposal shall be rendered unusable and disposed of off-site at the Carson City Landfill as medical material for immediate burial. Temporary exterior on-site storage of product for disposal shall be prohibited. This method of disposal is subject to change and may be modified by Carson City at any time.
35. No consumption of medical marijuana or medical marijuana-infused products shall occur on the premises of this cultivation facility, including the parking lot and surrounding area.
36. The sale of medical marijuana products to the general public from this facility is prohibited.
37. Outdoor display and sales of medical marijuana merchandise is prohibited.
38. Medical marijuana products shall not be visible from outside the cultivation facility at any time.
39. The applicant shall maintain a ventilation and filtration system at all times to prevent offensive odor discharge from the building that could impact the surrounding properties. Failure to maintain this system, as well as the detection of medical marijuana odors in the vicinity may result in citation and possible revocation of this Special Use Permit.
40. Any expansion or significant modification to the existing building other than phasing shown in the Special Use Permit application will require additional review and approval by the Planning Commission.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.04.150 General Industrial (GI), CCMC Development Standards 1.20 Medical Marijuana Establishments.

MASTER PLAN DESIGNATION: Industrial (I)

PRESENT ZONING: General Industrial (GI)

KEY ISSUES: Will the proposed Medical Marijuana Cultivation Facility be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

- EAST: Limited Industrial/Manufacturing
- WEST: Limited Industrial/Vacant
- NORTH: General Industrial/Manufacturing
- SOUTH: General Industrial/Vacant

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: X, areas of minimal flooding
- EARTHQUAKE FAULT: Beyond 500 feet
- SLOPE/DRAINAGE: Flat
- SOILS: 25 Haybourne sandy loam 0 to 2 percent slopes

SITE DEVELOPMENT INFORMATION:

- LOT SIZE: 2.5 Acres
- EXISTING STRUCTURE SIZE: 46,640 square feet with the proposed use to be 22,921 square feet within the existing structure
- EXISTING PARKING: 55 on site/23 assigned to this portion of the building and use, four are marked as handicapped accessible
- SETBACKS: No change
- VARIANCES REQUESTED: None

PREVIOUS REVIEWS: None

HISTORY:

Senate Bill (SB) 374, commonly referred to as the "Medical Marijuana Act," was adopted by the Nevada Legislature and signed into law in 2013, authorizing Medical Marijuana Establishments in Nevada. In July 2014, the Carson City Board of Supervisors adopted zoning regulations to allow Medical Marijuana Establishments in the General Commercial and General Industrial zoning districts in certain locations in Carson City with the approval of a Special Use Permit and subject to specific development standards.

In addition to the Special Use Permit requirements set forth by Carson City, any Medical Marijuana Establishment applicants are also required to apply to the State of Nevada for a certificate to operate a Medical Marijuana Establishment in Nevada. All applications for Medical Marijuana Establishments for 2014 were submitted and provisional certificates were issued by the State on November 3, 2014. A provisional certificate is a preliminary certificate issued by the State that is contingent on applicants receiving all local zoning and business license approvals. Once those approvals have been verified, the State will issue an official certificate to successful Medical Marijuana Establishment operators.

The applicant for this Special Use Permit to operate a Medical Marijuana Establishment, in this case a cultivation facility, has received a provisional certificate from the State. As a result, a condition of approval has been recommended as a part of this staff report that the applicant must maintain their certificate to operate a Medical Marijuana Establishment in Carson City in order for

this Special Use Permit to remain valid. The failure to maintain a certificate to operate from the State would result in the Special Use Permit becoming null and void.

This applicant also received Special Use Permit approval from the Planning Commission for a cultivation facility at 1588 Old Hot Springs Road under SUP-15-003. The applicant withdrew that approval in order to seek a new location for their cultivation facility. The Special Use Permit approval for the location on Old Hot Springs Road was voided.

DISCUSSION:

A Special Use Permit is required for the proposed project for the following reason:

- Pursuant to Carson City Municipal Code, Section 18.04.150, General Industrial Conditional Uses, a Medical Marijuana Establishment requires the approval of a Special Use Permit subject to Carson City Development Standards, Section 1.20, Medical Marijuana Establishments.

The applicant is proposing to operate a medical marijuana cultivation facility in an existing 46,640 square foot building on Arrowhead Drive. Only a portion of the building is proposed for this use, a total of 22,921 square feet. The cultivation facility will grow medical marijuana for sale and distribution to authorized medical marijuana dispensaries or production facility operators in Nevada. The modification of the existing building is proposed in three phases, with the first phase being interior tenant improvements of 4,250 square feet to create four flowering rooms, a drying room, a nutrient storage area and a final product storage and safe room. Phase II would be additional interior tenant improvements of approximately 7,218 square feet including the addition of nine new flowering rooms, five new drying rooms and a new vegetation room. Phase III would be the rest of the proposed square footage on the second floor as additional interior tenant improvements, to include the addition of 13 new flowering rooms stacked above the original 13 downstairs in Phases I and II. At complete build out the project would include 26 flowering rooms, six drying rooms, a nutrient storage area, a vegetation room and a final product storage area and safe room. At full build out it is anticipated the facility will have no more than a maximum of 18 employees on site at any given time.

Water usage for the facility is anticipated to be approximately 3,000 gallons per day, which is well under the threshold of 7,500 gallons per day that would require Growth Management review. The Engineering Division has reviewed the anticipated water and sewer usage for the facility and does not have objections to the proposed operation.

The applicant's supplemental information indicates that traffic volumes are anticipated to be very low based on an estimated maximum of 18 employees on the site at any time. The site is improved with parking and landscaping on site. The parking area at the rear will need to be restriped as well as the possibly reconfiguring the required handicapped parking spaces. Also, exterior lighting of the parking area is required, to provide security and safety. Staff has recommended a condition of approval to address these concerns.

The applicant has provided minimal information on security for the site, but has stated in the supplemental information that they will use access control, surveillance and alarm systems hosted by an offsite centralized alarm monitoring company. They further state that the surveillance system will cover both interior and exterior positions, specifically entry points.

To mitigate concerns of medical marijuana odor from the facility, the applicant states that they will provide odor control systems that have been engineered to provide adequate filtering and exhaust for the proposed project's specifications. As is required by both the State of Nevada's

application requirements and the Carson City Development Standards, staff has recommended a condition of approval that no odor may be detected outside the building. The applicant will be required to ensure that their ventilation system meets this requirement as a part of the Special Use Permit.

As stated above, Medical Marijuana Establishments are subject to specific criteria outlined in the Carson City Development Standards, Section 1.20 – Medical Marijuana Establishments. These development standards and how the proposed cultivation facility meets them are addressed below:

Development Standards 1.20 Medical Marijuana Establishments

The following standards are intended to establish minimum standards and Special Use Permit review criteria for Medical Marijuana Establishments, including Cultivation Facilities, Dispensaries, Production Facilities, and Testing Laboratories, as defined in Title 18 and NRS, in addition to other standards for commercial and industrial development.

1. The following standards apply to all Medical Marijuana Establishments.
 - a. All Medical Marijuana Establishments (MMEs) require approval of a Special Use Permit. Special Use Permits for MMEs are only valid at a given location for the operator who obtains the Nevada State certificate for that facility. The Special Use Permit approval shall expire and become null and void if the MME operator loses or otherwise forfeits his or her State certificate to operate that facility. Special Use Permits are non-transferable between operators and locations within Carson City.

Staff has recommended a condition of approval outlining these requirements.

- b. No consumption of Medical Marijuana products shall occur on the premises of any MME.

Consumption on the premises of the cultivation facility is not proposed. Staff has recommended a condition of approval to address this requirement.

- c. All business activities related to MMEs, including cultivation, shall be conducted indoors, within a permanent building. The use of office trailers or other temporary structures is prohibited. All MMEs shall have an appearance, both as to the interior and exterior, which is professional, orderly, dignified, and consistent with the traditional style of pharmacies and medical offices.

The business activities for the cultivation facility are proposed to be conducted inside an existing permanent building. Cultivation activities are in line with industrial-type activities, in buildings that are not accessible by the public. Therefore, a building such as the one proposed is appropriate for this use, rather than a building that is consistent with the traditional style of pharmacies and medical offices. The building is required to be professional, orderly and dignified nonetheless.

- d. Outside display or sales of MME merchandise shall be prohibited.

Outside display and sales is not proposed with the cultivation facility. Staff has recommended a condition of approval to address this requirement.

- e. Accessory outside storage for MMEs shall comply with Title 18.16 Development

Standards, Division 1.12 Outside Storage.

Outside storage is not proposed with this cultivation facility.

- f. Access to the MME shall be restricted in compliance with State regulations.

A condition of approval has been recommended that the cultivation facility maintain compliance with all State regulations.

- g. No MME-related products shall be visible from outside the building.

Based on the nature of this cultivation operation, and as stated in the application submitted, MME-related products are not anticipated to be visible from outside the building. Staff has recommended a condition of approval to address this requirement.

- h. Sign Requirements. All MME signage shall be discreet, professional, and consistent with the traditional style of signage for pharmacies and medical offices. All MMEs shall follow the sign regulations for Office Uses in the Development Standards, Division 4, except that freestanding sign height for Cultivation Facilities, Production Facilities, and Testing Laboratories shall be limited to 10 feet consistent with sign height requirements for industrial uses.

The applicant is not proposing signage with this application. Staff has recommended a condition of approval that will require that future signage be reviewed and approved by the Planning Division prior to installation, should the applicant decide to pursue signage.

- i. Parking Requirements. Parking shall be provided for MMEs as follows:

- (1) Cultivation Facilities. One space per 1,000 square feet of gross floor area.

Twenty three spaces are required for the proposed cultivation facility based on 22,921 square feet of gross floor area. The existing parking lot contains 56 existing spaces, with 23 spaces assigned to this business use, according the applicant. In addition, one space must be marked as handicapped accessible.

- j. No more than two Dispensaries shall be permitted in Carson City.

This item is not applicable to medical marijuana cultivation facilities.

- k. A MME shall not be located within 1,000 feet of a public or private school that provides formal education traditionally associated with preschool or kindergarten through grade 12 or within 300 feet of a facility that provides day care to children, a public park, a playground, a public swimming pool, a center or facility, the primary purpose of which is to provide recreational opportunities or services to children or adolescents, that existed on the date on which the application for the proposed MME was submitted to the State Health Division, measured on a straight line from the nearest school or community facility property line to the front door or primary entrance of the MME.

Staff has verified that the proposed cultivation facility in its current location meets the minimum distance requirements outlined in this standard.

2. The following standards apply to all Medical Marijuana Dispensaries.
 - a. A single point of secure public entry shall be provided and identified.
Not applicable to medical marijuana cultivation facilities.
 - b. Hours of operation shall be limited to 7:00 a.m. to 8:00 p.m., seven days per week.
Not applicable to medical marijuana cultivation facilities, but hours as shown on the application are proposed to be 7am to 8pm, seven days a week.
 - c. Drive-through service is prohibited.
Not applicable to medical marijuana cultivation facilities.
 - d. A Dispensary shall not be located on property or within a shopping center with frontage on the same street on which a residentially-zoned property is located unless the Dispensary is located more than 300 feet from the residential property, measured on a straight line from the nearest residential property line abutting the street right-of-way to the front door of the Dispensary.
Not applicable to medical marijuana cultivation facilities.
3. Special Use Permit review standards. The following shall be considered in the review of any Dispensary located within the General Industrial zoning district in addition to the required Special Use Permit findings:
 - a. That the proposed Dispensary is located where sufficient, convenient and safe access is provided to the public.
Not applicable to medical marijuana cultivation facilities.
 - b. That the proposed location has adequate lighting and street improvements for a use providing public access.
Not applicable to medical marijuana cultivation facilities.

Staff finds that the proposed cultivation facility meets the applicable development standards required. With the recommended conditions of approval and findings provided by the applicant, staff is in support of this Special Use Permit application. Staff recommends that the Planning Commission approve SUP-15-052 based on the required findings as noted on the following pages.

PUBLIC COMMENTS: Public notices were mailed to 31 adjacent property owners within 1,110 feet of the subject site on June 5, 2015. As of the writing of this report, no comments in support and one letter in opposition to the proposed project has been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on June 24, 2015, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Fire Department:

1. Project must comply with 2012 International Fire code and Northern Nevada amendments.
2. Fire sprinklers must be extended to all new rooms to maintain coverage.
3. Waterflow notification will be required to be extended to provide proper coverage.
4. Project must comply with all current Carson City Fire Department Guidelines for Marijuana Establishments and related Guideline Documents.

Engineering Division:

1. A reduced pressure backflow preventer must be installed near the water meter as part of this project.
2. Building fire sprinklers will likely be required. A fire flow study will be required as part of any permit submittal.
3. A domestic water and sewer capacity report will also be required.
4. A water and sewer connection fee form along with backup data and calculations will be required with the permit submittal.

Health and Human Services:

No comments or concerns

Environmental Control Authority:

1. If changes to facility will be disturbing greater than 160 square surface feet of material, 260 linear feet, or 3 cubic yards, the following would be required:
 - a. An asbestos assessment on all applicable materials being disturbed.
 - b. Completion and submittal of Carson City Asbestos Assessment form.
 - c. Depending on results of assessment (greater than 1%) would require an EPA 10 day notification.
2. If facility has the potential of discharging solids into sanitary sewer system as part of the cultivation process a properly sized sand interceptor will be required. Per CCMC 12.06.246, Appendix 18 Division 15.6 & 15.7, and 2012 UPC 1016.(1)(2)(3)(4).
3. Facility must meet all sewer discharge limits found in both 40 CFR 403, CCMC 12.06.410.

4. If chemicals (i.e. fertilizers, herbicides, pesticides) will be used or stored at this facility secondary containment will be required per CCMC 12.06.248.
5. Facility will need to obtain a Waste Water Discharge Permit from the Environmental Control Authority prior to discharging into the sanitary sewer system.
6. If sewer discharge from this facility has the potential to cause or does cause interference or pass through at the Water Reclamation Facility, Environmental Control Authority will require a pre-treatment system to be put into place prior to discharge into sewer system.
7. A waste disposal plan will need to be submitted and approved by Environmental Control Authority prior to any disposal of organic or marijuana waste produced at this facility.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. **Will be consistent with the master plan elements.**

Chapter 5: Economic Vitality, Goal 5.1d – Industrial Specializations

The addition of a medical marijuana cultivation facility meets the Master Plan goal of promoting a variety of industrial specializations. The proposed cultivation facility will provide medical marijuana products to retail dispensary outlets in the region and will help to support the needs of current and future medical marijuana patients.

2. **Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.**

The proposed cultivation facility will be located in an existing building. The nature of the business is in line with General Industrial zoning district uses and is not expected to cause objectionable noise, vibrations, fumes, dust, glare or physical activity. The cultivation facility does have the potential to produce medical marijuana plant odors that may be detected from outside the facility. To address this concern, the applicant proposes a ventilation system to control odors. Staff has also recommended a condition of approval to address potential odor concerns.

3. **Will have little or no detrimental effect on vehicular or pedestrian traffic.**

The proposed cultivation facility is anticipated to generate very low levels of vehicular traffic and essentially no additional pedestrian traffic. The applicant indicates that the facility will employ up to 18 employees. It is anticipated this number of employees would generate 36-72 daily trips to and from the site. The proposed traffic level is lower than what is generally anticipated for general industrial uses and is not expected to have a detrimental impact to the surrounding property.

4. **Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.**

The proposed cultivation facility is located in an existing building and should not have

impact on existing public services such as water, sanitary sewer, storm drainage or other public improvements. The estimated water usage for the operation is approximately 3000 gallons per day and the Engineering Division has indicated that the city has adequate capacity to accommodate this demand. There will be an increase in sewage disposal above what is currently generated at the building, but the Engineering Division also has no concern with this increase. The storm drainage should be unaffected.

There is no anticipated impact on schools and the impacts on police and fire protection are unknown at this time as this is a new use in Nevada. The applicant has proposed security measures that are intended to supplement police services so that impacts to such services would be minimal.

5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.

Medical Marijuana Establishments are a conditional use in accordance with Title 18.04.150 General Industrial Conditional Uses and require a Special Use Permit. With the approval of this Special Use Permit and recommended conditions of approval, the project will meet the definition and specific standards required to support this use in the General Industrial zoning district.

6. Will not be detrimental to the public health, safety, convenience and welfare.

The proposed cultivation facility will be located in an inconspicuous, secure space with limited access by only those employed by the facility or authorized to enter it. This facility will not be open to the public and is not anticipated to be detrimental to the public health, safety, convenience and welfare.

7. Will not result in material damage or prejudice to other property in the vicinity.

The cultivation facility is proposed in an existing building within the General Industrial zoning district. The operation will not be accessible by the public and is intended to be inconspicuous and unobtrusive as all operations will be conducted inside. It is not anticipated to result in material damage or prejudice to other property in the vicinity.

Attachments:

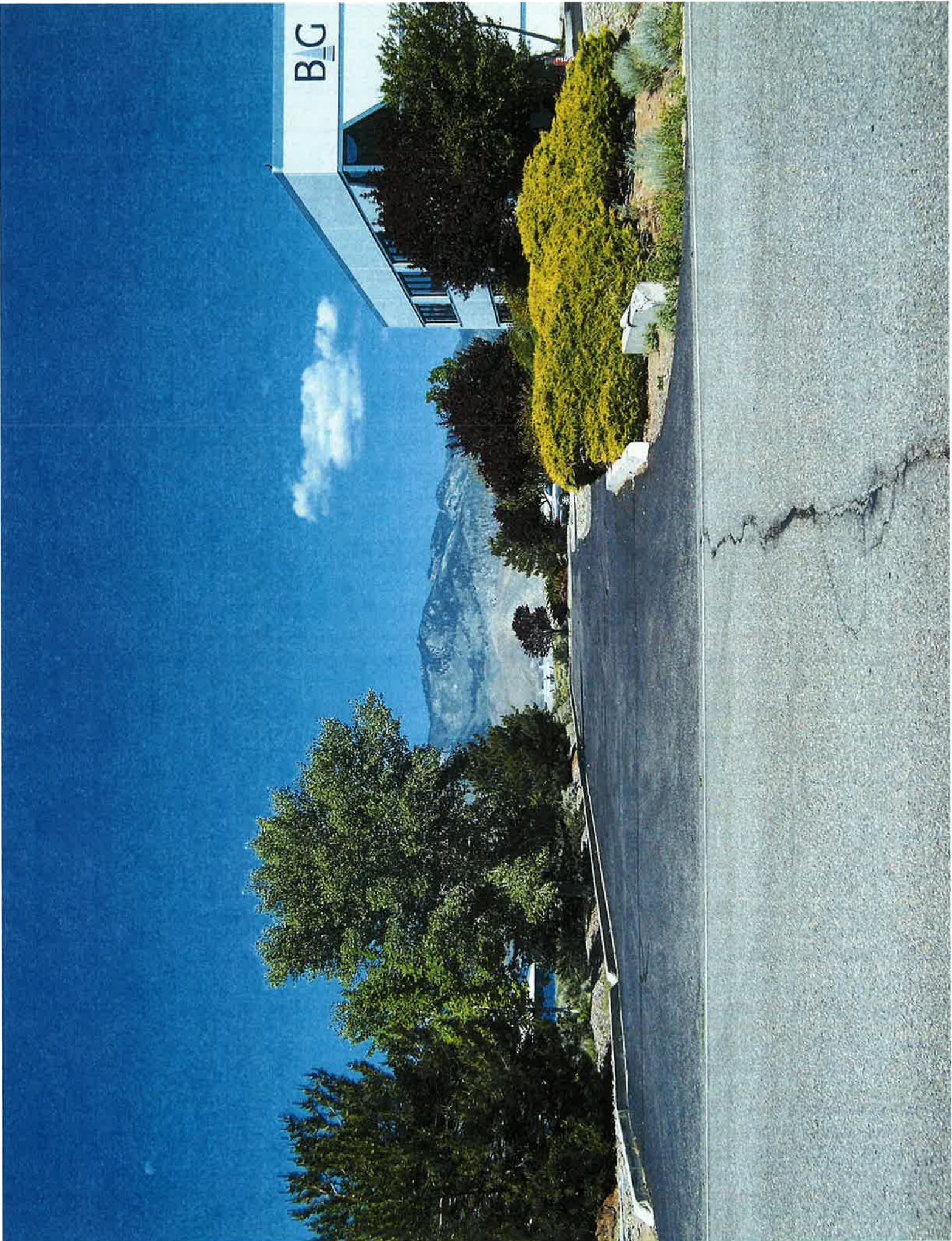
- Site Photos
- Building Division Comments
- Fire Department Comments
- Engineering Division Comments
- Health and Human Services Comments
- Environmental Control Division Comments
- Greg DeLarge Comment by e-mail
- Application (SUP-15-052)



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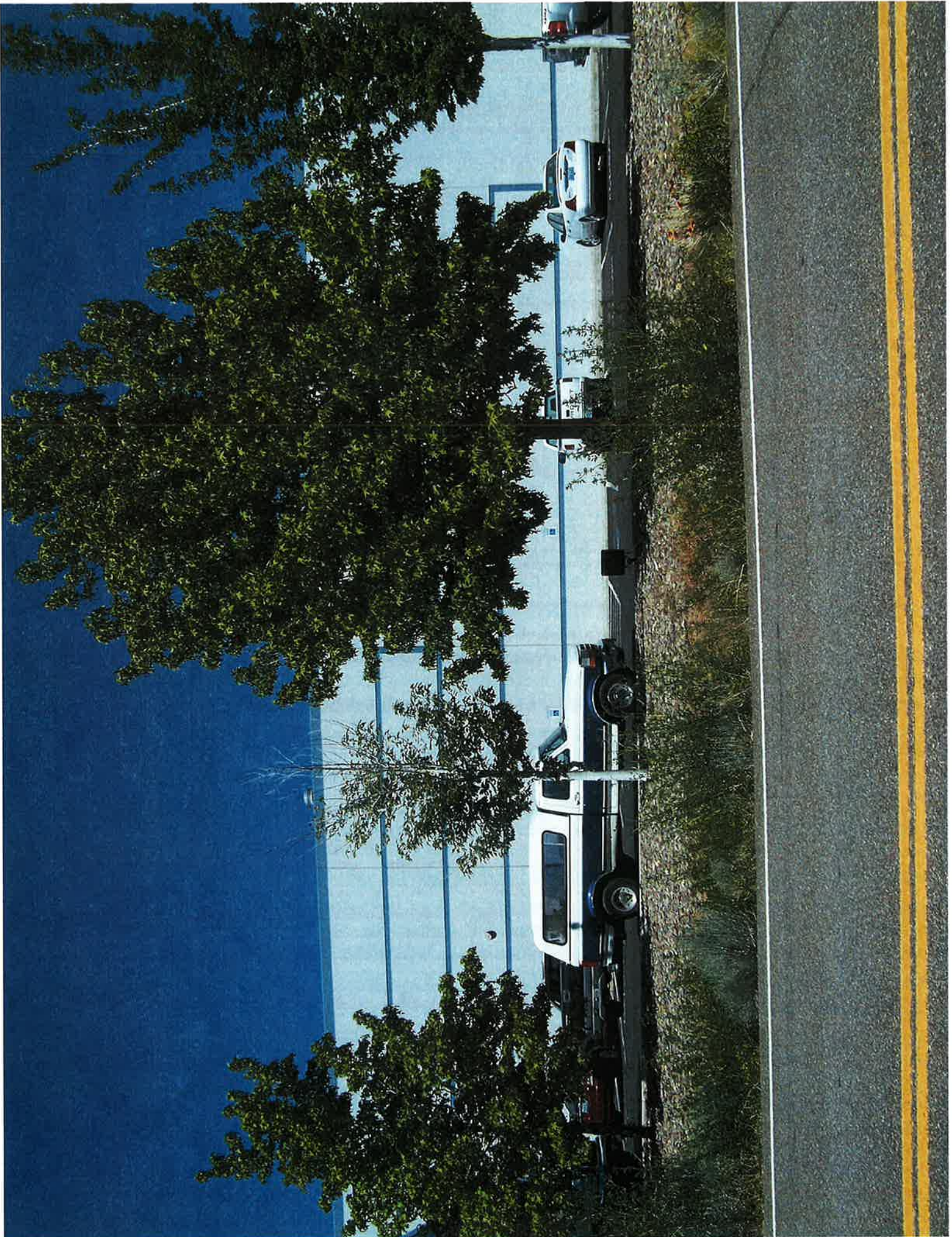
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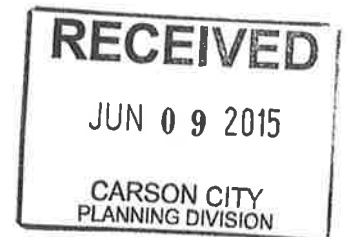






June 9, 2015

SUP-15-052:



1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Shawn Keating

Chief Building Official
Carson City Community Development
108 E. Proctor Street
Carson City, NV 89701

Main 775-887-2310
FAX 775-887-2202

RECEIVED

MAY 21 2015

CARSON CITY
PLANNING DIVISION

May 21, 2015

SUP 15-052:

1. Project must comply with 2012 International Fire Code and Northern Nevada amendments
2. Fire sprinklers must be extended into all new rooms to maintain coverage.
3. Waterflow notification will be required to be extended to provide proper coverage
4. Project must comply with all current Carson City FD Guidelines for Marijuana Establishments and related Guideline documents.

Dave Ruben

Fire Marshal

Carson City Fire Department

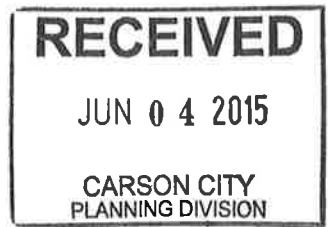
777 S. Stewart Street

Carson City, NV 89701

Direct 775-283-7153

Main 775-887-2210

FAX 775-887-2209



**Engineering Division
Planning Commission Report
File Number SUP 15-052**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: June 4, 2015

MEETING DATE: June 24, 2015

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Tahoe Hydroponics Co. to open a Medical Marijuana Cultivation Facility at 3535 Arrowhead Dr., apn 05-053-04.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request. The following item must be addressed:

1. A reduced pressure backflow preventer must be installed near the water meter as part of this project.
2. Building fire sprinklers will likely be required. A fire flow study will be required as part of any permit submittal.
3. A domestic water and sewer capacity report will also be required.
4. A water and sewer connection fee form along with backup data and calculations will be required with the permit submittal.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.

CCMC 18.02.080 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will not affect traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

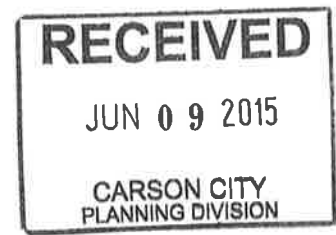
Existing facilities appear to be adequate for this project.

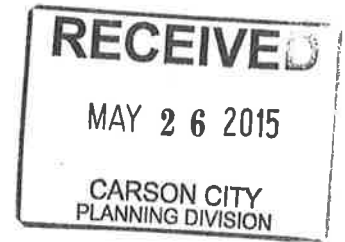
June 9, 2015

SUP-15-052

I have no comments.

Dustin Boothe
Health Division





May 26, 2015

Major Project Review Committee

Re: # SUP – 15-052

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP 15-052 allowance for MME Cultivation:

1. If changes to facility will be disturbing greater than 160 square surface feet of material, 260 linear feet, or 3 cubic yards, the following would be required.
 - a. An asbestos assessment on all applicable materials being disturbed.
 - b. Completion and submittal of Carson City Asbestos Assessment form.
 - c. Depending on results of assessment (greater than 1%) would require an EPA 10 day notification.
2. If facility has the potential of discharging solids into sanitary sewer system as part of the cultivation process a properly sized sand interceptor will be required. Per CCMC 12.06.246, Appendix 18 Division 15.6 & 15.7, and 2012 UPC 1016.(1)(2)(3)(4).
3. Facility must meet all sewer discharge limits found in both 40 CFR 403, CCMC 12.06.410.
4. If chemicals (i.e. fertilizers, herbicides, pesticides) will be used or stored at this facility secondary containment will be required per CCMC 12.06.248.
5. Facility will need to obtain a Waste Water Discharge Permit from the ECA prior to discharging into the sanitary sewer system.
6. If sewer discharge from this facility has the potential to cause or does cause interference or pass through at the Water Reclamation Facility, ECA will require a pre-treatment system to be put into place prior to discharge into sewer system.
7. A waste disposal plan will need to be submitted and approved by ECA prior to any disposal of organic or marijuana waste produced at this facility.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;






Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

Rea Thompson

From: Greg DeLarge <greg@plasmaetch.com>
Sent: Tuesday, June 09, 2015 4:37 PM
To: Planning Department
Subject: FW: Medical Marijuana Arrowhead.

I know this is going on deaf ears but I will say it anyways. Have any of you thought the impact on property values and the crime this is going to bring with it? Proven fact there is always people looking to break into these places. At a time when finally we have manufactures looking to move into Nevada and bring jobs your taking away a manufacturing building for growing that will bring no real jobs. And once again we all suffer from the thirst of the liberal leadership of Carson City. I wish just one of you owned property over here I bet if you did this would never pass. We moved from CA they put an incinerator for destroying seized drugs in an industrial park it was well protected, still brought in the addicts looking to break in and the buildings in the area had higher break in rate. So I know full well what this will bring and how it is going to lower our property values!

Greg DeLarge | President | Plasma Etch, Inc. | 3522 Arrowhead Dr, Carson City, NV 89706 | (775) 883-1336 | fax (775) 883-2559 | www.plasmaetch.com     



This email is free from viruses and malware because avast! Antivirus protection is active.

SPECIAL USE PERMIT
APPLICATION

For

TAHOE HYDROPONICS COMPANY
MME CULTIVATION FACILITY

Prepared By:



Manhard
CONSULTING

3476 Executive Point Way, Suite 12
Carson City, Nevada 89706

Prepared for:

Tahoe Hydroponics Company
PO Box 2695
Granite Bay, CA 95746

May 2015



Civil Engineering
Surveying
Water Resources Management
Water & Wastewater Engineering
Supply Chain Logistics
Construction Management
Environmental Sciences
Landscape Architecture
Land Planning

May 14, 2015

Lee Plemel, AICP
Community Development Director
108 East Proctor Street
Carson City, NV 89701

Re: Tahoe Hydroponics Company Special Use Permit Request for a MME Cultivation Facility

Dear Lee,

On Behalf of Tahoe Hydroponics Company, Manhard Consulting appreciates your consideration of the enclosed application request. On March 25, 2015 Tahoe Hydroponics Company received approval from the Carson City Planning Commission (SUP-15-003) for a similar cultivation facility to be located on a different site. Despite the approval, Tahoe Hydroponics Company voluntarily withdrew their application when it became obvious that an adjacent property owner had zero interest in co-existing as neighbors.

The new proposed project site (APN: 005-053-04) is +/- 2.5 acres in size and is located at 3535 Arrowhead Drive in Carson City, NV. The parcel in its entirety, consists of an existing +/- 46,640 square foot building and its associated parking and landscape improvements.

The enclosed application is requesting a Special Use Permit to allow for a Medical Marijuana Establishment Cultivation Facility as required by Carson City Municipal 18.04.150. The proposed cultivation facility is planned to occupy the currently vacant +/- 22,921 sf southern portion of the existing building.

The facility at complete build out is proposed to include twenty six (26) flowering rooms, six (6) drying rooms, a nutrient storage area, a vegetation room and a final product storage and safe room. The cultivation facility will grow Medical Marijuana for distribution with no sales occurring on site.

If you have any questions, or require any additional information, please feel free to contact me directly.

Sincerely,
Manhard Consulting

A handwritten signature in blue ink, appearing to read 'Christopher Baker', is written over a light blue horizontal line.

Christopher Baker, LEED AP
Planning Manager

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Application & Supporting Information	Appendix A
Engineering Plan Set	Appendix B

PROJECT LOCATION

The proposed project site (APN: 005-053-04) is +/- 2.5 acres in size and is located at 3535 Highway Arrowhead Drive in Carson City, NV. The proposed site is in accordance with Carson City Municipal Code 108.04.150 which states, *“a Medical Marijuana Cultivation, Production or Laboratory may be located in those areas zoned General Industrial (GI), east of the I-580 freeway and north of the boundary of Sections 13 through 18 of Township 15N, Range 20E.*

Figure 1: Project Location



EXISTING SITE CONDITIONS

The proposed project site has a current master plan designation of Industrial (I) and a current zoning designation of General Industrial (GI). The parcel in its entirety, consists of an existing +/- 46,640 square foot building and its associated parking and landscape improvements. The proposed cultivation facility is planned to occupy the currently vacant southern portion of the existing building (+/- 22,921 sf).

Figure 2: Site Photos



EXISTING MASTER PLAN & ZONING DESIGNATIONS

Figure 3: Existing Master Plan Designation



Figure 4: Existing Zoning Designation



SURROUNDING PROPERTIES

Table 1: Surrounding Property Designations

Location	Master Plan Designation	Zoning Designation	Current Land Use
North	Industrial	General Industrial (GI)	Industrial
South	Industrial	General Industrial (GI)	Vacant
East	Industrial	Light Industrial (LI)	Industrial & Vacant
West	Industrial	Light Industrial (LI)	Vacant

APPLICATION REQUEST

A Special Use Permit in accordance with Carson City Municipal 18.04.150 is being requested to establish a Medical Marijuana Cultivation Facility utilizing an existing vacant building located at 3535 Arrowhead Drive.

PROJECT DESCRIPTION

The proposed project is consistent with the Carson City Development Standards, and will serve the community, its residents, and patients through the responsible, safe, and regulated cultivation of medical marijuana.

The applicant is proposing a bi level facility to grow, flower, harvest, and process medical cannabis. This is solely a cultivation facility and will not be open to the general public. The finished product will be transported to retail outlets operating within the State's MME guidelines where it will then be distributed to patients. The proposed project will be constructed in three (3) separate phases.

Phase 1 will include interior tenant improvements of an existing building to accommodate a Medical Marijuana Cultivation Facility. As detailed in the attached floor plans, the cultivation facility will include +/- 4,250 square feet comprised of four (4) flowering rooms, a drying room, a nutrient storage area and a final product storage and safe room (See Phase 1 Exhibit in Appendix B).

Phase 2 will include additional interior tenant improvements of approximately 7,218 square feet (sf). These improvements include the addition of nine (9) new flowering rooms, five (5) new drying rooms and a new vegetation room (See Phase 2 Exhibit in Appendix B).

Phase 3 will include interior tenant improvements of approximately 9,029 square feet (sf). These improvements include the addition of thirteen (13) new flowering rooms to be stacked above the thirteen (13) flowering rooms proposed for phases 1 and 2 (See Phase 3 Exhibit in Appendix B).

The facility at complete build out will include twenty six (26) flowering rooms, six (6) drying rooms, a nutrient storage area, a vegetation room and a final product storage and safe room. The cultivation facility will grow Medical Marijuana for distribution, no sales will occur on site. All business activities completed at the proposed facility will be conducted solely within the building.

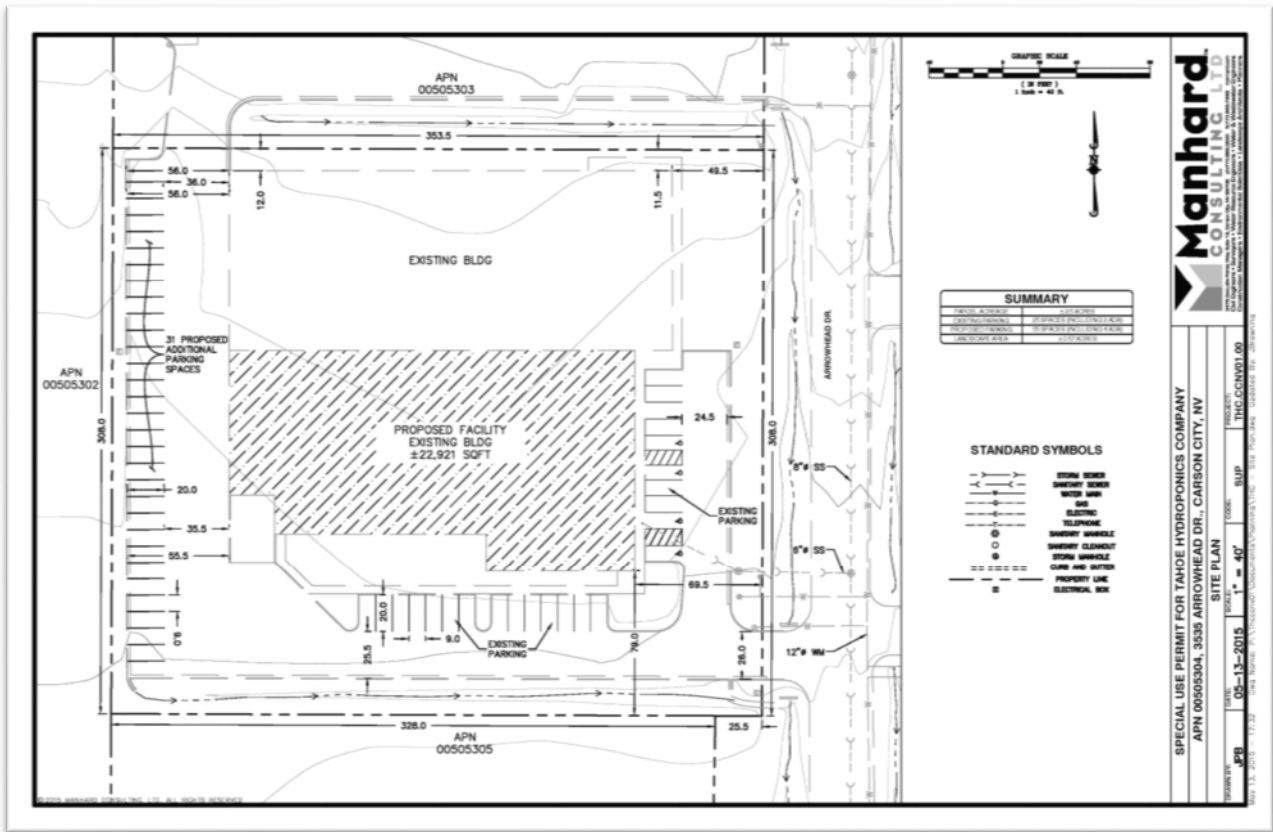
The proposed facility will be constructed, licensed and operated in compliance with NRS 453A and NAC 453A. All tenant improvements and facility operations shall be in accordance with current Carson City and Nevada State Codes and Statutes.

SECURITY

In accordance with State of Nevada and Carson City guidelines, the proposed facility will utilize access control, surveillance, and alarm systems hosted by an offsite centralized alarm monitoring company. The surveillance system will cover both interior and exterior positions, specifically the building's entry points.

SITE PLAN

Figure 5: Site Plan



PRELIMINARY FLOOR PLANS

Figure 6: First Floor Improvements

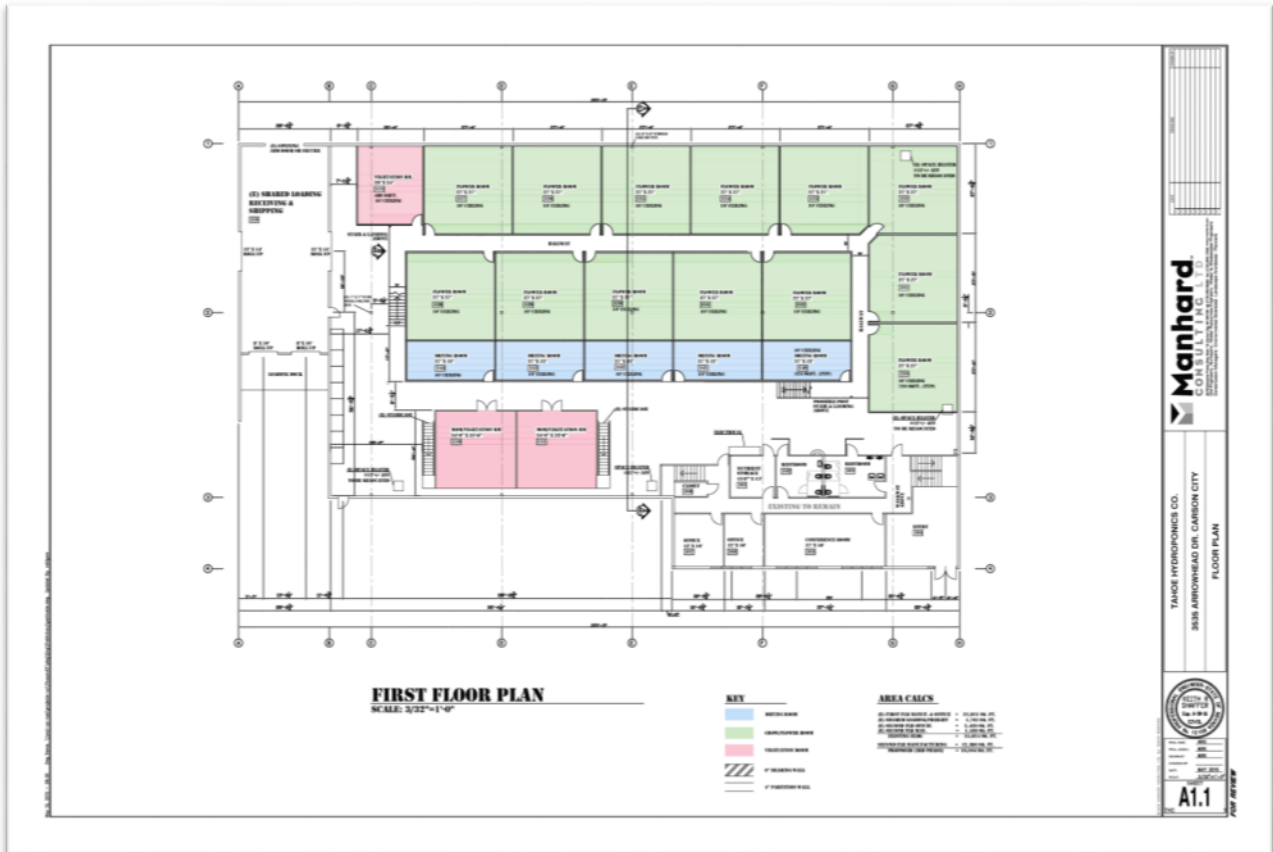
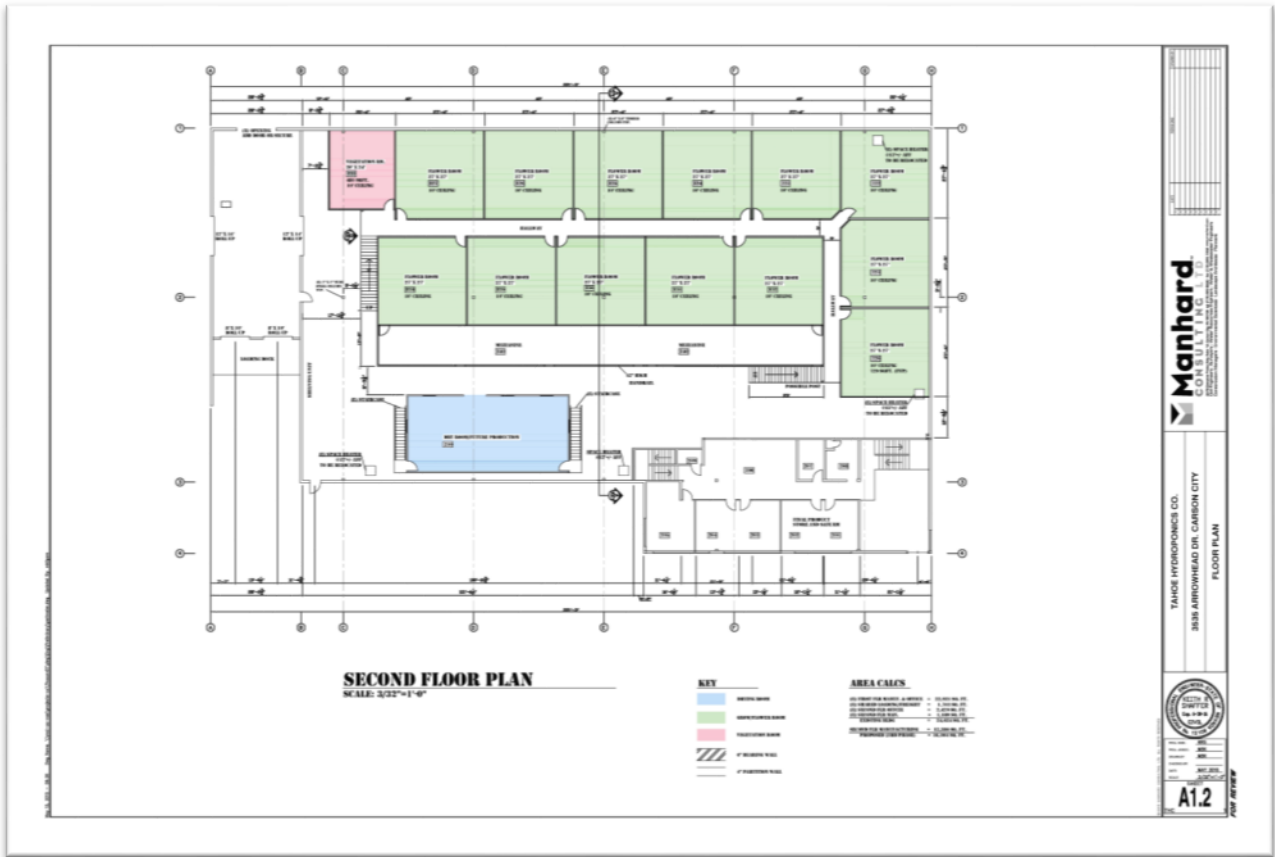


Figure 7: Second Floor Improvements



WATER SUPPLY

Municipal water is supplied to the subject property via an existing lateral which connects to an existing 12 inch water line in Arrowhead Drive. Water usage at complete build out of the proposed land use is estimated to be approximately 3,000 gallons per day, this calculation does not account for any water usage by the existing tenants in the northern portion of the building.

SEWER IMPACT

Sewer is conveyed from the site via an existing 6 inch sewer lateral which connects to an existing 8 inch sewer line in Arrowhead Drive. Utilizing the general calculation of 3,000 peak gpd/ acre, estimated peak sewer flows from the entire 2.5 acre parcel are approximately 7,500 gallons per day. Unlike the water calculation above, this estimation accounts for the existing tenants in the northern portion of the building.

PARKING

Table 2: Parking Calculations

Medical Marijuana Establishment (MME)				
Land Use	CCMC Requirement	Facility Count	Required Stalls	Provided Stalls
MME Cultivation	1 space / 1,000 sf	+/- 22,921 sf	23	23

TRAFFIC

Traffic generation associated with the proposed facility will be minimal. Traffic related to the project will be limited to employees and associated facility deliveries. It is anticipated that with full build out of the cultivation facility there will be no more than 18 employees on site at any given time.

CARSON CITY DEVELOPMENT STANDARDS, DIVISION 120 REQUIREMENTS

1.20 Medical Marijuana Establishments.

The following standards are intended to establish minimum standards and Special Use Permit review criteria for Medical Marijuana Establishments, including Cultivation Facilities, Dispensaries, Production Facilities, and Testing Laboratories, as defined in Title 18 and NRS, in addition to other standards for commercial and industrial development.

- 1 The following standards apply to all Medical Marijuana Establishments.
 - a. All Medical Marijuana Establishments (MMEs) require approval of a Special Use Permit. Special Use Permits for MMEs are only valid at a given location for the operator who obtains the Nevada State certificate for that facility. The Special Use Permit approval shall expire and become null and void if the MME operator loses or otherwise forfeits his or her State certificate to operate that facility. Special Use Permits are non-transferable between operators and locations within Carson City.

The attached application is requesting a special use permit to legally establish a Medical Marijuana Cultivation Facility. It is understood that the facility and its operators are required to maintain a state certificate and that if approved special use permits are non-transferable.

- b. No consumption of Medical Marijuana products shall occur on the premises of any MME.

No consumption of medical marijuana products will occur on the premises.

- c. All business activities related to MMEs, including cultivation, shall be conducted indoors, within a permanent building. The use of office trailers or other temporary structures is prohibited. All MMEs shall have an appearance, both as to the interior and exterior, which is professional, orderly, dignified, and consistent with the traditional style of pharmacies and medical offices.

All business activities completed at the proposed will be conducted solely within the building.

- d. Outside display or sales of MME merchandise shall be prohibited.

No outside display or sales of merchandise will occur on the premises.

- e. Accessory outside storage for MMEs shall comply with Title 18.16 Development Standards, Division 1.12 Outside Storage.

It is proposed that all business activity including storage will occur within the building. If for some reason these operation practices are modified in the future, any outdoor storage will comply with Title 18.16 Development Standards, Division 1.12 Outside Storage.

- f. Access to the MME shall be restricted in compliance with State regulations.

The proposed facilities will in no way be open to the public. As required, the site and facility will be constructed with the necessary security measures.

- g. No MME-related products shall be visible from outside the building.

No MME products will be visible from outside the building.

- h. Sign Requirements. All MME signage shall be discreet, professional, and consistent with the traditional style of signage for pharmacies and medical offices. All MMEs shall follow the sign regulations for Office Uses in the Development Standards, Division 4, except that freestanding sign height for Cultivation Facilities, Production Facilities, and Testing Laboratories shall be limited to 10 feet consistent with sign height requirements for industrial uses.

No signage is proposed as part of this application.

- i. Parking Requirements. Parking shall be provided for MMEs as follows:

- (1) Dispensaries. One space per 300 square feet of gross floor area.
- (2) Cultivation Facilities. One space per 1,000 square feet of gross floor area.
- (3) Production Facilities. One space per 500 square feet of gross floor area.
- (4) Testing Laboratories. One space per 400 square feet of gross floor area.

The proposed facility will utilize +/- 22,921 square feet of an existing building and require a minimum of 23 total parking stalls, one (1) of which must be accessible.

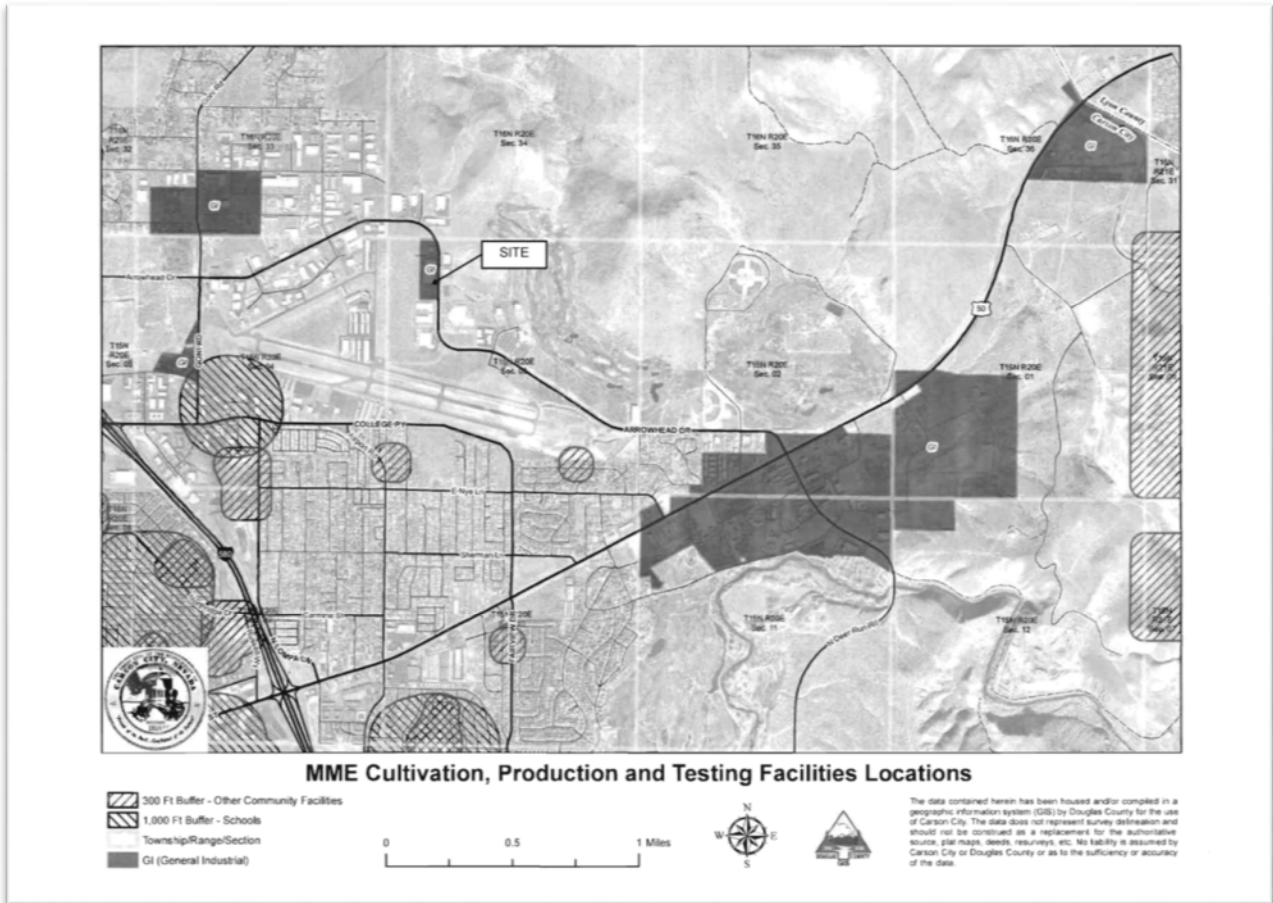
- j. No more than two Dispensaries shall be permitted in Carson City.

The proposed project is limited to a cultivation facility, no dispensaries are proposed to operate at this location.

- k. A MME shall not be located within 1,000 feet of a public or private school that provides formal education traditionally associated with preschool or kindergarten through grade 12 or within 300 feet of a facility that provides day care to children, a public park, a playground, a public swimming pool, a center or facility, the primary purpose of which is to provide recreational opportunities or services to children or adolescents, that existed on the date on which the application for the proposed MME was submitted to the State Health Division, measured on a straight line from the nearest school or community facility property line to the front door or primary entrance of the MME.

See Figure 7: MME Locations which demonstrates that the proposed site is in conformance with the required spacing criteria.

Figure 8: MME Locations



SPECIAL USE PERMIT GENERAL REVIEW QUESTIONS

Question 1. How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

The proposed project helps to achieve A Balanced Land Use Pattern in that the proposed project site is located in a General Industrial (GI) zone which has been identified as an appropriate designation for uses of this type.

Question 2. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

A. Describe the general types of land uses and zoning designations adjoining your property

The proposed project site is surrounded by other industrial type uses and similar General Industrial (GI) and light Industrial (LI) zoning designations.

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Will the project involve any uses that are not contained within a building? If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

The proposed project is limited to interior tenant improvements and therefore additional noise, dust, odors, vibration, fumes, glare, or physical activity will be limited to construction activity. With this unique land use comes significant security upgrades to the property which may help surrounding properties.

C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

The proposed project will be contained completely within the building and therefore will blend nicely into the area and not be detrimental to the peaceful enjoyment of the surrounding properties.

D. Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City department have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area.

The project site is accessed off Arrowhead Drive which has limited vehicular and pedestrian traffic. The proposed facility will not actually be open to the public and therefore traffic, both vehicular and pedestrian, will be limited to employees and deliveries.

E. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

The proposed project is a reuse of an existing vacant building which includes interior tenant improvements only. Additional benefits of the project include added employment opportunities, and tax revenue.

Question 3. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

- A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population? How will your project affect the Sheriff's Office?**

The proposed development will not create any changes in the needs from internal service departments. The Sheriff's office may actually see a reduction to crime in the area with the addition of the required security features associated with a facility of this nature.

- B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Talk to Engineering for the required information.**

n/a

- C. Are the water supplies serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Talk to Public Works for the required information.**

See attached water section.

- D. Is there Adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Please contact Public Works for the required information.**

See attached sewer section.

- E. What kind of road improvements are proposed or needed to accommodate your project? Have you spoken to Public Works or Regional Transportation regarding road improvements?**

n/a

- F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet (private engineer, Public Works, Regional Transportation, title report, or other sources).**

The information provided is a collaboration between Manhard Consulting and Tahoe Hydroponic Company. The information is in compliance with Carson City Municipal Code, NAC and NRS.

- G. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.**

Any lighting associated with the proposed development will be in accordance with Carson City Municipal Code Development standards Lighting Section 1.3.

- H. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscaping shown on the plan which complies with City ordinance requirements.**

n/a

- I. Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own. Design and dimensions of parking stalls, landscape islands, and traffic aisles must be provided.**

The proposed site plan also functions as the parking plan, which shows all dimensioned parking stalls.



Civil Engineering
Surveying
Water Resources Management
Water & Wastewater Engineering
Supply Chain Logistics
Construction Management
Environmental Sciences
Landscape Architecture
Land Planning

MEMO

To: Lee Plemel, AICP Community Development Director
From: Christopher Baker, Planning Manager
Date: 05.20.15
Re: SUP- 15-052: Tahoe Hydroponics Company

The following is in response to your request for additional information dated May 18, 2015.

_____ **Provide information on the general cultivation process. This does not need to include information that may be deemed as proprietary, but we would like to know, in general terms, how the cultivation process will work at this facility.**

Tahoe Hydroponics Company has a simple five-step cultivation process.

Vegetation: Where plants begin from seedling or clone and grown prior to flowering.

Flower: Plants or moved from vegetation room into one of the flower rooms (refer to floor plan).

Drying: Plants are moved from flowering room and hung for flowers to dry, then flowers are stored in air tight containers to cure and await manicuring (trimming).

Trimming: Excess leaves are trimmed from flowers then put into curing containers as medicine.

Quality Control and Testing: Medicine goes through final check for trim and cure then is sent to the testing laboratory before sending to market.

Plant Life Cycle Range in our system: 107 days – 118 days

_____ **Provide proposed hours of operation.**

Proposed hours of operation will be 7am to 8pm seven (7) days a week.

_____ **If CO2 or other chemicals are proposed to be used as a part of the cultivation process, provide information on how these will be used and in what type of system or provide detail that no CO2 will be used.**

To ensure equal distribution of CO2 within each flowering room, a secure 50lb CO2 tank affixed with a regulator will be connected to each individual flowering room's HVAC return system via quarter inch tubing. The use and storage of these tanks will be designed in accordance with Carson City Fire Department regulations.

_____ **Provide additional, more specific information on ventilation measures that will be taken to ensure that odor will not be detected from outside the building.**

Odor control systems have been engineered and should provide adequate filtering and exhaust for the project's specifications without adverse impact on the health and safety, or quiet enjoyment of the community and/or surrounding businesses. Due to the sensitive CO2 air mixture, cultivation of plant material will take place in sealed rooms running on closed loop filtration systems, thus the primary exhaust filtration system has been engineered to filter air not part of the closed loop systems. Table 1. Below shows the recommended ventilation rates for commercial applications.

EXHAUST / INTAKE VENTILATION GUIDE @ 0" SP								
CFM REQUIRED FOR VENTILATION = BUILDING CUBE / MINUTES PER AIR CHANGE								
MINUTE AIR CHANGE CHART FOR COMMERCIAL AND INDUSTRIAL APPLICATION								
--	TYPICAL	RANGE	--	TYPICAL	RANGE	--	TYPICAL	RANGE
	L	E		L	E		L	
Assembly	(6)	2-10	Engine Rooms	(3)	1-5	Packing Houses	(4)	3-5
Auditoriums	(6)	1-20	Factories	(7)	4-10	Plants	(7)	4-10
Bakeries	(2)	1-3	Foundries	(5)	2-8	Plating Plants	(4)	2-5
Banks	(6)	3-10	Garages	(7)	4-10	Print Shops	(7)	4-10
Bars	(4)	2-5	Generating Plants	(4)	2-5	Restaurants	(6)	2-10
Barns	(15)	10-20	Glass Plants	(2)	1-3	Rest Rooms	(7)	4-10
Boiler Rooms	(2)	1-3	Gymnasiums	(6)	2-10	Schools	(7)	4-10
Bowling Alley	(3)	1-5	Hallways	(8)	4-12	Stores	(7)	4-10
Cafeteria	(4)	3-5	Kitchens	(3)	1-5	Theaters	(6)	4-8
Churches	(6)	2-10	Laboratories	(3)	1-5	Transformer	(3)	1-5
Classrooms	(6)	4-8	Libraries	(4)	2-5	Turbine Rooms	(4)	2-5
Compressor	(2)	1-3	Laundries	(2)	1-3	Waiting Rooms	(12)	10-15
Dance Halls	(6)	2-10	Locker Rooms	(6)	2-10	Warehouses	(7)	4-10
Dairies	(4)	2-5	Machine	(4)	2-5	Welding Rooms	(3)	1-4
Dormitories	(6)	4-8	Markets	(6)	2-10	--	--	--
Dry Cleaning	(3)	1-5	M i l l s	(4)	2-5	--	--	--

Warehouse use ventilation is recommended to be exchanged for fresh air every 4-10 minutes or every 6-10 times / hour (air changes per hour (AC/hr)). Due to lack of a reference marker to this type of use the system has been engineered to achieve exhaust filtration / ventilation at the maximum recommended range for a standard warehouse. This system should be able to achieve a change every 4 minutes, or more than 15 changes an hour consistent with manufacturing, kitchen and boiler room uses.

Primary exhaust filtration will be achieved using Dayton CLFC2 Exhaust Fans as appropriate.

Individual sealed rooms will utilize closed loop carbon filtration @ 15 AC /HR.

Construction generated dust shall be minimal, as no exterior construction is currently proposed with this project.

_____ **Provide 20 additional copies of the complete revised submission including additional information requested in this letter.**

Included

_____ **Provide a CD with the entire revised application in PDF format.**

Included

_____ **Provide a check in the amount of \$2,450.00 for the Special Use Permit application fee and \$17.98 for postage, a total of \$2,467.98.**

Included

If you require any additional information please feel free to contact me directly.

Thanks,
CB

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02

SPECIAL USE PERMIT

FEE: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential zoning districts)

+ noticing fee

SUBMITTAL PACKET

- 8 Completed Application Packets (1 Original + 7 Copies) including:
 - Application Form
 - Written Project Description
 - Site Plan
 - Building Elevation Drawings and Floor Plans
 - Proposal Questionnaire With Both Questions and Answers Given
 - Applicant's Acknowledgment Statement
 - Documentation of Taxes Paid-to-Date (1 copy)
 - Project Impact Reports (Engineering) (4 copies)
 - CD containing application digital data (to be submitted once the application is deemed complete by staff)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

FILE # SUP - 15 -

APPLICANT	PHONE #
Tahoe Hydroponics Company	916.600.2700

MAILING ADDRESS, CITY, STATE, ZIP
PO box 2695 Granite Bay, CA 95746

EMAIL ADDRESS
rayschiavone@gmail.com

PROPERTY OWNER	PHONE #
Arrowhead Partners, LLC	973-560-9030 x22 775-841-6846

MAILING ADDRESS, CITY, STATE, ZIP
1720 Route 23 North, Wayne, NJ 07470-0558 ?

EMAIL ADDRESS
RJPAPER@ALLSTATECAN.COM

APPLICANT AGENT/REPRESENTATIVE	PHONE #
Manhard Consulting, Chris Baker	775.746.3500 ex. 4861

MAILING ADDRESS, CITY STATE, ZIP
9850 Double R Blvd Ste 101 Reno, NV 89521

EMAIL ADDRESS
cbaker@manhard.com

Project's Assessor Parcel Number(s): 005-053-04	Street Address 3535 Arrowhead Drive	ZIP Code
--	--	----------

Project's Master Plan Designation Industrial	Project's Current Zoning GI	Nearest Major Cross Street(s) Lamotte Road
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Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: 18.04.150, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:

Medical Marijuana Cultivation Facility

PROPERTY OWNER'S AFFIDAVIT

I, RONALD J. PAPER, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature <u>[Signature]</u>	Address 1 WOOD HOLLOW ROAD PARSIPPANY NJ 07054	Date 5/7/15
---------------------------------	---	----------------

Use additional page(s) if necessary for other names.

STATE OF NEVADA New Jersey)
COUNTY - MORRIS)

On May 11, 2015, Ronald J. Papera, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

[Signature]
Notary Public

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

JOANN BACHORIK
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 4/2/2017

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

Bahue

05.14.15

Applicant

Date



Assessor Parcels Report: 00505304



<i>Parcel Information:</i>			
Assessed Owner:	ARROWHEAD PARTNERS LLC % VALLEY NATIONAL BANK (1369) WAYNE, NJ 07470-0558		
Physical Address:	3535 ARROWHEAD DR		
Zoning:	GI	Improved Value:	\$529,762.00
Land Use Code:	500	Land Value:	\$85,759.00
Total Acres:	2.50	Total Assessed Value:	\$615,521.00

The data contained herein has been compiled on a geographic information system (GIS) for the use of Carson City. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Carson City or Douglas County as to the sufficiency or accuracy of the data.

Report Generated: 5/13/2015 17:57:53 PM



CARSON CITY

Capital of Nevada

[Assessor Home](#)
[Personal Property](#)
[Sales Data](#)
[Secured Tax Inquiry](#)
[Recorder Search](#)

Parcel Detail for Parcel # 005-053-04

Location

Property Location 3535 ARROWHEAD DR

Town

[Add'l Addresses](#)

Subdivision PARCEL 2-B MAP #1867 Lot Block

Property Name

[Legal Description](#)

Ownership

Assessed Owner Name ARROWHEAD PARTNERS LLC

Mailing Address % VALLEY NATIONAL BANK (1369)

1720 RT 23 NORTH

WAYNE, NJ 07470-0558

[Ownership History](#)

[Document History](#)

Legal Owner Name ARROWHEAD PARTNERS LLC

Vesting Doc #, Date **426691** 09/28/12 Book / Page /

Map Document #s

Description

Total Acres 2.500

Square Feet 108,900

Ag Acres .000

W/R Acres .000

Improvements

Single-family Detached 0	Non-dwelling Units 1	Bedrooms / Baths 0 / .00
Single-family Attached 0	Mobile Home Hookups 0	Stories 1.0
Multiple-family Units 0	Wells 0	Garage Square Ft... 0
Mobile Homes 0	Septic Tanks 0	Attached / Detached
Total Dwelling Units 0	Buildings Sq Ft 46,640	
	Residence Sq Ft 0	
	Basement Sq Ft 0	Basement
	Finished Basement SF 0	Bedrooms / Baths 0 / .00

[Improvement List](#)

[Property Costing Estimates](#)

Appraisal Classifications

Current Land Use Code 500

[Code Table](#)

Zoning GI

Re-appraisal Group 4

Re-appraisal Year 2011

Original Construction Year 1994

Weighted Year

Assessed Valuation

Assessed Values	2015-16	2014-15	2013-14
Land	95,288	85,759	95,288
Improvements	565,991	529,762	521,839
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed Value	661,279	615,521	617,127

Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

Taxable Valuation

Taxable Values	2015-16	2014-15	2013-14
Land	272,251	245,026	272,251
Improvements	1,617,117	1,513,606	1,490,969
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Taxable Value	1,889,369	1,758,631	1,763,220

Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

[Back to Search List](#)



CARSON CITY

Capital of Nevada

[Treasurer Home](#)

[Assessor Data Inquiry](#)

[Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 005-053-04

Property Location: 3535 ARROWHEAD DR
 Billed to: ARROWHEAD PARTNERS LLC
 % VALLEY NATIONAL BANK (1369)
 1720 RT 23 NORTH
 WAYNE, NJ 07470-0558

Roll #: 000641
 Tax Year: 2015
 District: 2.4
 Tax Service:
 Land Use Code: 500

Outstanding Taxes:

<u>Prior Year</u>	<u>Tax Penalty/Interest</u>	<u>Total</u>	<u>Amount Paid</u>	<u>Total Due</u>
2012+	47,396.18	47,396.18	47,396.18	
2013	24,580.52	24,580.52	24,580.52	
2014	21,978.38	21,978.38	21,978.38	.00
<u>Current Year</u>				No Taxes Owing
08/18	5,450.79	5,450.79	5,450.79	.00
10/06	5,449.00	5,449.00	5,449.00	.00
01/05	5,449.00	5,449.00	5,449.00	.00
03/02	<u>5,449.00</u>	<u>5,449.00</u>	<u>5,449.00</u>	.00
Totals:	21,797.79	.00	21,797.79	21,797.79

[Payment Cart](#)

[History](#)



Tahoe Hydroponics
C O M P A N Y

4/14/2015

To: Carson City Community Development,
Planning Division

CC: Richard Langson

DRL Living Trust 11/7/12

RE: SUP-15-003 Tahoe Hydroponics Company Cultivation- Withdraw Letter

On behalf of Tahoe Hydroponics Company, it is with great regret we are writing this letter to withdraw from SUP-15-003. One of our core values is to constantly create new possibilities for the success. One of those possibilities is impacting our communities and our neighbors in a positive way. After speaking with Daniel Spence (counsel for the Hot Springs Resort) we have been informed that they have zero interest in any compromise and or solutions to co-exist as neighbors (regardless of the decision of city planning, and/or the future decision of the city council). Due to the time sensitive requirement of the Provisional License from the state, and respect for the Hot Springs Resort's long history with the community, we feel it is in our best interest to reapply with a new location, prior to the next application deadline. We would like to thank all of the staff, members of city planning, Richard Langson, and especially Susan Dorr Pansky for all of the effort put forth in this application.

Sincerely,

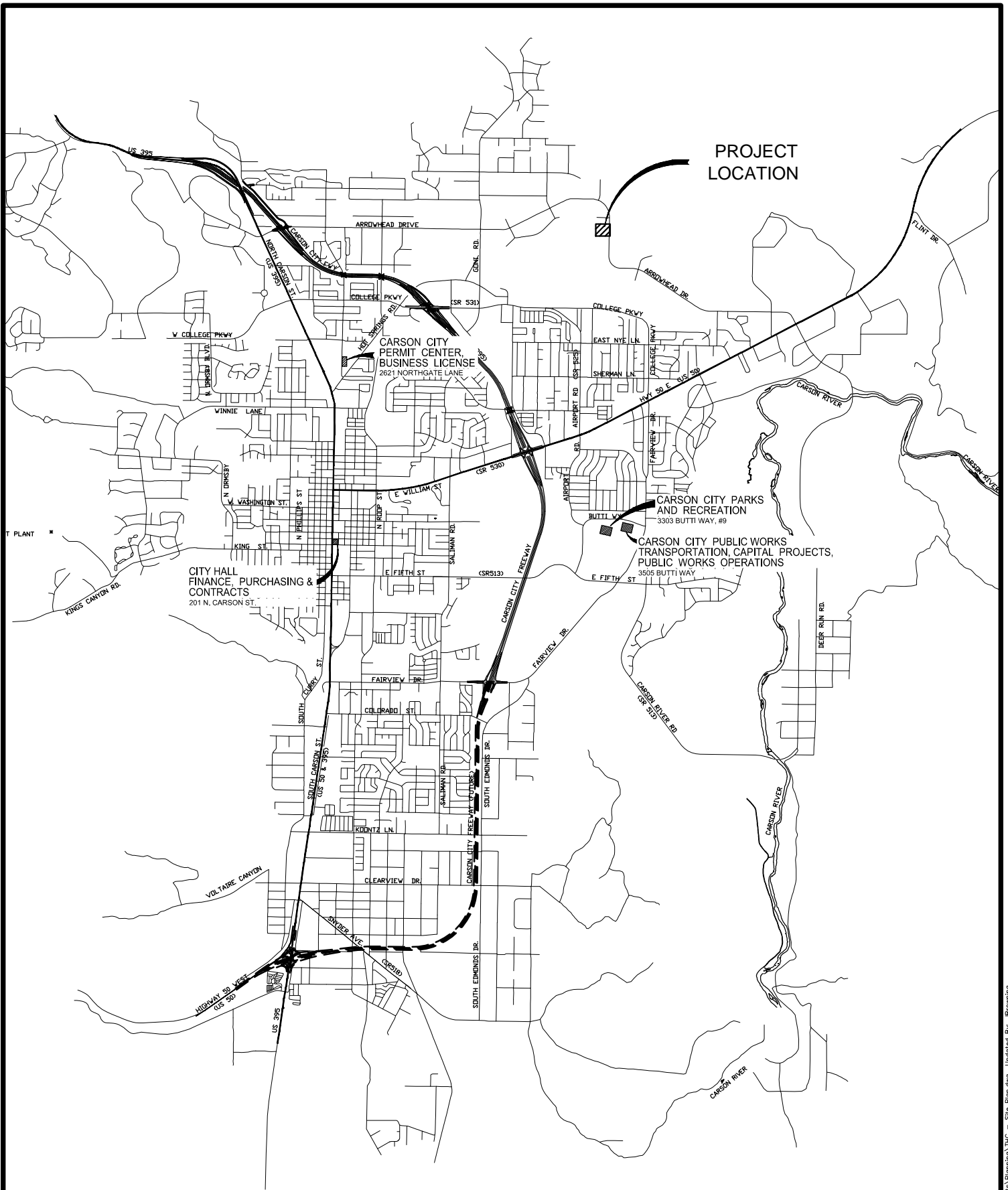
Ray Schiavone

CEO

Tahoe Hydroponics Company

(916) 600-2700

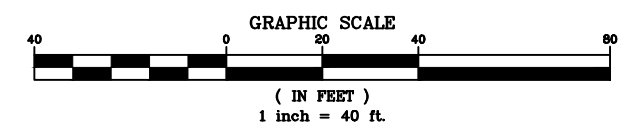
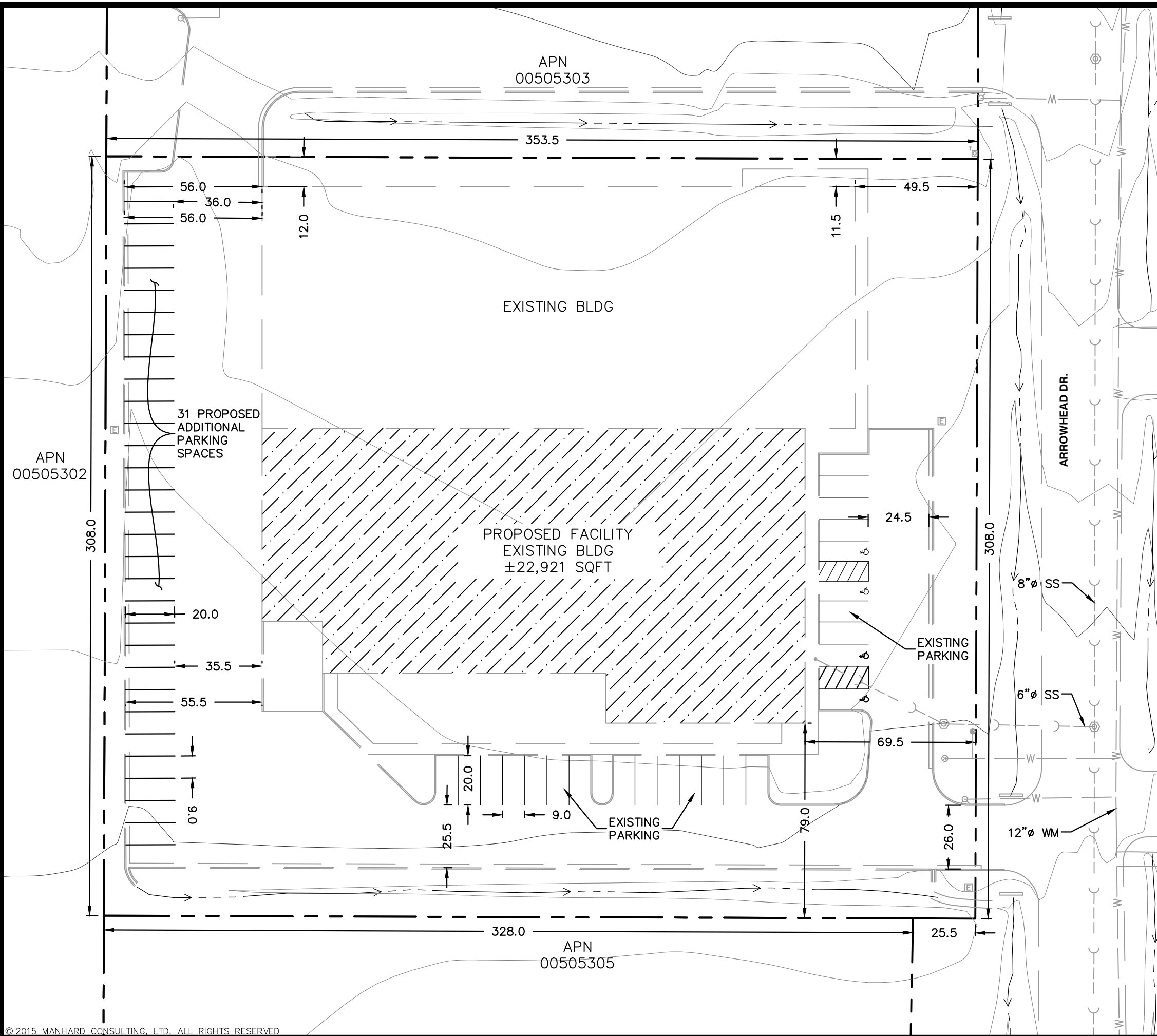
rayschiavone@gmail.com



3478 Executive Pointe Way, Suite 12, Carson City, NV 89706 ph:775.882.5830 fc:775.885.7282 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

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VICINITY MAP
TAHOE HYDROPONICS COMPANY
SPECIAL USE PERMIT



SUMMARY	
PARCEL ACREAGE	±2.5 ACRES
EXISTING PARKING	25 SPACES (INCLUDING 2 ADA)
PROPOSED PARKING	55 SPACES (INCLUDING 4 ADA)
LANDSCAPE AREA	±0.57 ACRES

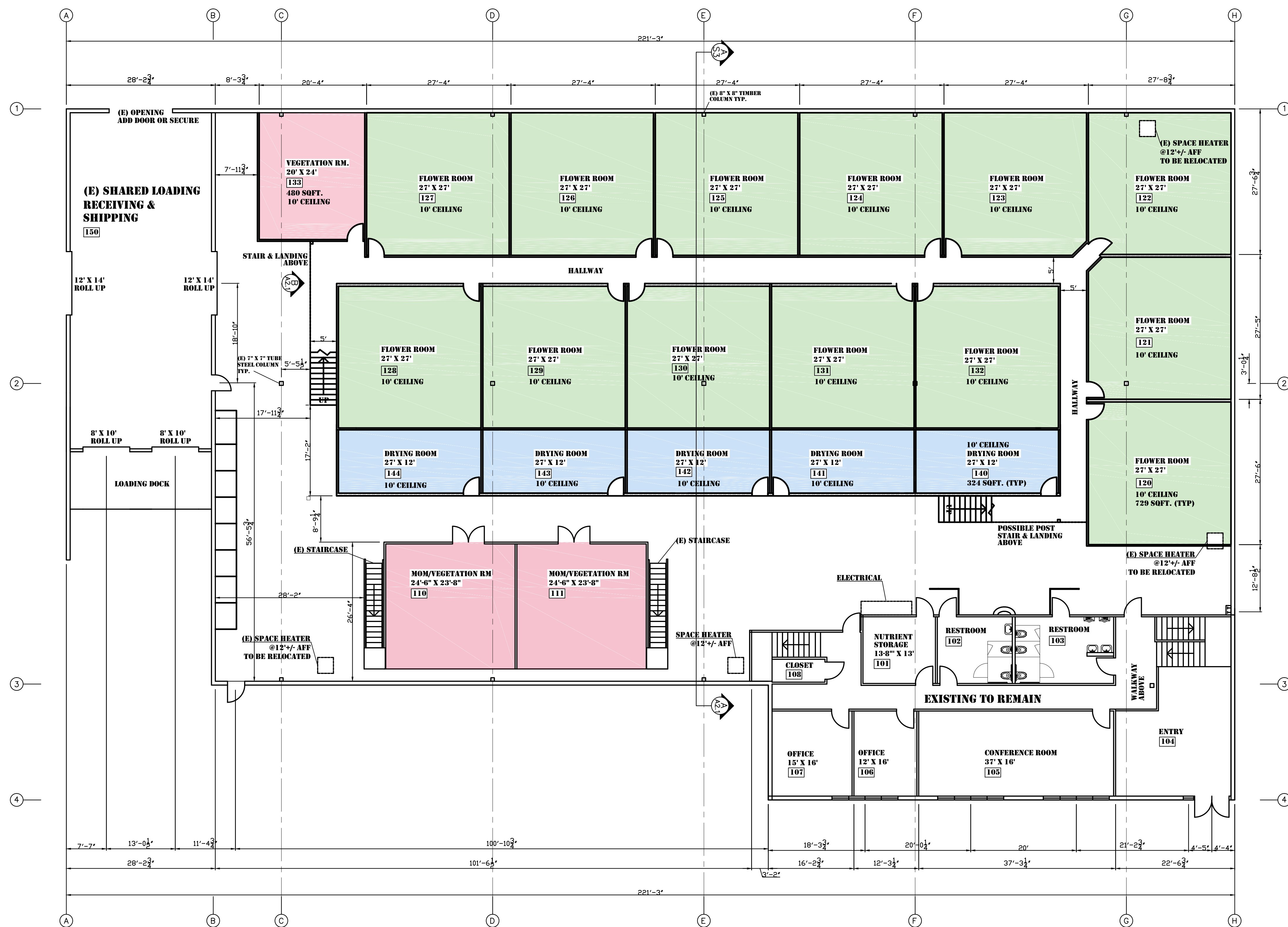
STANDARD SYMBOLS	
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	GAS
	ELECTRIC
	TELEPHONE
	SANITARY MANHOLE
	SANITARY CLEANOUT
	STORM MANHOLE
	CURB AND GUTTER
	PROPERTY LINE
	ELECTRICAL BOX

SPECIAL USE PERMIT FOR TAHOE HYDROPONICS COMPANY
APN 00505304, 3535 ARROWHEAD DR., CARSON CITY, NV



SITE PLAN

DRAWN BY:	DATE:	SCALE:	CODE:	PROJECT:
JPB	05-13-2015	1" = 40'	SUP	THC.CCNV01.00



FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"

KEY

- DRYING ROOM
- GROW/FLOWER ROOM
- VEGETATION ROOM
- 6" BEARING WALL
- 4" PARTITION WALL

NO.	DATE	REVISIONS

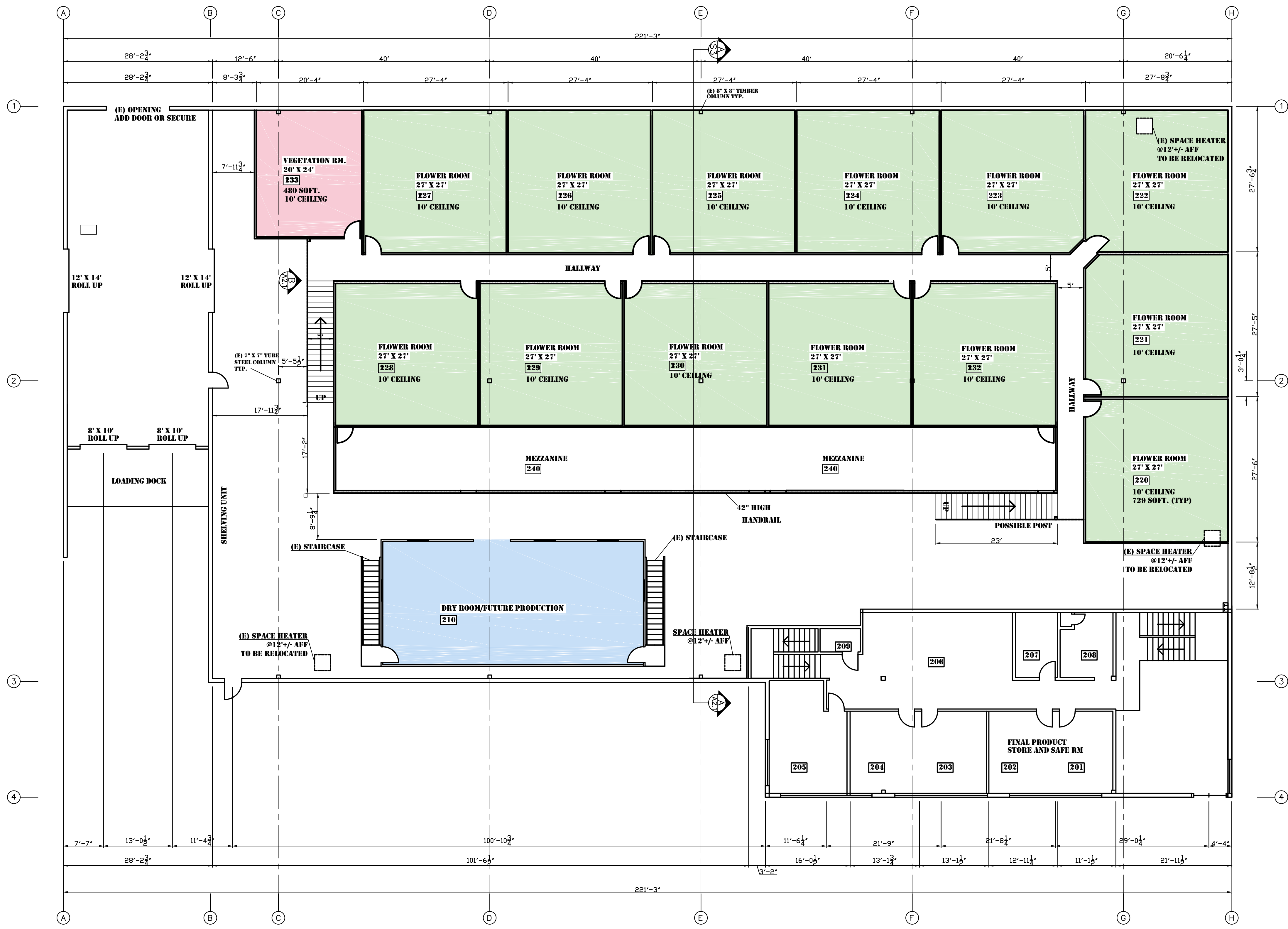
Manhard CONSULTING LTD.
 Professional Engineers, Architects, Planners
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

TAHOE HYDROPONICS CO.
 3535 ARROWHEAD DR. CARSON CITY
 FLOOR PLAN



PROJ. MGR.: KRS
 PROJ. ASSOC.: MSK
 DRAWN BY: MSK
 CHECKED BY:
 DATE: MAY 2015
 SCALE: 3/32"=1'-0"

SHEET
A1.1
 THC



SECOND FLOOR PLAN
 SCALE: 3/32"=1'-0"

- KEY**
- DRYING ROOM
 - GROW/FLOWER ROOM
 - VEGETATION ROOM
 - 6" BEARING WALL
 - 4" PARTITION WALL

DRAWN BY	
REVISIONS	
DATE	

Manhard CONSULTING LTD.
 PROFESSIONAL ENGINEERS, ARCHITECTS, PLANNERS
 CIVIL ENGINEERS, SURVEYORS, VEGETATION ENGINEERS, WATER & WASTEWATER ENGINEERS
 CONSTRUCTION MANAGERS - ENVIRONMENTAL SCIENTISTS - LANDSCAPE ARCHITECTS - PLANNERS

TAHOE HYDROPONICS CO.
 3535 ARROWHEAD DR. CARSON CITY
 FLOOR PLAN

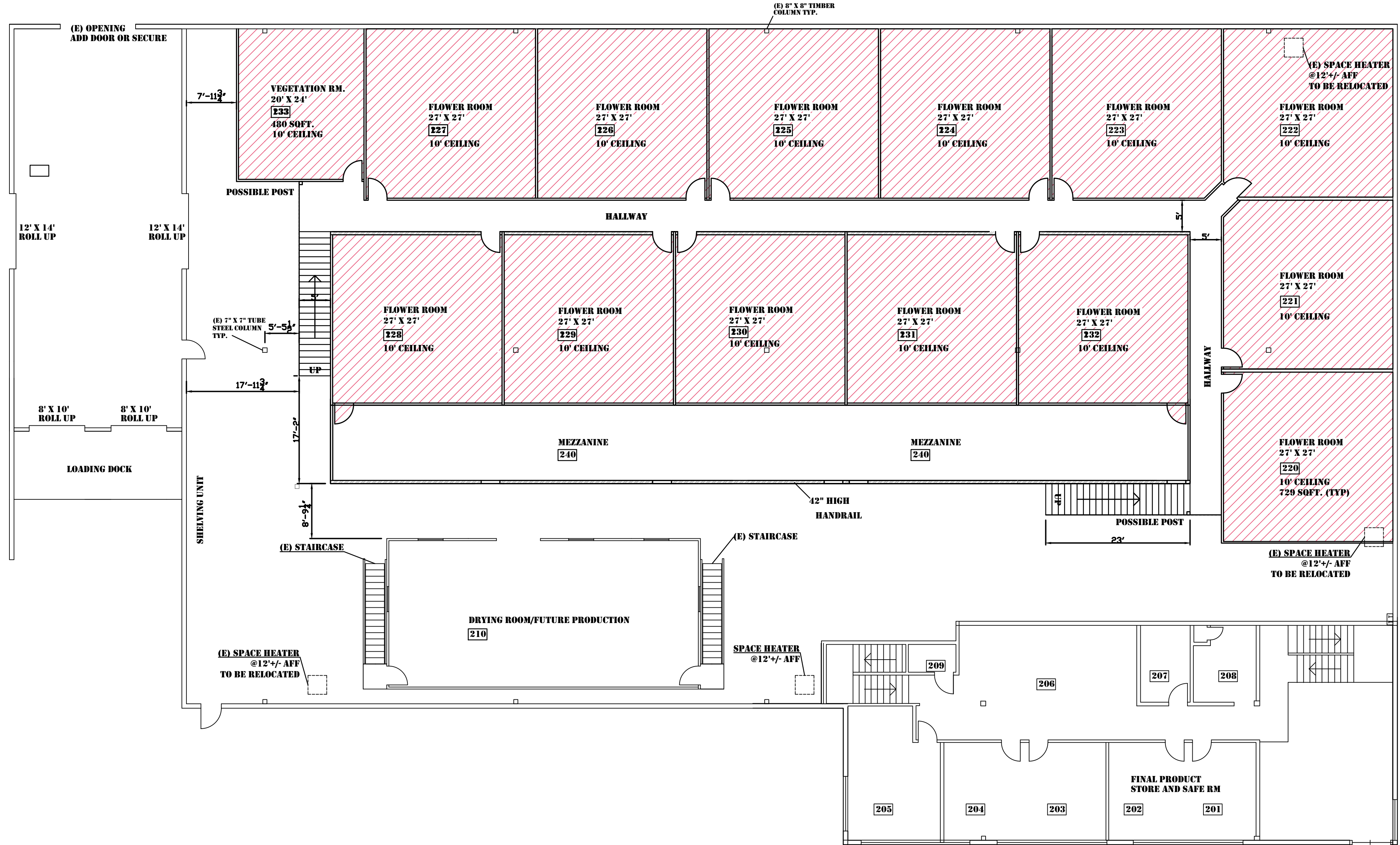
PROFESSIONAL ENGINEER-STATE OF NEVADA
KEITH R. SHAFFER
 Exp. 6-30-16
 CIVIL
 No. 12106

PROJ. MGR.: KRS
 PROJ. ASSOC.: MSK
 DRAWN BY: MSK
 CHECKED BY:
 DATE: MAY, 2015
 SCALE: 3/32"=1'-0"

SHEET
A1.2

THC

UPPER FLOOR



PHASE 3 TENANT IMPROVEMENTS
SCALE: 3/32"=1'-0"

**TENANT IMPROVEMENT
CONSTRUCTION THIS PHASE
TOTAL CONSTRUCTION = 9028.6 SQFT.**

May 12, 2015 - 08:26 Dwg Name: \\pncf-cg-ma\projects-cs\Thesno01\dwg\Eng\preliminary\parameter.dwg Updated By: msklgore

DATE	REVISIONS

Manhard
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TAHOE HYDROPONICS CO.
3535 ARROWHEAD DR. CARSON CITY
PHASE 3 TENANT IMPROVEMENTS

PROJ. MGR.:	KRS
PROJ. ASSOC.:	MSK
DRAWN BY:	MSK
CHECKED BY:	
DATE:	MAY, 2015
SCALE:	3/32"=1'-0"

SHEET
EXB.3

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