

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF OCTOBER 29, 2014

FILE NO.: SUP-14-081

AGENDA ITEM: F-3

STAFF AUTHOR: Susan Dorr Pansky, AICP
Planning Manager

REQUEST: To consider a request for a Special Use Permit from WSCC, Inc. (property owner: Sanbar) to allow a Medical Marijuana Dispensary on property zoned General Commercial (GC), located at 2765 Highway 50 East, Suite A, APN 008-312-12.

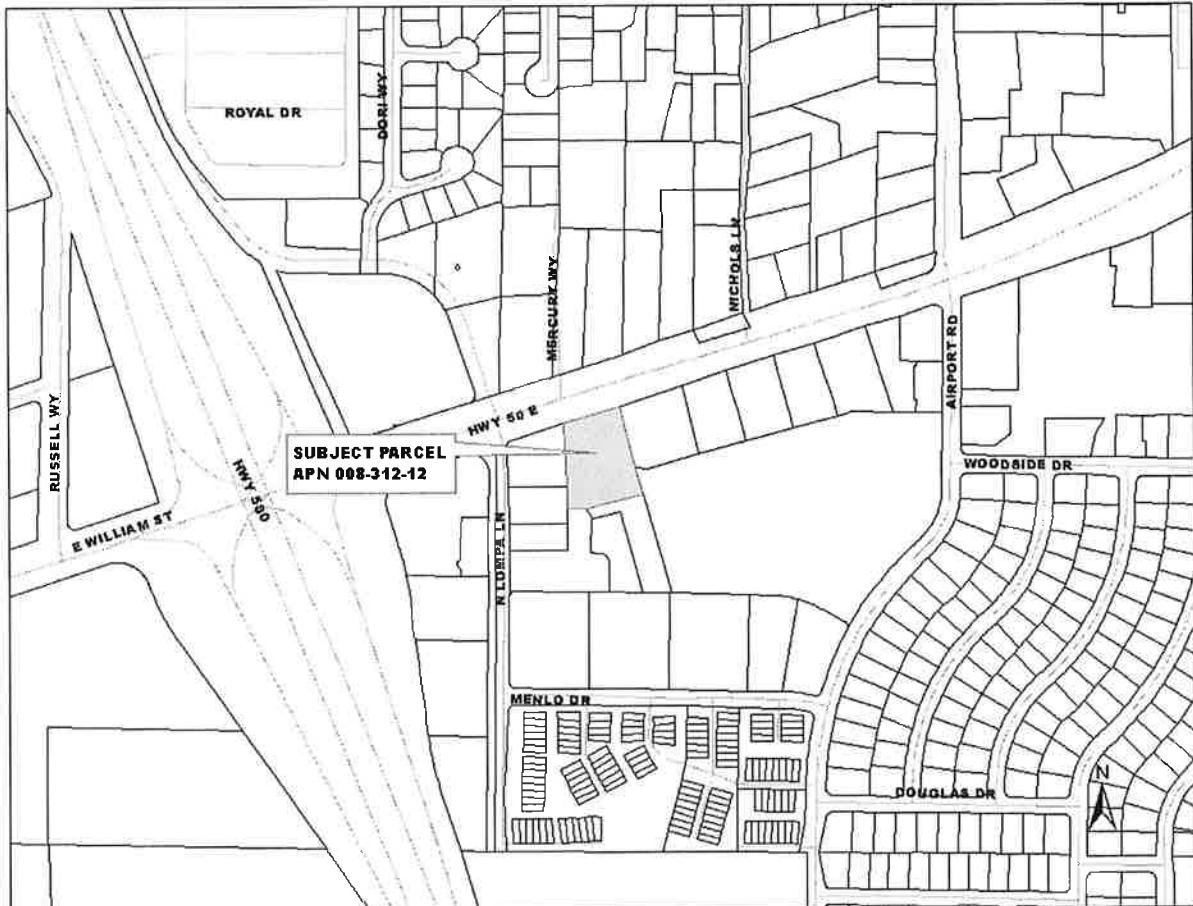
APPLICANT: WSCC, Inc.

OWNER: Sanbar

LOCATION: 2765 Highway 50 East, Suite A

APN: 008-312-12

RECOMMENDED MOTION: "I move to approve SUP-14-081, a Special Use Permit request from WSCC, Inc. (property owner: Sanbar) to allow a Medical Marijuana Dispensary on property zoned General Commercial, located at 2765 Highway 50 East, Suite A, APN 008-312-12, 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 must obtain a State provisional certificate to operate a Medical Marijuana Establishment, specifically a dispensary, at the subject location prior to commencement of operation. Failure to obtain a State provisional certificate within the timeframe established in these conditions of approval (12 months) 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 dispensary.
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 applicant shall submit proposed signage to the Planning Division for review and approval prior to installation. A Sign Permit may be required depending on the nature of the proposed signage. All signage shall conform to Division 1.20 and Division 4 of the Carson City Development Standards, as applicable.
10. The proposed metal security grilles over the windows and doors shall be reviewed and approved by the Planning Division prior to installation. The grilles shall be made to blend with the exterior building in both color and aesthetic.
11. The applicant shall install parking lot lighting in the landscape area to the north of the building and install exterior building lighting at the dispensary tenant space. This lighting shall be in compliance with Division 1 of the Carson City Development Standards.

12. The applicant shall re-stripe all existing parking spaces in the shopping center lot.

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 applicant shall submit complete tenant improvement plans for the proposed project to allow for review of building and accessibility code requirements.
15. The project must follow the 2012 International Fire Code and adopted Northern Nevada Amendments.

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

16. The Special Use Permit for this Medical Marijuana dispensary 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.
17. All dispensary 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.
18. 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.
19. No consumption of medical marijuana or medical marijuana-infused products shall occur on the premises of this dispensary, including the parking lot and surrounding area.
20. Outdoor display and sales of medical marijuana merchandise is prohibited.
21. Medical marijuana products shall not be visible from outside the dispensary at any time.
22. Hours of operation shall be 7:00am to 8:00pm, seven days a week.

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 Commercial (GC)

KEY ISSUES: Will the proposed Medical Marijuana Dispensary 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 Commercial/Commercial and Multi-Family Residential Uses
- WEST: General Commercial/Commercial Uses
- NORTH: General Commercial/Commercial Uses
- SOUTH: General Commercial/Multi-Family Residential and Vacant Parcels

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: X Shaded Zone (areas of minimal flooding)
- EARTHQUAKE FAULT: Zone I
- SLOPE/DRAINAGE: Site has been previously developed and is primarily flat

SITE DEVELOPMENT INFORMATION:

- LOT SIZE: 1.21 acres
- EXISTING STRUCTURE SIZE: 12,322 square feet, 2,450 square feet for tenant space
- EXISTING PARKING: 48 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 have been submitted to the State and are currently under review with an anticipated provisional certificate issuance date on or about 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 dispensary, has not yet received their provisional certificate from the State. As a result, a condition of approval has been recommended as a part of this staff report that the applicant must

obtain their provisional certificate to operate a Medical Marijuana Establishment in Carson City in order for this Special Use Permit to be valid. The failure to obtain a provisional certificate would result in the Special Use Permit becoming null and void.

DISCUSSION:

The applicant is proposing to operate a medical marijuana dispensary in a 2,450 square foot tenant space within an existing shopping center on Highway 50 East. The dispensary will sell medical marijuana, medical marijuana-infused products and medical marijuana paraphernalia. The proposed dispensary will consist of a retail area, lobby, security area, training area, vault, storage and restrooms and will have hours of operation from 7:00am to 8:00pm Monday through Sunday. The applicant proposes a security plan for the dispensary that includes interior and exterior surveillance cameras, security metal grilles mounted over all doors and windows and is evaluating the possibility of a third party security contractor to regularly patrol the facility. In addition, the applicant has indicated that medical marijuana products to be disposed of will first be rendered unusable and then disposed of in a manner acceptable to staff, the Health and Sheriff Departments. Staff recommends a condition of approval that the product not be disposed of onsite and has specified where and how these products shall be disposed of based on conversations with the Sheriff and the Public Works Department.

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

- Pursuant to Carson City Municipal Code, Section 18.04.135, General Commercial 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 dispensary 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 dispensary 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 dispensary are proposed to be conducted inside an existing permanent tenant space, within an existing shopping center. As indicated with the supplemental letter provided on September 26, 2014 which includes interior and exterior renderings, the applicant proposes enhancements that will create a professional space consistent with pharmacies and medical offices but without the clinical feel of those facilities.

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

Outside display and sales is not proposed with the dispensary. 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 dispensary.

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

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

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

Based on the location of the retail space within the dispensary, MME-related products should not 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 as it has not yet been developed for the dispensary. Staff has recommended a condition of approval that will require that signage be reviewed and approved by the Planning Division prior to installation.

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

(1) Dispensaries. One space per 300 square feet of gross floor area.

Nine spaces are required for the proposed dispensary based on 2,450 square feet of gross floor area. The dispensary is located within a shopping center with 48 existing parking spaces. Per the Carson City Development Standards, Division 2, Parking and Loading, a shopping center is required to have one space per 250 square feet of gross floor area. Based on the gross floor area of the overall building at 12,322 square feet, a total of 50 parking spaces are required. However, the building was constructed in 1984, which was before the current development standards for parking were in place. The shopping center parking spaces are non-conforming, but are acceptable to staff. Because the proposed dispensary is located in an existing shopping center that shares parking, the overall parking count meets the minimum requirement for the dispensary.

Staff has observed that the parking spaces are not clearly visible due to general wear over the years and has recommended a condition of approval as a part of this Special Use Permit that the parking spaces for the shopping center be re-striped for better visibility.

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

Should the proposed dispensary obtain a provisional certificate from the State, it would become one of the two dispensaries permitted in Carson City.

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 dispensary meets the minimum distance requirements outlined in this standard. This is further substantiated with the zoning letter provided by staff to the applicant on August 6, 2014 for submission with their State application. The zoning letter is attached 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.

A single point of secure public entry has been identified on the included floor plan. This entry is the only exterior door on the west side of the dispensary. This entrance will have security metal grilles mounted over the doors and will lead into an interior lobby area where patrons will wait until admitted into the medical marijuana retail area. Interior and exterior surveillance cameras will also be provided that will monitor the main point of entry.

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

The applicant proposes hours of operation from 7:00am to 8:00pm seven days per week, which is consistent with this standard.

- c. Drive-through service is prohibited.

Drive-through service is not proposed for this dispensary.

- 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.

Staff has verified that the proposed dispensary is not located on property or within a shopping center with frontage on the same street as residentially-zoned property. This is further substantiated with the zoning letter provided by staff to the applicant on August 6, 2014 for submission with their State application. The zoning letter is attached for reference.

- 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.

The proposed dispensary is located in an existing shopping center on U.S. Highway 50 East. The site has sufficient, convenient and safe access for the public through the existing roadway and sidewalk networks. This site is also near a Jump Around Carson bus route with an existing bus stop at Highway 50 East and Airport Road.

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

The proposed location has adequate street improvements for public access. Staff does have a concern about lighting at the site as it appears there is no site or building lighting currently. Staff proposes that the applicant add parking lot lighting in the existing landscape area on the north side of the property. In addition, staff proposes that exterior lighting on the building near the proposed dispensary be added. Conditions of approval addressing these items have been recommended in this report.

Staff finds that the proposed dispensary 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-14-081 based on the required findings as noted on the following pages.

PUBLIC COMMENTS: Public notices were mailed to 45 adjacent property owners within 300 feet of the subject site on October 10, 2014. As of the writing of this report, no comments have been received in favor or opposition to the proposed project. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on October 29 2014, 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:

The project requires application for a Building Permit, issued through the Carson City Building Division. Submit complete tenant improvement plans for the proposed project to allow for review of building and accessibility code requirements.

Fire Department:

The project must follow the 2012 International Fire Code and adopted Northern Nevada Amendments.

Engineering Division:

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

Health and Human Services:

An application for this type of use needs to be submitted and approved by the State of Nevada, Division of Public and Behavioral Health, Medical Marijuana Program. Plans must be submitted to the Carson City Building Division and State of Nevada, Division of Public and Behavioral Health, Medical Marijuana Program, and approved, prior to doing tenant improvements in this facility.

Environmental Control Authority:

Environmental Control has no comments concerning this request. All comments will be provided during the Building Permit phase.

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 5.2 – Promote Expansion of Retail Service Base

The addition of a medical marijuana dispensary provides for expansion of the retail medical offerings in Carson City beyond what has existed in the past. By providing safe, convenient and legal means to obtain medical marijuana, Carson City is providing a retail

medical service that will serve the needs of patients in Carson City that may benefit from the use of medical marijuana.

- 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 dispensary will be located in an existing tenant space within an existing shopping center. The nature of the business is in line with a retail or pharmacy use and is not expected to cause objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

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

The proposed dispensary is anticipated to generate both vehicular and pedestrian traffic to the site, but no more than what would be expected of a retail commercial operation common for the proposed shopping center. Therefore, it is not expected to have a detrimental impact on vehicular or pedestrian traffic.

- 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 dispensary 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. All of these existing improvements are adequate for the proposed use. 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 extensive 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 Commercial 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 Commercial zoning district.

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

The proposed dispensary will be located in an inconspicuous, secure space with daytime business hours and limited access by only those with medical marijuana registration cards. It 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 dispensary is proposed in an existing commercial shopping center within a large General Commercial zoning district and is proposed to provide similar retail commercial services to members of the public, but that would be limited by the possession of a medical marijuana registration card. It is not anticipated to result in material damage or prejudice to other property in the vicinity.

Attachments:

Site Photos
Building Division Comments
Fire Department Comments
Engineering Division Comments
Health and Human Services Comments
Environmental Control Division Comments
Zoning Letter
Supplemental Letter from Applicant
Application (SUP-14-081)





CUSTOMER
PARKING
ONLY

ESI



October 10, 2014

RE: SUP-14-080, SUP-14-081, SUP-14-082 and SUP-14-083

Susan,

All four projects appear feasible. My only comment, which is applicable to all four, is:

1. Submit complete tenant improvement plans for the proposed project, to allow for review of building and accessibility code requirements.

It's pretty simple, but I think that will suffice.

Thanks,

Ray Proffitt, CBO

Chief Building Official
Building Division
Carson City, NV
775-887-2310 – Main
775-283-7502 - Direct

Susan Dorr Pansky

From: Dave Ruben
Sent: Friday, September 26, 2014 1:13 PM
To: Susan Dorr Pansky
Subject: SUP 14-081

Comments for SUP 14-081:

1. Project must follow the 2012 International Fire Code and adopted Northern Nevada Amendments.

Dave Ruben

Captain – Fire Prevention
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 14-081**

TO: Planning Commission
FROM: Rory Hogen, E.I.
DATE: October 7, 2014 **MEETING DATE:** October 29, 2014

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from WSCC, Inc to establish a Medical Marijuana Dispensary Site at 2765 US Hwy 50 E, apn 08-312-02.

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. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.

CCMC 18.02.080 (2a) - Adequate Plans

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

CCMC 18.02.080 (5a) - Master Plan

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

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will not affect traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project.

March 24, 2014

Major Project Review Committee

Re: # SUP – 14-081

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP – 14-081 at 2765 Hwy. 50 East (Medical Marijuana Dispensary) request:

1. ECA has no comments concerning this request.

*Note all comments will be sent during the building permit phase.

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

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

September 25, 2014

SUP-14-081

Carson City Health and Human Services

Application for this type of use needs to be submitted and approved by the State of Nevada, Division of Public and Behavioral Health, Medical Marijuana Program.

Plans must be submitted to the Carson City Building Department and State of Nevada, Division of Public and Behavioral Health, Medical Marijuana Program, and approved, prior to doing your tenant improvements in this facility.

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



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

August 6, 2014

Mr. Deane Albright
WSCC, Inc.
1025 Ridgeview Drive, Suite 300
Reno, NV 89519

ZONING CERTIFICATE

RE: **Medical Marijuana Establishment – Dispensary**
2765 U.S. Highway 50 East, Unit A
APN 008-312-12

Dear Mr. Albright:

In response to your request concerning the proposed placement of a Medical Marijuana Dispensary on property located at 2765 U.S. Highway 50 East, Unit A in Carson City, please be advised of the following:

1. Pursuant to Carson City Municipal Code, Sections 18.04.135 and 18.04.150, a Medical Marijuana Dispensary may be located in those areas zoned General Commercial (GC) within Sections 29 through 32 of Township 15 N., Range 20 E., south of Moses Street (South Carson Street vicinity) and within Sections 1, 2, 9, 10, 11 and 12 of Township 15 N., Range 20 E., and Section 36 of Township 16 N., Range 20 E., east of the I-580 freeway (Highway 50 East vicinity), and in those areas zoned General Industrial (GI) within Sections 1, 2, 11 and 12 of Township 15 N., Range 20 E., and Section 36 of Township 16 N., Range 20 E (Highway 50 East vicinity). All Medical Marijuana Dispensaries are subject to the approval of a Special Use Permit.

The subject property is located in a General Commercial (GC) zoning district (Highway 50 East vicinity) approved for Medical Marijuana Dispensaries. 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.

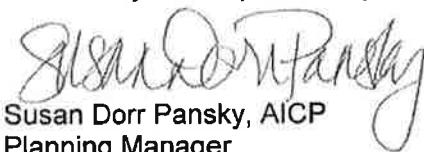
The Planning Division has verified by physical inspection that, as of the date of this letter, the subject property meets the minimum setback requirements set forth in NRS 453.322.

The Carson City Planning Division finds that the proposed Dispensary location meets all general state and local zoning and setback requirements, and the site will be considered acceptable for a Dispensary 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.

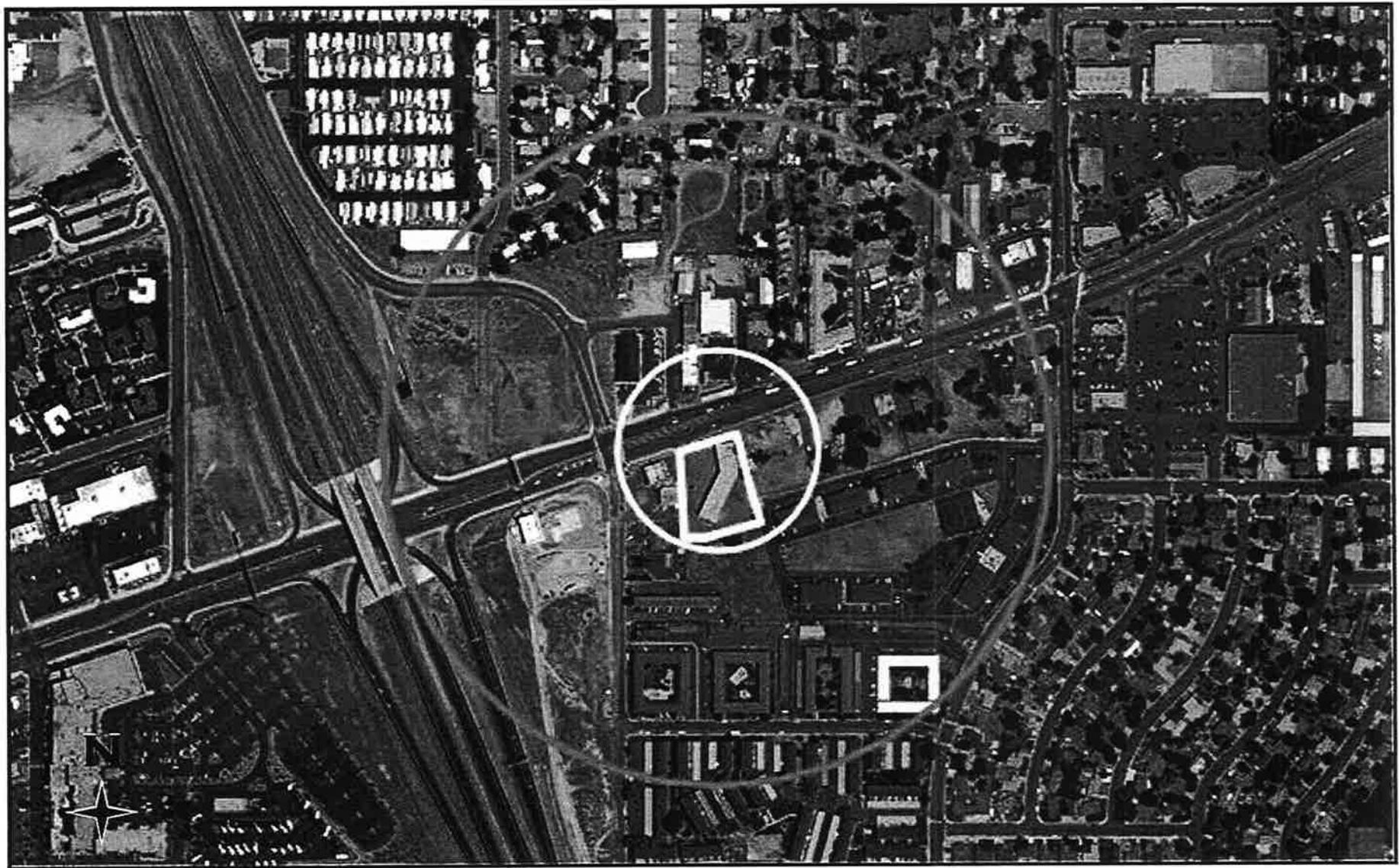
If you have any questions, please feel free to contact me at (775) 283-7076 or via email at spansky@carson.org. Thank you.

Sincerely,
Community Development Department, Planning Division



Susan Dorr Pansky, AICP
Planning Manager

Attachment - Setback Map



2765 U.S. Highway 50 East, #A, APN 008-312-12

Red Circle = 1,000 foot Setback from Schools

Yellow Circle = 300 foot Setback from Community Facilities



PLANNING & DESIGN GROUP

RECEIVED

SEP 26 2014

CARSON CITY
PLANNING DIVISION

1135.02

September 26, 2014

Susan Dorr Pansky, AICP
Planning Manager
Carson City Planning Division
108 E Proctor Street
Carson City, NV 89701

' SUP - 14 - 081
-

Re: SUP-14-081 (MME Dispensary at 2675 Hwy 50 East)

Dear Susan,

Following is an item-by item response to your memo dated 9/23/14 for this proposed SUP. Your comment is noted and my response is in ***italics/bold***:

_____ If you have any information on proposed signage, please provide it with this application.

The applicant has decided to defer design of a sign to a later date. They expect to have a tenant sign on the existing freestanding sign and a wall sign mounted on the face of the building. This will obviously be required with a separate sign permit at a later date.

_____ Provide proposed hours of operation. There will not be a performance contract with Carson City for this establishment. Maximum allowed hours of operation are 7am - 8pm.

The applicant proposes the hours of operation for the Dispensary will be 7 am to 8 pm, and open 7 days per week.

_____ Provide general information on how security of the building will be accomplished.

The security plan will include the following physical improvements: surveillance cameras (CCTV) inside and outside of the building. The floor plan shows cameras inside the building and on the exterior in addition, there will be security metal grilles mounted over all of the doors and windows of this tenant space. The CCTV system consists of 13 cameras that will cover inside and outside the building. The Vault and the Reception will be covered by a 360 degree camera which requires only one camera to cover all areas of the space. This has roughly 20-days of recording, depending on activity of each shot. The recording equipment will be kept in a locked wall equipment rack that will prevent access to any unauthorized personnel. The surveillance program will be designed and installed by a security/communications contractor. Also, the applicant is evaluating the need for a 3rd party security contractor to patrol the facility.

_____ Per the Development Standards for Medical Marijuana Establishments, provide information on how the facility will have the appearance, both as to the interior and exterior, which is professional, orderly, dignified, and consistent with the traditional style

of pharmacies and medical offices.

Please see the two attached drawings prepared by Van Woert-Bigotti Architects. One includes an artist rendering of the inside of the cultivation operation. The other shows the front elevation of the building. Both of these create a feel of a professional, dignified, business operation as well as an enhancement to the commercial center. It is intentional to create a professional commercial enterprise that is not the clinical feel of a pharmacy or medical office with this design at this location.

Provide 20 additional copies of the complete submission including application and site plan.

The 20 additional copies of the complete SUP submission are attached.

Property taxes are not current on this property. An amount of \$1,735.00 is due to the Treasurer to bring the taxes current. Please pay this amount to the Treasurer and provide proof that this amount has been paid. The application will not be allowed to proceed with delinquent property taxes.

The check payable to the Treasurer in the amount of \$1,735 for taxes is attached.

Provide a check in the amount of \$2,450.00 for the Special Use Permit application fee.

One check in the amount of \$2,476.10 is provided which includes the application fee and the postage/noticing.

Provide a check for \$26.10 or 45 business-sized envelopes with \$.49 postage to notify the neighbors.

Same as above.

Thank you for your comments and your process that includes a grace period allowing us to address deficiencies. Please let me know if you need anything else.

Sincerely,



John F. Krmpotic, AICP
President

Cc: Del Marting, WSSC, Inc.
Deane Albright, WSAC, Inc







SUP - 14 - 081
Application to City of Carson City for:

Special Use Permit for a Medical Marijuana Dispensary

Prepared by:

**KLS Planning & Design Group
9480 Double Diamond Parkway, Suite 299
Reno, Nevada 89521**



Prepared for:

**WSCC, Inc
c/o Deane Albright
1025 Ridgeview Drive, #300
Reno, NV 89519
deane@albrightcpas.com**

September 18, 2014

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Appendix

Site Plan (8.5" x 11")

Carson City SUP application

- Owners Affidavit
- Site Plan Checklist
- SUP application Questionnaire
- Acknowledgement of Applicant
- Site Plan (city template)

City of Carson City - Master Plan Policy Checklist

Project Description - This application is for a Special Use Permit (SUP) to:

- Establish a Medical Marijuana Dispensary located at 2765 U.S. Highway 50E on one parcel in the Carson City, Nevada. The parcel is located within the General Commercial zone which allows for the use with a SUP.

Property Location

The site is located on Highway 50, on one parcel of 1.21 acres which is APN 008-312-12.

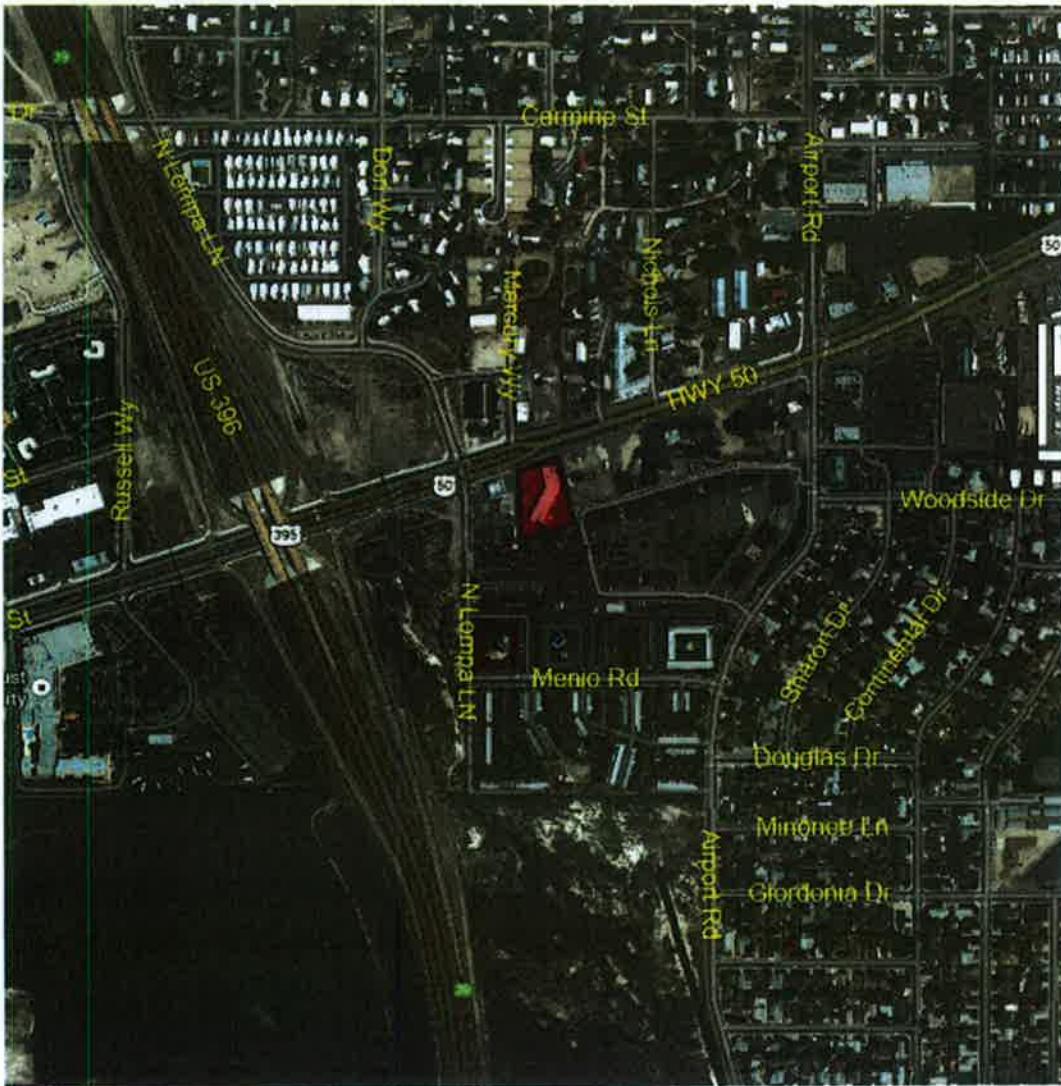


Figure 1 – Vicinity Map

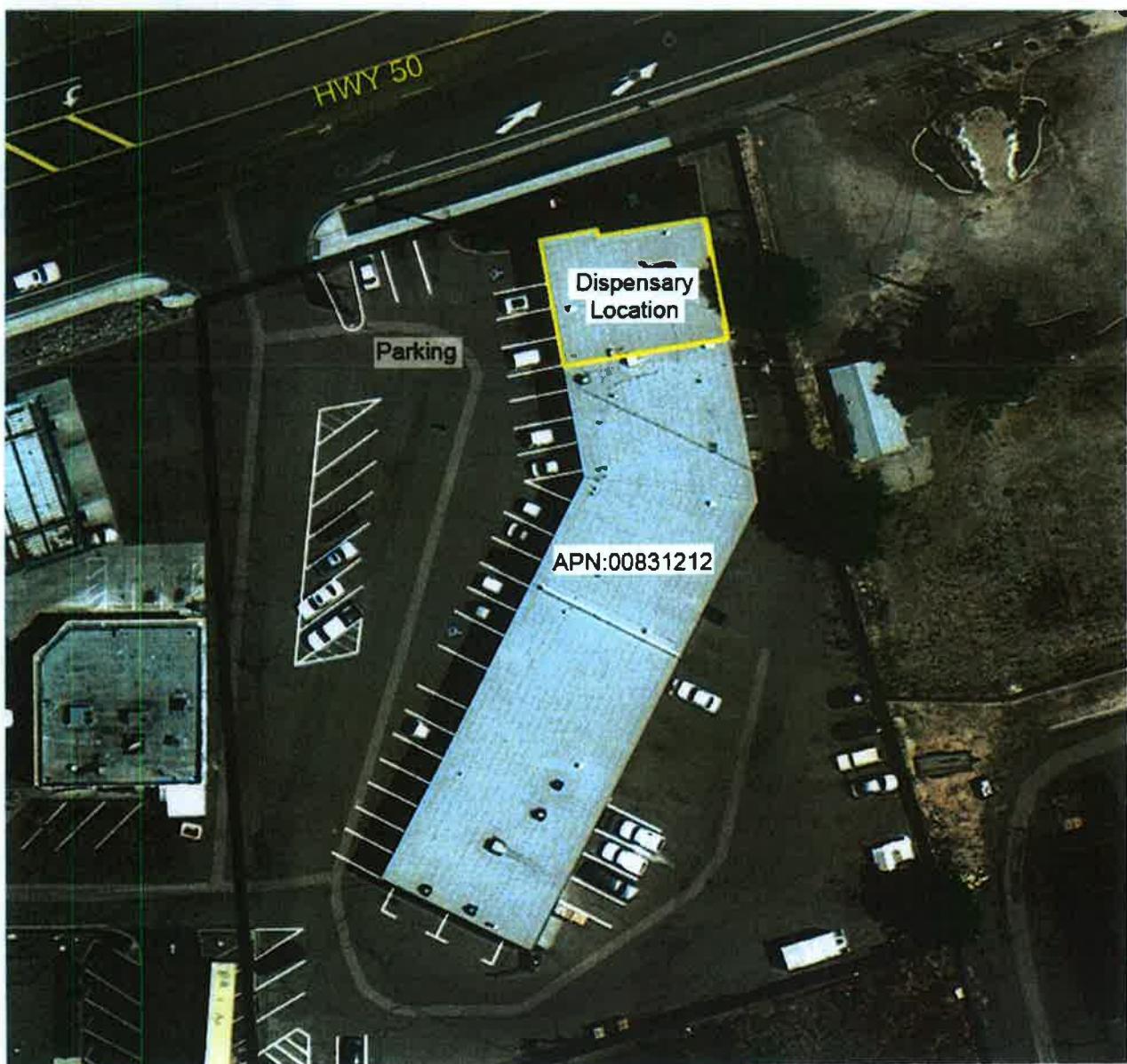


Figure 2 - Existing Site Plan

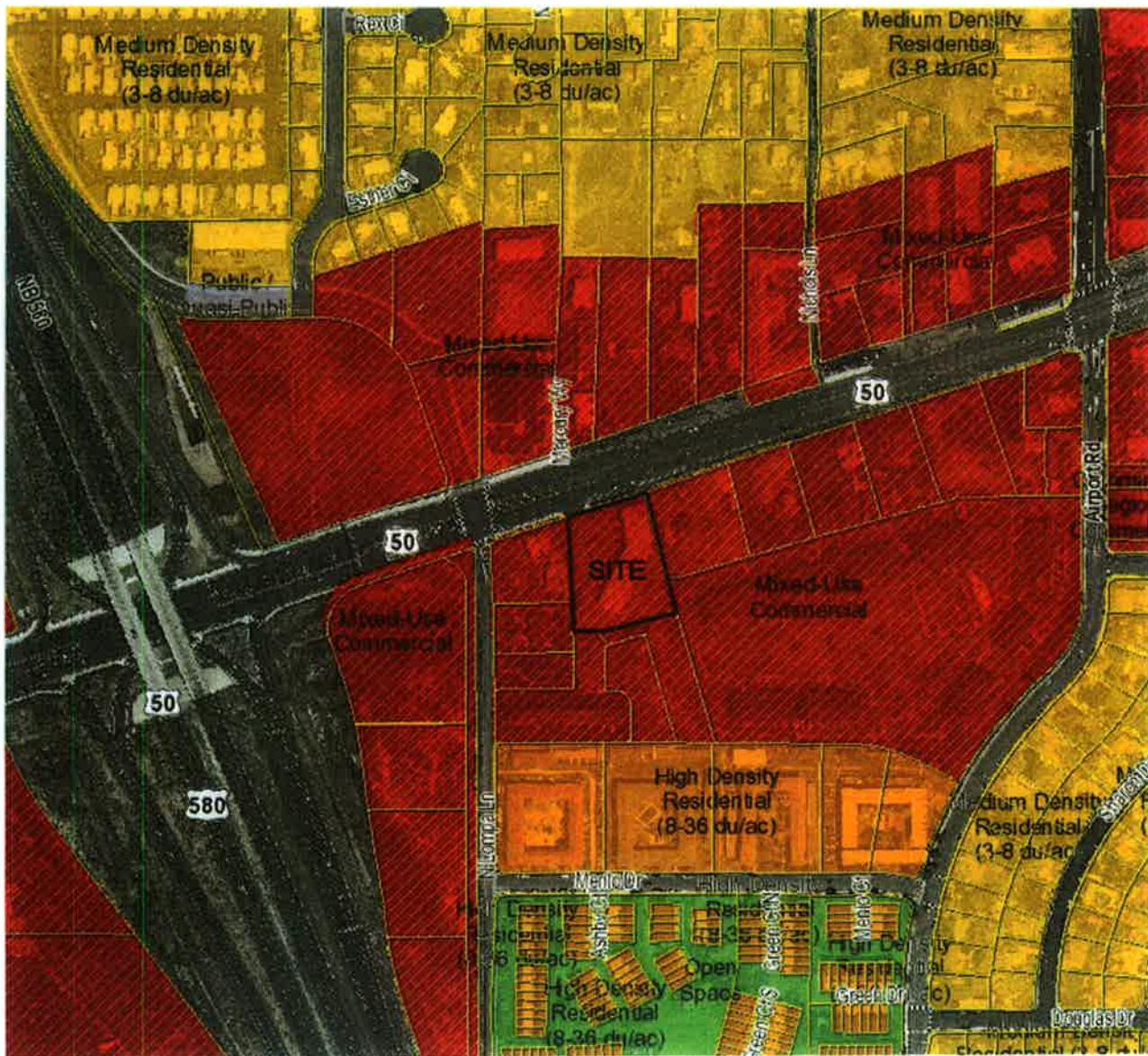


Figure 3 - Existing Master Plan

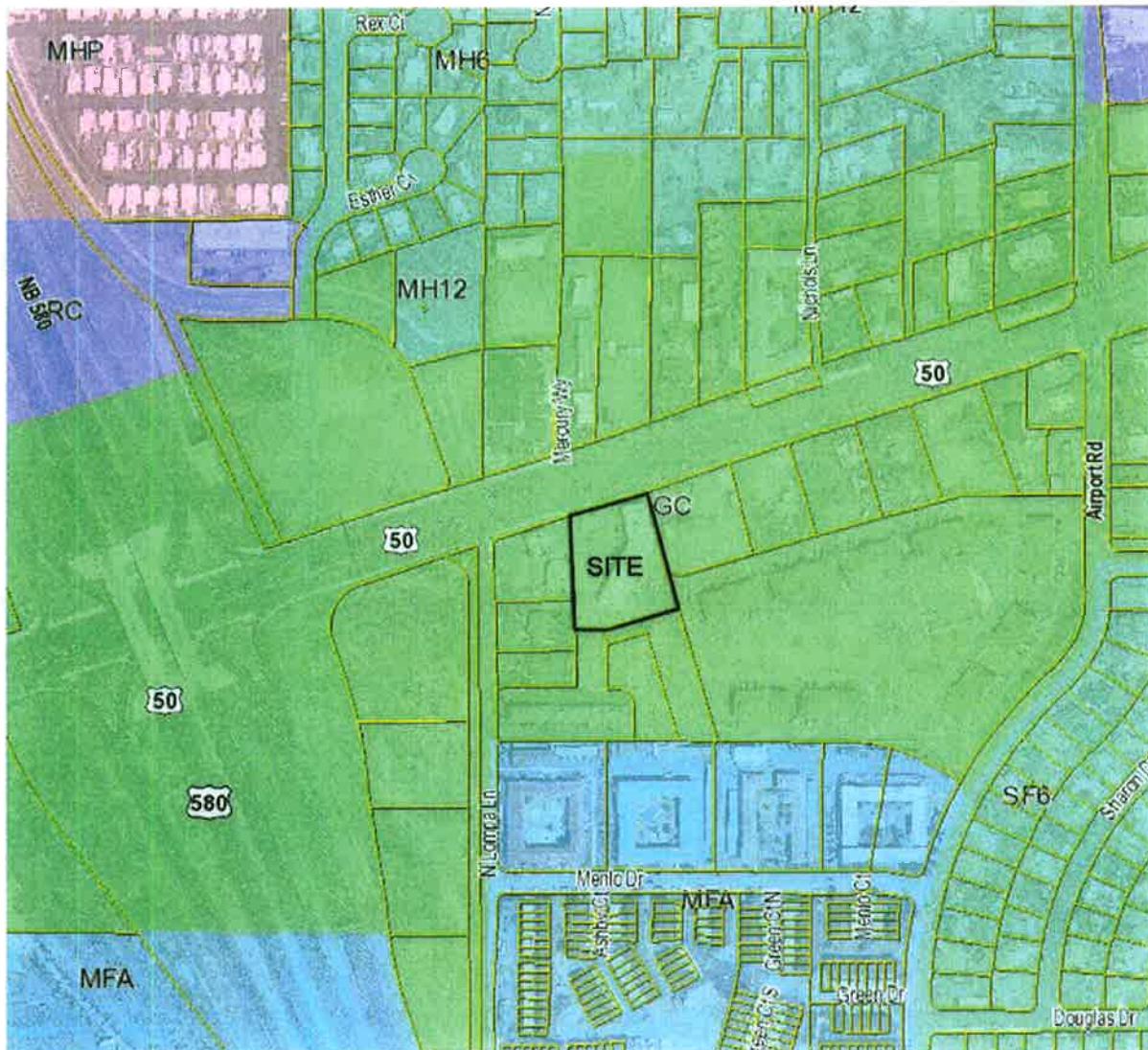


Figure 4 - Zoning Map

Zoning Analysis

The following were zoning items evaluated for zoning compliance:

Business Operation – The business will operate as a tenant in a multiple tenant building that totals 2,450 square feet. WSCC will occupy the 1st tenant space at the north end of the building which is 2,450 square feet. Basic elements of the dispensary operation include retail area, lobby, security, training, vault, storage, and restrooms. It is expected to be a low intensity operation in terms of parking, traffic volume and activity.

Employees/Hours of Operation - There will a total of 4 to 5 full time employees working at the location. The applicant understands that the hours of operation will be established pursuant to a performance contract to be executed with the city of Carson City.

Parking – Parking code for medical marijuana is parked at the commercial rate of 1 space per 300 square feet per Title 18, Division 2 section of city code which includes retail. This is the best fit definition of the proposed use to the required parking rates. The remainder of the building is programmed at the Commercial parking rate (including repair shops, 2nd hand stores, etc.) that requires 1 space per 300 square feet per the table below. All of the spaces are shared in the parking lot for this multi-tenant building and will meet code parking standards. The shared parking will be managed in lease agreements and with a shared parking easement. This includes all parking demands assuming full occupancy of the building. There are roughly 48 parking spaces on site that serve this building.

Parking Analysis				
Use	Rate	Area (sq ft)	Required Spaces	Provided Spaces
Proposed MME location	1 per 300 sf	2,450	8	8
Rest of Building(comm.)	1 per 385 sf	9,872	32	40
Total	--	12,322	40	48¹

¹ note: The parking count is a physical count of spaces marked and some unmarked that are assigned to the building

Access – There is good vehicle access to the building with primary access from Highway 50 and another indirect access from Lompa Lane to the west. Also, the arrangement of parking is very convenient for medical customers with parking near the entry at the front of the building, including two accessible spaces.

Residential Adjacency- A MME use is not allowed adjacent to residentially zoned property. Per the city zoning map in Figure 4, there is General Commercial (GC) zoning surrounding the site in all directions. Those are the only zoning designations within the rough vicinity of the property. There is no residential property adjacent to the site.

Signs – There are one existing pylon sign being used for the retail center (see photo 4). The applicant will propose a building sign that meets the City code at time of building permit application. Applicant understands that signage will be addressed pursuant to a performance contract to be executed with the city of Carson City.

Environmental Impacts

The environmental impacts expected from this operation are typical of commercial and retail uses. There will be customers parking, walking, and shopping in this area known for conventional retail and/or commercial use. More customers using the center may better serve the viability of the center. The ease of access to the center along with good parking will be a service for customers as well. Medical Marijuana remnants, infused products, bi-products, and

other waste material will be rendered unusable before disposal, and will not be placed within the facility's exterior refuse containers. These materials will be disposed of in a safe, sanitary and secure manner approved by regulating agencies including Community Development division, Carson Sheriff Department, and the Carson City Health District.

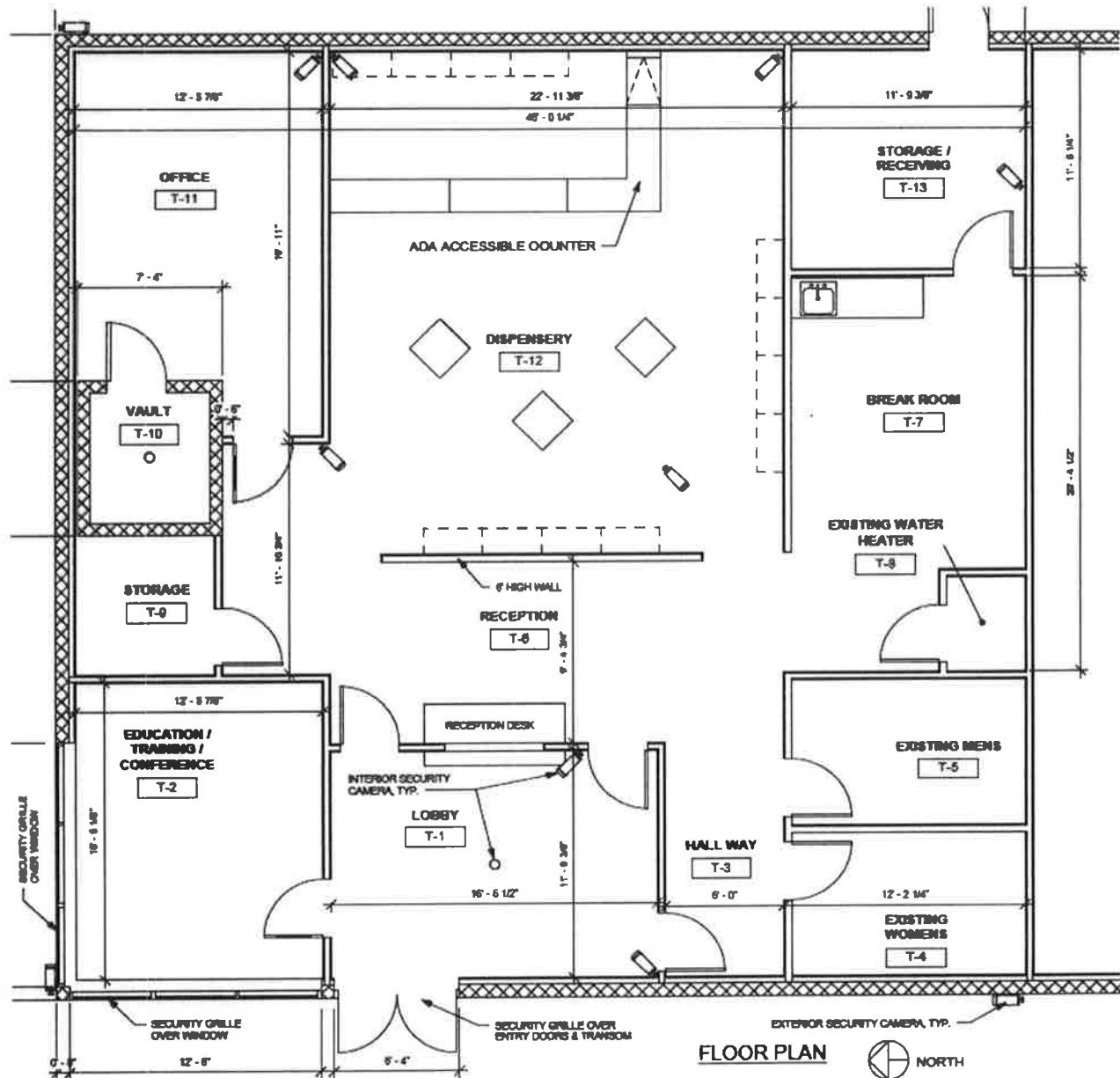


Figure 5- Floor Plan



Photo 1 - Front Building Elevation (facing east)



Photo 2 - Front Building Elevation (adjacent to Hwy 50)



Photo 3 - Landscaping Island (adjacent to Hwy 50)



Photo 4 – Existing Pylon Sign

Appendix

- Site Plan
- City of Carson City – SUP application
- City of Carson City – Master Plan Policy Checklist

Appendix

- Site Plan
- City of Carson City – SUP application
- City of Carson City - Master Plan Policy Checklist

HWY 50

Dispensary
Location

Parking

APN:00831212

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

FILE # SUP - 14 -

WSCC, Inc. (775) 826-5432
APPLICANT **PHONE #**
1025 Ridgeview Drive #300 Reno, NV 89519
MAILING ADDRESS, CITY, STATE, ZIP
deane@albrightcpas.com
EMAIL ADDRESS
Grace-Note Real Estate LLC (775) 825-7734
PROPERTY OWNER **PHONE #**
3384 Lakeside Court, Reno NV 89509
MAILING ADDRESS, CITY, STATE, ZIP
Zifah@earthlink.net
EMAIL ADDRESS
Deane Albright (775) 826-5432
APPLICANT AGENT/REPRESENTATIVE **PHONE #**
1025 Ridgeview Drive #300 Reno, NV 89519
MAILING ADDRESS, CITY, STATE ZIP
deane@albrightcpas.com
EMAIL ADDRESS

FOR OFFICE USE ONLY:

CCMC 18.02

SPECIAL USE PERMIT

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

+ **noticing fee** and CD containing application digital data (all to be submitted once the application is deemed complete by staff)

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)

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): 005-052-03	Street Address 3493 Arrowhead Drive Carson City, NV 89706	ZIP Code
---	---	-----------------

Project's Master Plan Designation Industrial	Project's Current Zoning General Industrial	Nearest Major Cross Street(s) Lamotte Road
--	---	--

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 _____, Section _____, a request to allow as a conditional use is as follows:

PROPERTY OWNER'S AFFIDAVIT

I, Steven R. Nightingale, 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.

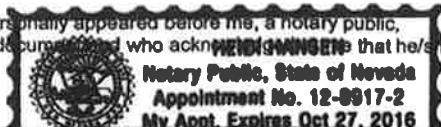
Signature Steven R. Nightingale Address 3384 Lakeside Ct. Date 9/16/14

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

STATE OF NEVADA
 COUNTY OF Washoe

On September 16, 2014, Steven R. Nightingale, 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.

Heidi Hanes
 Notary Public



NOTE: If your project is located within the historic district, airport area, or downtown area, it may be required to be reviewed by 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.

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: **Completed**
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. **Completed**
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).**Completed**
4. Property lines of the subject property with dimensions indicated. **Not Applicable/Completed**
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.**Completed**
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.**Completed**

Show the Assessor Parcel Number(s) of adjoining parcels. **Completed**
7. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. **Completed**
8. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields. **Not applicable/completed**
9. If specific landscape areas are required or provided, show with dimensions. **Not applicable/completed**
10. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc. **Not applicable/completed**
11. 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. **Not applicable**.

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.

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?

The applicant believes the proposed use and SUP does in fact further the goals of the Master Plan. In completing the MP policy checklist, there are several goals and polices being supported with this request. Please see the attached MP Policy checklist that includes many policies that support this request where applicable.

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

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

There appears to be no detrimental affect or impact to anyone in the immediate area or to anyone in the general neighborhood. The site is located in an intense commercial area with highway frontage and access and not in a neighborhood per se. There is planning theory and principle to suggest that the use will be positive to the area by establishing a use in a vacant building (protection against blight), and some synergy of uses with commercial next to commercial. Abutting to the west is the AM/PM market, to the east is vacant, and the south are some undeveloped parcels. To the north, across the highway are a mix of commercial uses and businesses.

Explanation	<p>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).</p> <p><i>Please see the zoning map and site plan in the report. GC zoning and commercial uses surround the site in all directions. Abutting to the south are some undeveloped parcels.</i></p>
	<p>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.</p>
	<p><i>There are no adverse impacts with respect to property values noise, dust, odors, vibration, fumes, glare, or any physical activity that can be expected with this use. All of the use and activity will be inside the building. There are no other approvals for such a use granted at this time. The building appearance will be very similar to neighbors with the only item that modifies appearance is the project signing.</i></p>
	<p>C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties <u>and</u> the general neighborhood. <i>See statement in 2B above.</i></p> <p>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.</p>
	<p><i>There is sidewalk along Highway 50 fronting the site. It does not appear to be a high pedestrian use location given the intensity of uses, lack of abutting residential, and being located on a high speed highway. Access is limited to right-in/right-out turns only. Left turns from the highway go to the traffic light at Lompa and u-turn to make their way to the site. There will not be a large increase in traffic with this use.</i></p>
	<p>E. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.</p> <p><i>The business will provide a service to the people of Carson City that have a need for the benefits of medical marijuana. This will be one of very few locations allowed in Carson City. The fiscal benefits will be significant in terms of taxes and license fees. Medical benefits of medical marijuana must be addressed by qualified scientists and researchers that have some evidence of the health benefit.</i></p>
Question 3.	<p>Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?</p>
	<p><i>Yes, sufficient consideration has been exercised in adapting the use to the improvements in the area. Please refer to the analysis and statements that follow.</i></p>
Explanation	<p>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?</p>
	<p><i>The project will have no effect on the school district. It will not add to student population and it does not provide a service to the school population. It may have a minimal effect on the sheriff's office in terms of creating some demand for pro-rata calls for service.</i></p>

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.

The site conditions will not change with the proposed use. This is reuse of an existing building that will involve tenant improvements only.

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.

Yes there is adequate water supply and water pressure to meet the user needs. There is no need to replace any water lines and the water is provided by the municipal means and not a well.

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.

Yes there is adequate sewer capacity to meet the user needs. There is no need to replace any sewer lines and the sewer is provided by municipal means and not a septic tank.

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?

There are no road improvements needed or proposed to serve the project. All of the demands were analyzed and established with development of the commercial center.

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

The conclusions and statements in this report are the result of knowledge of the site and building, review of a preliminary title report, analysis of the site with respect to Title18 of the Carson City code.

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.

There is no outdoor lighting proposed at this time. the applicant expects to enhance the outdoor lighting when the project moves forward. The lighting will be addressed with a lighting plan as part of the building permit application.

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.

Yes, the existing landscaping does comply with city code. Section 18.3.2 states that no additional landscaping is required for a site that expands by less than 5%. The landscaping on site is shown on the site plan and some of the site photos in the application.

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 parking is shown on Figure 2, the site plan in the application. All of the parking is on-site and appears to meet the code at a rate of 1 space per 300 sq ft of commercial uses. We performed a field survey of the spaces to complete the parking totals. There are a few tenants that are low intensity and not typical commercial users (Sunrise Auto, Silver State Electric) that likely have less parking demand than code requires.

ACKNOWLEDGMENT OF APPLICANT

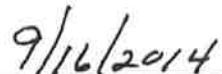
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning 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

WSCC, INC DAVE A. ALBRIGHT, TREASURER

Date



SPECIAL USE PERMIT - SITE PLAN FOR MEDICAL MARIJUANA DISPENSARY



OWNER: Sandbar G.P.
4120 Kings Canyon Rd
Carson City NV 89703
Phone: N/A

APPLICANT: WSCC, Inc
Deane Albright
1025 Ridgeview Dr
Reno, NV 89519
(775) 826-5432

REQUEST: A SUP to allow for a Medical Marijuana Dispensary in the General Commercial (GC) zone

LOCATION: 2765 US Hwy 50E, Carson City, NV

ZONING: General Commercial (GC)

MASTER PLAN LAND USE DESIGNATION: Mixed Use-Commercial

APN: 008-215-25

Site Plan Prepared By: KLS Planning & Design





Master Plan Policy Checklist

Master Plan and Zoning Map Amendments

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: WSCC Inc. Dispensary

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.

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)?

This location is within the area planned for and served with community water and wastewater per policy 1.1b.

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

The location is an infill location but it is a fully developed site as it currently exists. Although the proposed use is not considered redevelopment, it will have a positive effect on the site, and the viability of the multi- tenant building being occupied with a full time business.

- At adjacent county boundaries, minimize potential land use conflicts with adjacent properties (1.5a)?
This policy is not applicable as the site is not located adjacent to county boundaries.
- Adjacent to State or Federal lands, ensure compatibility with planned adjacent uses and access (1.5b)
This policy is not applicable as the site is not located adjacent to any state or federal boundaries
- 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)?
There will not be any demand placed on schools from such a use. The fire and sheriff services have already been established for this general area and this specific location.
- Promote a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities (2.1a)?
The site is in a very busy mixed use area. The use is unique and will promote a mixed use development pattern although its impact is yet to be determined given the newness of the use.
- 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)?
The site is in a very busy mixed use area. The use is unique and will promote a mixed use development pattern although its impact is yet to be determined given the newness of the use.
- Discourage rezoning of properties that create "friction zones" between adjacent land uses, particularly industrial and residential uses (2.1d)?
The use will not create a friction zone as it is commercial next to commercial

- Encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?
The location is neutral on this policy as it is not located in a floodplain or geological hazard area.
- Provide for zoning consistent with the Land Use designation (Land Use table descriptions)?
The zoning is consistent with the land use designation and will not change with this request.
- Meet the location criteria for the applicable Land Use designation (Land Use descriptions)?
Yes, the location does meet the locational criteria for this land use designation and is not proposed for change.
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?
The location is not in an SPA

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)?
The proposed use is neutral in terms of opportunity to expand park and recreation opportunities per this policy.
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?
The proposed use is consistent with the open space and Carson River master plan but actually neutral on the policy.

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:

- Help maintain and enhance the primary job base (5.1)?
The SUP will have some small impact on job base and that impact will be positive.
- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
The proposed use is neutral on this policy as it does not relates to housing product or choices.
- Encourage the development of regional retail centers (5.2a)
The SUP will positively support this policy in the sense that it is an existing retail center that serves a regional market given the proposed use. It is not a regional center in a pure definition because of the size of the center.
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
The proposed use is definitely an adaptive reuse of an existing retail space and strongly supports this policy statement.
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
There are no known historical resources or cultural resources on this site. It is neutral on this policy.
- Promote revitalization of the Downtown core (5.6a)?
This location is not in the downtown core, thus, neutral on this policy
- Encourage the incorporation of additional housing in and around the Downtown (5.6c)?
This location is not in the downtown core, nor is it related to a housing product, thus, neutral on this policy

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)?

This location is not in an infill location, nor is it adjacent to rural neighborhood thus, neutral on this policy
- 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 located in a mixed use commercial area. It appears to be an appropriate mix of land uses and densities from a general planning perspective and does support the policy.
- Encourage an appropriate mix of housing models and densities based upon the location, size and surrounding neighborhood context (9.1a)?

The propose use is neutral on this policy as it does not relates to housing product or choices.
- 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)?

There is no rezoning linked to this request and is thus neutral on this policy.

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 use is a transit supportive mixed use on a major corridor. However, it does not appear to be a heavy used transit location because of the lack of residential in the immediate area.
- Promote enhanced roadway connections and networks consistent with the Transportation Master Plan (11.2c)?

The proposed use does not impact roadway connections but is consistent with the transportation master plan and is neutral on this policy.

- 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)?
There are no paths, parks, or public lands on this site and is neutral on this policy.