

**STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JULY 26, 2017**

**FILE NO.: SUP-17-082**

**AGENDA ITEM: F-7**

**STAFF AUTHOR:** Susan Pansky, AICP  
Special Projects Planner

**REQUEST:** To consider a request to amend an existing Special Use Permit from Carson City Agency Solutions LLC (property owner: Capital Vending Company, Inc.) to allow the expansion of an existing medical marijuana production facility on property zoned General Industrial (GI), located at 4949 Highway 50 East, Suite A-4, APN 008-371-05.

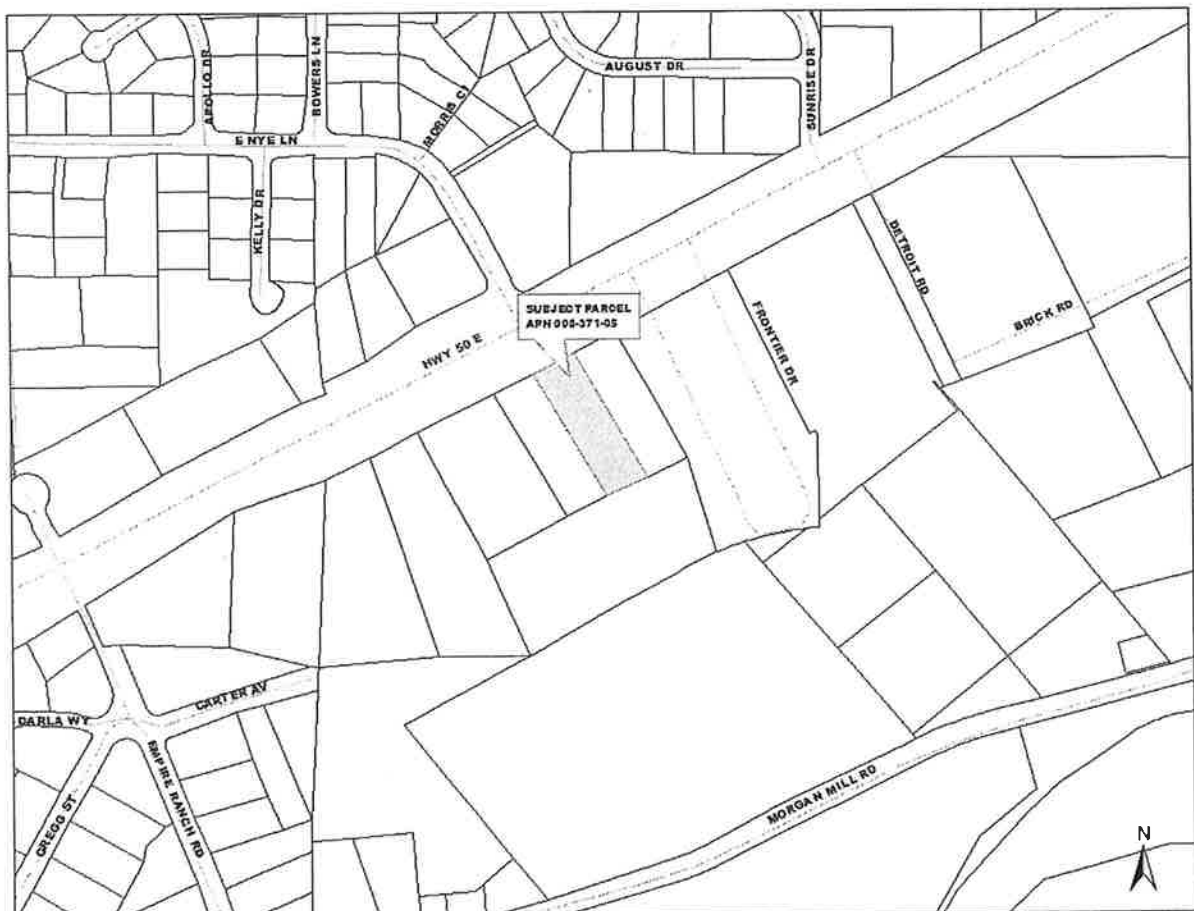
**APPLICANT:** Carson City Agency Solutions

**OWNER:** Capital Vending Company, Inc.

**LOCATION:** 4949 Highway 50 East, Suite A-4

**APN:** 008-371-05

**RECOMMENDED MOTION:** "I move to approve SUP-17-082, a request from Carson City Agency Solutions, LLC (property owner: Capital Vending Company, Inc.) to allow the expansion of an existing medical marijuana production facility, located at 4949 Highway 50 East, Suite A-4, APN 008-371-05, based on the findings and subject to the conditions of approval contained in the staff report."



## **RECOMMENDED CONDITIONS OF APPROVAL:**

All original conditions of approval from SUP-15-093, where applicable, apply to the proposed Special Use Permit modification discussed in this staff report. The conditions listed below are specific to the proposed modification and are in addition to the original conditions.

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

1. The applicant must sign and return the Notice of Decision for conditions of 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 453A and NRS 453D, as well as as adopted regulations of the Division of Public and Behavioral Health of the Department of Health and Human Services and the Nevada Tax Commission, where applicable, and as may be modified from time to time.
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 production 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 production 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. The new parking spaces proposed in front of the expansion area to accommodate the required parking shall be striped as shown on the site plan provided with this application. Parking spaces shall meet Carson City Development Standards.
10. The applicant shall put the same window bars on the windows in the expansion area as the bars that are on the windows of the existing facility.

11. 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.
12. Plans need to be submitted to the appropriate State agency for review and approval.

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

13. 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.
14. The project must comply with the 2012 IFC and northern Nevada fire code amendments.
15. The project must comply with current Carson City Fire Department MME guidelines as published on the Building Division web page.
16. A water and sewer connection worksheet must be submitted with the building permit application for the tenant improvements, and any additional water/sewer use paid for.
17. If the project will be disturbing greater than 160 Sq. surface feet the following will be required:
  - a. An asbestos assessment will be required on all applicable materials
  - b. Submit a Carson City Asbestos Assessment Form.
  - c. Depending on results from asbestos assessment an EPA 10 Day Notification may also be required.

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

18. The Special Use Permit for this Medical Marijuana production 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.
19. All production facility operations shall conform to NRS 453A and 453D as well as adopted regulations of the Division of Public and Behavioral Health of the Department of Health and Human Services and the Nevada Tax Commission, where applicable, and as may be modified from time to time.
20. 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.
21. No consumption of medical marijuana or medical marijuana-infused products shall occur on the premises of this production facility, including the parking lot and surrounding area.
22. The sale of medical marijuana products to the general public from this facility is prohibited.

23. Outdoor display and sales of medical marijuana merchandise is prohibited.
24. Medical marijuana products shall not be visible from outside the production facility at any time.
25. The applicant shall maintain a ventilation and filtration system at all times to prevent offensive odor discharge from the building that could impact the surrounding properties. Failure to maintain this system, as well as the detection of medical marijuana odors in the vicinity may result in citation and possible revocation of this Special Use Permit.
26. Upon the adoption of modifications to Title 4, Business License and Title 18, Zoning to allow marijuana establishments for the purpose of recreational sales, all conditions listed herein referencing “medical marijuana establishment” shall also apply to “marijuana establishment.” In addition, all conditions listed herein referencing “medical marijuana production facility” shall also apply to “marijuana product manufacturing facility,” should the applicant obtain a marijuana establishment license for recreational sales. All applicable provisions under NRS 453A and 453D shall apply.

**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 production facility expansion 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/Vacant Parcel, then Mobile Home Park
- WEST: General Industrial/Warehouse Uses
- NORTH: General Commercial/Commercial Large Equipment Sales
- SOUTH: General Industrial/Concrete Mixing Plant

**ENVIRONMENTAL INFORMATION:**

- FLOOD ZONE: AE (100-year flood plain)
- EARTHQUAKE FAULT: Zone II
- SLOPE/DRAINAGE: Site has been previously developed and is relatively flat

**SITE DEVELOPMENT INFORMATION:**

- LOT SIZE: 1.00 Acre
- EXISTING STRUCTURE SIZE: 8,300 square feet, the applicant currently occupies 2,240 square feet and proposes to occupy an additional proposes 2,562 square feet of tenant space
- EXISTING PARKING: 20 spaces
- SETBACKS: Existing building
- VARIANCES REQUESTED: None

## PREVIOUS REVIEWS:

- SUP-15-093: Special Use Permit for a Medical Marijuana Production Facility
- SUP-13-025: Special Use Permit for a 65-foot wireless telecommunication monopole
- SUP-05-134: Special Use Permit for a billboard (never erected)
- M-00/01-2: Appeal of 10-foot landscaping requirement adjacent to an arterial (withdrawn)

## DISCUSSION:

The applicant has a current Special Use Permit to operate a medical marijuana production facility under SUP-15-093, as well as a state license and Carson City business license. The production facility uses medical marijuana trim that is purchased from licensed cultivators for the purpose of extracting cannabinoids for use in edibles manufacturing, or further refined for other cannabis products. The existing facility is approximately 2,240 square feet. To meet current and projected demand for marijuana-infused products, the applicant is proposing to expand the facility approximately 2,562 square feet, for a total facility size of 4,802 square feet.

As shown on the floor plan included with the application, the proposed expansion will include additional production space with a manufacturing assembly line, electric convection ovens, a walk in cooler and a soda manufacturing station. The space will also include a new office and bathroom, locked storage area and an additional logistics and distribution area. The facility is proposed to employ approximately 10 employees.

The applicant did not provide estimated water usage for the proposed facility with the application for amendment. However, estimates from other approved medical marijuana production facilities of a similar size indicate that water usage should not be more than 1,000 gallons per day. This estimate is well below the threshold of 15,000 gallons per day that would require Growth Management Review. The applicant also did not provide estimated sewer flow for the production facility but similar facilities are estimated to produce between 100-200 gallons per day. The Engineering Division has reviewed the proposed facility expansion.

Traffic volumes for this facility with the proposed expansion are still estimated to be relatively low, with daily trips for deliveries estimated at three to five trips per day. This is in addition to daily trips made by employees, which is generally between two and three trips per day per employee. The applicant notes that the proposed traffic is not likely to be more than that of previous businesses in this tenant space.

There are currently 20 striped parking spaces that serve the two 8,300 sf buildings on the subject property. The applicant's expansion will bring the total parking requirement for the production facility to 10 spaces to meet the minimum parking for a medical marijuana production facility at one space per 500 square feet of building area. The applicant has proposed to stripe additional parking spaces in front of the expansion area to accommodate this parking requirement and staff had recommended a condition of approval requiring the striping of the new spaces in compliance with the Carson City Development Standards.

Staff notes that minimal landscaping is present on the property. However, because the applicant is occupying tenant space at the rear of a site within one of two existing buildings, staff does not believe it is necessary to require landscaping as a part of this application.

The applicant proposes a security plan that includes security cameras installed on the interior and exterior of the building, as well as secured access for all employees and visitors.

The applicant did not provide specific information regarding equipment to mitigate concerns of medical marijuana odor from the facility. However, staff notes that State regulations require that medical marijuana facilities do not emit odors that are detectable from outside of their facilities. Staff has recommended a condition of approval to address odor concerns as a part of this report. Staff also notes that this facility has been operating for at least one year with no complaints of odor outside the building.

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 production facility meets them are addressed below:

#### **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 production 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 production facility are proposed to be conducted inside an existing permanent building. Production 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 production 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.

No outside storage is proposed with the amendment of this Special Use Permit.

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

*A condition of approval has been recommended that the production 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 production 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.

*Staff has recommended a condition of approval that will require any additional to signage be reviewed and approved by the Planning Division prior to installation.*

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

- (1) Production Facilities. One space per 500 square feet of gross floor area.

*With the proposed expansion, the production facility will be approximately 4,802 square feet, which requires 10 parking spaces. The applicant has proposed striping of additional spaces in front of the expansion area to meet this requirement.*

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

*This item is not applicable to medical marijuana production 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.

*With the original Special Use Permit application, staff verified the minimum distance requirements outlined in this standard. Because the front door or primary entrance of the production facility is not changing with the proposed expansion, the verification provided by staff in the August 13, 2014 zoning letter remains valid. The applicant included a copy of this letter in the application for reference.*

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 production 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 production facilities.*

- c. Drive-through service is prohibited.

*Not applicable to medical marijuana production 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 production 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 production facilities.*



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

*Not applicable to medical marijuana production facilities.*

At the time this staff report was written, the Board of Supervisors was between first and second reading of a Business License ordinance that would allow certain existing medical marijuana facilities to apply for temporary licenses to sell recreational marijuana. The adoption of this temporary ordinance will allow marijuana cultivation and product manufacturing facilities, as well as marijuana distributors, to sell and distribute their product to marijuana retail stores in other jurisdictions in Nevada. This is in conjunction with the “early start” program adopted by the Nevada Department of Taxation allowing existing medical marijuana facilities to sell recreationally starting on July 1, 2017 under temporary regulations at the state level. The second reading of this ordinance is scheduled for July 20, 2017.

In addition, staff anticipates that the Planning Commission will hear a proposed ordinance for the permanent adoption of regulations for recreational marijuana in addition to medical marijuana at the same meeting this item will be heard. These permanent regulations will modify the zoning and development standards to allow for the sale of recreational marijuana in Carson City per direction from the Board of Supervisors at their July 6, 2017 meeting. After the ordinance is heard by the Planning Commission on July 26, 2017, it will be heard by the Board of Supervisors for first reading at their August 3, 2017 meeting and second reading at their August 17, 2017 meeting.

As a result of the anticipated adoption of both the temporary business license ordinance and the permanent zoning ordinance related to marijuana, staff has recommended new or modified conditions associated with the amendment of this Special Use Permit. These conditions will help to ensure that the Special Use Permit will have requirements to be compliance with all regulations for both medical and recreational marijuana, should the applicant receive a license to sell recreational marijuana.

Staff finds that the proposed amendment to the Special Use Permit to allow for the expansion of the existing medical marijuana production facility meets the applicable development standards required. With the recommended conditions of approval and findings provided by the applicant, staff is in support of the amended Special Use Permit application. Staff recommends that the Planning Commission approve SUP-17-082 based on the required findings as noted on the following pages.

**PUBLIC COMMENTS:** Public notices were mailed to 69 adjacent property owners within 617 feet of the subject site on July 7, 2017. 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 July 26, 2017, 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:**

No comments received.

**Fire Department:**

1. The project must comply with the 2012 IFC and northern Nevada fire code amendments.
2. The project must comply with current CCFD MME guidelines as published on the Building Division web page.

**Engineering Division:**

1. A water and sewer connection worksheet must be submitted with the building permit application or the tenant improvements, and any additional water/sewer use paid for.

**Health and Human Services:**

1. Plans for the expansion need to be submitted to Carson City Building Department and approved, prior to any work being done. Plans also need to be submitted to the appropriate State agency for review and approval.

**Environmental Control Authority:**

1. If the project will be disturbing greater than 160 Sq. surface feet the following will be required.
  - a. An asbestos assessment will be required on all applicable materials
  - b. Submit a Carson City Asbestos Assessment Form.
  - c. Depending on results from asbestos assessment an EPA 10 Day Notification may also be required.

**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 expansion of an existing medical marijuana production facility meets the Master Plan goal of promoting a variety of industrial specializations. The production facility provides medical marijuana products to retail dispensary outlets in the region and will help to support the needs of 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 production facility expansion will be located in an existing building adjacent to the currently operating facility. 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 production facility does have the potential to produce marijuana plant odors that may be detected from outside the facility, but no complaints have been received during the entire time that the facility has been operating up to this point. Regardless, staff has recommended a condition of approval to address potential*

odor concerns.

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

*The production facility expansion 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 10 employees. Staff estimates that up to 35 average daily trips will be generated per day between employees and deliveries. 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 expansion 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. Staff estimates the water usage for the project to be up to 1,000 gallons per day and estimates sewage flow to be between 100 – 200 gallons per day. These estimates are not in excess of what would be expected for a use in the General Industrial zoning district and existing infrastructure can accommodate the proposed usage. Storm drainage will be unaffected.*

*There is no anticipated impact on schools and the impacts on police and fire protection are unknown at this time. Staff's knowledge of the operation since it opened is that no police or fire protection services have been needed for the facility. 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 18.04.135 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 production facility expansion 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.*

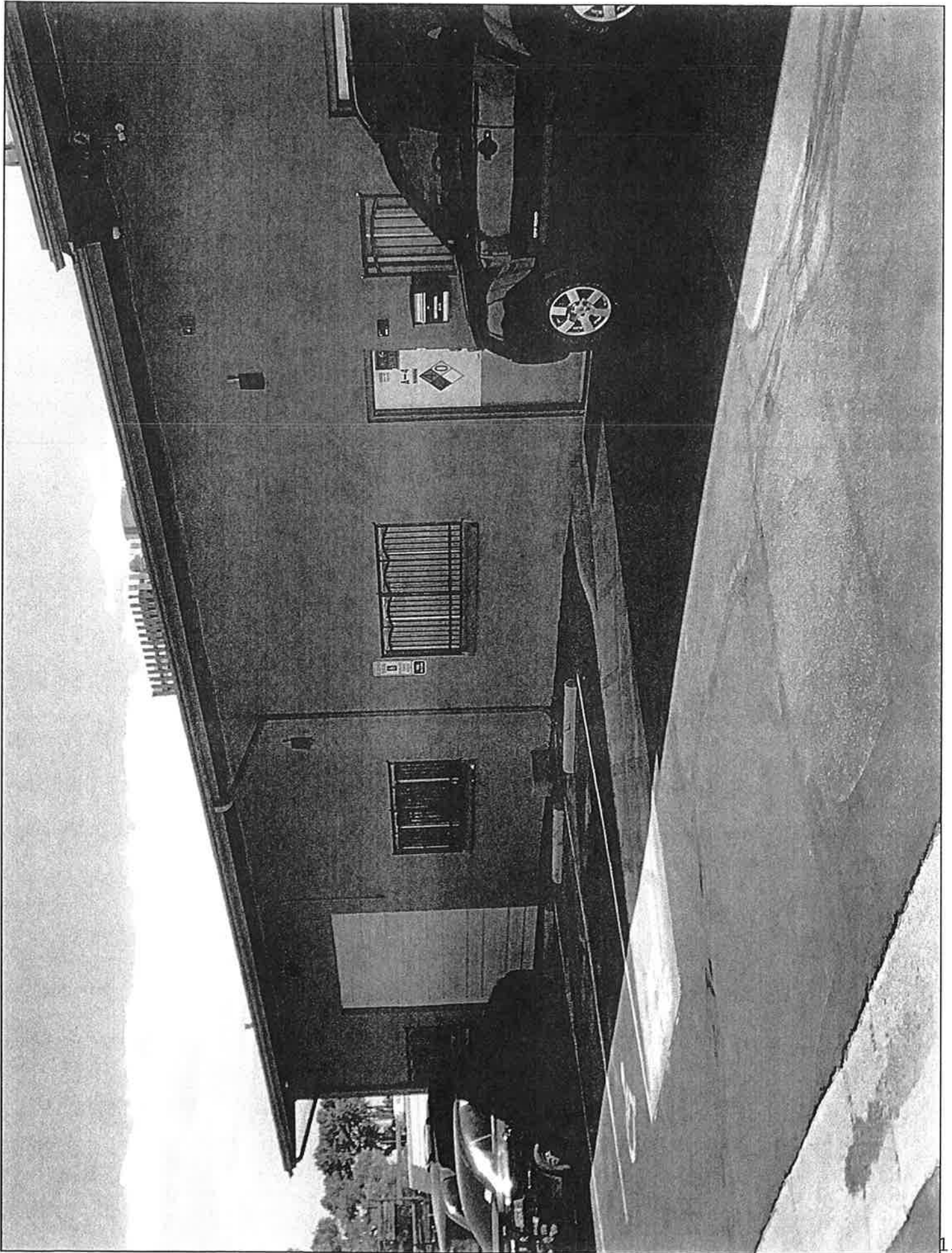
**7. Will not result in material damage or prejudice to other property in the vicinity.**

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

*vicinity.*

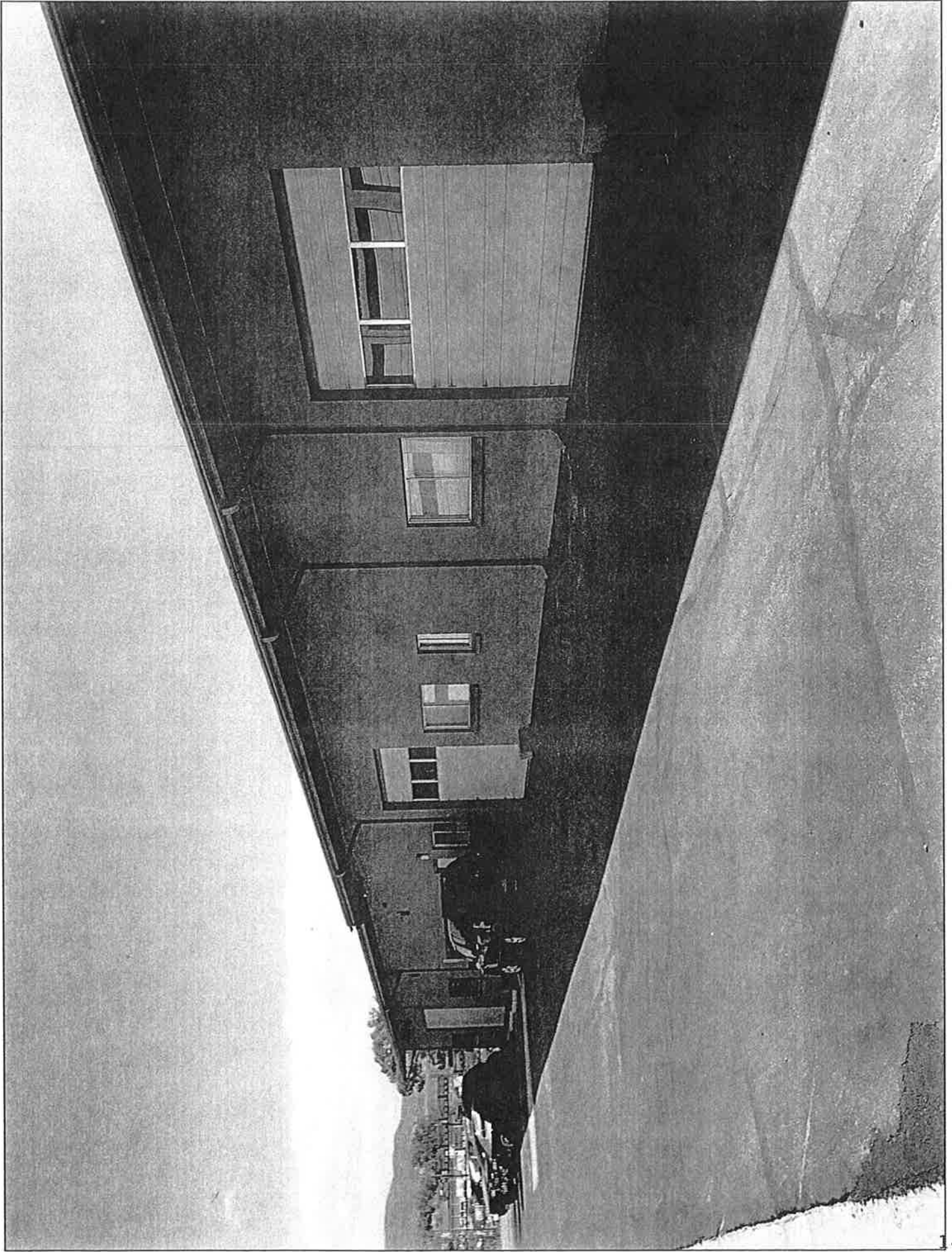
Attachments:

Site Photos  
Fire Department Comments  
Engineering Division Comments  
Health and Human Services Comments  
Environmental Control Division Comments  
Application (SUP-17-082)



Current Production Facility Space—4949 Highway 50 East





Proposed Production Facility Expansion Area—4949 Highway 50 East

June 27, 2017

Fire

SUP 17-082:

1. Project must comply with the 2012 IFC and northern Nevada fire code amendments.
2. Project must comply with current CCFD MME guidelines as published on the Building Division web page.

***Dave Ruben***

Fire Marshal  
Carson City Fire Department  
777 S. Stewart Street  
Carson City, NV 89701

Direct 775-283-7153  
Main 775-887-2210  
FAX 775-887-2209

**Engineering Division  
Planning Commission Report  
File Number SUP 17-082**

**TO:** Hope Sullivan - Planning Department  
**FROM:** Stephen Pottéy – Development Engineering Department  
**DATE:** July 6, 2017                      **MEETING DATE:** July 26, 2017

**SUBJECT TITLE:**

Action to consider an application for a Special Use Permit, from Capital Vending Co, Inc to allow an expansion of an existing MME production facility, apn 008-371-05.

**RECOMMENDATION:**

The Engineering Division has no preference or objection to the special use request provided that the following conditions are met:

- A water and sewer connection worksheet must be submitted with the building permit application for the tenant improvements, and any additional water/sewer use paid for.

**DISCUSSION:**

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following discussion:

**C.C.M.C. 18.02.080 (5a) - Master Plan**

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

**C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility**

Development Engineering has no comment on this finding.

**C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians**

The existing infrastructure and proposed drive isles are sufficient to provide safe access and circulation.

**C.C.M.C. 18.02.080 (5d) - Public Services**

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project.

**C.C.M.C. 18.02.080 (5e) – Title 18 Standards**

SUP-17-082 Eng



Development Engineering has no comment on this finding.

**C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare**

The project meets engineering standards for health and safety.

**C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property**

Development Engineering has no comment on this finding.

**C.C.M.C. 18.02.080 (5h) – Adequate Information**

The plans and reports provided were adequate for this analysis.

July 7, 2017

Health

**SUP-17-082**

Health and Human Services

Plans for the expansion need to be submitted to Carson City Building Department and approved, prior to any work being done. Plans also need to be submitted to the appropriate State agency for review and approval.

07/13/2017

Major Project Review Committee

Re: # SUP – 17-082

Greetings,

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 17- 082 @ 4949 Hwy 50 East expansion project:

1. If project will be disturbing greater than 160 Sq. surface feet the following will be required.
  - a. An asbestos assessment will be required on all applicable materials
  - b. Submit a Carson City Asbestos Assessment Form.
  - c. Depending on results from asbestos assessment an EPA 10 Day Notification may also be required.

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

Sincerely;

Mark Irwin  
Senior Environmental Control Officer

c: Kelly Hale, Environmental Control Foreman

July 7, 2017

SUP-17-082

Parks

The Parks, Recreation & Open Space Department has no comments on the above referenced SUP.

Thank you,

Vern & Patti

*Patti Liebespeck*

Office Specialist

Carson City Parks, Recreation & Open Space

3303 Butti Way, Bldg 9

Carson City, NV 89701

Phn: (775) 887-2262 x 7342

Fax: (775) 887-2145

[pliebespeck@carson.org](mailto:pliebespeck@carson.org)

[www.carson.org](http://www.carson.org)

JUN 29 2017

CARSON CITY PLANNING DIVISION

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

FOR OFFICE USE ONLY:

CCMC 18.02.080

FILE # SUP - 17 - - SUP - 17 - 082

SPECIAL USE PERMIT

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

\*Due after application is deemed complete by staff

APPLICANT PHONE #  
Carson City Agency SOLUTIONS LLC 907-227-6010

MAILING ADDRESS, CITY, STATE, ZIP  
4949 Highway 50 E A-4, Carson City NV 89701

EMAIL ADDRESS  
Lucina MMahoney@gmail.com

PROPERTY OWNER PHONE #  
Gary Hunter *CAPITAL VENDING* 775-232-6991

MAILING ADDRESS, CITY, STATE, ZIP  
4949 Highway 50 E A-4, Carson City NV 89701

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

SUBMITTAL PACKET - 4 Complete Packets (1 Unbound Original and 3 Copies) including:

- 1.  Application Form
- 2.  Detailed Written Project Description
- 3.  Site Plan
- 4.  Building Elevation Drawings and Floor Plans
- 5.  Special Use Permit Findings
- 5.  Master Plan Policy Checklist
- 6.  Applicant's Acknowledgment Statement
- 6.  Documentation of Taxes Paid-to-Date
- 7.  Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: See attached Planning Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

Project's Assessor Parcel Number(s):

008-371-05

Street Address

4949 Highway 50 E A-4, Carson City NV 89701

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

General Industrial

Nye Lane

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

PROPERTY OWNER'S AFFIDAVIT

I, Gary Hunter, 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]*  
Signature *4949 Hwy 50 E Carson City* Address *6-13-17* Date

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA  
COUNTY

On June 13, 2017, Gary Hunter, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

*[Signature]*  
Notary Public

My Appt. Expires Apr 11, 2020  
Appointment No. 08-6224-12  
Notary Public, State of Nevada  
SELINA GIESLER  
My Appt. Expires Apr 11, 2020

NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

RECEIVED Carson City Permits - Annon Fox  
*[Signature]*

**Response to Completion Memo regarding Special Use Permit**

**June 22, 2017**

- A. ~4900 square feet/500 = 9.8 parking spaces. We will add parking stripes for 3 more spaces bringing the total parking spaces to 11 spaces. See additional spaces noted on the Site Plan.
- B. See attached floor plan showing entire space; current occupancy plus proposed expansion. Also, we have identified location of key equipment.
- C. Over time, we plan to acquire machines to automate process of making hard and soft candies. Additionally, we are considering a soda machine. See attached descriptions of machines.
- D. Convection oven specs are attached.
- E. Security-We will add additional cameras to our current system; each one will be positioned to view the open space. We will move the current outdoor camera to just right of the door closest to Highway 50 to capture all exterior movement near our doors. Security relating to the garage doors will be enhanced with steel reinforcement.

Additionally, we will install two additional ADT motion detection cameras that are connected to a 24 hour response system monitored by ADT. The ADT motion cameras will be positioned to capture movements near exterior doors. See floor plan with cameras located in each corner.

We will install the same exterior window bars on our current space to the windows related to the expansion.

## SPECIAL USE PERMIT APPLICATION FINDINGS

State law requires that the Planning Commission consider and support the statements below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the required findings with as much detail as possible to ensure that there is adequate information supporting your proposal.

**THE FINDINGS BELOW ARE PROVIDED IN THE EXACT LANGUAGE FOUND IN THE CARSON CITY MUNICIPAL CODE (CCMC), FOLLOWED BY EXPLANATIONS TO GUIDE YOU IN YOUR RESPONSE. ON A SEPARATE SHEET TO BE INCLUDED WITH YOUR COMPLETE APPLICATION, LIST EACH FINDING AND PROVIDE A RESPONSE IN YOUR OWN WORDS. ANSWER THE QUESTIONS AS COMPLETELY AS POSSIBLE TO PROVIDE THE PLANNING COMMISSION WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DOES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY.**

**CCMC 18.02.080(5) FINDINGS.** Findings from a preponderance of evidence must indicate that the proposed use:

**1. Will be consistent with the objectives of the Master Plan elements.**

Explanation: Explain how your project will further and be in keeping with, and not contrary to, the goals of the Master Plan elements. Turn to the Master Plan Policy Checklist included with this application. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews addresses five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. Provide written support of the policy statement in your own words as a part of these findings. For additional guidance, please refer to the Carson City Master Plan document on our website at [www.carson.org/planning](http://www.carson.org/planning) or you may contact the Planning Division to review the document in our office or request a copy.

**2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.**

- Explanation:
- A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)
  - B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.
  - C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.
  - D. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.
  - E. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscape shown on the plan which complies with City ordinance requirements.
  - F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

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

Explanation: Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have to pedestrian and vehicular traffic when it is successfully operating? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? State how you have arrived at your conclusions.

**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.**

- Explanation:
- A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?
  - B. How will your project affect police and fire protection?
  - C. Is the water supply serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
  - D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
  - E. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
  - F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
  - G. Indicate the source of the information that you are providing to support your conclusions and statements made in this application (private engineer, Development Engineering, Public Works, Transportation, title report or other sources).

**5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.**

Explanation: Explain how your project meets the purpose statement of the zoning district in which it is located and how it meets the specific standards that are set forth in that zoning district. In CCMC Section 18.04, Use Districts, find the zoning district where your property is located. Refer to the purpose statement at the beginning of the zoning district section and explain how your project meets the purpose statement of that district. In addition, find the specific Intensity and Dimensional Standards for your zoning district in either CCMC Section 18.04.190 (Residential) or CCMC Section 18.04.195 (Non-Residential) and explain how your project meets these specific standards. To access the Carson City Municipal Code, visit our website at [www.carson.org/planning](http://www.carson.org/planning).

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

Explanation: Provide a statement explaining how your project will not be detrimental to the public health, safety, convenience and welfare. If applicable, provide information on any benefits that your project will provide to the general public.

**7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.**

Explanation: Provide a statement explaining how your project will not result in material damage or prejudice to other property in the vicinity.



If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

**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.

Lucinda Mahoney  
Applicant's Signature

Lucinda Mahoney  
Print Name

6/10/17  
Date

# Carson City Agency Solutions, LLC

## Written Project Description – Expansion of current space

### 4949 Highway 50 E, Carson City, NV Unit A-4

#### INTRODUCTION

Carson City Agency Solutions, LLC (CCAS) is seeking approval to expand the square footage relating to a previously approved Special Use Permit for a medical marijuana production facility. CCAS desires to renovate space adjacent to current space .

- CCAS currently leases 2,240 sq ft in a single-story industrial building of approximately 8,300 ft<sup>2</sup> located at 4949 Highway 50E in Carson City, NV.
- The request is to add approximately 2,562 square feet to the Special Use Permit previously approved.
- Total total space will be 4,802 square feet, upon approval

CCAS obtained Zoning Certificate on August 13, 2014 from the Carson City Planning department indicating that our production facility is located in a General Industrial (GI) zoning district approved for a Production Facility. See attached memo from Ms. Susan Dorr Pansky, Planning Manager.

#### Expansion summary:

In general, we plan to expand our current space by adding the following to the adjacent 2562 square foot space:

- additional office equipment
- packaging tables
- manufacturing equipment to automate manual processes
- upgrade air ventilation system
- upgrade electrical
- add a heating oven to heat products and add additional plumbing/sinks
- The walls, ceilings and floors will be finished with products that promote good sanitation
- Our Security systems will be expanded to encompass this area
- Add a door between current unit to expanded unit

We plan to add one wall. The space will mostly be open.



## Carson City Planning Division

108 E. Proctor Street  
Carson City, Nevada 89701  
(775) 887-2180 – Hearing Impaired: 711  
planning@carson.org  
www.carson.org/planning

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August 13, 2014

Ms. Lucinda Mahoney  
Carson City Agency Solutions, LLC  
2333 Fairview Drive  
Carson City, NV 89701

### ZONING CERTIFICATE

**RE: Medical Marijuana Establishment – Production Facility  
4949 U.S. Highway 50 East, Unit B1  
APN 008-371-05**

Dear Ms. Mahoney:

In response to your request concerning the proposed placement of a Medical Marijuana Production Facility on property located at 4949 U.S. Highway 50 East, Unit B1 in Carson City, please be advised of the following:

1. Pursuant to Carson City Municipal Code, Section 18.04.150, a Medical Marijuana Cultivation, Production or Laboratory Facility may be located in those areas zoned General Industrial (GI), east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E. All Medical Marijuana Cultivation, Production or Laboratory Facilities are subject to the approval of a Special Use Permit.

***The subject property is located in a General Industrial (GI) zoning district approved for Medical Marijuana Cultivation, Production and Laboratory Facilities. Approval of a Special Use Permit is required.***

2. Pursuant to Carson City Development Standards, Division 1.20, a Medical Marijuana Establishment 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 Medical Marijuana Establishment 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 Medical Marijuana Establishment.

***The Planning Division has verified by physical inspection that, as of the date of this letter, the subject property meets the minimum setback requirements set forth in the Carson City Development Standards.***

3. Pursuant to NRS 453A.322, the location of a Medical Marijuana Establishment may not be within 1,000 feet of a public or private school that provides formal education traditionally associated with preschool or kindergarten through grade 12 and that existed on the date on which the application for the proposed Medical Marijuana Establishment was submitted to

the Division, or within 300 feet of a community facility that existed on the date on which the application for the proposed Medical Marijuana Establishment was submitted to the Division.

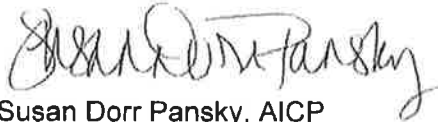
***The Planning Division has verified by physical inspection that, as of the date of this letter, the subject property meets the minimum setback requirements set forth in NRS 453.322.***

The Carson City Planning Division finds that the proposed Production Facility location meets all general state and local zoning and setback requirements, and the site will be considered acceptable for a Production Facility upon approval of a Special Use Permit by the Planning Commission.

A Business License will also be required prior to the commencement of operation for any Medical Marijuana Establishment in Carson City. The Business Licensing process will include review of any proposed Medical Marijuana Establishment building(s) for compliance with applicable code requirements including, but not limited to, building, engineering, fire, health, and environmental control.

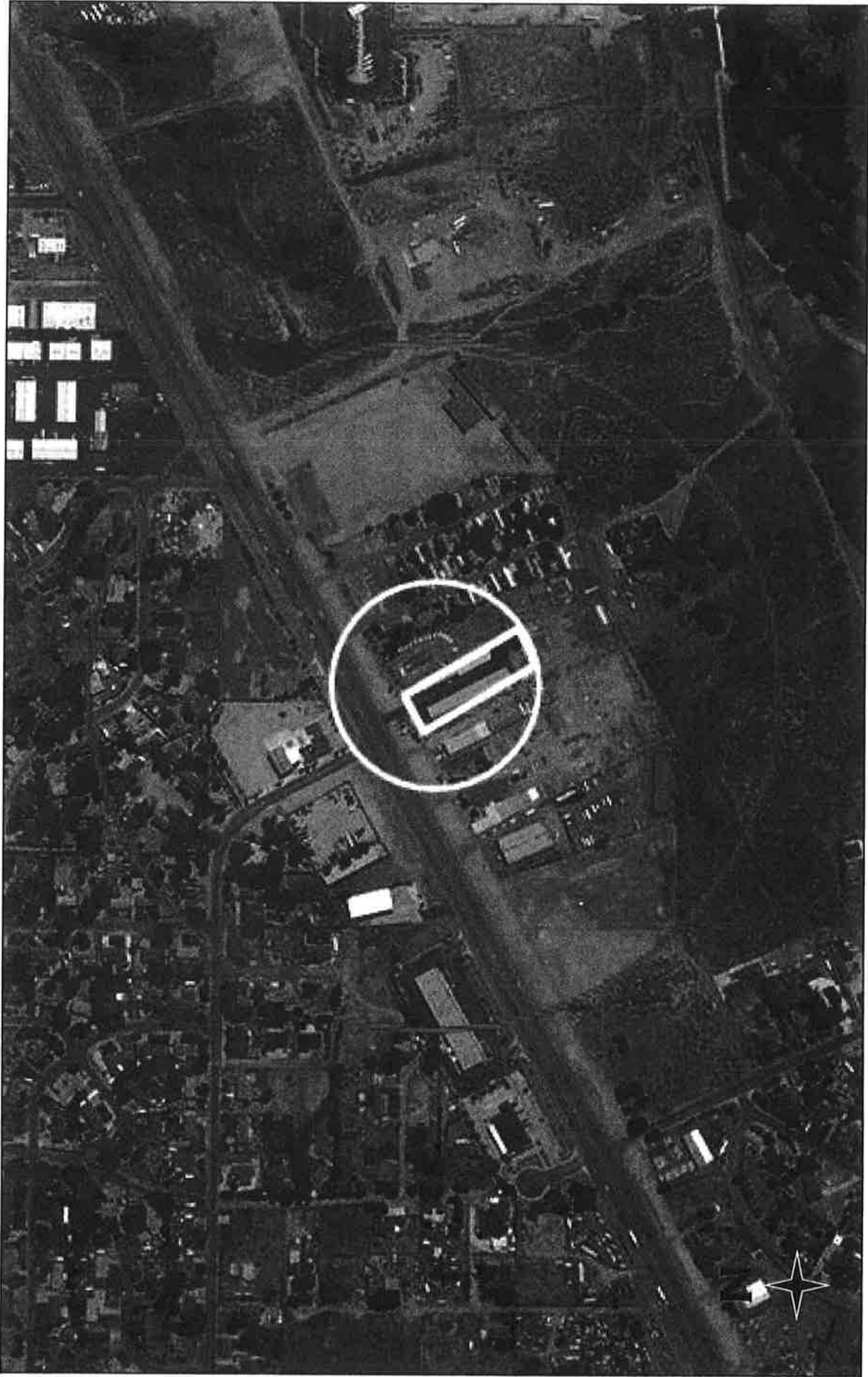
If you have any questions, please feel free to contact me at (775) 283-7076 or via email at [spansky@carson.org](mailto:spansky@carson.org). Thank you.

Sincerely,  
Community Development Department, Planning Division



Susan Dorr Pansky, AICP  
Planning Manager

Attachment - Setback Map



**4949 U.S. Highway 50 East, Unit B1, APN 008-371-05**

**Red Circle = 1,000 foot Setback from Schools**

**Yellow Circle = 300 foot Setback from Community Facilities**

# SECRETARY OF STATE



## NEVADA STATE BUSINESS LICENSE

**CARSON CITY AGENCY SOLUTIONS L.L.C.**  
Nevada Business Identification # NV20141517413

**Expiration Date: August 31, 2017**

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on August 24, 2016

*Barbara K. Cegavske*

BARBARA K. CEGAVSKE  
Secretary of State

***You may verify this license at [www.nvsos.gov](http://www.nvsos.gov) under the Nevada Business Search.***

**License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which by law cannot be waived.**

OWNER: CARSON CITY AGENT SOLUTIONS LLC

APPLICANT: DENNIS DREU  
 1450 INDUSTRIAL WAY  
 GARDNERVILLE NV 89410  
 775-943-6713

LOCATION: 4949 HIGHWAY 50 EAST  
 UNIT A-3  
 CARSON CITY NV  
 89301

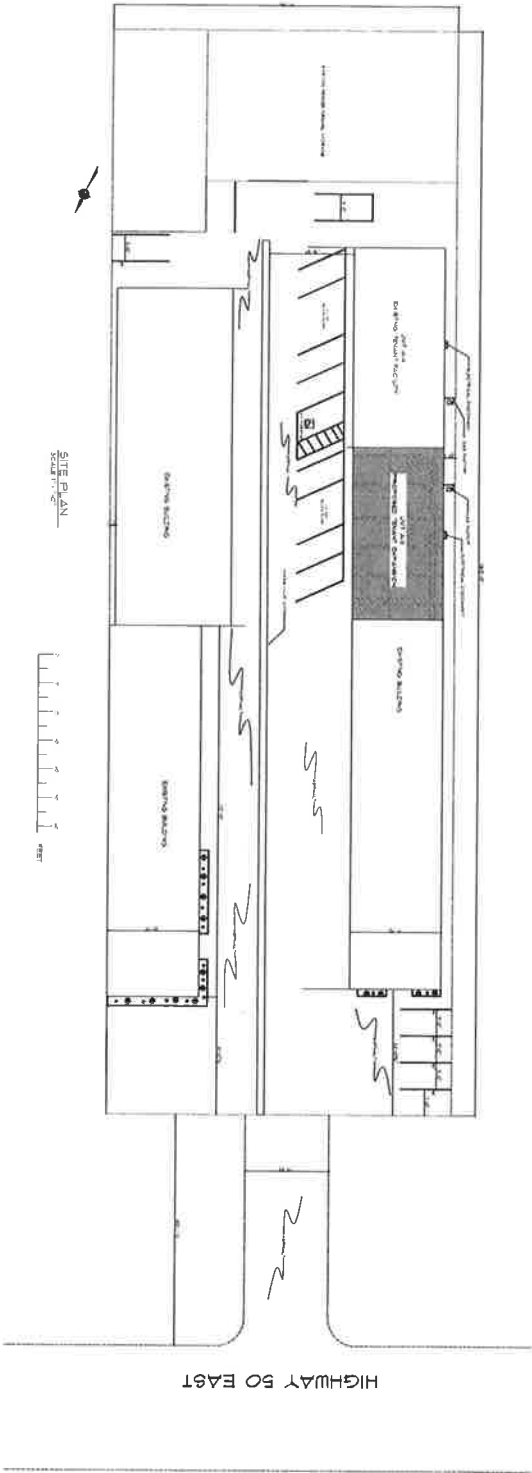
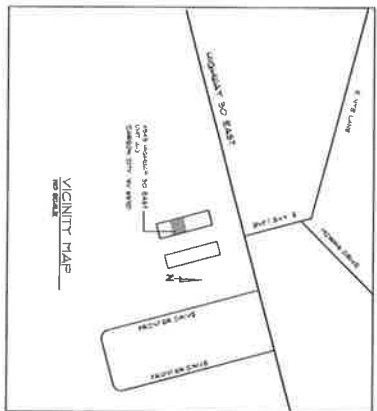
REQUEST: To expand a Medical Marijuana Establishment.

Zoning: GI

MASTER PLAN LAND USE DESIGNATION:

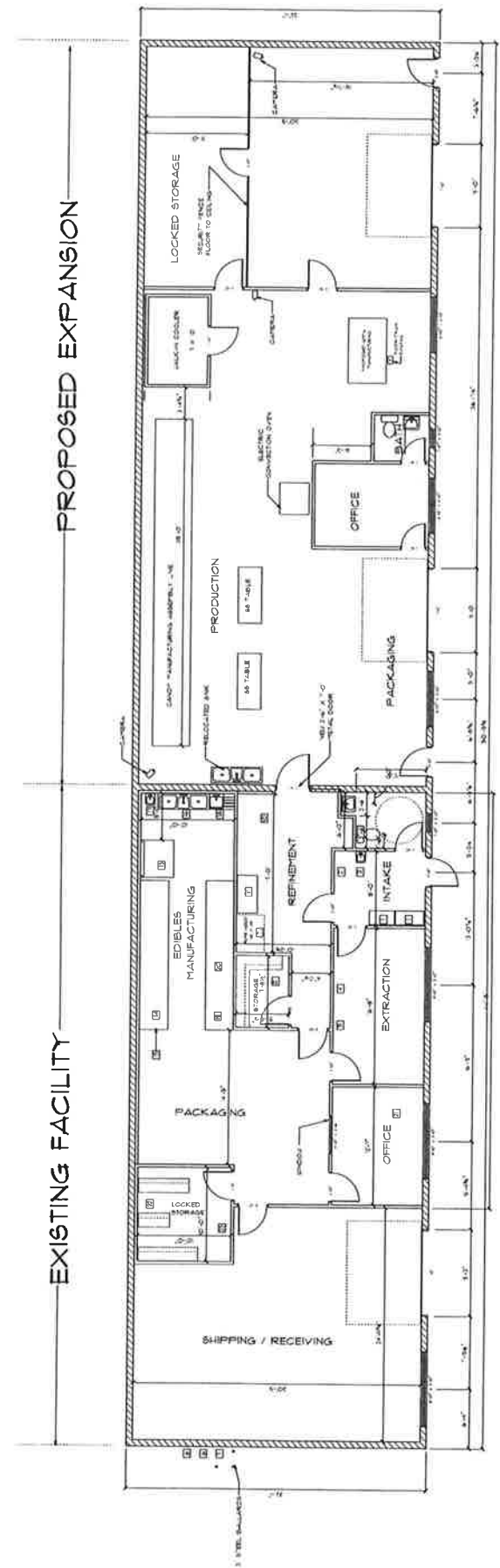
APN: 008-311-03

Site Plan Prepared By: Dennis Dreu (BDR Construction)



SITE PLAN  
 SCALE: 1" = 20'-0"





EXISTING FACILITY PROPOSED EXPANSION

MAIN FLOOR LAYOUT

F1 OCCUPANCY



SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE

PLEASE TYPE OR PRINT IN BLACK INK ON SEPARATE SHEETS. ATTACH TO YOUR APPLICATION.

State law requires that the Planning Commission, and possibly the Board of Supervisors, consider and support the questions below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the Proposal Questionnaire with as much detail as possible to ensure that there is adequate information supporting your proposal.

The questionnaire lists the findings in the exact language found in the Carson City Municipal Code (CCMC), then follows this with a series of questions seeking information to support the findings.

(On an attached sheet, list each question, read the explanation, then write your answer in your own words.) Answer the questions as completely as possible so that you provide the Commission and possibly the Board with details that they will need to consider your project. If the question does not apply to your situation, explain why. BEFORE A SPECIAL USE PERMIT CAN BE GRANTED, FINDINGS FROM A PREPONDERANCE OF EVIDENCE MUST INDICATE THAT THE FACTS SUPPORTING THE PROPOSED REQUEST ARE INCORPORATED INTO YOUR APPLICATION.

GENERAL REVIEW OF PERMITS

Source: CCMC 18.02.080. (1) The Planning Commission, and possibly the Board of Supervisors, in reviewing and judging the merit of a proposal for a special use permit shall direct its considerations to, and find that in addition to other standards in this title, the following conditions and standards are met:

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

*Explanation A. Turn to the Master Plan Policy Checklist. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews address five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. In your own words provide written support of the policy statement. You may want to acquire a free CD or purchase a paper copy of the Master Plan from the Planning Division, or review the copy in the Planning Office or in the reference section of the Ormsby Public Library on Roop Street, or use our website at [www.carson.org](http://www.carson.org).*

CCAS will construct improvements to the building in a manner that supports the Carson City Master Plan. Our support is based on achieving the goals of the plan as described in each of the five themes outlined in the Carson City Master Plan.

1. Theme: A Balanced Land Use Pattern

CCAS supports the establishment of a balance of land uses within the community. Our requests for a special use permit and building permits will be to renovate a unit in a building that is located on Highway 50 E. We will be providing employment opportunities for ~ 10 employees.

- A. Essential services currently provided by Carson City are sufficient to meet the needs of CCAS. Our improvements to the facility will minimally impact, if at all, delivery of essential services such as water and sewer.
- B. In our construction process, we will use sustainable building materials and construction techniques to promote water and energy conservation, where possible.
- C. Our improvements are not located in a priority infill development area.
- D. We will not change the current pathway connections or easements.
- E. We will protect existing site features.
- F. We will not impact county boundaries or public lands.
- G. Our improvements are not in a “mixed use” area.
- H. We will not impact current standards for transitions between non-residential and residential zoning districts.
- I. We are not near or nor would we impact environmentally sensitive areas.
- J. The building is located near a flood plain. The building was constructed in 1960’s and to date there have not been any known flooding problems.
- K. We will provide for/use services provided by Carson City such as water, sewer, road improvements, sidewalks consistent with the Land Use designations and adequate for our development.
- L. We are not located in a SPA.

2. Theme: Equitable Distribution of Recreational Opportunities

CCAS supports a diverse range of park and recreational opportunities available in Carson City.

- Our improvements to an already developed building will not impact park demand.
- Our improvements do not impact the Open Space Master Plan and Carson River Master Plan.

3. Theme: Economic Vitality

CCAS supports a strong diversified economy and economic base.

- CCAS will provide ~10 additional jobs in the community.
- CCAS supports strong fiscal strength for Carson City and will contribute to the tax base as a result of sales of our products.
- Medical Marijuana is a new “industry” in Carson City and will support the goal of a strong diversified economic base.
- Our improvements will not impact the citywide housing mix.
- Our improvements will not impact regional retail centers.
- Our improvement will not impact retail spaces.
- Our improvement will not impact heritage tourist activities.
- Our improvement is outside of the downtown core and thus will not impact it.
- Our improvements will not impact housing near downtown.

4. Theme: Livable Neighborhoods and Activity Centers

CCAS supports a community that is safe, attractive, diverse, contains mixed used centers and has a pedestrian-friendly downtown.

- Our improvements will use durable, long-lasting building materials for our internal improvements, where possible.
- Our improvements will be interior; the exterior of the building will not change.
- Our improvements will not impact current building height, density and setback transitions and connectivity to surrounding developments.
- Our improvements are not in a Mixed-Use area and our facility is not located downtown.
- Our improvement is not a housing project.

5. Theme: A Connected City

CCAS supports a community that provides safe, interconnected roadways, multi-use pathways, bicycles facilities and sidewalks.

- Our improvements will not impact current roadway, pathway, bicycles and sidewalk patterns along Highway 50 E. as we anticipate to hire ~ 10 employees.
- Our improvements will not impact roadway connections and networks.
- Our improvements will not impact pathways to surrounding lands.

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

*Explanation A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: two houses, Single-Family 12,000 zoning; East: restaurant, Retail Commercial zoning; West: undeveloped lot, Retail Commercial zoning; South: apartment complex, Retail Commercial zoning).*

The improvements that we plan to make are to an adjacent space of our current operation which is located at 4949 US Highway 50 East, Carson City. There will be no impacts to the general neighborhood as our improvements will be all interior.

This area is zoned General Industrial (GI) which is approved for Medical Marijuana Production facility subject to a Special Use Permit. North of the building is Highway 50 East. Immediately across the parking lot from our unit is another industrial warehouse property that is currently vacant. Immediately next to our unit, in the same building is vacant space. To the east of the facility is an empty, undeveloped parking lot. South of the building is an undeveloped parking lot and undeveloped, outside storage area. East of the building are two auto repair shops; Amigo Auto Repair and another auto repair shop. Both of these businesses are housed in industrial buildings with large parking lots.

Our Marijuana Production facility meets the minimum setback requirements that, as of August 13, 2014 meets the minimum setback requirements set forth in the Carson City Development Standards. See attached Zoning Certificate signed by Susan Dorr Pansky, Planning Manager.

Our improvements will not impact the neighborhood.

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

Our project will not negatively impact property values or cause problems with neighboring property owners because all of our production activities will be located inside the building. We will not create noise, dust, odors, vibration, fumes, glare, or physical activities that will be disruptive to neighbors.

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

Our improvements will be interior and will not impact the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

*D. Consider the pedestrian and vehicular traffic that currently exists on the road serving your project.*

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

Our improvements will result in the employment of ~ 10 employees. The employees will likely drive a car to work and will make left and right turns on and off of Highway 50 East. We do not believe that these additional employees and the associated traffic will impact traffic flow in this area. The two prior tenants of this space each employed ~ 12 employees, thus the impact will be minimal.

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

If Carson City approves an expanded Special Use Permit we will be able to provide a small amount of jobs in the community. Our sales will be subject to tax and this tax will go to the Carson City funds.

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

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

CCAS plans to hire ~ 10 employees and thus we do not believe we will have an impact on the number of students attending schools in Carson City.

We do not plan to negatively impact the Sheriff's office in Carson City; however, production of medical marijuana is a new industry and may be subject to unanticipated crimes. We will be deploying very robust security systems both on the interior of the building as well as the exterior of the building. Secured access to the building will be required for all employees and visitors. Cameras will be installed interior and exterior. We will work closely and supportively with the Sheriff's Office on any matters associated with our operations.

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

Our improvements are interior and will not result in the covering of land area with paving.

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

Our interior improvements do not require any changes to the current water supply as we anticipate our water needs to be minimal. Our building is served by public water.

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

Our improvements will not require any changes to the current sewage disposal trunk line. Our site is not on a septic system.

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

We do not believe road improvements are necessary for our project. We anticipate hiring ~ 10 employees.

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

CCAS conclusions for this document are based on conversations with local contractor – Rick Nuzum and Dennis Drew (BDR Engineer and Contractor), Carson City Planning Manager-Susan Dorr Pansky; building owner- Gary Hunter.

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

No additional outdoor lighting is planned.

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

See attached site plan.

The landscaping is the same as when the original building permit was obtained. No changes.

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

The ~10 CCAS employees will have access to parking spaces immediately in front of our unit and alongside the buildings owned by Gary Hunter and in the gravel parking area to the south of the building. See attached site plan.

*If there is any other information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include this information.*

*Please type the following signed statement at the end of your application questionnaire.*

CCAS seeks to be a quiet, unnoticed, neighbor amidst the commercial businesses along the industrial area of Highway 50. Our company employee number is expected to be ~ 10 employees and as a result we do not believe that we will negatively impact traffic in the neighborhood.

Thank you for your consideration.

**Carson City Agency Solutions, LLC**  
**Taxes Paid Through May 2017**

**Business start up : November 2016**

|                        |             |
|------------------------|-------------|
| Medical Marijuana Tax  | \$ 1,517.35 |
| Bond Contributions Tax | \$ 106.48   |
| Sales & Use Tax        | \$ 3,283.34 |

**Carson City Agency Solutions, LLC (CCAS)**

**Project Impact Report – Engineering Impacts**

Traffic – There are no known impacts to traffic. Our interior improvements to the building will result in the employment of ~ 10 employees. The employees will likely drive a car to work and will make left and right turns on and off of Highway 50 East. We do not believe that these additional employees and the associated traffic will impact traffic flow in this area. The two prior tenants of this space each employed ~ 12 employees, thus the impact will be minimal.

The construction related traffic will be minimal and will not require traffic control.

Drainage – The interior improvements will not change current drainage. The site is already paved or graveled. The drainage will remain as it has been since the building permit was approved in 1976.

Water and Sewer - Essential services currently provided by Carson City are sufficient to meet the needs of CCAS. Our interior improvements to the building will not require additional water or sewer.



 Login  Register

<http://www.gotowebstore.com/155BCOE2C>

## Bakers Pride BCO-E2 Cyclone Series Double Deck Full Size Electric Convection Oven - 208V, 3 Phase, 10500W

Item #: 155BCOE2C MFR #: BCO-E2 208/3

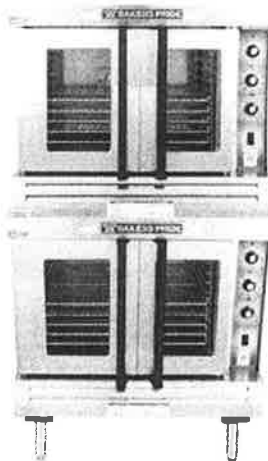
[Login or add to cart to see our lowest price!](#)

**\$X,XXX.XX**

Retail Price

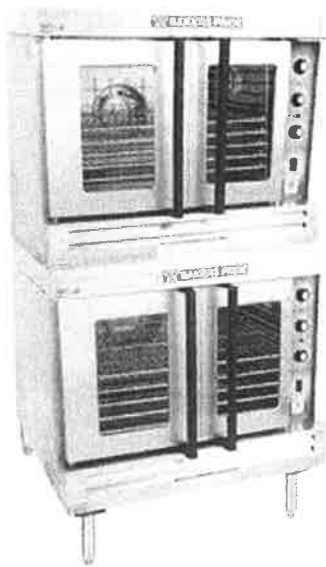
**\$6,391.00**

[🔗 Why do we do this?](#)



✓ Double pane, thermal glass windows

400010613809



unit in the same footprint while providing greater flexibility. Each oven is designed with an energy efficient 10.5 kW forced air heat system to provide fast, even cooking no matter what you're making. Couple that with easy-to-use controls and a host of other smart design features, and it's easy to see how this oven delivers superior performance for any commercial kitchen!



This item has been Energy Star Qualified by the US Environmental Protection Agency and the US Department of Energy, making it an energy-efficient product.



This product complies with UL EPH standards and meets ANSI/NSF requirements.



This item has been tested and meets safety standards imposed by the Underwriters Laboratories (UL) for use in the United States of America and Canada.



This product must be hardwired; it does not plug into a standard wall outlet.



"Oven is advertised and comes just as pictured. We have used this oven numerous times and love it. Cooks things evenly and the final product always comes out nice."

The independent doors on this oven allow for simple operation, unlike synchronized doors which can have more moving parts and greater potential for failure. Double pane, thermal glass windows allow you to see inside the cavity, while insulation within the door and stainless steel seals help lock heat inside the cabinet for more efficient operation.

## Customer Q&A

How will this double convection oven arrive? Is there anything special I need to know about setting it up? ▼

## Compare to Other Products

|                              | <small>ITEM # 155B00536</small><br><u>Bakers Pride BCO-E2 Cyclone Series Double Deck Full Size</u> | <small>ITEM # 105B0010036</small><br><u>Blodgett BDO-100-E Double Deck Full Size Electric</u> | <u>Alt</u><br><u>So</u> |
|------------------------------|--|---|-------------------------|
| <b>PRICE</b>                 |  |   |                         |
| <b>WATTAGE</b>               |  |   |                         |
| <b>ENERGY STAR QUALIFIED</b> | Free Shipping  | Free Shipping   |                         |
| <b>NSF LISTED</b>            | <b>\$6,391.00</b> /Each  | <b>\$7,090.00</b> /Each   |                         |
| <b>NUMBER OF RACKS</b>       | 10.5 Kilowatts   | 22 Kilowatts  |                         |
| <b>OVEN INTERIOR STYLE</b>   | Yes  | Yes   |                         |
| <b>TEMPERATURE RANGE</b>     |  |   |                         |

**SPECS**

|                       |                     |
|-----------------------|---------------------|
| Interior Depth        | 22 1/4 Inches       |
| Interior Height       | 20 Inches           |
| Amps                  | 28 - 30 Amps        |
| Hertz                 | 60                  |
| Phase                 | 3                   |
| Voltage               | 208 Volts           |
| Wattage               | 10.5 Kilowatts      |
| 18 x 26 Pan Capacity  | 10 Pans             |
| Energy Star Qualified | Yes                 |
| Installation Type     | Freestanding        |
| Number of Chambers    | 2                   |
| Number of Decks       | Double              |
| Number of Doors       | 4                   |
| Number of Racks       | 10                  |
| Oven Interior Style   | Standard Depth      |
| Power Type            | Electric            |
| Size                  | Full Size           |
| Temperature Range     | 150 - 550 Degrees F |

**Related Items**

[Alto-Shaam 2-ASC-2E/STK Platinum Series Stacked Half](#)

**\$8,069.60**/Each

[Commercial Convection Ovens](#)

544 Products

[Convection Oven Parts and Accessories](#)

4 Categories

[Bun / Sheet Pans](#)

110 Products

I would warn anybody considering ordering any appliance from Webstaurant that if you reject an order, you will be subject to a 20 or 30% restocking fee. Check with your electrician in advance to make sure you have the correct item on order, and double check what you selected before completing your transaction. Not impressed that a minor error is likely to cost a lot to fix between return shipping, restocking and a new shipping fee. Webstaurant will not go to bat for you to lower the restocking fee with the manufacturer--they completely wash their hands of the matter. Buyer beware--do not buy appliances off the internet, a local retailer would have been more likely to help out.

**Rochelle M.** Posted on 04/24/2015



what a relief! having this oven is such a great blessing, very fast, efficient and we bake evenly! thank you so much for such a great product!

**Alfred S. from Cre8tive Cupcake** Posted on 10/31/2014



its a nice product to purchase. I have used it very good product for everyone. I am giving 5 star rating to the prdouct nice.

**Neeru G. from SynapseIndia** Posted on 01/29/2014



I ordered this oven for my bakery, and I love it! It cooks quickly and evenly, and there is plenty of room to bake multiple things at once. The fan, temperature, and timer are easy to control, and the installation was very simple (just know that you will need an electrician to hard wire the unit, as it does not plug into the wall).

**George I. from Crazy Cakes** Posted on 04/26/2013



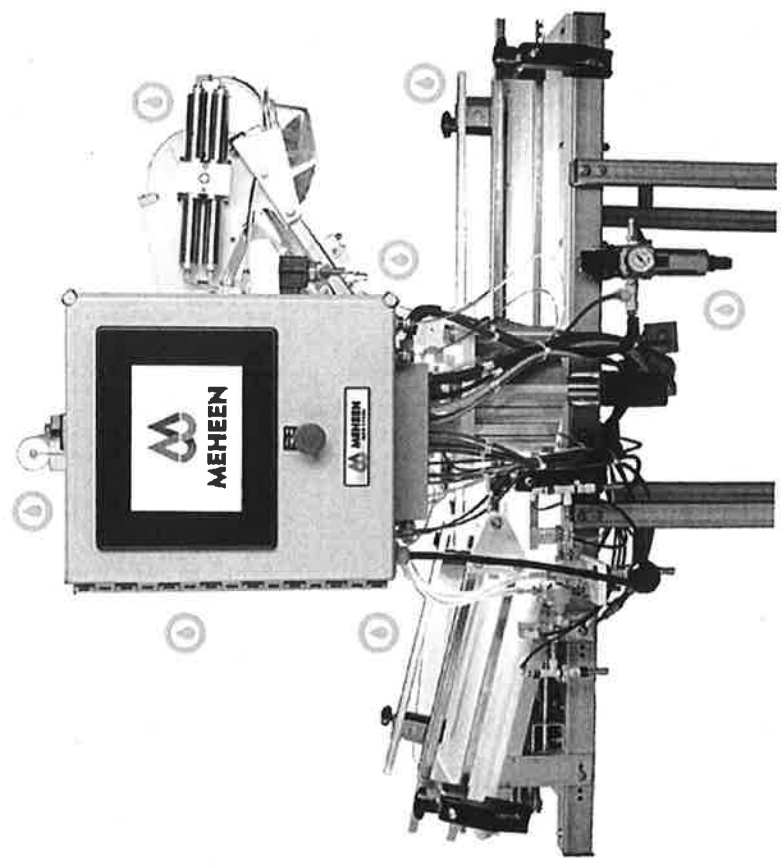
This double deck convection oven is great for banquet cooking where you need to get things in and out of the oven fast. Great space saver too. Good for warming plates and finishing meats in the second.

**Eric K.** Posted on 04/20/2013



# Bottle Like You Meheen It

Our filling technologies help premium brands ramp up bottling production quickly and efficiently. A Meheen fully-automated, pneumatic powered filler can produce up to 2,300 bottles per hour and help you increase distribution, revenues and profit margins from the first bottle and beyond.



GET A QUOTE

INTEGRATED

## Custom Made Just Like Your Product

Meheen's bottling technologies are a customized solution engineered for your needs. From beers and ciders to teas, waters, sodas and more. Whatever your bottling needs, Meheen

# Meheen Bottling Machine

## MEHEEN Equipment specifications

### M2

|  |  |
|--|--|
| Filling Heads / Crowners                             | 2  |
| Bottle Diameter Capability                           | 1.5"-7" diameter<br>(38mm x 178mm)                   |
| Machine Dimensions                                   | 3.0 W x 4.7 L<br>(914mm x 1432mm)                    |
| Standard Configuration                               | Stand with Casters                                   |
| Air Flow   | 12 cfm @ 90 psi<br>(20m <sup>3</sup> /h @6.2 bar)    |
| Machine Operating Pressure                           | 80 psi (5.5bar)                                      |
| Fully Automated /<br>Touch Screen Controls           | Y<br>Up to 12 bpm                                    |
| Auto Cleaning / Sanitizing                           | Y  |
| Production Rates                                     | Up to 12 bpm   |
| Rinser   | N  |
| Long Tube Filling                                    | Y  |
| Auto Crown Sorter                                    | Y  |
| Pre-Purge, Single &<br>Auto Fill / Leak Detection    | Y<br>Y   |
| Manual Override                                      | Y  |
| CO2 Pulse Intensity Control                          | Y  |
| Liquid PSI Control (Max<br>pressure 14.9psi/1.03Bar) | Y  |
| Max. Acceptable Liquid<br>Pressure                   | 23.9psi/1.65Bar                                      |
| Optional Equipment                                   | Stand with Feet,<br>Big Hopper, Rinse                |
| Filler/Crowner Electrical                            | 0.53 amps @115 volts AC<br>or 0.3 amps @220 volts AC |
| Rinser Pump Electrical                               | 1.2 amps @115 volts AC<br>or .63 amps @220           |



# Shanghai Huanxuan Food Machinery Co., Ltd

Office address: No. 1099, WuXing Road, NanQiao Town, FengXian District, Shanghai

Contacts: A. manda Sang Tel: 0086-15221349734

## QUOTATION SHEET

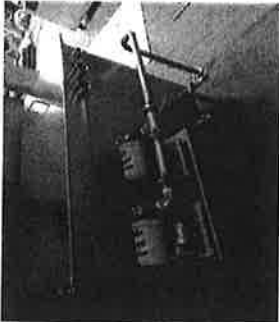

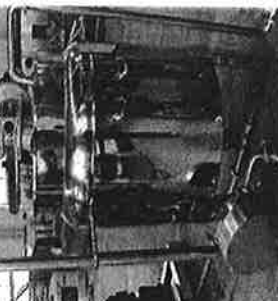
Technical parameters for HX-150 Hard candy depositing line:


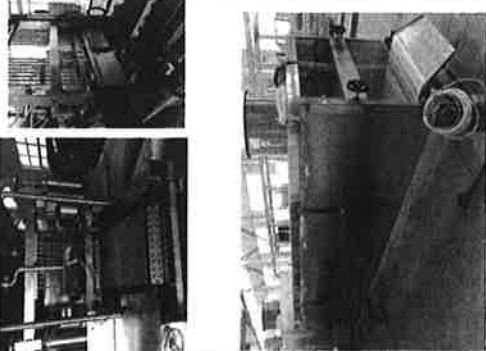

1. capacity: 125- 150kg/h
2. stroke speed: 35-45 n/min
3. voltage: 380 V Power : 65 kw
4. water consumption: 0.36 tons/d
5. Length of the whole line :17 meters (L)
6. conditions for cooling parts: room temperature: < 25°C humidity: < 55%
7. Compressed air: consumption 0.2 (m<sup>3</sup>/min) Pressure: 0.4~0.6 (mpa)
8. Configuration: ① Frequency Inverter: Taiwan ② Electronic Part: zhengtai ③ Pneumatic Cylinder: Taiwan



| Image | Model                             | Description  | Package     | Machine size                   | Parameter   | Power |
|-------|-----------------------------------|--|-------------|--------------------------------|---|-------|
|       | 150L<br>electromagnetic<br>cooker | Adopt new technology of<br>electromagnetic heating, Power<br>can be adjusted. With easy to use,<br>high thermal efficiency,<br>environmental protection, safety<br>and reliability, etc. | Wooden case | Dimension: 1250*850*<br>1200mm | 1) Volume: 150L<br>2) Material: stainless steel 304<br>3) weight: 325kg<br>4) vacuum degree: -0.95map | 32 KW |



|  |  |   |                    |   |  |                |
|--|--|---|--------------------|---|--|----------------|
|   | <p>Water tank<br/>(including water pump)</p> | <p>Used for electromagnetic vacuum sugar cooker</p>   | <p>Wooden case</p> | <p>dimension<br/>: 1280*1050*1100mm</p> | <p>1) voltage: 380v50hz</p>  | <p>7.1 kw</p>  |
|   | <p>transfer pump</p>                         | <p>The speed is very low. It can keep the original quality of the conveyed materials. And it does not cause any chemical &amp; physical reaction.</p> | <p>Wooden case</p> | <p>diameter : 1.5inch</p>               | <p>1) pump head: 304 stainless steel<br/>2) diameter : 1.5inch</p>   | <p>1.1 kw</p>  |
|  | <p>Keeping warm tank</p>                     | <p>Conveying the dissolving syrup to the storage tank and keep the temperature at 100 °C for preparation of the depositing.</p>                       | <p>Wooden case</p> | <p>Dimension : φ750mm x 1600mm</p>      | <p>1) Material: stainless steel 304<br/>2) Capacity: 200L<br/>3) Weight: 180kg<br/>4) It is with temperature holding mixer</p> | <p>0.75 KW</p> |

|   |                                     |   |                    |  |   |              |
|---|-------------------------------------|---|--------------------|--|---|--------------|
|    | <p>Pipe/valve/fitting</p>           | <p>put the syrup into Keeping warm tank</p>   | <p>Wooden case</p> | <p>size depend on client's workshop permission</p> | <p>Material: SUS 304</p>  |              |
|   | <p>Depositor and cooling tunnel</p> | <p>According to different type of mold can produce Oval, button shaped, square, spherical and various animal shape candy.</p> | <p>Wooden case</p> | <p>Dimension:<br/>11400*1350*2200mm</p>            | <p>Including:<br/> 1. single row depositor 1set<br/> 2. cooling tunnel 8meters<br/> 3. With 2 flavor dosing pump and 2 mixers<br/> 4. frequency inverter<br/> 5. chiller 1 set, power 7.5kw<br/> 6. conveyor belt power1.5kw<br/> 7. Demoulding device 1set<br/> 8. PL control box 1set</p> | <p>20 kw</p> |
|  | <p>Hard candy mould</p>             | <p>Mould can be design according to customer's requirement</p>  |                    | <p>Dimension:<br/>3500*700mm</p>                   | <p>1)Material: aluminium alloy<br/> 2)Surface material: teflon</p>  |              |

Total price FOB on Shanghai

SAY US DOLLARS: thirty three thousand two hundred and fifty five only

**Notes: Self-prepare list: Air compressor 1set dehumidifier 2 sets ;air conditioning 2 sets . energy require water: 0.36tons/d; electric: 380V, 50Hz, 65kw; using condition: temperature 20~25℃ humidity 55%. DELIVERY DATE:**

Within 60 work days after received the down payment 40%TT

**DELIVERY: FOB ON SHANGHAI**

**TERMS OF PAYMENT:**

40% T/T advance after order, 60% T/T balance must be paid before machine deliver from our factory.

**WARRANTY:**

One year (During the warranty period, it is free for parts, but the buyer should be responsible for

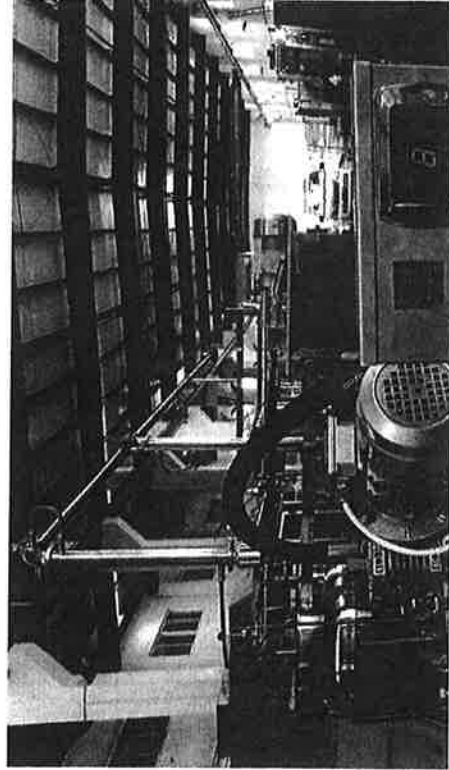
all the cost damage of part due to human error : After one year, the buyer should be responsible for all the ( )

**OTHERS:** Testing & training:

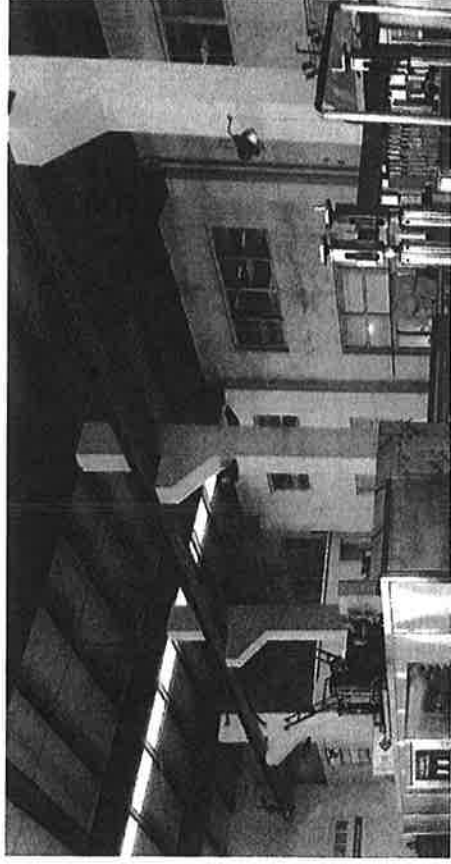
The plant layout design, assembling and installation, start-up and local team training will be FREE at no cost. But the buyer should be responsible for the round-air tickets, 1 for the pocket money to our technicians.

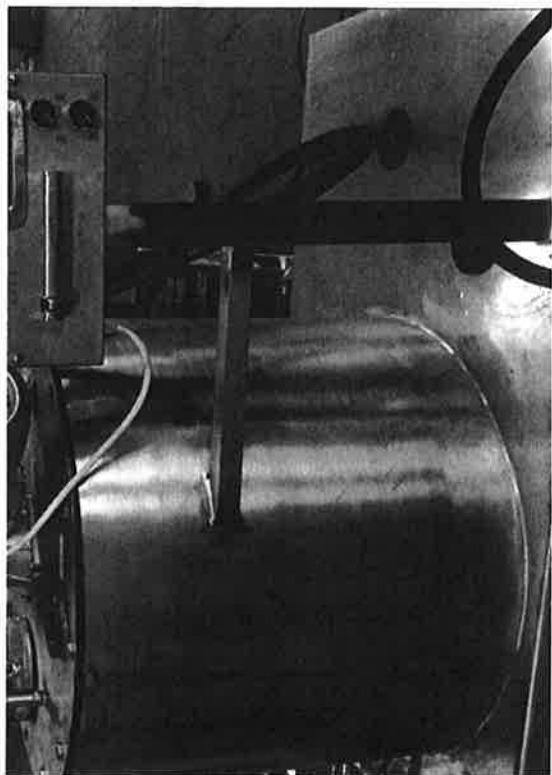
**Utilities:**

The buyer should prepare sufficient electric power, water, steam and compressed air supplies which are suitable to be connected to our machinery before the arri



HX-150 hard candy production line







**ISET S.r.l.**

Sede Legale e Uffici  
Via Donatori di sangue, 9 - 46024 Moglia (MN)  
Tel. e fax +39 (0)376 598963  
iset@iset-italia.com [www.iset-italia.eu](http://www.iset-italia.eu)

Cap. soc. i.v.  
Cod. Fisc. e P.IVA  
Reg. Imprese  
REA

€ 10.200,00  
02 332 750 369  
02 332 750 369  
MN 0221098

## CERTIFICATE OF COMPLIANCE

**Certificado de Conformidade - Сертификат соответствия - Konformitätserklärung**

**1) APPLICANT:**

Shanghai Huanxuan Food Machinery Co., Ltd.  
No.1099, Wuxing Road, Nanqiao Town, Fengxian District,  
Shanghai City, China

**2) CERTIFICATE NO.:**

IT020912HX160315

**TCF(S) NO.:**

TCF(16)-104-MD

**3) WITH REFERENCE TO EC DIRECTIVE APPLIED:**

Machinery Directive 2006/42/EC

**4) CERTIFICATION ISET MARK:**

**HARMONIZED STANDARDS APPLIED:**

EN ISO12100:2010  
EN60204-1: 2006/AC:2010  
EN 1672-2:2005+A1:2009

ISTITUTO SERVIZI  
EUROPEI TECNOLOGICI

**5) PRODUCT CHARACTERISTICS: CANDY PRODUCTION LINE**

**MODEL(S):** HX-CD50 HX-CD150 HX-CD300 HX-CD450 HX-CD600

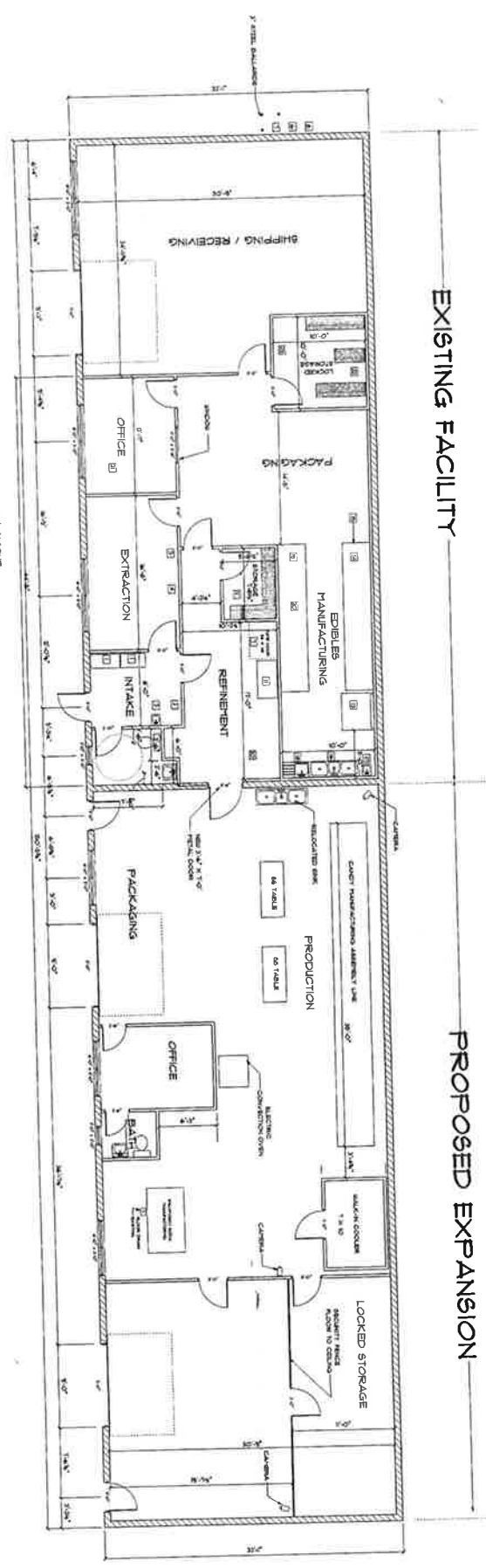
**REMARK:** CE marking and EC declaration are duties of the manufacturer before the putting into service of its product on market. The verification has been carried out on voluntary application of the manufacturer based only on the documents prepared and provided by the manufacturer itself. The manufacturer is responsible to maintain the internal production control to ensure the compliance of the product. ISET declines any liability with reference to any other document, product or test report that hasn't been submitted to evaluation.

**6) DATE OF ISSUE:** 15/03/2016

**DATE OF EXPIRE:** 14/03/2021

**CERTIFICATION MANAGER:**





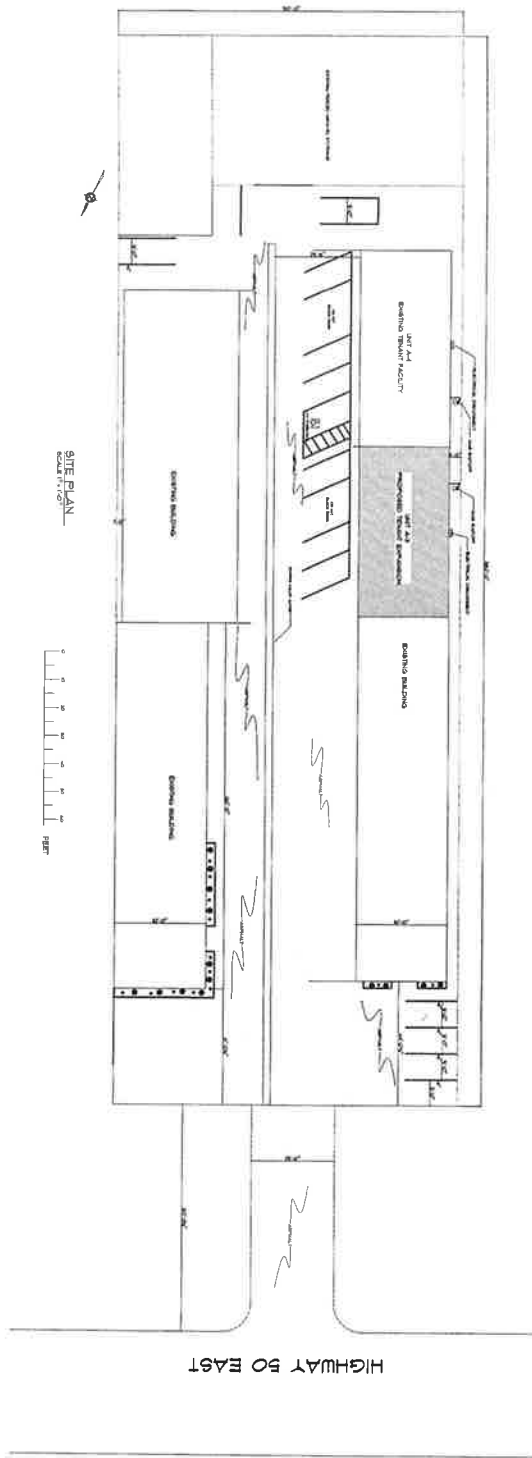
EXISTING FACILITY

PROPOSED EXPANSION

MAIN FLOOR LAYOUT

F1 OCCUPANCY

SUP - 17 - 082  
 REC...  
 JUN 23 2017  
 CARSON CITY



OWNER: CARSON CITY AGENT SOLUTIONS LLC

APPLICANT: DENNIS DREW  
 1450 INDUSTRIAL WAY  
 GARDNERVILLE, NV 89410  
 775-843-6773

LOCATION: 4848 HIGHWAY 50 EAST  
 UNIT A3  
 CARSON CITY, NV  
 89301

REQUEST: To expand a Medical Marijuana Establishment

Zoning: GI

MASTER PLAN LAND USE DESIGNATION:

APN: COB-371-05

Site Plan Prepared By: Dennis Drew (BDR Construction)



SUP - 17 - 082

**Carson City Agent Solutions LLC**  
 4848 Highway 50 East A-4  
 Carson City Nevada  
 PHONE: 807-227-6019  
 FAX:  
 lucinda@mahoney@gmail.com

BDR CONSTRUCTION  
 PO BOX 3056  
 GARDNERVILLE, NV 89410  
 NV LIC# 0049145A

PHONE: 775-760-7800  
 FAX: 775-269-1835

SCALE: 1" = 20'-0"

DRAWN BY:

DATE: Thursday, June 22, 2017



APPROVED: DFD

CHECKED BY:

PAGE: 1 of 1

SITE PLAN