

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JANUARY 27, 2016

FILE NO.: SUP-15-175

AGENDA ITEM: F-2

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: To consider a request from Roy L. Street (property owner: Roy Street Properties LLC) to allow a Medical Marijuana Cultivation Facility on property zoned General Industrial (GI).

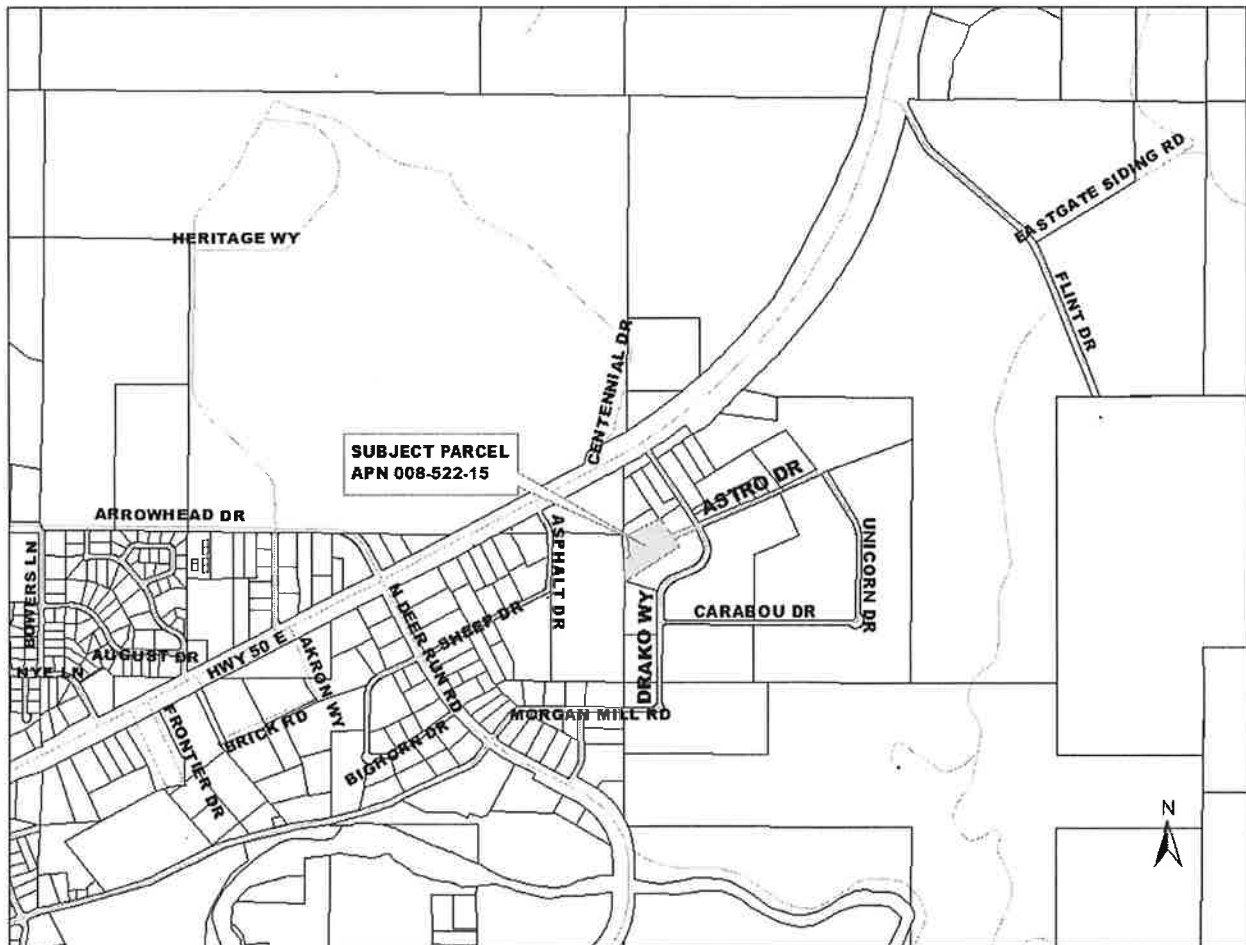
APPLICANT: Roy L. Street

OWNER: Roy Street Properties LLC

LOCATION: 6343 Highway 50 East

APN: 008-522-15

RECOMMENDED MOTION: “I move to approve SUP-15-175, a Special Use Permit request from Roy L. Street (property owner: Roy Street Properties LLC) to allow a Medical Marijuana Cultivation Facility on property zoned General Industrial, located at 6343 Highway 50 East, APN 008-522-15, 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.

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

10. 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.
11. All projects and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.

12. These products are considered a F-1 Industrial use.
13. The 2009 International Energy Conservation Code (IECC) will no longer be accepted after June 2016. The 2012 IECC will be enforced as of July 2016. The Codes will be locked in on the application date.
14. Any repairs, replacements, 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.
15. All contractors are required to carry State and local license.
16. The project must comply with the 2012 International Fire Code and Northern Nevada amendments.
17. The project must comply with Carson City Fire Department MME guidelines.
18. As part of the property sale due diligence, it was discovered that a sprinkler system had been installed without a permit after the building was built. A fire sprinkler system was not required at time of construction. The fire code requires the existing, un-permitted sprinkler system be either brought up to current code with permits or be removed. This needs to occur prior to the building being occupied.
19. The proposed MME cultivation will not be considered a change of use. Any use other than the F-1/S-1/B current configuration will be considered a change of use and will require code compliant fire sprinklers to be installed in the building.
20. The facility will be required to install a Type 1 sampling manhole at the end of the pipe sewer lateral from this facility.
21. Provide Safety Data Sheets for all chemicals and/or fertilizers that will be used at this facility.
22. If greater than 160 square surface feet of material to the existing building will be disturbed, the following items will be required:
 - a. An asbestos assessment done on all applicable materials being disturbed.
 - b. Submittal of a Carson City Acknowledgment of Asbestos Assessment form.
 - c. Depending on result of the asbestos assessment, an EPA 10-day notification may also be required.
23. The facility will need to meet all applicable codes found in Title 12.06 and Appendix 18, Division 15.5 of the Carson City Municipal Code and all applicable codes found in the 2012 Uniform Plumbing Code, and 40 CFR 403.
24. Prior to the issuance of your building permit, provide proof of your approval for the use of the well water as your water system for this facility.
25. Prior to the issuance of your building permit, provide an approved, by Nevada Department of Environmental Protection (NDEP), set of engineering plans of the On Site Sewage Disposal System.

26. Prior to the issuance of your building permit, provide a detailed set of drawings, and standard operating procedures on how you will meet Carson City Municipal Code Section 12.06 for On Site Sewage Disposal System.
27. Prior to the issuance of your Certificate of Occupancy, provide a letter from your engineer stating that the On Site Sewage Disposal System was installed according to the NDEP approved plans.
28. Plans for the building permit should indicate that all parking and driving areas are to be paved.
29. A traffic study will be required or a sealed letter by a traffic engineer stating that none of the conditions set forth in Division 12.13.1.1-5 of the Carson City Development Standards are met.
30. Should a new or expanded well be drilled in the future, Proof of Nevada Division of Water Resources approval will be required.
31. The applicant shall submit information on any new exterior lighting that is proposed for installation with this facility. Exterior lighting shall comply with Carson City Development Standards, Division 1.3.

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. Solid wastes generated from cultivation processes, if being disposed of at the Carson City Landfill, will require a manifest from Carson City Environmental Control, and must meet all landfill disposal limits prior to disposal.
36. 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.
37. The sale of medical marijuana products to the general public from this facility is prohibited.

38. Outdoor display and sales of medical marijuana merchandise is prohibited.
39. Medical marijuana products shall not be visible from outside the cultivation facility at any time.
40. The applicant shall maintain a ventilation and carbon 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.
41. Any expansion or significant modification to the existing building under this Special Use Permit will require additional review and approval by the Planning Commission.
42. Effluent from the cultivation process is not allowed to be discharged into an Individual Sewage Disposal System (septic system) per Carson City Municipal Code 12.06.020(B) and 12.06.060(S).
43. Liquid industrial wastes are not allowed to be disposed of at the Carson City Waste Water Reclamation Plant. Liquid waste hauled out must meet the limits at whatever facility is the designated disposal site. Carson City Environmental Control will require a liquid waste disposal plan.
44. Dependent on container size, chemicals and/or fertilizers used at this facility will need to be stored in secondary containment per Carson City Municipal Code 12.06.248.

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

MASTER PLAN DESIGNATION: Mixed-Use Commercial (MUC)

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: General Industrial/Warehouse Uses
- WEST: General Industrial/Electric Power Substation
- NORTH: General Industrial/Warehouse Uses
- SOUTH: General Industrial/Vacant Land

ENVIRONMENTAL INFORMATION

- FLOOD ZONE: Zone X (areas of minimal flooding)
- EARTHQUAKE FAULT: Zone II
- SLOPE/DRAINAGE: Site has been previously developed but slopes to the southwest

SITE DEVELOPMENT INFORMATION

- LOT SIZE: 3.62 acres
- EXISTING STRUCTURE SIZE: 13,094 square feet
- EXISTING PARKING: 23 spaces
- SETBACKS: N/A – Existing Building
- 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. This applicant also received approval of a Special Use Permit for a location on Sheep Drive in January 2015. The applicant has since determined that the approved location was not suitable for cultivation purposes, and has acquired a new location on U.S. Highway 50 East. Special Use Permits are not transferrable to new owners or to new locations, so a new Special Use Permit is required for the applicant's change in location.

DISCUSSION:

The applicant is proposing to operate a medical marijuana cultivation facility in an existing 13,094 square foot building on Drako Way, although the building has a Highway 50 East address. The cultivation facility will grow medical marijuana for sale and distribution to medical marijuana dispensary or production facility operators in Nevada. It will consist of one cloning room, one potting room, one beginning growing room, several large growing rooms, two drying rooms, a trimming room, a cleaning area and office space. The applicant indicates that the cultivation process will include both organic hydroponic and soil-based processes. The facility will employ 20-30 employees at any given time.

Water usage for the facility is anticipated to be approximately 750 gallons per day, which is under the threshold of 15,000 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 states that water for the project will be supplied by a 15-gallon per minute well that exists on site. In addition to the well, the applicant intends to place a 2,000 gallon water tank on site to supply the operation with the water it needs. The Engineering Division is aware of the current well situation but has no objection to the proposed project based on the status of the well. Due to the relatively remote location of the building, connection to the domestic water supply is not realistic at this time. Engineering has recommended a condition of approval that if a new or expanded well is required in the future, proof of Nevada Division of Water Resources approval will be required.

In addition to not being connected to domestic water, the project is also not connected to the city system system, but instead to an existing septic system. Again, due to the relatively remote location of the proposed project, connection to the city's sewer system is not a feasible option. As a result, Health and Human Services and Environmental Control have recommended conditions of approval associated with the septic system to support the proposed use.

The application states that traffic volumes are estimated to be approximately 60 trips per day based on an estimated 20-30 employees. This does not include trips for the delivery and distribution of product, which is estimated at an additional five trips per week. The Engineering Division has recommended a condition of approval that a traffic study be completed to verify these numbers, or that a letter sealed by a traffic engineer be provided stating that a traffic study is not required.

The applicant proposes a security plan that will include the placement of security lighting and night vision cameras on the building corners and other areas as needed, to see anyone approaching the building. Night vision cameras will also be placed on the inside of the facility in all of the rooms. All cameras on both the inside and the outside will be recorded on a DVR and stored for 30 days. In addition, all doors will have a card swipe on them to allow only authorized personnel inside sensitive areas within the building. Details of the security lighting was not provided as a part of the application, but staff has recommended a condition that the proposed light fixtures be reviewed and approved by the Planning Division prior to installation.

To mitigate concerns of medical marijuana odor from the facility, the applicant has indicated that carbon filters and UV lights will be placed throughout the building to control and purify air circulation. State regulations require that cultivation facilities do not emit odors that are detectable from outside the cultivation facility. Additionally, staff has recommended a condition of approval to address odor concerns as a part of this report.

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.

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 on the following pages:

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, 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 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.*

13 spaces are required for the proposed cultivation facility based on 13,094 square feet of gross floor area. The existing parking lot contains 23 parking spaces. The amount of parking provided is adequate for the cultivation use based on the development standards requirement.

- 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 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.

- 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, the applicant has made the findings to grant approval. The Planning Division staff is in support of this Special Use Permit application. Therefore, staff recommends, that the Planning Commission approve SUP-15-175 based on the required findings as noted on the following pages.

PUBLIC COMMENTS: Public notices were mailed to 35 adjacent property owners within 300 feet of the subject site on January 8, 2016. As of the writing of this report, no comments in support or in opposition of the proposed project have 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 January 27, 2016, 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. These products are considered a F-1 Industrial use.
3. The 2009 International Energy Conservation Code (IECC) will no longer be accepted after June 2016. The 2012 IECC will be enforced as of July 2016. The Codes will be locked in on the application date.
4. Any 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.
5. All Contractors are required to carry State and local license.

Fire Department:

1. Project must comply with the 2012 International Fire Code and Northern Nevada amendments.
2. Project must comply with CCFD MME guidelines.
3. As part of the property sale due diligence, it was discovered that a sprinkler system had been installed without a permit after the building was built. A fire sprinkler system was not required at time of construction. The fire code requires the existing, unpermitted, sprinkler system be either brought up to current code with permits or removed. This needs to occur prior to the building being occupied.
4. The proposed MME cultivation will not be considered a change of use. Any use other than the F-1/S-1/B current configuration will be considered a change of use and will require code compliant fire sprinklers be installed in the building.

Engineering Division:

1. Plans for the building permit should indicate that all parking and driving areas are to be paved.
2. A traffic study will be required or a sealed letter by a traffic engineer stating that none of the conditions set forth in Division 12.13.1.1-5 of the Carson City Development Standards are met.
3. If expansion of the existing well is needed, Nevada Division of Water Resources approval will need to be obtained.

Health and Human Services:

1. Prior to the issuance of your building permit, provide proof of your approval for the use of the well water as your water system for this facility.
2. Prior to the issuance of your building permit, provide an approved, by Nevada Department of Environmental Protection (NDEP), set of engineering plans of the On Site Sewage Disposal System.

3. Prior to the issuance of your building permit, provide a detailed set of drawings, and standard operating procedures on how you will meet Carson City Municipal Code Section 12.06 for On Site Sewage Disposal System.
4. Prior to the issuance of your Certificate of Occupancy, provide a letter from your engineer stating that the On Site Sewage Disposal System was installed according to the NDEP approved plans.

Environmental Control Authority:

1. Effluent from cultivation process not allowed to be discharged into an Individual Sewage Disposal System (septic system) per Carson City Municipal Code (CCMC) 12.06.020(B), and 12.06.060(S).
2. Liquid industrial wastes are not allowed to be disposed of at the Carson City Waste Water Reclamation Plant. Liquid waste hauled out must meet the limits at whatever facility is the designated disposal site. Carson City Environmental Control will require a liquid waste disposal plan.
3. Facility will be required to install a Type 1 sampling manhole at the end of pipe sewer lateral from this facility.
4. Solid wastes generated from cultivation processes, if being disposed of at the Carson City Landfill, will require a manifest from Carson City Environmental Control, and must meet all landfill disposal limits prior to disposal.
5. Dependent on container size, chemicals and or fertilizers used at this facility will need to be stored in secondary containment per CCMC 12.06.248.
6. Please provide Safety Data Sheets for all chemicals and or fertilizers that will be used at this facility.
7. If greater than 160 square surface feet of material to the existing building would be disturbed the following items would be required.
 - a. An asbestos assessment done on all applicable materials being disturbed.
 - b. Submittal of Carson City Acknowledgement of Asbestos Assessment form.
 - c. Depending on results of asbestos assessment an EPA 10 day notification may also be required.
8. Facility will need to meet all applicable codes found in Title 12.06 and Appendix 18 Division 15.5 of the Carson City Municipal Code (CCMC) and all applicable codes found in the 2012 Uniform Plumbing Code (UPC), and 40 CFR 403

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 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 30 employees and will generate up to five weekly trips for receiving of supplies and delivery of product. The proposed traffic level is lower than what is generally anticipated for general industrial uses and is not expected to have a detrimental impact.

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 750 gallons per day but this demand will be served by an existing well with new 2,000 gallon tank and not by city services. Additionally, there will likely be an increase in sewage disposal above what is currently generated at the building, but it will be handled by a septic system and holding tank on site and will not impact the sewer system. 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 Aerial
Building Division Comments
Fire Department Comments
Engineering Division Comments
Health and Human Services Comments
Environmental Control Division Comments
Application (SUP-15-175)

December 21, 2015



SUP-15-175:

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. These products are considered a F-1 Industrial use.
3. The 2009 International Energy Conservation Code (IECC) will no longer be accepted after June 2016. The 2012 IECC will be enforced as of July 2016. The Codes will be locked in on the application date.
4. Any 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.
5. All Contractors are required to carry State and local license.

Shawn Keating CBO

Building Official

Carson City Community Development Department

Web page <http://www.carson.org/index.aspx?page=172>

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**Engineering Division Planning
Commission Report File
Number SUP 15-179**

TO: Planning Commission

FROM: Stephen Pott y, P.E.

DATE: January 4, 2016 **MEETING DATE:** January 27, 2016

SUBJECT TITLE:

Action to consider an application for a special use permit for a medical marijuana cultivation facility at 6343 Hwy 50 E, apn 008-522-15.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

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.

CCMC 18.02.080 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis. Plans for the building permit should indicate that all parking and driving areas are to be paved. Also, either a traffic study will be required or else a sealed letter stating that none of the conditions set forth in Div12.13.1.1-5 of the Carson City Development Standards are met. Also, if expansion of the existing well is needed, Nevada Division of Water Resources approval will need to be obtained.

CCMC 18.02.080 (5a) - Master Plan

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

CCMC 18.02.080 (5c)- Traffic/Pedestrians

The request is not in conflict with pedestrian or traffic movements.

CCMC 18.02.080 (5d) - Public Services

No new City water, sewer or access services will be needed for this project.

DEC 23 2015

CARSON CITY
PLANNING DIVISION

December 22, 2015

SUP 15-175:

1. Project must comply with the 2012 International Fire Code and Northern Nevada amendments.
2. Project must comply with CCFD MME guidelines.
3. As part of the property sale due diligence, it was discovered that a sprinkler system had been installed without a permit after the building was built. A fire sprinkler system was not required at time of construction. The fire code requires the existing, unpermitted, sprinkler system be either brought up to current code with permits or removed. This needs to occur prior to the building being occupied.
4. The proposed MME cultivation will not be considered a change of use. Any use other than the F-1/S-1/B current configuration will be considered a change of use and will require code compliant fire sprinklers be installed in the building.

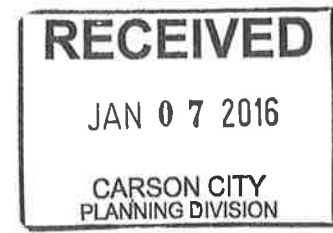
Dave Ruben

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

January 5, 2016

SUP 15-175

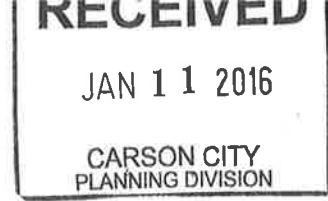


After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP 15-175 @ 6343 Hwy 50 East project:

1. Effluent from cultivation process not allowed to be discharged into an Individual Sewage Disposal System (septic system) per Carson City Municipal Code (CCMC) 12.06.020(B), and 12.06.060(S).
2. Liquid industrial wastes are not allowed to be disposed of at the Carson City Waste Water Reclamation Plant. Liquid waste hauled out must meet the limits at whatever facility is the designated disposal site. Carson City Environmental Control will require a liquid waste disposal plan.
3. Facility will be required to install a Type 1 sampling manhole at the end of pipe sewer lateral from this facility.
4. Solid wastes generated from cultivation processes, if being disposed of at the Carson City Landfill, will require a manifest from Carson City Environmental Control, and must meet all landfill disposal limits prior to disposal.
5. Dependent on container size, chemicals and or fertilizers used at this facility will need to be stored in secondary containment per CCMC 12.06.248.
6. Please provide Safety Data Sheets for all chemicals and or fertilizers that will be used at this facility.
7. If greater than 160 square surface feet of material to the existing building would be disturbed the following items would be required.
 - a. An asbestos assessment done on all applicable materials being disturbed.
 - b. Submittal of Carson City Acknowledgement of Asbestos Assessment form.
 - c. Depending on results of asbestos assessment an EPA 10 day notification may also be required.
8. Facility will need to meet all applicable codes found in Title 12.06 and Appendix 18 Division 15.5 of the Carson City Municipal Code (CCMC) and all applicable codes found in the 2012 Uniform Plumbing Code (UPC), and 40 CFR 403

Mark Irwin
Senior Environmental Control Officer
775-283-7380

- c: David Bruketta, Utility Manager.
Kelly Hale, Environmental Control Foreman.



January 11, 2016

SUP-15-175

Carson City Health and Human Services

Water

Prior to the issuance of your building permit, provide proof of your approval for the use of the well water as your water system for this facility.

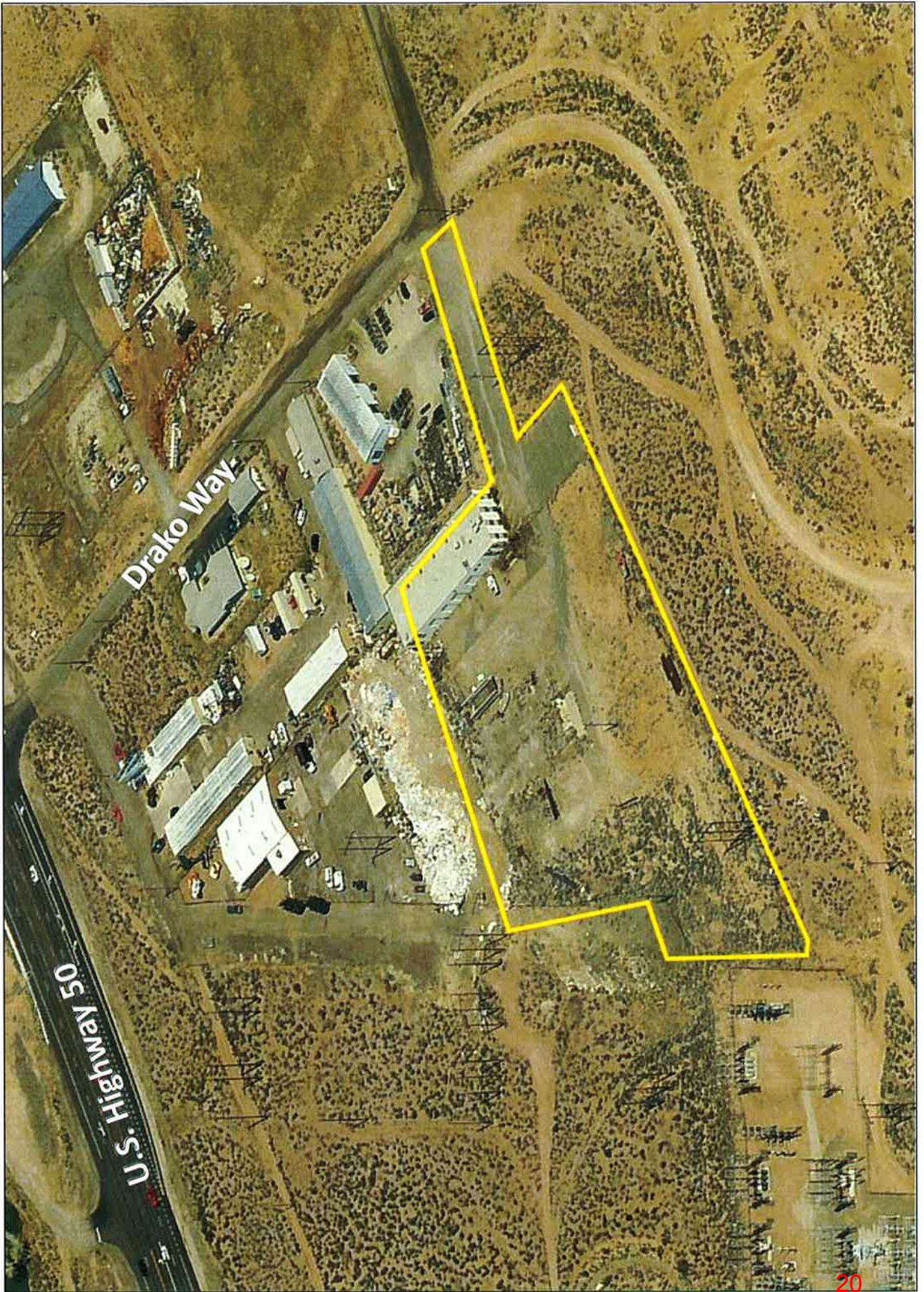
Sewer

Prior to the issuance of your building permit, provide an approved, by Nevada Department of Environmental Protection (NDEP), set of engineered plans of the On Site Sewage Disposal System.

Prior to the issuance of your building permit, provide a detailed set of drawings, and standard operating procedures on how you will meet the intent of CCMC 12.06.

Prior to the issuance of your Certificate of Occupancy, provide a letter from your engineer stating that the system was installed according to the NDEP approved plans.

Dustin Boothe, MPH, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220



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→ SUP - 15 - 175

HIGH SIERRA CULTIVATION

MIME SPECIAL USE PERMIT



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Appendices:

Owner Affidavit
Applicant Affidavit
Carson City Special Use Permit Application
Site Plan Checklist
Potential Floor Plan Exhibit
Carson City Zoning Certificate
Carson City Treasurer property tax record
State licensing documentation
Site security systems information

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

Introduction

This application includes the following request:

- A Special Use Permit to operate a Medical Marijuana Establishment (MME) at 6343 Hwy 50 E, in the General Industrial (GI) Zone. This MME will cultivate medical marijuana only, with no dispensary function.

Project Location

The project site is located on the south side of Highway 50, in an existing industrial area. Figure 1 (below) depicts the project location. The parcel number of the site is 008-522-15 and the total site area is 157,687± square feet, or 3.62± acres.



Figure 1 - Vicinity Map

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

Aerial View and Site Plan

The site is currently occupied with an office/industrial building of 13094± square feet. This building will remain and will be utilized for the proposed MME. Figure 2 below provides an aerial view of the area. Figure 3, following, shows the proposed site plan.

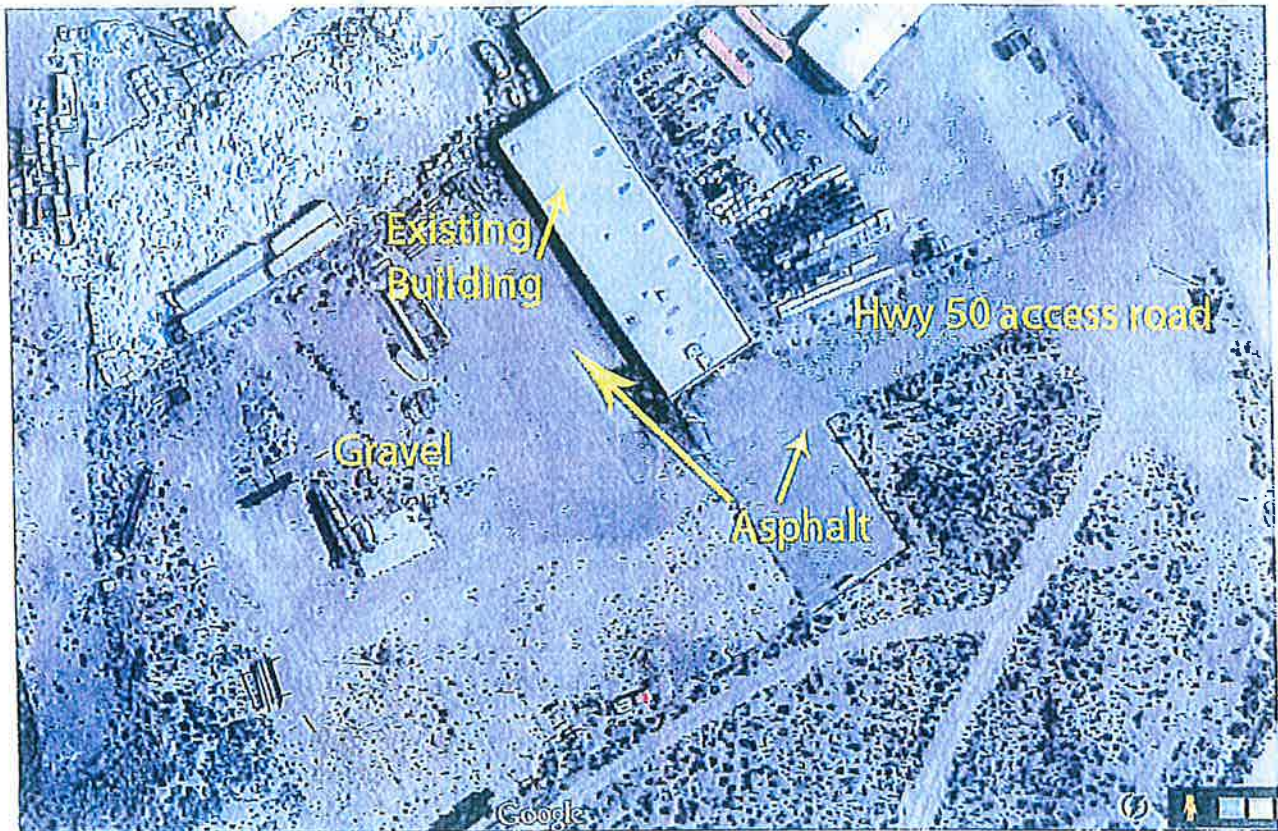


Figure 2 - Aerial View

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

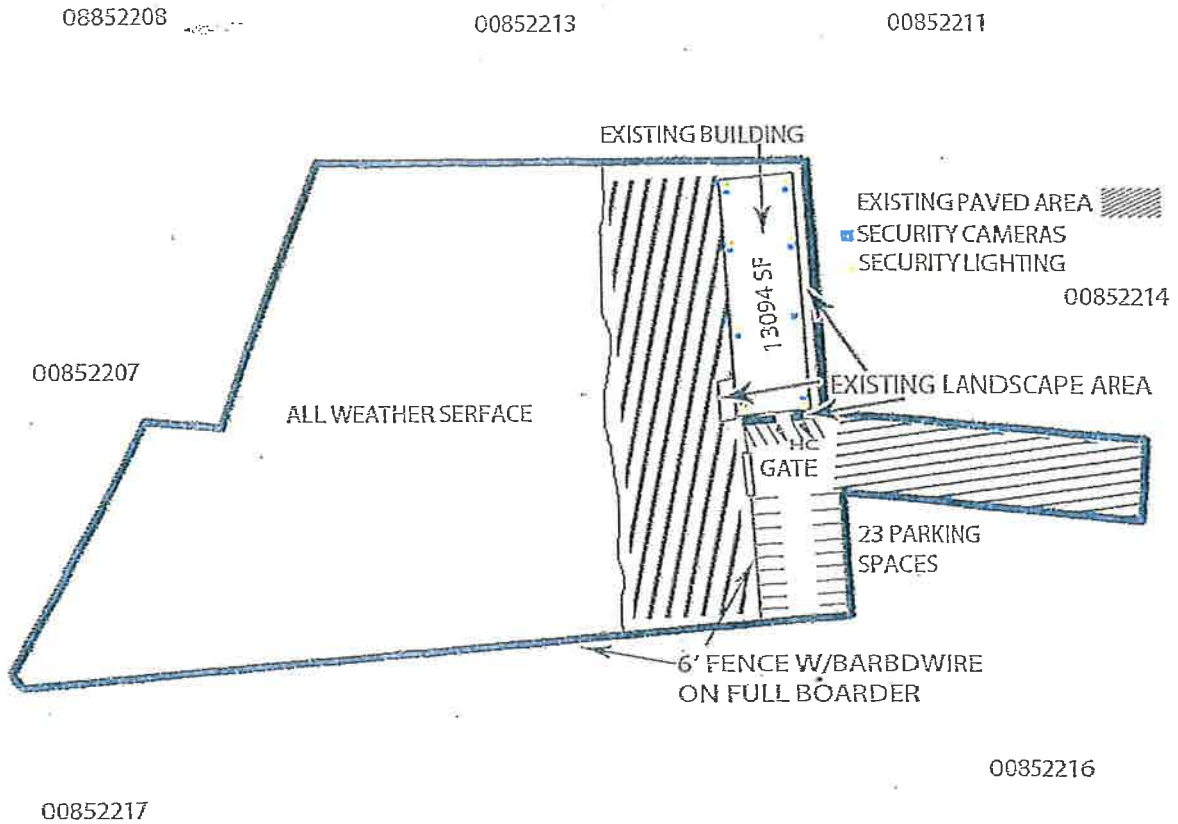


Figure 3 - Site Plan

Existing Conditions

The site was formerly operated as an office and storage yard with garage space. The building can be converted to marijuana cultivation with a simple interior reconfiguration and with the installation of security systems as detailed later in this report and in the appendix. Figure 4 provides photos of the site in its current configuration.

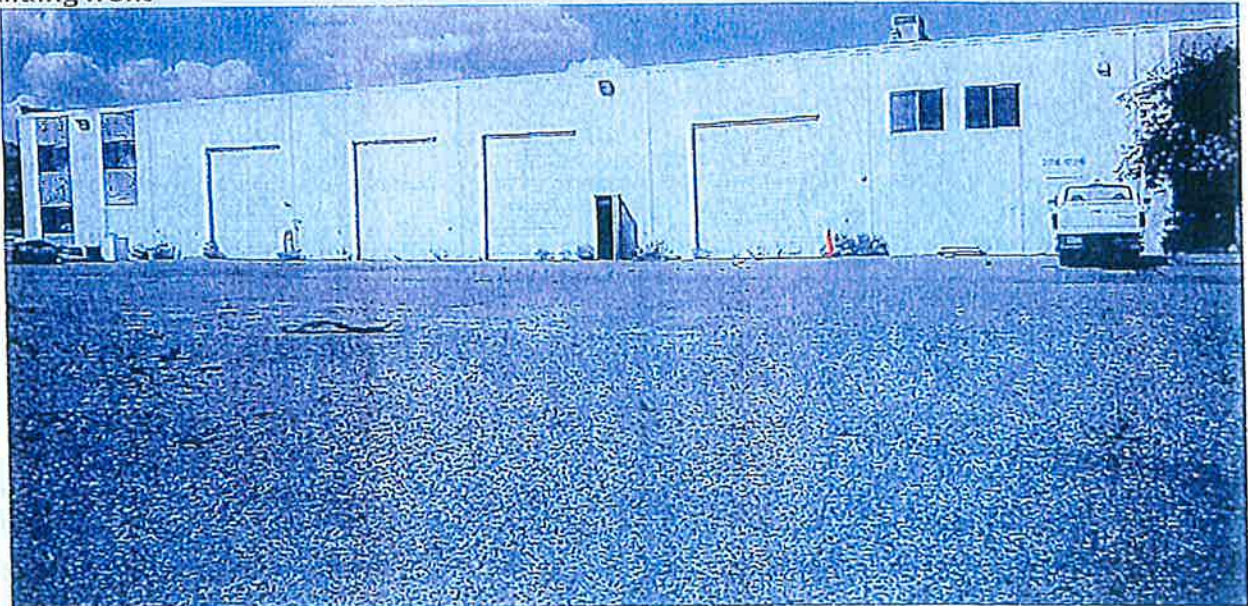


Building entryway and paved parking

Figure 4 - Existing Conditions



Building front



Building West side

Figure 4 Existing Conditions (continued)

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

Project Summary

Per the requirements of the Carson City Municipal Code Section 18.04.150, the GI Zone requires a Special Use Permit in order to operate an MME.

The 13094± square feet office/industrial building on the site will be re-configured to contain the proposed MME. The MME will consist solely of marijuana cultivation with no retail sales occurring on-site.

The building interior walls will be redesigned to accommodate the cultivation activities. A potential floor plan exhibit is included here. Exact details of the interior arrangement and construction will be provided at the building permit stage, following this SUP process.

The site will incorporate security lighting, video monitoring, fencing, and building security measures (enhanced door and window security), consistent with City and State regulations. Specifics of the security installations are contained in the appendix.

As detailed later in this report, parking and access is more than adequate for the proposed use. Access to the site is achieved from an existing driveway backed off Hwy. 50 E. This will remain as is. Traffic generation at the site will be minimal and will not impact surrounding properties.

The area is suited to MME operation and to manufacturing, due to the GI zoning and the site's separation from residences, schools, and child care facilities. Surrounding parcels have the same GI Zoning as the subject parcel.

Carson City has some recent experience with MMEs and has developed a package of operating conditions that provide for safe, predictable management of MMEs. It is expected that this site will operate under the same set of conditions and the owners see no problem with compliance.

Locational Criteria

Figure 5, following, shows the site and graphically demonstrates compliance with the locational criteria for an MME. Locational criteria in this case, per Carson City Code and NRS, include: MMEs must be 1,000 feet from any PreK-12 school and 300 feet from child facilities (public park, etc.).

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

The site is over 5,500 feet from the nearest preschool or school, located on Ramuda Circle and over 1,800 feet from the nearest children's public recreation facility (Centennial Park baseball fields). There is also a private, indoor gymnastics business on North Deer Run Road, over 400 feet from the project site. Carson City's Zoning Certification process is designed to study locational criteria and this site has already undergone this process. **The Zoning Certification letter is attached to this report, in the appendix.**

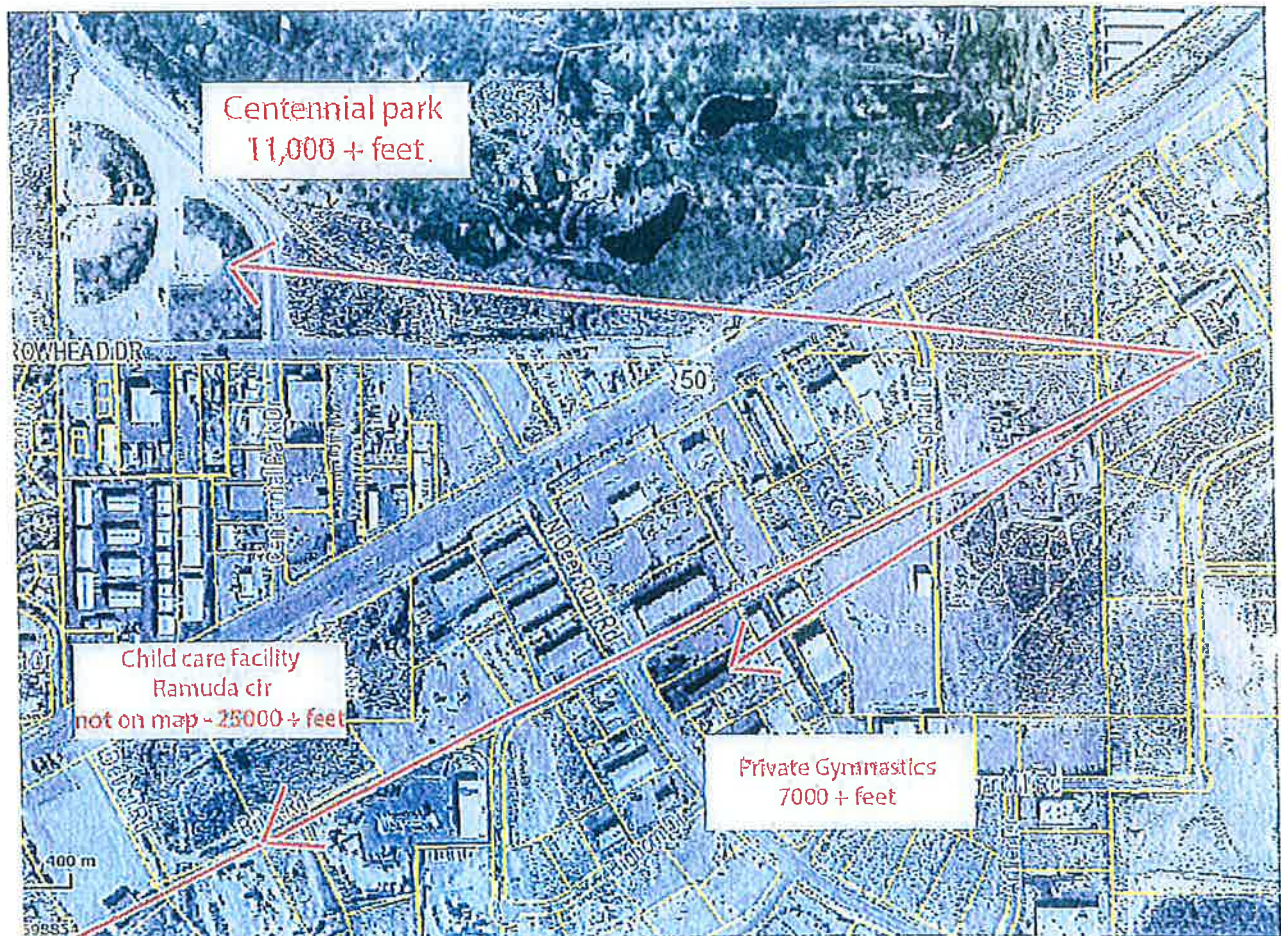


Figure 5 - Locational Criteria Compliance

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

Carson City Development Standards Section 1.20

Carson City Code includes standards for MMEs. This section identifies these standards and explains how the project is in conformance.

Standard 1.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.

This application is to secure the required SUP. The business will operate in conformance with State and local regulations and thereby maintain any SUP approval.

Standard 1.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 project site.

Standard 1.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 will be conducted indoors. The existing building is being reconfigured in order to accommodate all activities related to medical marijuana production. The building currently contains office space and has functioned as an administrative office in the past. The appearance is therefore professional, orderly, and dignified and it will be maintained as such. Please refer to the included site photos.

Standard 1.d - Outside display or sales of MME merchandise shall be prohibited.

No outside display or sales of MME merchandise will occur.

Standard 1.e - Accessory outside storage for MMEs shall comply with Title 18.16 Development Standards; Division 1:12 Outside Storage.

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

No outside storage of items related to the MME is proposed. However, if outside storage is required at the site, it will comply with Division 1.12 and will include 100% screening of the stored materials.

Standard 1.f - Access to the MME shall be restricted in compliance with State regulations.

As a cultivation facility only, there will be no public access to the site. The site shall comply with all access regulations through the inclusion of perimeter fencing, secure entryway construction, security lighting, and electronic surveillance devices.

Standard 1.g - No MME-related products shall be visible from outside the building.

Building design measures, including shielding of windows and doors, will be undertaken in order to comply with this standard.

Standard 1.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 project does not intend to include any signs at this time. Should a sign be required in the future, it will be discreet and professional.

Standard 1.i - Parking Requirements. Parking shall be provided for MME Cultivation Facilities as follows: One space per 1,000 square feet of gross floor area.

The building is 13,094 gross square feet, requiring 14 parking spaces. There are currently 23 paved parking spaces on site. This total includes room for 2 handicapped accessible parking spaces. This parking is more than sufficient for the proposed use.

Standard 1.j - No more than two Dispensaries shall be permitted in Carson City.

The site will not operate as a dispensary.

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

Standard 1.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.

This item is also addressed in the narrative report, under "Locational Criteria." Please see Figure 5 for a graphic depiction of how these criteria are met.

The site is approximately 25000+ feet from the nearest preschool or school, located on Ramuda Circle and 11982+ feet from the nearest children's public recreation facility (Centennial Park baseball fields) and 7000+ feet from a private gym.

Standard 2.a - A single point of secure public entry shall be provided and identified.

The site will not be serving the public. However, the site design includes a secure front door to the building as well as a single gated driveway to the site.

Standard 2.b - Hours of operation shall be limited to 7:00 a.m. to 8:00 p.m., seven days per week.

The business is not designed to serve the public and so there are no public hours of operation.

Standard 2.c - Drive-through service is prohibited.

There will be no drive-through service.

Standard 2.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.

This operation will not function as a dispensary and there is no nearby residential property.

HIGH SIERRA CULTIVATION MIME SPECIAL USE PERMIT

Standard 3.a. That the proposed Dispensary is located where sufficient, convenient and safe access is provided to the public.

Not applicable - the site is not a dispensary and will not be open to the public.

Standard 3.b. That the proposed location has adequate lighting and street improvements for a use providing public access.

Not applicable - the site will not be open to the public.

Project Impact Summary

The site is well suited for MIMÉ use and impacts to nearby properties will be minimal. Since there will be no public access to the site, traffic will be light and no disruptions to existing businesses in the area are anticipated. A brief summary of important planning issues is provided below, followed by the Carson City Special Use Permit Application Questionnaire form.

Residential Areas

The nearest residential property is over 11,000 feet away and is separated from the site by Highway 50. It is effectively impossible to see the project site from this residential area.

Lighting

Lighting will be kept to the minimum amount consistent with safety and with City requirements. Lights will not be allowed to shine directly onto other property.

Traffic

Traffic generation will be minimal and will be limited to employees and owners entering and leaving the site for work-related activity. There will be no public activity or sales at the site.

Parking

There are 23 paved parking spaces on site now. This total includes room for two handicapped parking spaces. Required parking is 14 spaces (13094 gross square feet of building/1 space per 1000 square feet = 14 spaces). This parking surplus will be sufficient for the operation. Maximum employees on site at any one time is anticipated to be 20.

HIGH SIERRA CULTIVATION MINE SPECIAL USE PERMIT

Security

The site will adhere to State and City requirements for site security. This includes electronic security alarms, surveillance cameras, and perimeter fencing. Attached to this application is material from a contracted security firm specifying the systems and equipment to be installed as part of the site upgrades.

Special Use Permit Application Questionnaire (Findings)

The following questions form a portion of the SUP application and are considered the legal findings for approving a Special Use Permit. Responses to these questions are addressed in **bold face** type:

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

This question is extensively addressed in the separate section entitled 'Master Plan and Zoning Map Amendment Policy Checklist' that follows this questionnaire.

In general, the project is in keeping with the Master Plan in that it is an allowed use (with an SUP) for the site and no zoning or Master Plan amendments are required or requested.

The project seeks to place an allowed industrial use within an existing industrial area.

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

The project will be a benefit to the neighboring industrial sites in that it will bring investment and an active presence, it will enhance security for all property in the area.

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

Impacts such as traffic and noise will be minimal and far below many of the other allowed uses at the site (e.g. Building Material Storage/Sales). Operations will be contained within the building and so will not be visible to or disruptive to the surrounding area.

- A. All surrounding parcels are zoned General Industrial, the same as the project site. Surrounding land uses are: industrial/office to the south; and manufacturing/storage to the west, north, and east.
- B. By utilizing an existing building that is similar to surrounding buildings, the site will remain compatible.

All activity will be contained within the building. Construction will be minimal so short-term disruptions at the site will also be minimal. Carson City is currently evaluating other similar requests and so it is possible that this industrial area will have other similar operations.

This project will not be detrimental to the enjoyment or development of surrounding property in that it will not have any impacts that prevent further development or reduce the appeal of the area. It will be a quiet, low-profile operation that will not depend on visibility or advertising and will not attract public traffic. Products developed on site will be shipped to wholesale buyers with no retail sales occurring.

The project imposes lower impacts on the neighborhood than would be included with other, more intense, allowed uses.

A. Streets in the area are sized for industrial operation and so can accommodate this project with ease. Traffic generation from this use will be less than for other potential uses of the site. With no public access/usage of the business, traffic will be minimal.

The site is already served by city services, including emergency vehicles. It is therefore already part of planned response times. Emergency services provision does not present any unusual problems.

B. Benefits from the project include additional employment, additional tax revenue, an expanded mix of businesses, and investment.

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

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

In general, the project is entirely adapted to existing improvements in that it utilizes the existing zoning; building; driveway; and security fence. Overall changes at the site are therefore minimal.

A. The project will have no impact on the school district. Impacts to the Sheriff's department could be positive in that, by providing an active presence for the area, criminal activity could be discouraged.

B. The site already includes a paved parking area and a paved driveway connection to the public street. The existing drainage pattern can therefore continue to function without alteration.

C. The site is served by a private well, the public water system will not be affected. Utilities in the area were intended to serve the industrial uses and zoning and are appropriate for the development seen in the area

D. The site is connected to independent septic sewage system and no service problems were identified. No new sewage system construction is required with this project.

E. No road improvements are required. Traffic is generally light in the area and traffic generation due to this project will be insignificant.

F. This project has already undergone review by the State of Nevada and the Carson City Planning Department (State licensing process, City Zoning Certificate). This review has provided insight into the site suitability and potential impacts. Additional documents and sources used to support this application include: Carson city GIS; Carson City Planning staff; site visit; Carson City Master Plan; Carson City Zoning Map.

G. Lighting will be the minimum required to provide site security. It will not be allowed to shine directly onto adjoining property, through the use of modern cut-off light fixtures.

HIGH SIERRA CULTIVATION M/MIME SPECIAL USE PERMIT

H. The site is already developed and includes a over 30' front setback, that includes landscaping. Should it be required by the City, additional site screening could be installed however any screening will have to be compatible with site security and not create areas of concealment for unauthorized entrants.

I. Parking for the proposed use can easily be contained on the site, due to the relatively small building and the generous site size of 3.6 acres. As shown on the included site plan, there are 23 existing paved spaces (includes 2 handicapped spaces). City Code requires the provision of 4 spaces. Parking impacts to surrounding properties and streets will therefore be essentially non-existent.

Master Plan and Zoning Map Amendment Policy Checklist

This section is taken directly from Carson City documents and forms part of the Special Use Permit application process. Responses to the checklist questions are included in this section and are printed in **bold** type.

Note that this application does not include any amendment to the City's Master Plan or Zoning maps. Many of the questions are therefore of limited relevance to the proposed new use.

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to Master Plan Map Amendments and Zoning Map Amendments. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: **Hwy 50 Medical Marijuana Production Facility**

Reviewed By:

Date of Review:

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed Master Plan or Zoning Map Amendment can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed amendment meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

CHAPTER 3: A BALANCED LAND USE PATTERN

The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed amendment:

? Discourage growth outside areas planned to be served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans (1.1b)?

By re-purposing an existing commercial site within the City's service area, rather than expanding to an outlying area, this application directly promotes this Master Plan policy.

? Promote infill and redevelopment in an identified priority area (1.2a)?

As an industrial use, this project is not suitable for the highly visible priority areas. It is, however, a re-use of an existing industrially-zoned site.

? At adjacent county boundaries, minimize potential land use conflicts with adjacent properties (1.5a)?

By utilizing an existing site, and thereby avoiding growth at the County boundary, this project eliminates the potential for land use conflicts with adjoining Counties.

? Adjacent to State or Federal lands, ensure compatibility with planned adjacent uses and access (1.5b)

The site is not adjacent to State or Federal lands.

? Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?

The site is within a developed industrial area and is therefore already served by City services. Access to the site and to the building is good, with Highway 50 nearby.

HIGH SIERRA CULTIVATION MIMIE SPECIAL USE PERMIT

? Promote a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities (2.1a)?

This project does not include any changes to the City's land use maps. However, as a newly legal use, it does promote a mix of commercial activity.

? In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts)?

This project is not a mixed-use project and therefore has little or no impact on these policies.

? Discourage rezoning of properties that create "friction zones" between adjacent land uses, particularly industrial and residential uses (2.1d)?

The project is an industrial land use and is being located in an industrially-zoned area. The site itself is zoned General Industrial (GI) and the surrounding properties are also GI. The project therefore adheres to the City's land use plan.

? Encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?

The site is located outside the primary floodplain area and away from known geologic hazards.

? Provide for zoning consistent with the Land Use designation (Land Use table descriptions)?

The proposed project utilizes the existing zoning and master plan designations with no changes. The use is allowed within the existing GI zoning designation.

HIGH SIERRA CULTIVATION MINE SPECIAL USE PERMIT

? Meet the location criteria for the applicable Land Use designation (Land Use descriptions)?

The proposed use meets the locational criteria established by City Code and by the State. The site is more than 1000 feet from any school and more than 300 feet from any park or other child-focused recreational facility. The site is approximately 25000 feet from the nearest preschool or school, located on Ramuda Circle and 11000 feet from the nearest public children's facility (Centennial Park baseball fields). There is also a private, indoor gymnastics facility on North Deer Run Road that is roughly 7000 feet from the site.

? If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

The site is within the Eastern Portal-Virginia and Truckee Railroad Specific Plan Area. It meets the applicable policies by utilizing the existing site zoning and applying an allowed use. The use is compatible with Policy 1.4 in that it does not create noise, dust, or any other disturbance that will affect nearby properties or impact the tourist-oriented goals of the V&T Railroad.

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES

The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods. Is or does the proposed amendment:

? Provide opportunities to expand parks and recreation opportunities (4.2a)?

As a general industrial use on a relatively small site, in an already developed area, there is little ability for this application to either negatively or positively affect recreation.

? Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

This project does not impact open space since it utilizes an existing site.

CHAPTER 5: ECONOMIC VITALITY

The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community. Is or does the proposed amendment:

HIGH SIERRA CULTIVATION NIME SPECIAL USE PERMIT

? Help maintain and enhance the primary job base (5.1)?

This project is part of a new industry in Carson City and therefore has a direct positive impact on the job base.

? Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)

As a general industrial use on a relatively small site, in an already developed area, there is little ability for this application to either negatively or positively affect the existing housing balance.

? Encourage the development of regional retail centers (5.2a)

As a general industrial use, there is little ability for this application to either negatively or positively affect the regional retail market.

? Encourage reuse or redevelopment of underused retail spaces (5.2b)?

The site is a reuse of a currently underused general industrial site, but will have little impact on retail spaces.

? Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?

As a general industrial use, there is little ability for this application to either negatively or positively affect heritage tourism activities.

? Promote revitalization of the Downtown core (5.6a)?

By locating this project within the existing City boundary it could be argued that it encourages greater use of nearby retail, including downtown businesses. However, it will have little direct impact on specific revitalization efforts.

? Encourage the incorporation of additional housing in and around the Downtown (5.6c)?

As a general industrial use, there is little ability for this application to either negatively or positively affect downtown housing.

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS

The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown. Is or does the proposed amendment:

Promote compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?

The project is an allowed use that will generate little or no impact on surrounding property. It is therefore compatible with surrounding development. The project entails very little new construction (building interior modifications, lighting and security upgrades) and is not part of a residential neighborhood and so will not create conflicts with surrounding development.

? If located in an identified Mixed-Use Activity Center or m area, provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?

The site is not in a Mixed-Use Activity Center.

? Encourage an appropriate mix of housing models and densities based upon the location, size and surrounding neighborhood context (9.1a)?

As a general industrial use, there is little ability for this application to either negatively or positively affect housing.

? Discourage "spot" rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map or that are not contiguous with lots zoned for a comparable density (9.4b)?

By utilizing the existing zoning, within an existing industrial area, this project supports the City's current land use mapping and makes no attempt to apply spot zoning.

CHAPTER 7: A CONNECTED CITY

The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks. Is or does the proposed amendment:

? Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?

The project site is only 3.6 acres and is not a major employment center. It will therefore have very limited impact on area transit issues.

? Promote enhanced roadway connections and networks consistent with the Transportation Master Plan (11.2c)?

The project site is only 3.6 acres and is not a major employment center. It will therefore have very limited impact on area transit issues.

? Provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a, c)?

The project site and the surrounding area are industrial and therefore not an area of interest for walking or recreating. Recreational amenities to the north, across Highway 50 offer a more likely destination for outdoor activities.

APPENDICS

Carson City Planning Division
 108 E. Proctor Street - Carson City NV 89701
 Phone: (775) 897-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02

SPECIAL USE PERMIT

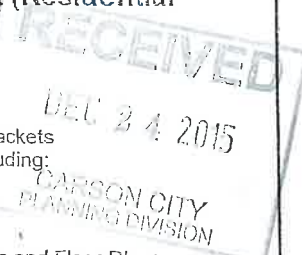
FILE # SUP - 15 - SUP - 15 - 175

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

APPLICANT PHONE #
 Roy L. Street 775-997-9909

MAILING ADDRESS, CITY, STATE, ZIP
 475 Gentry way Reno, Nv 89502

- 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)



EMAIL ADDRESS
 franklstreet@yahoo.com

PROPERTY OWNER PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #
 Frank L. Street

MAILING ADDRESS, CITY STATE, ZIP
 475 Gentry way Reno, Nv 89502

EMAIL ADDRESS
 franklstreet@yahoo.com

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.

Project's Assessor Parcel Number(s): 008-522-15	Street Address 6343 Hwy 50 E	ZIP Code 89706
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Project's Master Plan Designation Community / Regional Comm.	Project's Current Zoning G1	Nearest Major Cross Street(s) Hwy 50 E.
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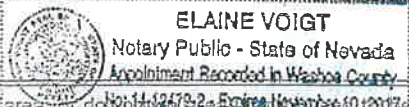
Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: _____, or Development Standards, Division 1, Section 1.20, a request to allow as a conditional use is as follows:
 A request for a special use permit to allow for a medical marijuana establishment (MME) within the G1 zone. Please see attached.

PROPERTY OWNER'S AFFIDAVIT

I, Roy L Street, 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: Roy L Street Address: 475 Gentry Way Reno NV 89502 Date: 12-9-15

STATE OF NEVADA
 COUNTY

On Dec 9, 2015, Roy Street, 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.
 Notary Public: Elaine Voigt



NOTE: If your project is located within the historic district, airport area, or downtown area, it must 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.

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.

Applicant

Ray S. Stunt

Date

12-9-15

SITE PLAN CHECKLIST

The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

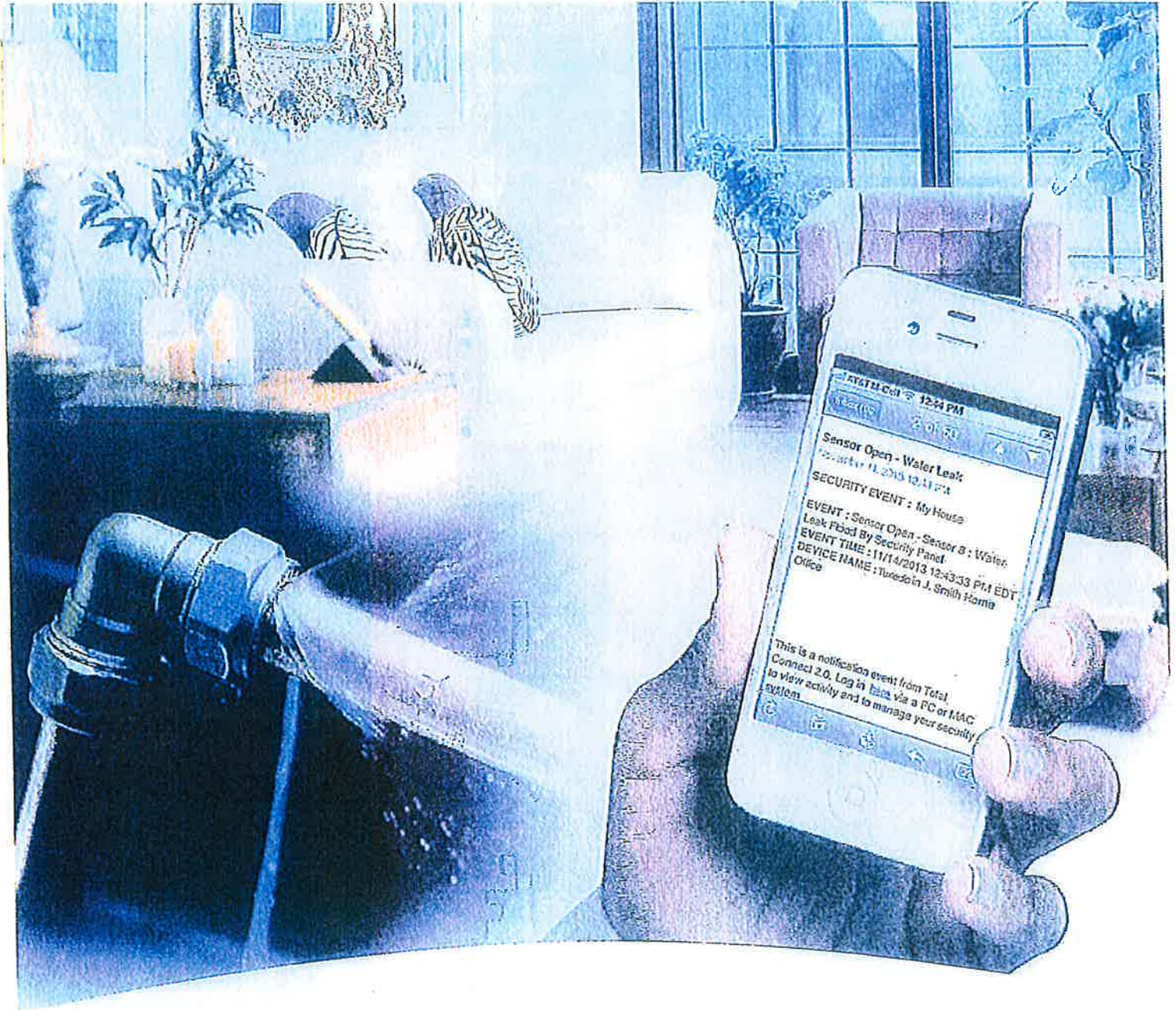
1. Show a north point arrow and plot plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals 20 feet on the original plot plan:



2. Vicinity map must be shown on the plot plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
3. Title block in lower right-hand corner including:
 - (a) Applicant's name, mailing address, and daytime phone number (including area code).
 - (b) The name, mailing address, and daytime phone number of the person preparing the plot plan, if different from applicant.
 - (c) The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
 - (d) Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
 - (e) Project title and permit request (Example: Variance, Special Use Permit).
4. Property lines of the subject property with dimensions indicated.
5. All existing and proposed structures shall be shown, including:
 - (a) Distances from property lines indicated by dimensions.
 - (b) Distances between buildings shall be indicated on the plot plan.
 - (c) Clearly label existing and proposed structures and uses, and show dimensions.
 - (d) Square footage of all existing and proposed structures.
 - (e) If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
 - (f) Elevations of any proposed structures/additions.
6. Project access:
 - (a) Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
 - (b) Show adjoining street names.
 - (c) Show all curb cuts with dimension.
7. Show the Assessor Parcel Number(s) of adjoining parcels.
8. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions.
9. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any onsite lots/fields.
10. If specific landscape areas are required or provided, show with dimensions.
11. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.
12. PROJECT IMPACT REPORTS - Provide four copies of documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports required per the Carson City Development Standards Divisions 12, 14 and 15.

Submit 8 copies of the entire application and site plans, including the original, or a very clear, high quality reproduction that may be used for generating additional copies. If 8 large blueprints are submitted, one 8.5 inch by 11 inch plan must also be submitted.

Security Planner



Safe, Connected and in Control

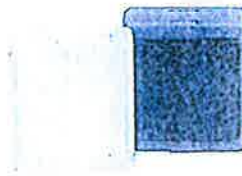
Honeywell

A Solution for Every Lifestyle

Whether you're concerned about protecting your family and possessions or need to be aware of events going on in and around your home, Honeywell has the solution for you.



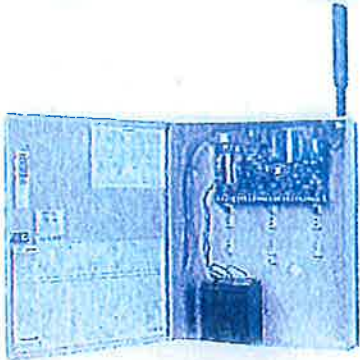
Keypads



Theft Prevention



Video Cameras



Security Control Panel



Indoor Motion Detector



Siren



Window/Door Sensors



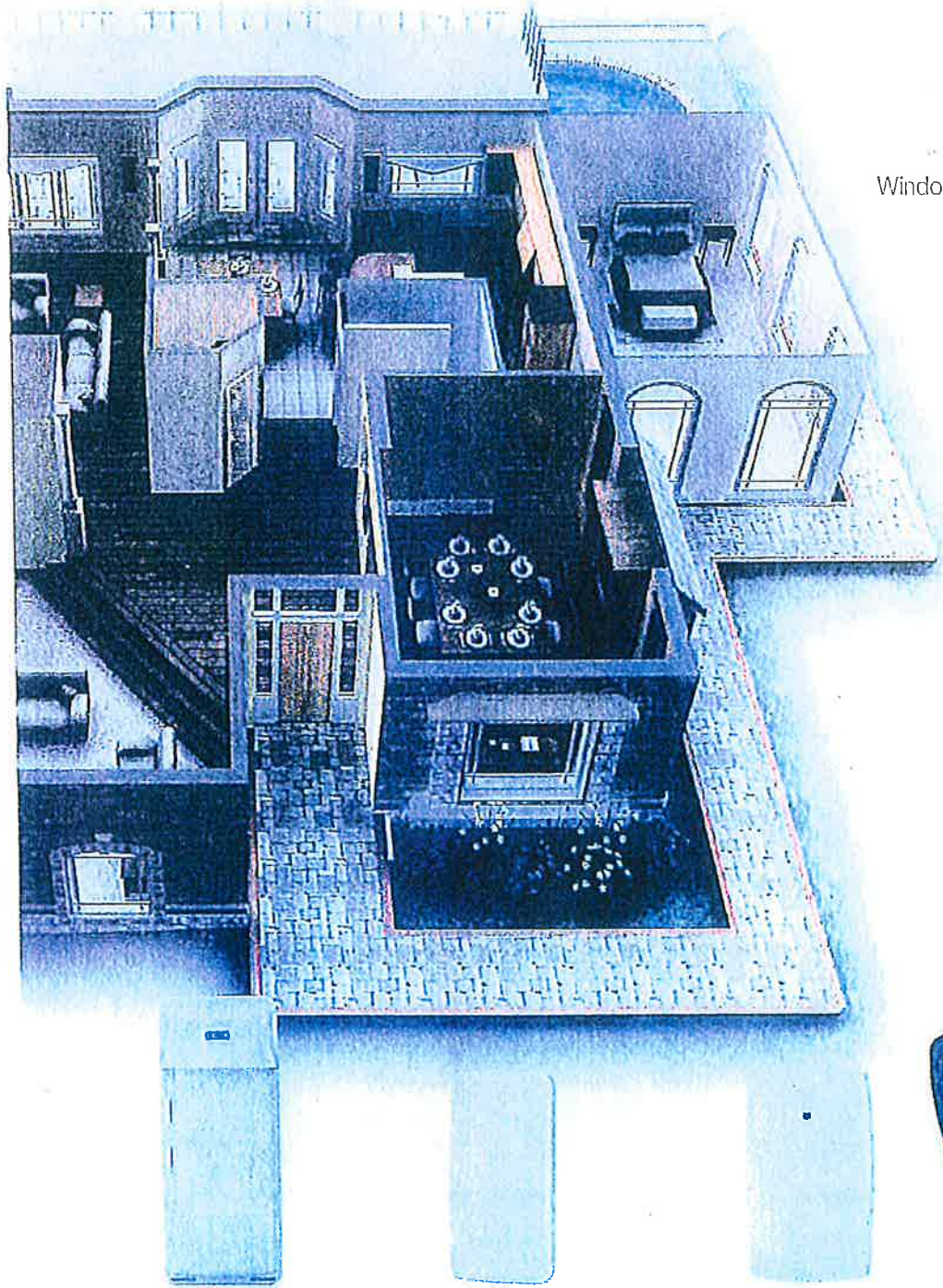
Smoke Detector



Carbon Monoxide Detector



Remote Control/Life Safety



Outdoor Motion Detector



Extreme Temperature/
Flood Detector



Glassbreak Detector

Communication Paths

Honeywell Total Connect™ Remote Control and Notification



Signal between your home and your wireless device:

- iPhone®
- BlackBerry®
- Android™
- Mobile phone



Honeywell Total Connect Remote Control



Control of your system from anywhere:

- iPhone
- BlackBerry
- Android
- Mobile phone
- PC



Alarm Communication Signal

1



Alarm signal from your home to the central station:

- Wireless AlarmNet® Communication
- Internet
- Telephone

2

Verification:

Central station contacts the homeowner



3

Notification:

Police, fire or emergency personnel can be summoned to your home



4

Response:

Police, fire or emergency personnel arrive at your home



iPhone is a registered trademark of Apple® Inc. All other trademarks are properties of their respective owners.

For more information:

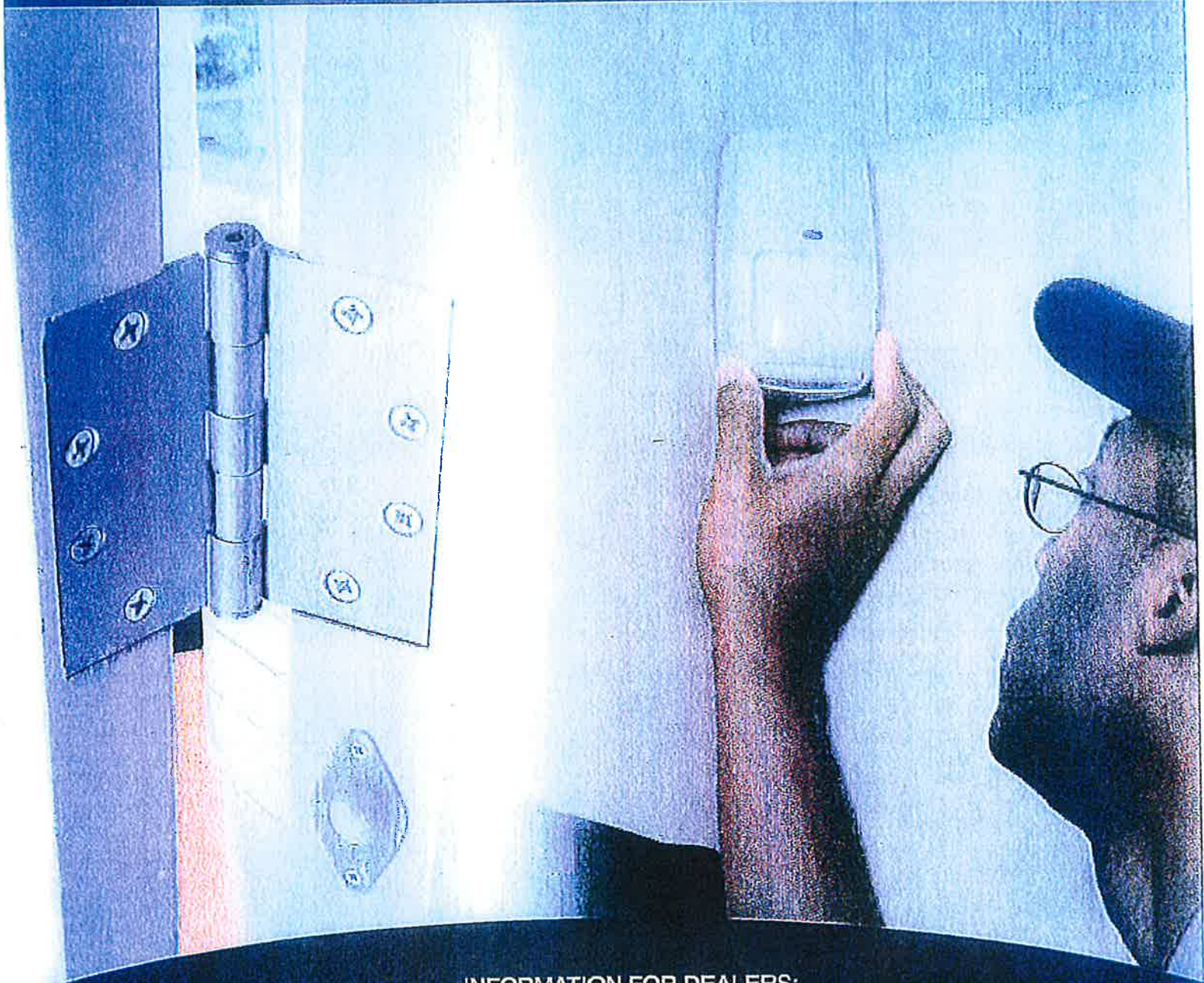
www.honeywell.com/security

Automation and Control Solutions
 Honeywell Security Products Americas
 2 Corporate Center Dr. Suite 100
 P.O. Box 9040
 Melville, NY 11747
 1.800.467.5875
www.honeywell.com

L/EUPAWRNESS/D
 February 2014
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Honeywell

5800 Wireless Series



INFORMATION FOR DEALERS:
WIRELESS SOLUTIONS FOR EVERY
HOME OR BUSINESS

**Quicker Installs...
Higher Profits**

Honeywell



Connect to Opportunity!

Increase your RMR, close more business and reduce attrition when combining 5800 Series devices with Total Connect 2.0. Your customers can access and operate their systems remotely, view live video and stay connected to their homes and families on the same mobile devices they use every day.

Your customers can:

- Know when their children arrive home from school or if they haven't arrived home by a certain time
- Set up and manage their own accounts—making life easier for them and for you!
- Control their security systems remotely via iPhone®, iPad™, iPod touch®, Android™, BlackBerry® or other compatible mobile device. Free apps available.*
- Receive e-mail alerts if a protected asset is moved, flood or extreme temperature is detected or movement is sensed in a specified indoor or outdoor area.
- View live video on up to six cameras at a time or have video clips and pictures e-mailed to them upon an event
- Take advantage of energy management and lighting control options
- Access up to 100 locations with one login

For more information, please visit www.mytotalconnect.com

Free apps available for Apple iPhone, iPad and iPod touch, BlackBerry and Android devices. iPhone, iPad or iPod touch apps available in Apple's iTunes® App Store. Android app available in Android Market. Total Connect subscribers can download the BlackBerry app by logging into their accounts. Apple, iPhone, iPad, iPod touch and iTunes are trademarks of Apple Inc. All other trademarks are property of their respective owners.

Wireless Solutions to Help You Grow Your Business

You know Honeywell's 5800 Series as the most flexible, convenient and cost-effective wireless security in the industry, with over 55 million devices installed trouble-free. Today, we've evolved wireless security by taking the 5800 Series to new levels by developing solutions designed to help you earn RMR quicker and move on to the next installation faster—including products that enhance life safety, protect outdoor valuables, prevent theft and enhance end-user awareness. They're the best way to help you grow your business!

Grow Your Business with Wireless



Outdoor Protection

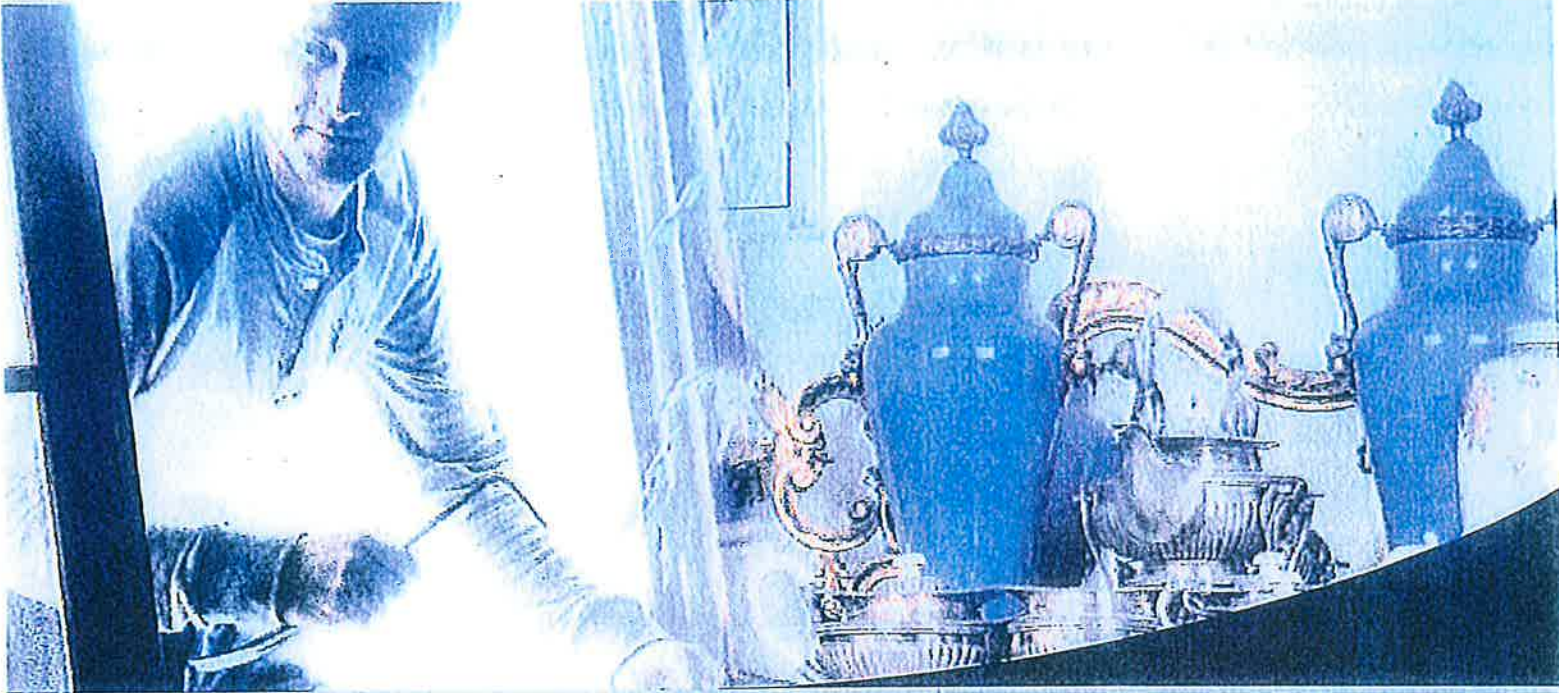


5800PIR-OD Wireless Outdoor Motion Sensor

Although you provide your customers with security systems to protect the interiors of their homes and businesses, you may be overlooking a critical and profitable part of the solution...the outside.

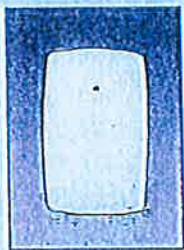
- Superior outdoor protection for driveways, pool areas, boats, trailers, car lots, rooftops, cellular sites, electrical substations and more
- Eliminates the need for trenching, excavating and expensive subcontracting
- Two PIRs must be tripped to declare an alarm, providing immunity to false alarm sources, pets and other animals
- Weatherproof design with an operating temperature of - 4° F to 122° F (-20° C to 50° C)
- Increased RMR opportunities when used with Total Connect Remote Services





Glassbreaks and Environmental Detection

Theft Prevention



5853 Wireless Glassbreak Detector

Honeywell's 5853 offers a wireless FlexGuard® solution to protect all types of glass. Installers rely on FlexGuard as a first line of defense, because it keeps intruders where they belong... outside. You'll provide your customers with the highest level of security possible—without any labor and installation headaches or costly service calls.



5800SS1 Wireless Shock Sensor

This compact, versatile detector mounts directly on the glass surface and offers excellent protection for all glass types—including plate, tempered, laminated and wired. It provides outstanding false alarm immunity, especially in problem areas such as kitchens and bathrooms. It's ideal for hard to reach areas like skylights.



5821 Wireless Temperature/Flood Sensor

Honeywell's 5821 is a versatile wireless device that can be configured to operate as either a standalone temperature sensor and/or a remote temperature sensor or flood detector. It is ideally suited for a wide range of applications including bathrooms, laundry rooms and basements.



5870API Wireless Indoor Asset Sensor



Until now, many dealers have had to walk away from protecting assets within a home or business—even when asked—due to the high costs, complexity and labor involved.

Honeywell's 5870API changes all of that. The device easily affixes to virtually any valuable requiring protection within a home or business, including paintings, flat screen TVs and other electronics, family heirlooms, safes, office equipment and more. It lets you offer an additional layer of protection that can be programmed to always be on—even when the panel is disarmed.

The 5870API is an excellent way to provide your customers with a unique solution to a problem most dealers overlook...theft. Remember, theft is different from burglary because it occurs without a break-in and the offender has a legal right to be on the premises. With the 5870API, you'll actually protect against burglary and theft at the same time.

Wireless Transmitters



5800RPS Recessed Transmitter

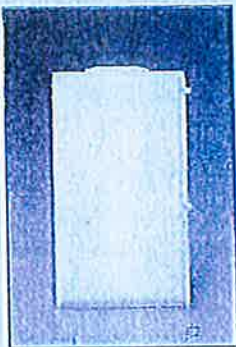


Concealed Door Security for Aesthetically Critical Installations

The world's smallest wireless recessed transmitter, Honeywell's 5800RPS disappears when installed—making it a huge selling point for any installation where aesthetics matter.

- Completely concealed after installation—no more unsightly surface mount bulk
- Fast, clean installation with no wire runs—requires only a drill, 3/4" drill bit and 1/4" wood drill bit
- Ideal for both residential and commercial settings, it works perfectly with wood or steel frames and concrete or wood walls
- Up to seven year battery life depending on use

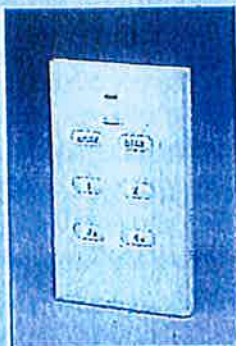
5811 Thin Door/Window Contact Transmitter



Super sleek and thin at only 1/4", the 5811 virtually disappears when installed and blends with any décor—making it ideal for applications where aesthetics are critical such as

ornate doors, casements and double-hung windows. It provides a single zone of protection and installs easily on doors or windows with the included mounting hardware or double-sided adhesive tape. *Brown version also available.*

5878 Wall Transmitter



Honeywell's attractive, multi-functional 5878 Wireless Wall Transmitter can arm and disarm alarm systems, control lights or operate garage doors with a single touch.

5800MICRA Mini Window Recessed Transmitter



Honeywell's 5800MICRA is compact and ideal for vinyl windows, it also provides clean, fast installations, up to a ten year battery life and exceptional range. You'll want

to use it on every job where aesthetics and discretion are important.

5818MNL Recessed Transmitter

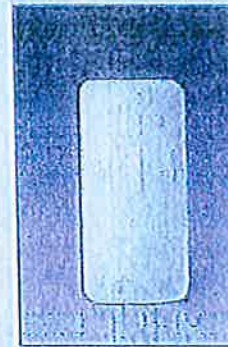


With its small, sleek, tapered design, the 5818MNL is another great example of how our technology has evolved to meet your needs. The low-profile design

makes it perfect for discreet applications.

All units come with lithium batteries.

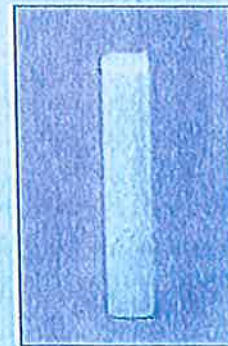
5815 Door/Window Transmitter



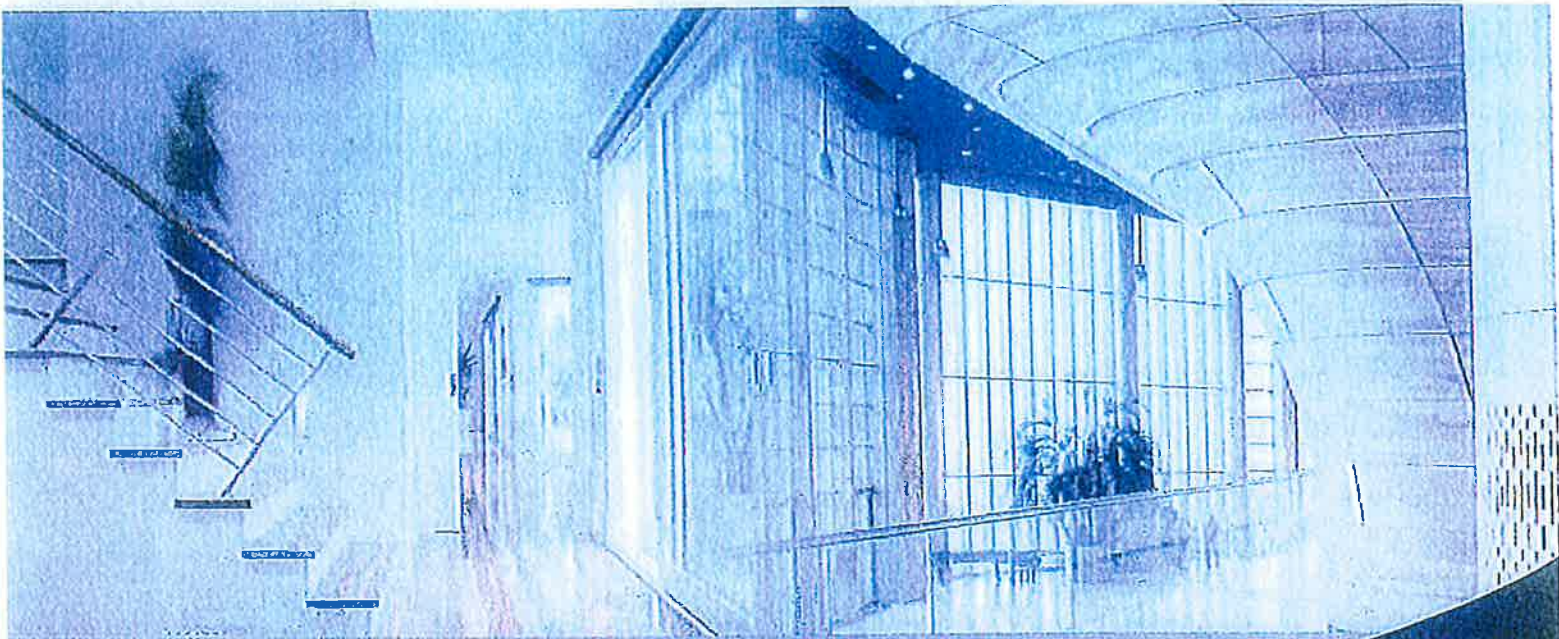
Thanks to its sleek, low-profile, look, Honeywell's 5815 is the ideal solution for installations where discretion and appearance are critical. It provides you with a reliable,

convenient and cost-effective solution for door and window protection. Dual reed switches make installations more flexible.

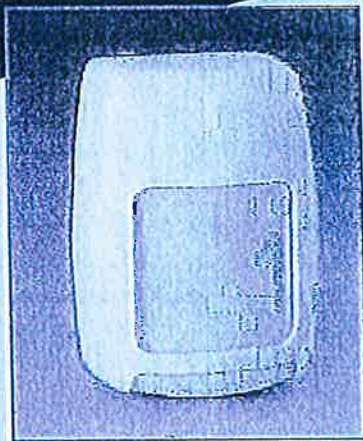
5820L Slimline Transmitter



At nearly one third smaller than standard transmitters, Honeywell's 5820L is an ideal choice for casement and double-hung windows.



Motion Detectors



5800PIR Wireless Motion Detectors®

The 5800PIR Series pack some big benefits into a sleek, compact design—including easy, flexible programming, fewer service calls, reduced false alarms and more. Features include compatibility with Total Connect Remote Services for alerts when temperatures fall below 45° F, an automatic walk test, the ability to turn on the walk test mode with a flashlight, housings that can be custom-painted to match any décor, remotely programmable pet immunity (between 80 lbs. or 0 lbs.), the ability to operate in temperatures as low as -4° F/-20° C, longer range patterns for commercial installations and much more.*

5898 Wireless K-Band DUAL TEC®

The 5898 Wireless K-Band DUAL TEC Motion Sensor provides superior detection while reducing the risk of false alarms. The combination of microwave and PIR technologies enable the sensors to distinguish between real intruders and environmental conditions by confirming each other within a defined area of protection. Additional features include a sleek, compact design, easy installation thanks to an automatic walk test and flashlight walk test, a cold temperature alert option with Total Connect Remote Services compatibility and much more.





Life Safety



5800CO Wireless Carbon Monoxide Detector

Carbon monoxide (CO) is an odorless, colorless, toxic gas that can kill in minutes. With Honeywell's 5800CO Wireless Carbon Monoxide Detector, you can provide your customers with the very best defense against this deadly threat. It connects to the end-user's security system and can be monitored 24 hours a day, seven days a week. The detector features state-of-the-art sensing technology to help prevent false alarms and a wireless design that makes installation a snap. What's more, it's an excellent upsell opportunity and a great way to differentiate yourself by adding value and life safety to your installations.

5808W3 Wireless Photoelectric Smoke/Heat Detector

Honeywell's 5808W3 Photoelectric Smoke/Heat Detector with a built-in wireless transmitter has been enhanced with exciting features to help reduce false alarms and increase profits, including:

- Smoothing algorithms that smooth out short-term spikes from dust and smoke
- The ability to eliminate emergency service calls with Smart Check, which sends a signal to the control panel when the detector requires cleaning—allowing a regular, non-emergency service call to clean the detector before it goes into alarm
- Low temperature alerts
- One 3V lithium battery for longer battery life and easier maintenance
- Improved RF signal for larger commercial installations and increased overall sales
- Additional green LED status indicator for added security and monitoring convenience
- Reduced testing time, thanks to the handheld SENS-RDR Infrared Sensitivity Reader, which eliminates the need for magnets, voltmeters and ladders

Also available: 5806W3 Wireless Smoke Detector and 5809 Wireless Heat Detector.



Enhanced Business Solutions



MONITORED LIFE SAFETY

Prevent Disaster Before It Happens

Should a fire strike in your business, only monitored life safety sensors can provide a signal to your central station, where emergency authorities can be summoned 24 hours a day, every day. Whether you're at the office or away, or whether your security system is armed or not, Honeywell's wireless, system-connected life safety sensors are always at work looking over your business and employees.

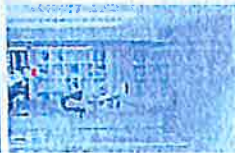
On average, a fire department responds to a structure fire every 65 seconds and there is a civilian fire injury every 30 minutes.²



Monitored smoke detectors may qualify you for additional insurance discounts.

Access Control

Access control is an excellent way to control personnel and visitor traffic and prevent unauthorized entry at your place of business. This sophisticated technology allows you to maintain control of your facility and can even distinguish varying levels of access while still being simple to use. Ask your security professional for details.



Video Surveillance

Investing in a video surveillance system is a smart move. Your business, employees and assets are worth protecting. Video surveillance can provide invaluable evidence for investigations of criminal activity and other events that have taken place within or around your facilities. Ask your security professional for details.

²Source: National Fire Protection Agency (NFPA)

For more information:
www.honeywell.com/security

Automation and Control Solutions
Honeywell Security Products Americas
2 Corporate Center Dr. Suite 100
P.O. Box 9040
Melville, NY 11747
1.800.467.5875
www.honeywell.com

Honeywell

UJGEMT0CB/D
March 2014
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Honeywell

**Getting the Most Out of
Your Security System**

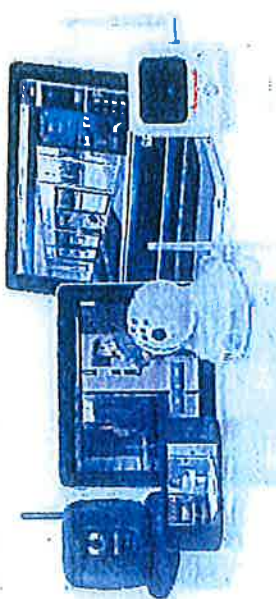
Enhance your security system

with new products and services for your business.

COMMUNICATIONS

Video Monitoring

Remotely look in on your business, employees, property and more over a highly secure internet connection with Honeywell Total Connect™ Video Solutions. You can also receive video notification or pictures of activities when they occur – such as an employee entering a restricted area – on your smartphone, laptop or any web-enabled device. With Honeywell Total Connect Remote Services, you can access and control your security system even if you are not at the office.



Wireless Alarm Communications



Honeywell's advanced digital communications products let your security system communicate with the central station wirelessly (similar to a mobile phone). If the phone line gets cut, the power goes out or if you change your telephone service provider, your security system can operate independently to ensure your employees, business and property are always protected.

ENERGY MANAGEMENT AND BUSINESS CONTROL

Control systems and programmable thermostats can reduce energy costs by up to 15%.¹

Get Connected to Your Business



Honeywell's Tuxedo Touch™ is a dynamic, 7" touchscreen that functions as an all-in-one business automation controller; security keypad, camera viewer and digital picture frame.

A built-in web server lets you control video cameras, Z-Wave® enabled thermostats, lights, door locks, shades and more on an iPhone®, iPad®, Android™, BlackBerry®, web-enabled TV or any compatible wireless mobile device.*



¹Source: U.S. Department of Energy, Thermostats and Control Systems, www.energysavers.gov/your_home/peace_heating_cooling/index.cfm/mytopic=12720
*On premises control requires Wi-Fi. Ask your installation professional for more information. iPhone and iPad are registered trademarks of Apple® Inc. All other trademarks are property of their respective owners.

OUTDOOR PROTECTION

Protect Outdoor Areas and Surfaces

Honeywell's robust, all-weather wireless outdoor contacts and sensors keep you aware of what's going on around the exterior of your business. They offer excellent protection for gates, fences and outdoor equipment. You can also be alerted to movement around areas like lots, rooftops, entrances and exits, schoolyards, loading docks or outdoor storefronts.



ENVIRONMENTAL SENSORS

Temperature and Flood Detection

Ideal for pet stores, butcher shops, restaurants, cafeterias, commercial kitchens, flower shops and medical laboratories, Honeywell's environmental sensors help protect against damage and property loss from flood and freezing temperatures. If water or low-temperature is detected, your security system can contact the central station – helping to minimize the risk of dangerous conditions and damage to your business and property.

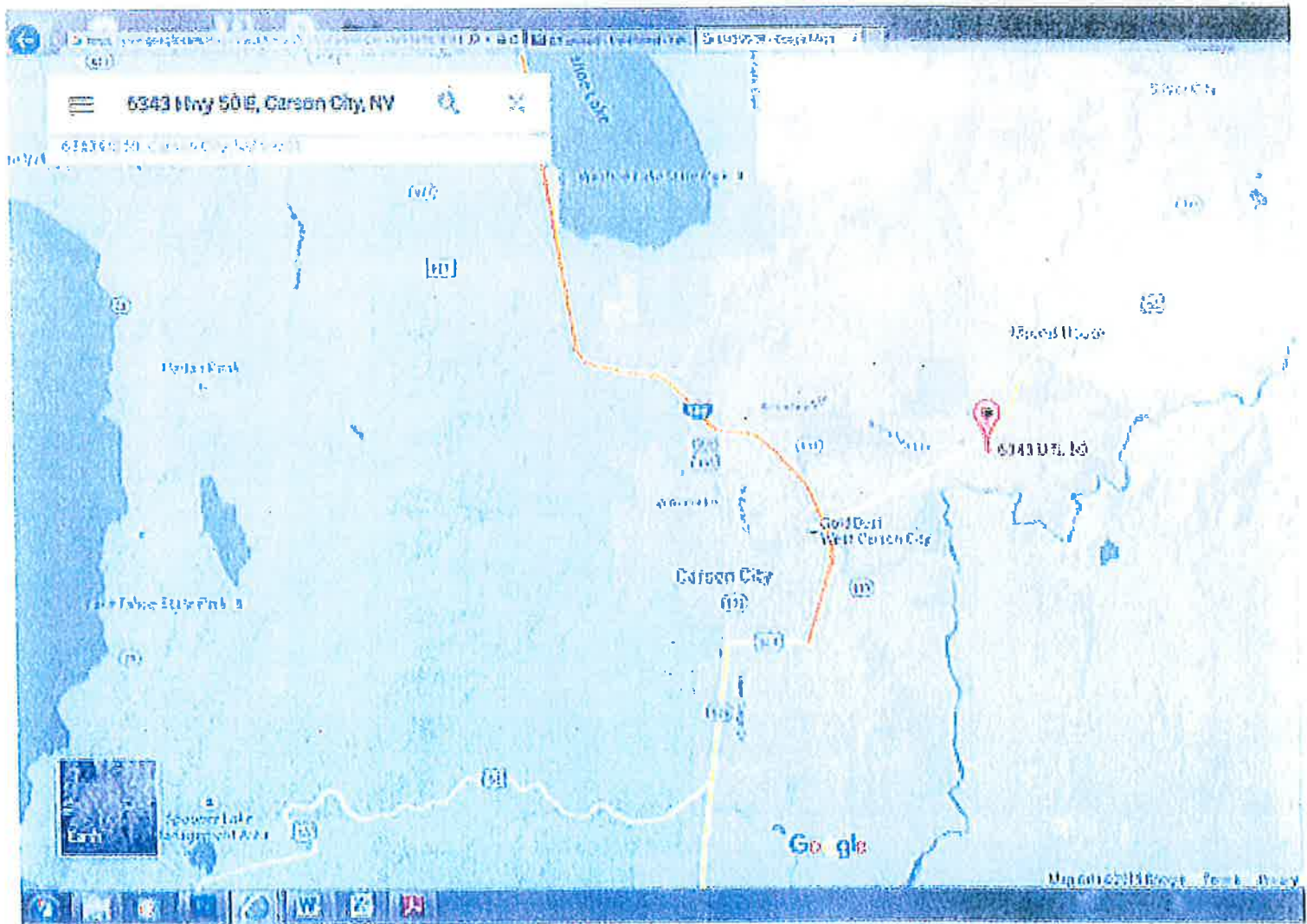






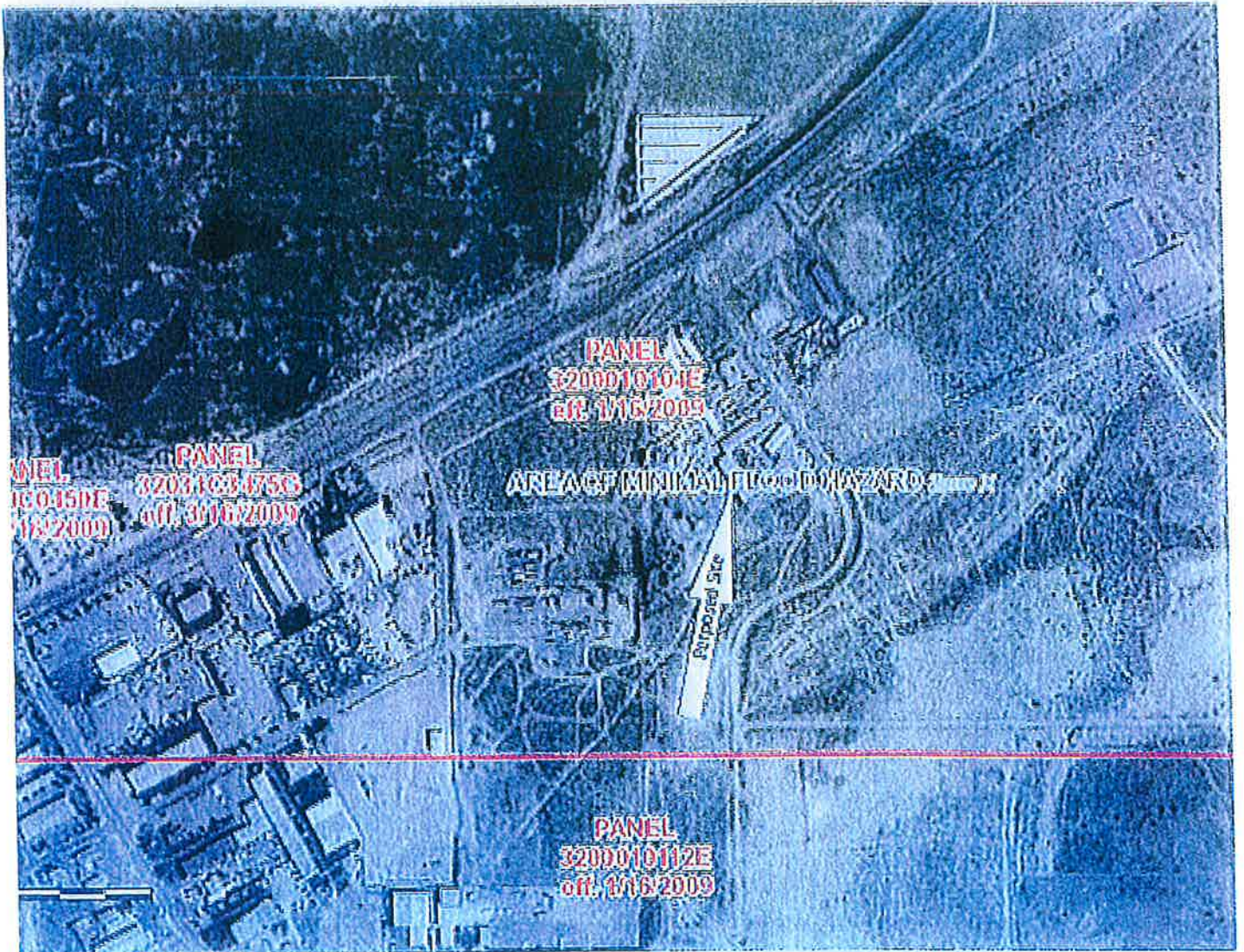
6343 Hwy 50. E

Area map by Google



6343 Hwy 50. E

Flood Zone Map



Portion of FEMA flood map



Carson City Planning Division

108 E Proctor St

Carson City, Nevada 89701

(775) 887-2180 Hearing Impaired 711

www.carson.org

www.carson.org/planning

APPLICATION: SUP-15-175 – Medical Marijuana Cultivation Facility

APPLICANT: Frank Street

OWNER: Roy Street Properties, LLC

PROJECT APN/ADDRESS: 008-522-15/6343 Hwy 50 East

APPLICATION REVIEW MEETING DATE: December 22, 2015 at 9:00am

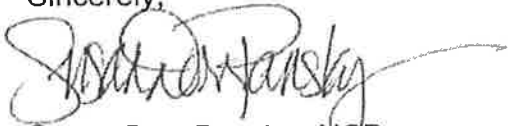
In order to complete the review process and present your project to the Planning Commission, please forward the following:

- Provide information on the general cultivation process. This does not need to include information that may be deemed proprietary, but we would like to know, in general terms, how the cultivation process will work at this facility.
- Provide floor plans of the proposed facility with rooms labeled as to their use. Your application states that the floor plans may change prior to building permit. Please clarify if this is the case and what changes you anticipate.
- Provide proposed hours of operation.
- Provide information on number of anticipated daily traffic trips per day for employees and other visitors, as well as anticipated product deliveries to and from the site in either daily or weekly estimates.
- Provide information on the number of employees that will work at this cultivation facility.
- On the proposed security measures, please explain the following:
 - What kind of security lighting will be used and where will it be located?
 - What kind of enhanced door and window security and where?
 - What kind of video monitoring will be used? If exterior cameras are to be used, where will they be located?
- Provide information on the daily water usage for this facility, the capacity of the existing production well and what water rights you have for the well.

- Provide information on ventilation measures that will be taken to ensure that odor will not be detected from outside the building.
- Your application states that a zoning certification letter is attached in the Appendix but one is not attached. If you have this, please provide it. Staff does not recall issuing a zoning letter for this particular site.
- Provide 20 additional copies of the complete submission including additional information requested in this letter.
- Provide a CD with the entire application in PDF format.
- Provide a check in the amount of \$2,450.00 for the Special Use Permit application fee.
- Provide a check for \$20.65 or 35 business-sized envelopes with \$.49 postage to notify the neighbors.

Your application will be deemed complete with the submission of the above requested information **by noon on Thursday, December 24, 2015.** If your application is determined to be complete, it will be scheduled for review by the Planning Commission meeting on January 27, 2016, beginning at 5:00 pm. You or a representative will be required to attend the meeting to present the application. Please contact me if you have any questions at (775) 283-7076 or spansky@carson.org.

Sincerely,



Susan Dorr Pansky, AICP
Planning Manager

December 22, 2015

Susan Dorr Pansky
Carson City Planning Division
108 E. Proctor St.
Carson City, Nv 89701

Dear Ms Dorr Pansky

Thank you for all the help with my SUP application SUP-15-175, Medical Marijuana Cultivation Facility. Below is our response to our meeting on December 22, 2015 to review our application.

Cultivation Process: The cultivation will be completely contained within the purposed building. As seen on the floor plan the cultivation will be done in stages, starting with the cloning area then moved to the beginning vegetative area for a couple weeks and moved to the finale vegging area where they will remain until ready for flower and moved to our flowering rooms. Once in the flowering room they will remain there until completed. The growing will be done in soil and/or hydroponically depending on our needs. Either way all will be done organically.

Floor Plans: The floor plans submitted to you should be the final plans. If there are any changes they would be small and most rooms would remain the same size.

Hours of operation: Starting time would be 7:00am and ending at 7:00pm Employees would come in on intervals of 30 min.

Daily Traffic Volumes: With an anticipated 20 to 30 employees to and from work would be 60 trips daily. Approximately 5 deliveries a week, our deliveries would be estimated at 15 a week giving a total of 440 Trips a week. 60.85 Trips Daily

Number of employees: An estimated number of employees would be between 20 and 30

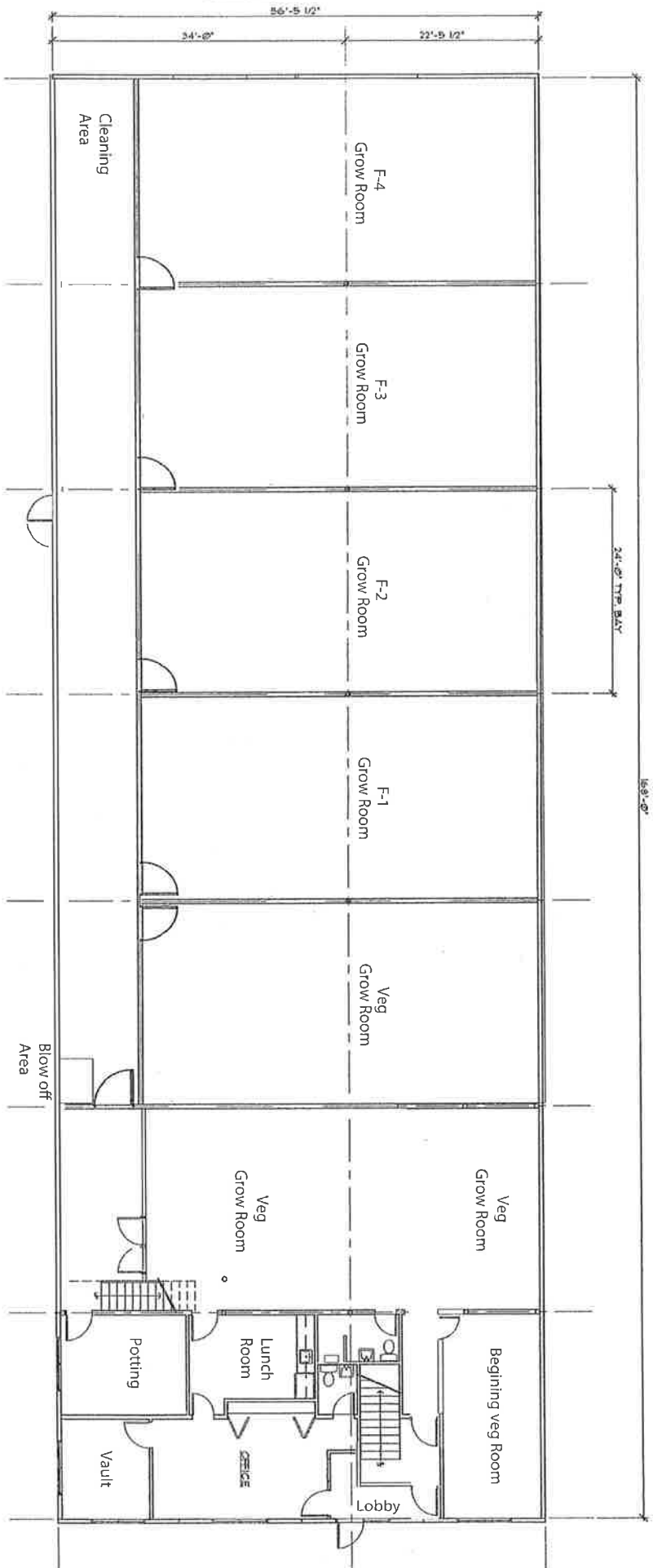
Purposed Security: Security lighting and night vision cameras will be placed on building on corners and other areas as needed, to see anyone approaching building, but not to intrude on other properties. Inside facility there will be night vision cameras in all rooms. All cameras on outside and inside will be recorded on a DVR and stored for 30 days. All doors will have a card swipe on them to allow only authorized personal in areas they are allowed excluding restrooms and common areas.

Water usage: Based on the size of the building and number of plants grown, the total amount of water that could be used is approximately 750 gal a day. The well was tested at about 15gpm. Our intention is to place a 2000gal tank to supply us with the water needed. The property has no water rights, Daniel

Rotter explains in an email that the water authority would grant us a revocable permit until the city water was within 400 ft. of our property line at that we would have to hook up to city water.

Ventilation to control odor: Carbon filters and UV lights will placed throughout building to control and purify the air circulation within the building.

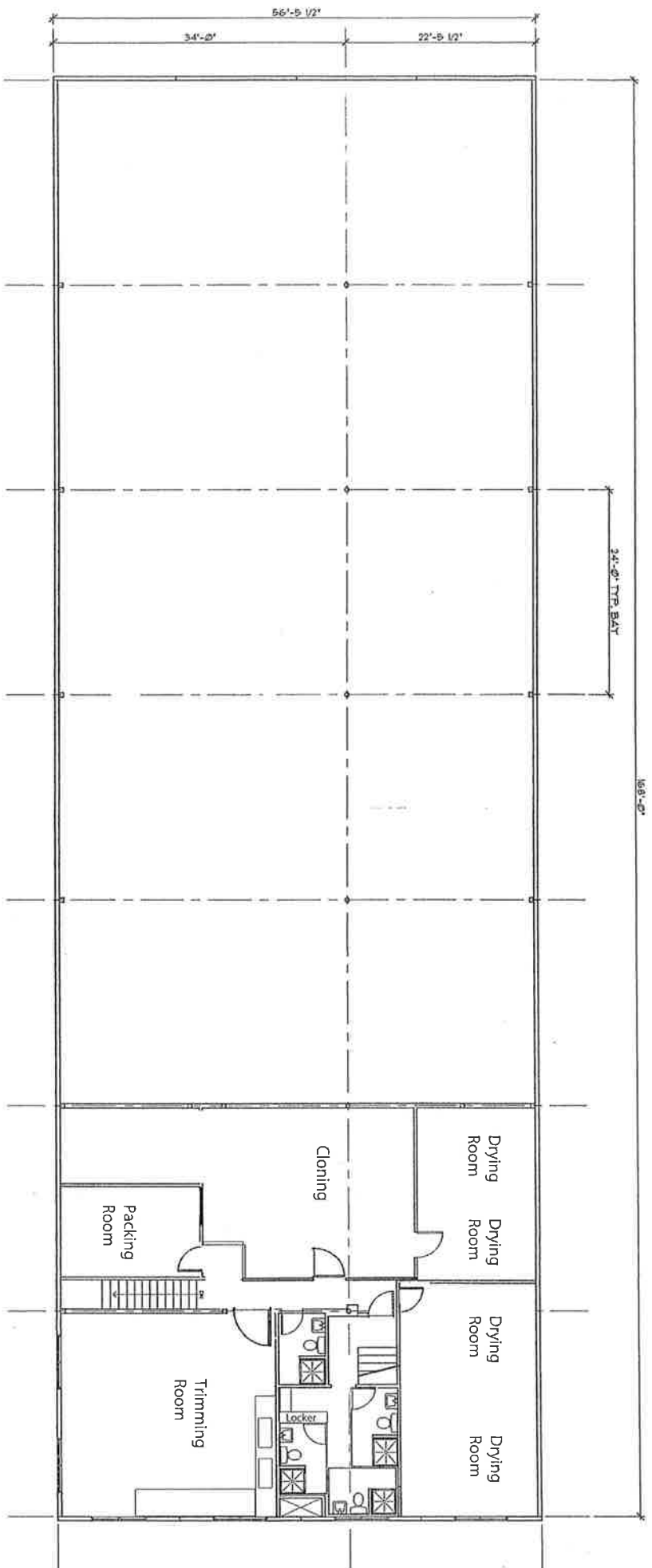
Zoning Certificate: No certificate has been issued at this time.

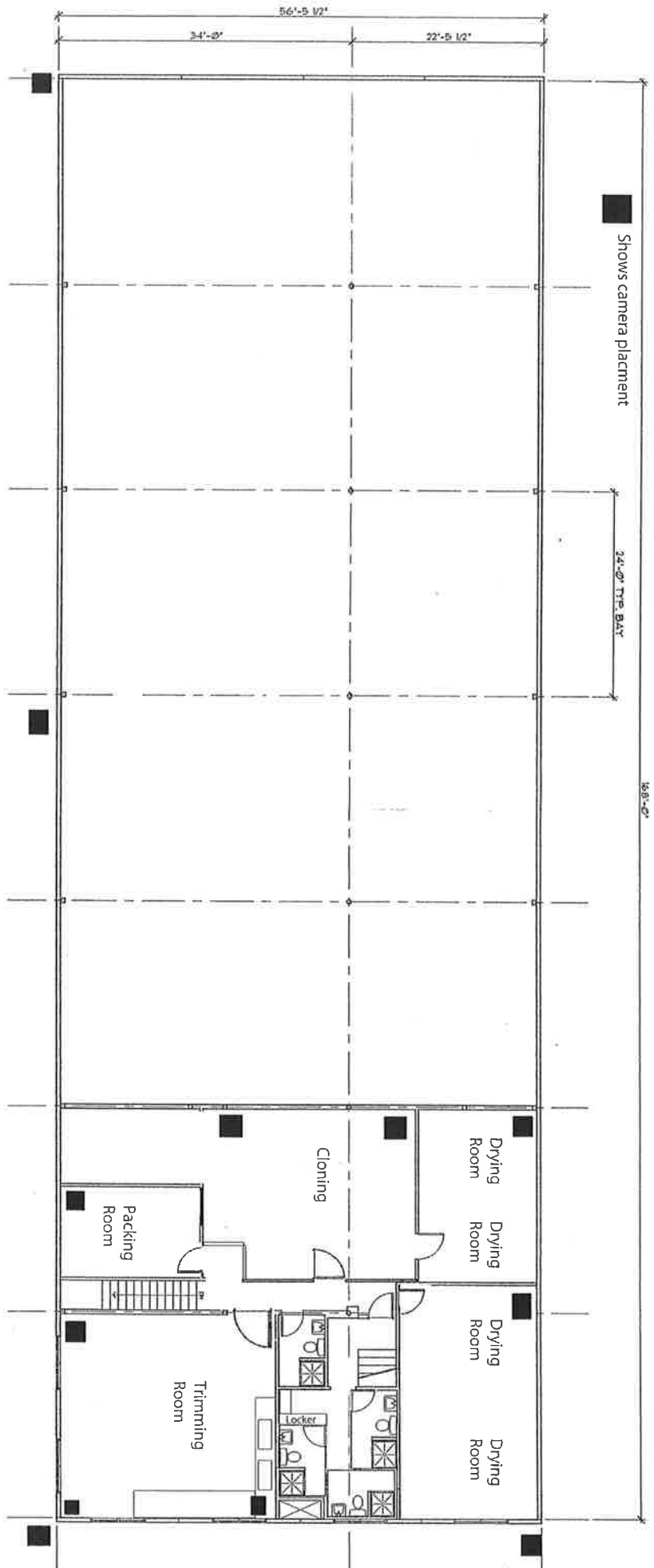


GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"

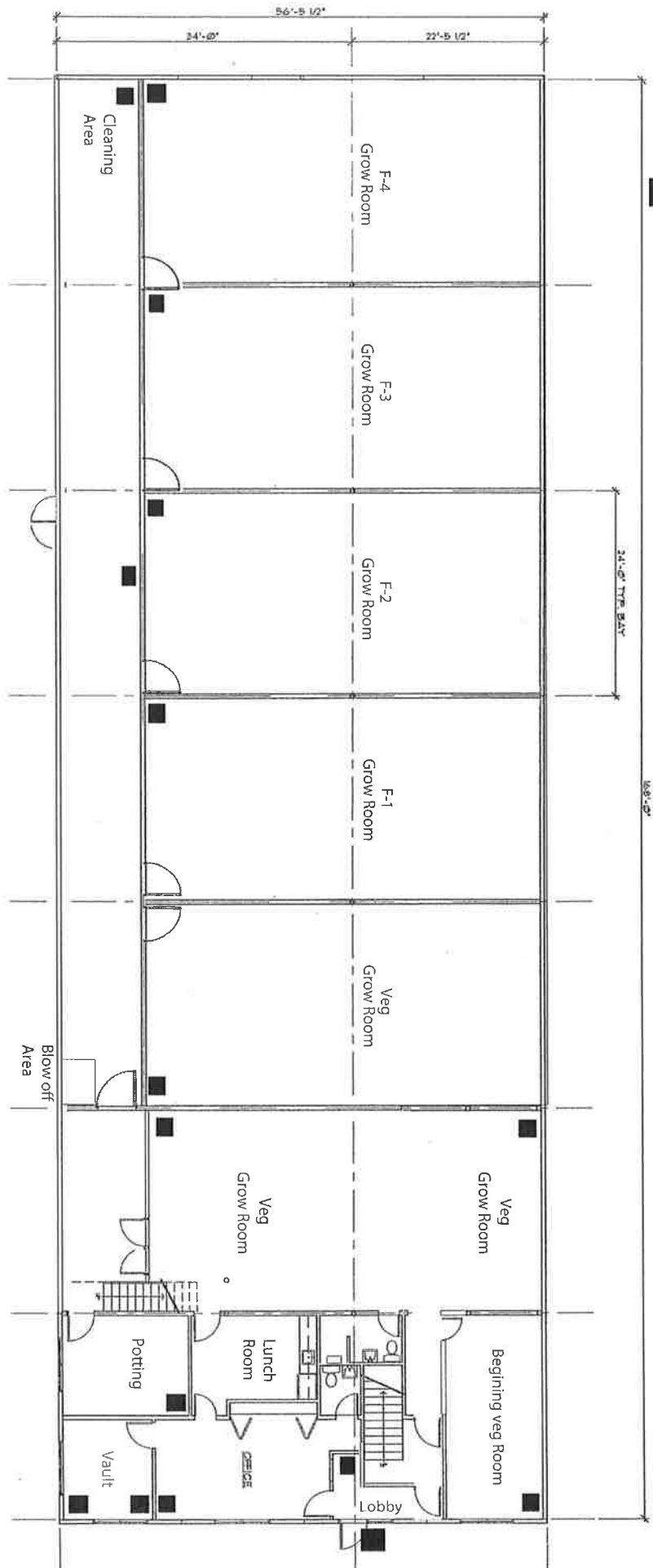
UPPER FLOOR PLAN
SCALE 1/8" = 1'-0"





UPPER FLOOR PLAN

SCALE 1/8" = 1'-0"



GROUND FLOOR PLAN
 SCALE 1/8" = 1'-0"

Subject: RE: 6343 Hwy 50 E - V&T building on Drako
From: Daniel Rotter (DRotter@carson.org)
To: brandie.llc@prodigy.net;
Cc: SPansky@carson.org; DRuben@carson.org; BSchreihans@carson.org; LPlemel@carson.org; aavila@naialliance.com; SKeating@carson.org; SPotey@carson.org;
Date: Monday, November 2, 2015 1:42 PM

I'll try to explain about the well, but certainly could require more than an email. I did discuss a bit with Bruce already also. Bottom line: Public Works would have no objection to redrilling or rehabbing the well, the issue would be at the State level at Division of Water Resources (DWR).

A recent example, Carson Tire (8001 Hwy 50 E), the well was existing and the original owner/driller applied for water rights in the '70s but never proved beneficial use, so the permit was revoked and they 'fell through the cracks' until last year when the new owners asked the State for the permit, which didn't exist. They then applied to the State for the same rights as the '70s application. The State asked Carson City Utilities to weigh in on their decision to possibly issue a revocable permit subject to water service within 400 feet. We replied and stated our preference is to keep local businesses viable and to allow a revocable permit for the site to continue business operations.

The answer would be the same for 6343 Hwy 50 E. However, I would note that water is more likely to be served to this site than the Carson Tire site. If water is ~1,000 ft from the parcel line and the permit gets revoked at 400 ft from the parcel line, just to something to consider when looking at spending money on a new well.

Feel free to give me a call with any further questions.

From: Andie Wilson & Brad Bonkowski [mailto:brandie.llc@prodigy.net]
Sent: Thursday, October 29, 2015 1:03 PM
To: Susan Dorr Pansky; Dave Ruben; Robert Schreihans; Lee Plemel; Ale Avila; Shawn Keating; Daniel Rotter
Subject: Re: 6343 Hwy 50 E - V&T building on Drako

Thanks Susan.

Ale Avila

From: Kristi McKay <goddessg63@gmail.com>
Sent: Tuesday, October 13, 2015 3:18 PM
To: Ale Avila
Subject: Fwd: Well inspection

Sent from my iPhone

Begin forwarded message:

From: Kristi McKay <goddessg63@gmail.com>
Date: October 13, 2015 at 3:12:53 PM PDT
To: "aavil@naialliance.com" <aavil@naialliance.com>
Subject: Well inspection

Well inspection @ 6343 hwy 50 east

This well was drilled as a domestic well and is only 6"
Not a commercial or industrial well
The is producing about 15 gal per min with a lot of sand
The well would need to be abandoned and a new commercial one drilled to supply enough water
for the fire sprinkler system, land scalping and the building and it's business needs.
Thanks
Steve McKay

Sent from my iPhone

Subject: 6343 Hwy 50 well
From: Andie Wilson & Brad Bonkowski (brandle.llc@prodigy.net)
To: franklstreet@yahoo.com; rstreet@aol.com; aavila@naialliance.com;
Date: Friday, November 6, 2015 12:19 PM

Frank and Roy,

I spoke to a Steve at the State Water Engineer's office to find out what we need to do, or what we can do, on the well.

First I had him look up the property to verify that it does not have water rights and it does not. The current well is classified as a domestic well. That is good because it means that you do not have to acquire water rights (which you would if it was a commercial well) and you can recondition the existing well or drill a new well within 300' of the existing well.

All of this work as well as the paperwork (a Notice of Intent) that has to be filed with the State Water Engineer's office must be done by a licensed well driller. So from here out we need to talk to McKay Drilling to move forward.

**Brad Bonkowski, CCIM, Broker of Record, Owner
NAI Alliance Carson City
504 E. Musser #202, Carson City, Nevada 89701
Fax: (775) 434-2998
Andie: (775) 721-2980
Brad: (775) 721-2057**

Subject: RE: 6343 Hwy 50 E - V&T building on Drako
From: Dave Ruben (DRuben@carson.org)
To: brandie.llc@prodigy.net; BSchreihans@carson.org; LPlemel@carson.org; SPansky@carson.org; aavila@naiaalliance.com;
Cc: SKeating@carson.org;
Date: Thursday, October 29, 2015 5:02 PM

Andie, here is what we told Bruce:

- The sprinkler system was installed after the building was built.
- The sprinkler system was installed without permits.
- If the sprinklers were not required at time of construction the options are to either remove the sprinkler system or bring it up to code.
- I am trying to verify that sprinklers weren't required then by researching old CCMC. I just got copies tonight so it will be sometime next week before I can get to it due to the holiday etc.
- If there is a change of use that causes the occupancy classification to change under the building and fire code, fire sprinklers would be required to be installed.
- The proposed use of an MME cultivation facility will not trigger a change of use.
- The domestic well is not involved in any of the fire code requirements. A new sprinkler system would require a fire pump and water storage tanks similar to what Pick and Pull has.

Thank you.

Dave Ruben

Fire Marshal

Carson City Fire Department

777 S. Stewart Street

Carson City, NV 89701

Direct 775-283-7153

Main 775-887-2210

Subject: RE: 6343 Hwy 50 E - V&T building on Drako
From: Shawn Keating (SKeating@carson.org)
To: brandie.llc@prodigy.net; SPansky@carson.org; DRuben@carson.org;
Date: Thursday, October 29, 2015 4:40 PM

Andie – Building would NOT require Fire Sprinklers to be installed. I would always defer that to the Fire Authority.

From: Andie Wilson & Brad Bonkowski [mailto:brandie.llc@prodigy.net]
Sent: Thursday, October 29, 2015 1:03 PM
To: Susan Dorr Pansky; Dave Ruben; Robert Schreihans; Lee Plemel; Ale Avila; Shawn Keating; Daniel Rotter
Subject: Re: 6343 Hwy 50 E - V&T building on Drako

Thanks Susan.

Brad Bonkowski, CCIM, Broker of Record, Owner

NAI Alliance Carson City

504 E. Musser #202, Carson City, Nevada 89701

Fax: (775) 434-2998

Andie: (775) 721-2980

Brad: (775) 721-2057

Subject: RE: 6343 Hwy 50 E - V&T building on Drako
From: Dave Ruben (DRuben@carson.org)
To: brandie.llc@prodigy.net;
Cc: BSchreihans@carson.org; SKeating@carson.org;
Date: Tuesday, November 10, 2015 9:27 AM

Brad, it doesn't look like fire sprinklers would have been required at time of construction based on what I could find in old CCMC.

Thank you.

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

From: Andie Wilson & Brad Bonkowski [mailto:brandie.llc@prodigy.net]
Sent: Friday, October 30, 2015 11:35 AM
To: Dave Ruben
Subject: Re: 6343 Hwy 50 E - V&T building on Drako

Brad Bonkowski, CCIM, Broker of Record, Owner

NAI Alliance Carson City


504 E. Musser #202, Carson City, Nevada 89701

Fax: (775) 434-2998

Andie: (775) 721-2980

Brad: (775) 721-2057

From: Susan Dorr Pansky <SPansky@carson.org>
To: 'Andie Wilson & Brad Bonkowski' <brandie.llc@prodigy.net>; Dave Ruben <DRuben@carson.org>; Robert Schreihans <BSchreihans@carson.org>; Lee Plemel <LPlemel@carson.org>; Ale Avila <aavila@naialliance.com>; Shawn Keating <SKeating@carson.org>; Daniel Rotter <DRotter@carson.org>
Sent: Thursday, October 29, 2015 12:07 PM
Subject: RE: 6343 Hwy 50 E - V&T building on Drako

 Hi Andie – Planning wouldn't require sprinklers unless Building or Fire requires it. I've added Shawn Keating to this email as well so he can respond for Building. Engineering will need to provide an answer on the well questions, so I've also added Danny Rotter to the email. Let me know if you have additional questions. Thanks!

Susan Dorr Pansky
Planning Manager
Phone 775.283.7076

From: Andie Wilson & Brad Bonkowski [<mailto:brandie.llc@prodigy.net>]
Sent: Thursday, October 29, 2015 11:59 AM
To: Dave Ruben; Robert Schreihans; Lee Plemel; Susan Dorr Pansky; Ale Avila
Subject: 6343 Hwy 50 E - V&T building on Drako

Dave and Lee,

We have the building at 6343 Hwy 50 in escrow with a marijuana cultivation facility, which I believe you are aware of. Bruce Robertson and Ken Dorr met with Dave and Bob about the sprinkler system in the building,

✓ which does not appear to be a functioning system. The property is on a 6" well that is producing on 15 gpm of water to the building. The property is approximately 1400 ' from the nearest water main. There is no other water source to the building.

✓ We understand that Dave and Bob told Bruce that no sprinkler system will be required because the occupancy is not changing? We need to verify this and also need to know if Building and Planning would require sprinklers in the building? If no sprinklers are required and the property is outside the distance that would require hooking into the city water system, can the buyers dig a new well or sleeve the existing well since the existing well does not produce enough water?

Andie Wilson, CCIM, Broker, Owner

NAI Alliance Carson City

504 E. Musser #202, Carson City, Nevada 89701

Fax: (775) 434-2998

Andie: (775) 721-2980

Brad: (775) 721-2057



First American Title Insurance Company

300 South Curry, Suite 5 • Carson City, NV 89703

Office Phone:(775)671-3738 Office Fax:(866)450-6201

Buyer's Estimated Settlement Statement

Property:	6343 Highway 50 East, Carson City, NV 89701	File No:	12142-2492299
		Officer:	Jodi Ferrell/JF
		Estimated Settlement Date:	11/30/2015
		Disbursement Date:	
		Print Date:	11/30/2015, 8:26 AM
Buyer:	Roy Street Properties, LLC		
Address:	475 Gentry Way, Reno, NV 89502		
Seller:	Nevada Commission for the Reconstruction of the V & T Railway		
Address:	PO Box 1711, Carson City, NV 89702		
Lender:	Nevada Commission for the Reconstruction of the V		
Address:	PO Box 1711, Carson City, NV, 89702		
New Loan No.:			

Charge Description	Buyer Charge	Buyer Credit
Consideration:		
Total Consideration	785,000.00	
Deposits in Escrow:		
Receipt No. 1214250631 on 09/25/2015 by Roy L. Street		50,000.00
New Loan(s):		
Lender: Nevada Commission for the Reconstruction of the V		
New Loan to File - Nevada Commission for the Reconstruction of the V		485,000.00
5% Interest 11/30/2015-12/1/2015 - Nevada Commission for the Reconstruction of the V	66.44	
Title/Escrow Charges to:		
Escrow Fee - General to First American Title Insurance Company	612.50	
Document Preparation to First American Title Insurance Company	87.50	
Document Services to First American Title Insurance Company	80.00	
ALTA Lenders 2006 to First American Title Insurance Company	50.00	
Grant Deed to First American Title Insurance Company	40.00	
Deed of Trust--First to First American Title Insurance Company	60.00	
e-Recording Fee - B to First American Title Insurance Company	10.00	
Real Property Transfer Tax-County to First American Title Insurance Company	1,530.75	
Disbursements Paid:		
Homeowner's insurance to L/P Insurance Services, Inc.	1,393.00	
Cash (X From) (To) Buyer		253,930.19
Totals	788,930.19	788,930.19

BUYER(S):

Roy Street Properties, LLC

Rv: