

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JANUARY 28, 2015

FILE NO.: SUP-14-158

AGENDA ITEM: F-1

STAFF AUTHOR: Susan Dorr Pansky, AICP
Planning Manager

REQUEST: To consider a request from Roy L. Street (property owner: Roy L. Street dba Street Properties) to allow a Medical Marijuana Cultivation Facility on property zoned General Industrial (GI), located at 5835 Sheep Drive, APN 008-523-14.

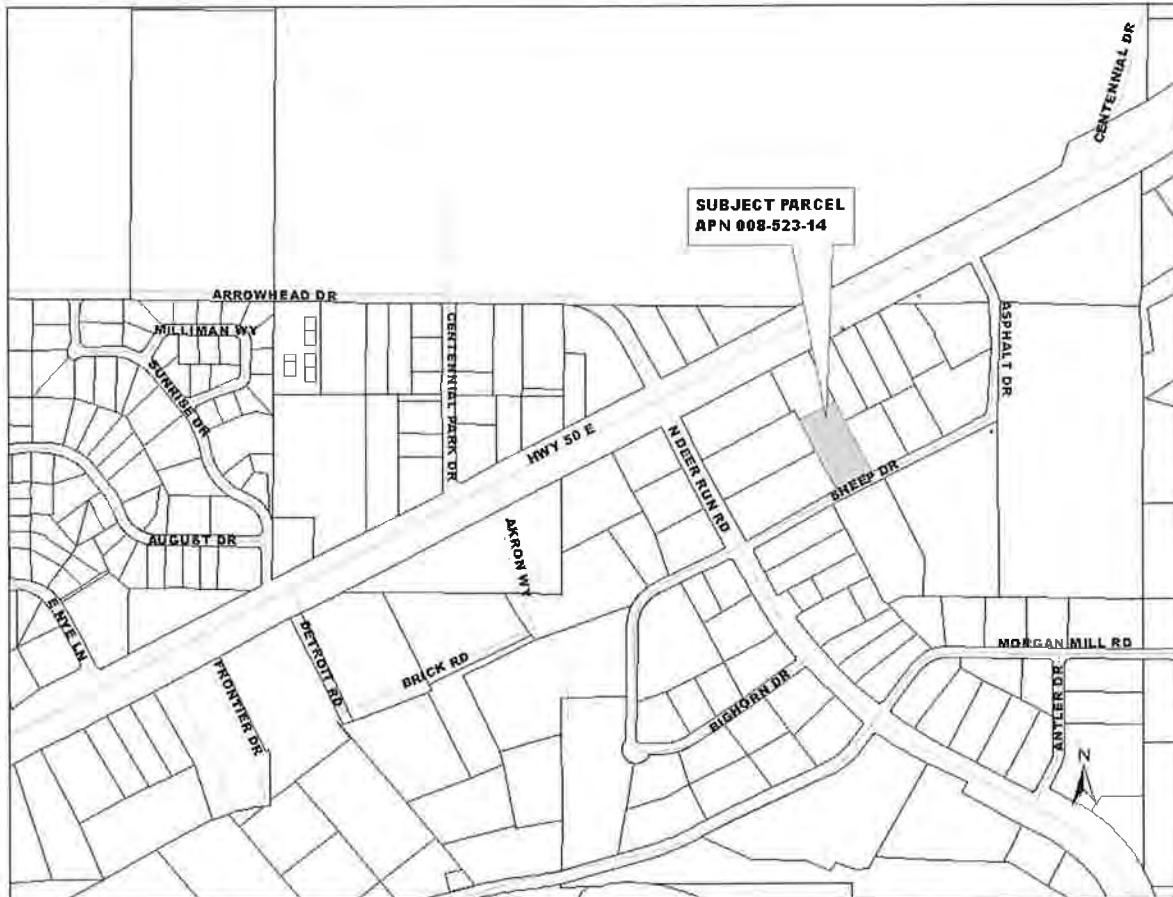
APPLICANT: Roy L. Street

OWNER: Roy L. Street dba Street Properties

LOCATION: 5835 Sheep Drive

APN: 008-523-14

RECOMMENDED MOTION: I move to approve SUP-14-158, a Special Use Permit request from Roy L. Street (property owner: Roy L. Street dba Street Properties) to allow a Medical Marijuana Cultivation Facility on property zoned General Industrial, located at 5835 Sheep Drive, APN 008-523-14, based on the findings and subject to the conditions of approval contained in the staff report.



RECOMMENDED CONDITIONS OF APPROVAL:

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

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

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

12. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any Building Permit application.
13. All projects and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 624 and Carson City Municipal Code Section 15.05.020.
14. Repairs, replacements and alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code or 2012 International Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, and 2012 Northern Nevada Amendments.
15. This facility will need to meet all applicable codes found in Title 12.06 and Appendix 18 Division 15.5 of the Carson City Municipal Code (CCMC) and all applicable codes found in Chapters 7 and 10 of the 2012 Uniform Plumbing Code (UPC).
16. All contractors are required to carry State and local licenses.
17. The project must conform to the 2012 International Fire Code with Northern Nevada amendments.
18. At least one Knox key box will be required. Final location shall be approved by the Carson City Fire Department.
19. The entire frontage of the lot, approximately 30 feet in width along Sheep Drive outside the fence, shall be landscaped in compliance with Carson City Development Standards. The remainder of the site inside the fence may remain un-landscaped as it currently exists.
20. The applicant shall provide fire flow information with the construction permit submittal.
21. The entire parking lot must be paved as a part of the construction permit unless there are designated no parking areas.
22. The applicant shall submit information on any new exterior lighting that is proposed for installation with this facility. Exterior lighting shall comply with Carson City Development Standards, Division 1.3.

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

23. The Special Use Permit for this Medical Marijuana cultivation facility is only valid at the location specified in this application for the operator who obtains the Nevada State certificate for this facility. The Special Use Permit approval shall expire and become null and void if the operator loses or otherwise forfeits his or her State certificate to operate this facility. Special Use Permits for Medical Marijuana Establishments are non-transferable between operators and locations within Carson City.
24. All cultivation facility operations shall conform to NRS and NAC 453A and the Adopted Regulations of the Division of Public and Behavioral Health of the Department of Health and Human Services, LCB File No. R004-14, as may be modified from time to time.

25. 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.
26. No consumption of medical marijuana or medical marijuana-infused products shall occur on the premises of this cultivation facility, including the parking lot and surrounding area.
27. The sale of medical marijuana products to the general public from this facility is prohibited.
28. Outdoor display and sales of medical marijuana merchandise is prohibited.
29. Medical marijuana products shall not be visible from outside the cultivation facility at any time.
30. The applicant shall maintain a ventilation and carbon filtration system at all times to prevent offensive odor discharge from the building that could impact the surrounding properties. Failure to maintain this system, as well as the detection of medical marijuana odors in the vicinity may result in citation and possible revocation of this Special Use Permit.
31. Any expansion or significant modification to the existing building under this Special Use Permit will require additional review and approval by the Planning Commission.

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

MASTER PLAN DESIGNATION: Community/Regional Commercial (C/RC)

PRESENT ZONING: General Industrial (GI)

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

SURROUNDING ZONING AND LAND USE INFORMATION

- EAST: General Industrial/Warehouse Uses
- WEST: General Industrial/Industrial Warehouse and Office Uses
- NORTH: General Industrial/Warehouse Uses
- SOUTH: General Industrial/Warehouse Uses and Industrial Warehouse/Office Uses

ENVIRONMENTAL INFORMATION

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

SITE DEVELOPMENT INFORMATION

- LOT SIZE: 1.51 acres
- EXISTING STRUCTURE SIZE: 3,888 square feet
- EXISTING PARKING: Estimated at 17 spaces
- SETBACKS: N/A – Existing Building
- VARIANCES REQUESTED: None

PREVIOUS REVIEWS:

- SUP-07-012: Planning Commission approval of a Special Use Permit for an 85 foot high communications tower
- U-79-48: Regional Planning Commission approval of a Special Use Permit for a concrete batch plant

HISTORY:

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

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

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

DISCUSSION:

The applicant is proposing to operate a medical marijuana cultivation facility in an existing 3,888 square foot building on Sheep Drive. The cultivation facility will grow medical marijuana for sale and distribution to medical marijuana dispensary or production facility operators in Nevada. It will consist of one cloning room, one sprouting room, three large growing rooms, offices and storage space. The applicant indicates that the cultivation process will include both hydroponic and soil-based processes initially but may convert to either one or the other at some point in the future. The facility will employ approximately 15 employees, with a maximum of 12 on site at any given time, mostly during regular daytime working hours.

Water usage for the facility is anticipated to be approximately 428 gallons per day based on a

fully hydroponic system, which is under the threshold of 7,500 gallons per day that would require Growth Management review. In reality, the water usage level may be lower because the applicant intends to use both hydroponic and soil-based systems. The soil-based systems require less water than the hydroponic systems. The Engineering Division has reviewed the anticipated water and sewer usage for the facility and does not have objections to the proposed operation.

The application states that traffic volumes are estimated to be approximately 45 trips per day based on an estimated maximum of 15 employees on the site throughout various shifts. This does not include trips for the delivery and distribution of product, which is estimated at an additional 12 trips per week, five trips for delivery of materials and seven trips for distribution of product.

Staff notes that the parking area for the site is partially paved, with the remainder being an all-weather surface. Engineering has recommended a condition that the entire parking area be paved as a condition of this Special Use Permit and staff agrees with this recommendation to maintain an exterior appearance that is professional, orderly and dignified as required in the Carson City Development Standards.

Along this same line, staff notes the frontage of the site along Sheep Drive that is approximately 30 feet wide is only partially landscaped. Landscaping exists immediately adjacent to Sheep Drive, but between this existing landscaping and the existing fence is an unimproved, un-landscaped dirt area. To provide a professional, orderly and dignified appearance, staff has recommended a condition of approval that the entire 30-foot wide frontage be landscaped consistent with Carson City Development Standards. The remainder of the site inside the fence may remain relatively un-landscaped as it currently exists.

The applicant proposes a security plan that will include surveillance cameras at five locations on the exterior of the building including the front door as shown on the site plan provided. Additional security lighting will also be provided at the building corners and at the middle of the building as shown on the site plan. Details of this lighting was not provided as a part of the application, but staff has recommended a condition that the proposed light fixtures be reviewed and approved by the Planning Division prior to installation. The applicant also intends to install a new security system inside the building and has provided a brochure detailing this system in the application. Finally, the applicant will utilize the existing perimeter fence for additional security. This fence consists of six-foot high chain link with approximately one foot of barbed wire on top. The two entrances have gates that can be closed and locked as necessary for additional security.

Because of the agricultural nature of the cultivation facility, hours of operation proposed by the applicant are basically continuous, with a small staff of not more than three people on-site during night time hours. The applicant will not be conducting any retail consumer activities at this facility which makes the limitation of operational hours unnecessary. Staff finds this proposal acceptable as the hours of operation limits set forth in the Carson City Development Standards apply to dispensaries only.

To mitigate concerns of medical marijuana odor from the facility, the applicant is currently in discussions with a local HVAC (Heating, Ventilation and Air Conditioning) contractor to design a ventilation system for the proposed cultivation facility. The system is proposed to comply with local and state requirements for odor control. It will include a charcoal filtration system and will be designed as a “sealed environment” that minimizes interaction between the building interior and the outside atmosphere. State regulations require that cultivation facilities do not emit odors that

are detectable from outside the cultivation facility. Additionally, staff has recommended a condition of approval to address odor concerns as a part of this report.

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

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

As stated above, Medical Marijuana Establishments are subject to specific criteria outlined in the Carson City Development Standards, Section 1.20 – Medical Marijuana Establishments. These development standards and how the proposed cultivation facility meets them are addressed 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 cultivation facility is not proposed. Staff has recommended a condition of approval to address this requirement.

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

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

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

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

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

Outside storage is not proposed with this cultivation facility.

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

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

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

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

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

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

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

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

Four spaces are required for the proposed cultivation facility based on 3,888 square feet of gross floor area. The existing parking lot contains 17 parking spaces according to the applicant. The amount of parking provided is adequate for the cultivation use based on the development standards requirements.

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

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

This item is not applicable to medical marijuana cultivation facilities.

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

Staff has verified that the proposed cultivation facility meets the minimum distance requirements outlined in this standard. This is further substantiated with the zoning letter provided by staff to the applicant on August 18, 2014 for submission with their State application. The zoning letter is included in the application for reference.

2. The following standards apply to all Medical Marijuana Dispensaries.

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

Not applicable to medical marijuana cultivation facilities.
- Hours of operation shall be limited to 7:00 a.m. to 8:00 p.m., seven days per week.

Not applicable to medical marijuana cultivation facilities.
- Drive-through service is prohibited.

Not applicable to medical marijuana cultivation facilities.
- A Dispensary shall not be located on property or within a shopping center with frontage on the same street on which a residentially-zoned property is located unless the Dispensary is located more than 300 feet from the residential property, measured on a straight line from the nearest residential property line abutting the street right-of-way to the front door of the Dispensary.

Not applicable to medical marijuana cultivation facilities.

3. Special Use Permit review standards. The following shall be considered in the review of any Dispensary located within the General Industrial zoning district in addition to the required Special Use Permit findings:

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

Not applicable to medical marijuana cultivation facilities.
- That the proposed location has adequate lighting and street improvements for a use providing public access.

Not applicable to medical marijuana cultivation facilities.

Staff finds that the proposed cultivation facility meets the applicable development standards required. With the recommended conditions of approval, the applicant has made the findings to grant approval. The Planning Division staff is in support of this Special Use Permit application. Therefore, staff recommends, that the Planning Commission approve SUP-14-158 based on the required findings as noted on the following pages.

PUBLIC COMMENTS: Public notices were mailed to 32 adjacent property owners within 300 feet of the subject site on January 9, 2015. As of the writing of this report, no comments in support or in opposition of the proposed project have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on January 28, 2015, depending on the date of submission of the comments to the Planning Division.

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

Building Division:

1. All projects and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 624 and Carson City Municipal Code Section 15.05.020.
2. Repairs, replacements and alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code or 2012 International Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, and 2012 Northern Nevada Amendments.
3. All contractors are required to carry State and local licenses.

Fire Department:

1. The project must conform to the 2012 International Fire Code with Northern Nevada amendments.
2. At least one Knox key box will be required. Final location shall be approved by the Carson City Fire Department.

Engineering Division:

1. The applicant will be required to provide fire flow information with the construction permit submittal.
2. The entire parking lot must be paved as a part of the construction permit unless there are designated no parking areas.

Health and Human Services:

Carson City Health and Human Services has no concerns with the application as submitted. Applicant has provided documentation that they have been approved by the Division of Public and Behavioral Health, Medical Marijuana Establishment Program.

Environmental Control Authority:

This facility will need to meet all applicable codes found in Title 12.06 and Appendix 18 Division 15.5 of the Carson City Municipal Code (CCMC) and all applicable codes found in Chapters 7 and 10 of the 2012 Uniform Plumbing Code (UPC).

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

1. Will be consistent with the master plan elements.

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

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

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

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

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

The proposed cultivation facility is anticipated to generate very low levels of vehicular traffic and essentially no additional pedestrian traffic. The applicant indicates that the facility will employ up to 15 employees and will generate up to 12 weekly trips for receiving of supplies and delivery of product. The proposed traffic level is lower than what is generally anticipated for general industrial uses and is not expected to have a detrimental impact.

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

The proposed cultivation facility is located in an existing building and should not have impact on existing public services such as water, sanitary sewer, storm drainage or other public improvements. The estimated water usage for the operation is approximately 428 gallons per day and the Engineering Division has indicated that the city has adequate capacity to accommodate this demand. There will be an increase in sewage disposal above what is currently generated at the building, but the Engineering Division also has no concern. The storm drainage should be unaffected. An adjacent property owner

expressed concern about the power usage of this operation and whether it would impact his power availability.

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

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

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

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

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

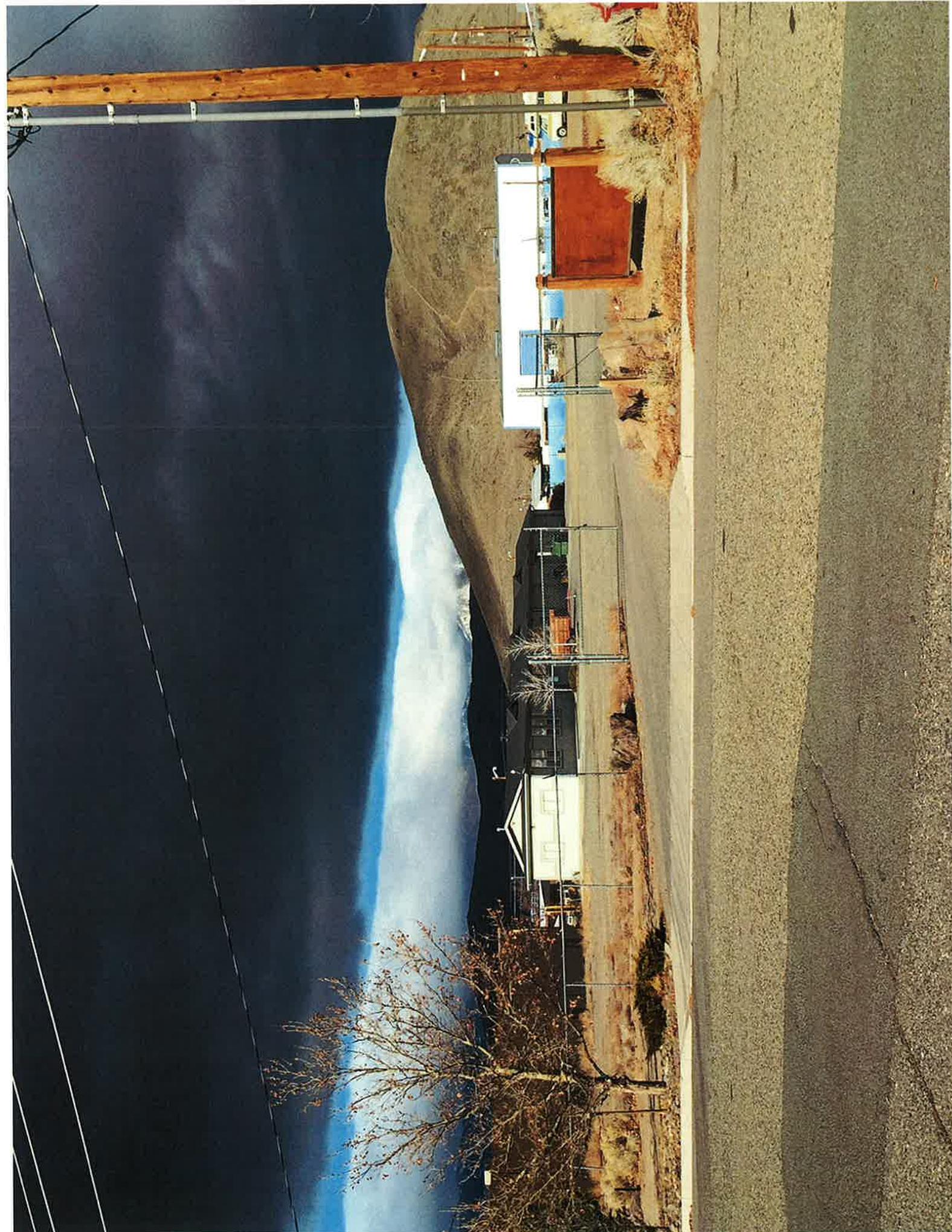
7. Will not result in material damage or prejudice to other property in the vicinity.

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

Attachments:

- Site Photos
- Building Division Comments
- Fire Department Comments
- Engineering Division Comments
- Health and Human Services Comments
- Environmental Control Division Comments
- Supplemental Information from Applicant
- Revised Floor Plans
- Application (SUP-14-158)







Susan Dorr Pansky

From: Shawn Keating
Sent: Wednesday, January 14, 2015 4:42 PM
To: Susan Dorr Pansky
Subject: Comments on #SUP 158

Susan, see below for comments on #SUP 158:

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

Thanks.

Susan Dorr Pansky

From: Dave Ruben
Sent: Friday, January 09, 2015 10:13 AM
To: Susan Dorr Pansky
Subject: SUP 14-158

SUP 14-158 comments:

1. Project must conform to 2012 International Fire Code with Northern Nevada amendments
2. At least one Knox key box will be required. Final location to be approved by CCFD.

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

JAN 14 2015

CARSON CITY
PLANNING DIVISION

**Engineering Division
Planning Commission Report
File Number SUP 14-158**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: January 13, 2015

MEETING DATE: January 28, 2015

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Roy L. Street and High Sierra Cultivation for a Medical Marijuana Cultivation Facility at 5835 Sheep Dr, apn 08-523-14.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request with the following requirements: (1) Applicant will be required to provide fire flow information with the construction permit submittal. (2) The entire parking lot must be paved as part of the construction permit unless there are designated no parking areas.

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.

Susan Dorr Pansky

From: Dustin Boothe
Sent: Saturday, January 10, 2015 4:01 AM
To: Susan Dorr Pansky
Subject: Planning Commission

Susan:

SUP 14-158

Carson City Health and Human Services has no concerns with the application as submitted
Applicant has provided documentation that they have been approved by Division of Public and Behavioral Health Medical Marijuana Establishment Program.

SUP 14-159

Carson City Health and Human Services has no concerns with the application as submitted
Applicant has provided documentation that they have been approved by Division of Public and Behavioral Health Medical Marijuana Establishment Program.

SUP 14-160

Carson City Health and Human Services has no concerns with the application as submitted
Applicant has provided documentation that they have been approved by Division of Public and Behavioral Health Medical Marijuana Establishment Program.

ZMA 14-161

Carson City Health and Human Services has no concerns with the application as submitted

SUP 14-162

Carson City Health and Human Services has no concerns with the application as submitted. Applicant needs to contact the State Agency who regulates this type of operation, for any specific requirements for construction and licensing.

Department of Health and Human Services
Nevada Division of Public and Behavioral Health
Health Care Quality and Compliance
727 Fairview Dr, Suite E
Carson City, NV 89701
(775) 684-1030

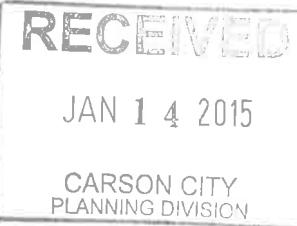
GM 14-163

Carson City Health and Human Services has no concerns with the application as submitted

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

dboothe@carson.org

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January 15, 2015

The ECA has the following comments for SUP 14-158

This facility will need to meet all applicable codes found in Title 12.06 and Appendix 18 Division 15.5 of the Carson City Municipal Code (CCMC) and all applicable codes found in Chapters 7 and 10 of the 2012 Uniform Plumbing Code (UPC).

Sincerely,

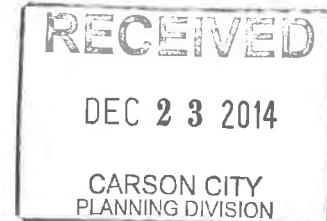
Mark Irwin
Environmental Control Officer III
Carson City Public Works
3305 Butti Way
Carson City, Nevada – 89701
Email - mirwin@carson.org
Phone Numbers
775-283-7380 (desk)
775-220-1417 (cell)
775-887-2164 (fax)
Please Note
Our current office hours are
Mon.-Thurs. 7:00 A.M. to 5:30 P.M.
"The best way to escape a problem is to solve it"



December 26, 2014

- SUP - 14 - 158

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



Dear Ms Dorr Pansky,

Thank you for your attention to SUP-14-158, Medical Marijuana Cultivation Facility. Below are our responses to the comments delivered at our recent application review meeting.

Cultivation Process: The cultivation will be fully contained within the building. Initially, the operation will be evenly divided between hydroponic cultivation and soil-based cultivation. Depending on the output from these two systems, the operation may convert to one system or the other, or a revised distribution of the two. As shown on the floor plan diagram, there are separate rooms for cloning of new plants, propagation of seedlings, and growing areas for mature plants. The building also includes a small amount of storage/office space.

Floor Plans: The floor plan exhibit is labeled as "Potential" because the final design has not been completed. It is being finalized now and will be included in a subsequent building permit application. However, this potential layout is likely to match the final plans in rough square footages for each room/area and so it is not expected that the layout will change significantly.

A floor plan exhibit is attached. The front/main door is identified. This door is in place and will not be moved for this application. The loading area is also identified. All remaining rooms have been labeled. Additional numbers shown on the drawing (1320 and 1200) were not relevant for this exhibit and should not have been printed on the earlier floor plan exhibit. They have been removed.

Security Upgrades: The site plan has been amended to show more detail on security upgrades. Specifically, security lighting is shown at the building corners and middle. This lighting will prevent intruders and vandals from approaching the building without being seen. These light fixtures will be durable flood lights that include cut-off features to prevent light spillover onto neighboring properties.

Security fencing is already in place on the site and will remain. This fence is 6-foot chain link with the addition of a slanted barbed wire barrier at the top. Total fence height is therefore roughly 7 feet. A locking gate of similar design spans the driveway. There is a second locking gate along the property frontage but this will remain locked except for emergency access if needed.

The twenty application copies include this updated site plan.

employee, this would be an average daily traffic generation of 45 trips. This estimate also includes delivery truck traffic.

Overall truck traffic at the site is not expected to be heavy. Deliveries of materials to the site is expected to be 5 trips per week. Deliveries of final products from the site is expected to be twice per week. Weekly truck traffic is therefore expected to be roughly 7 trips.

By any estimating method, overall traffic generation is very light and easily accommodated by the existing road network.

Additional Copies: 20 single sided printed copies are included, along with one CD containing a PDF file of the document.

Fees: The SUP application fee of \$2450 is included. A noticing fee of \$18.56 is included.

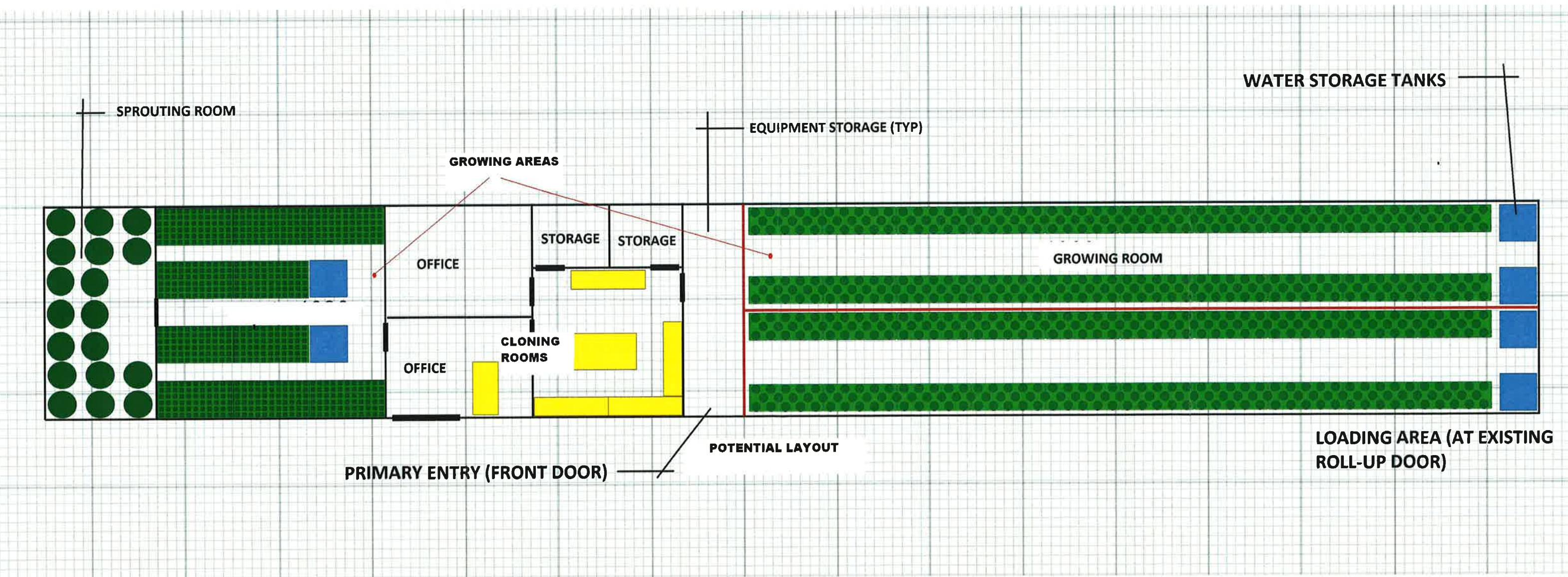
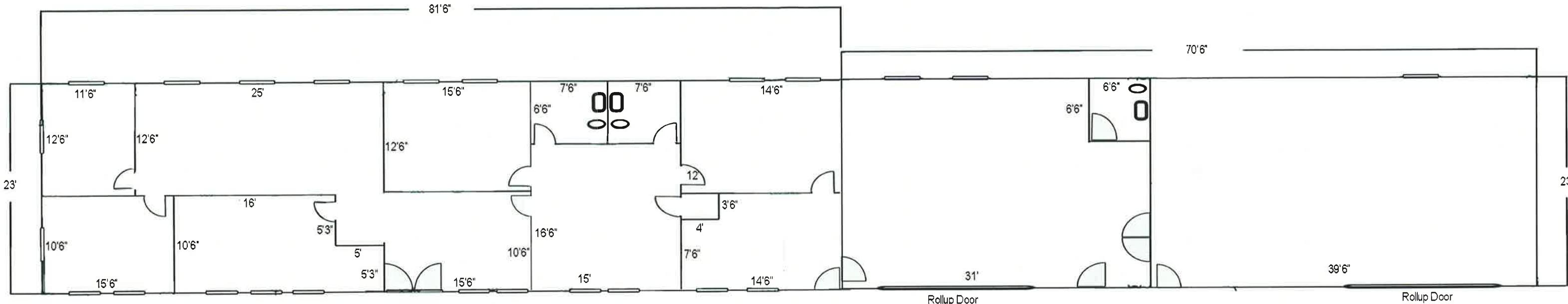
Thanks for your ongoing help. We realize this is a new type of land use and questions are to be expected. We'll be happy to continue this discussion as needed.

Sincerely,



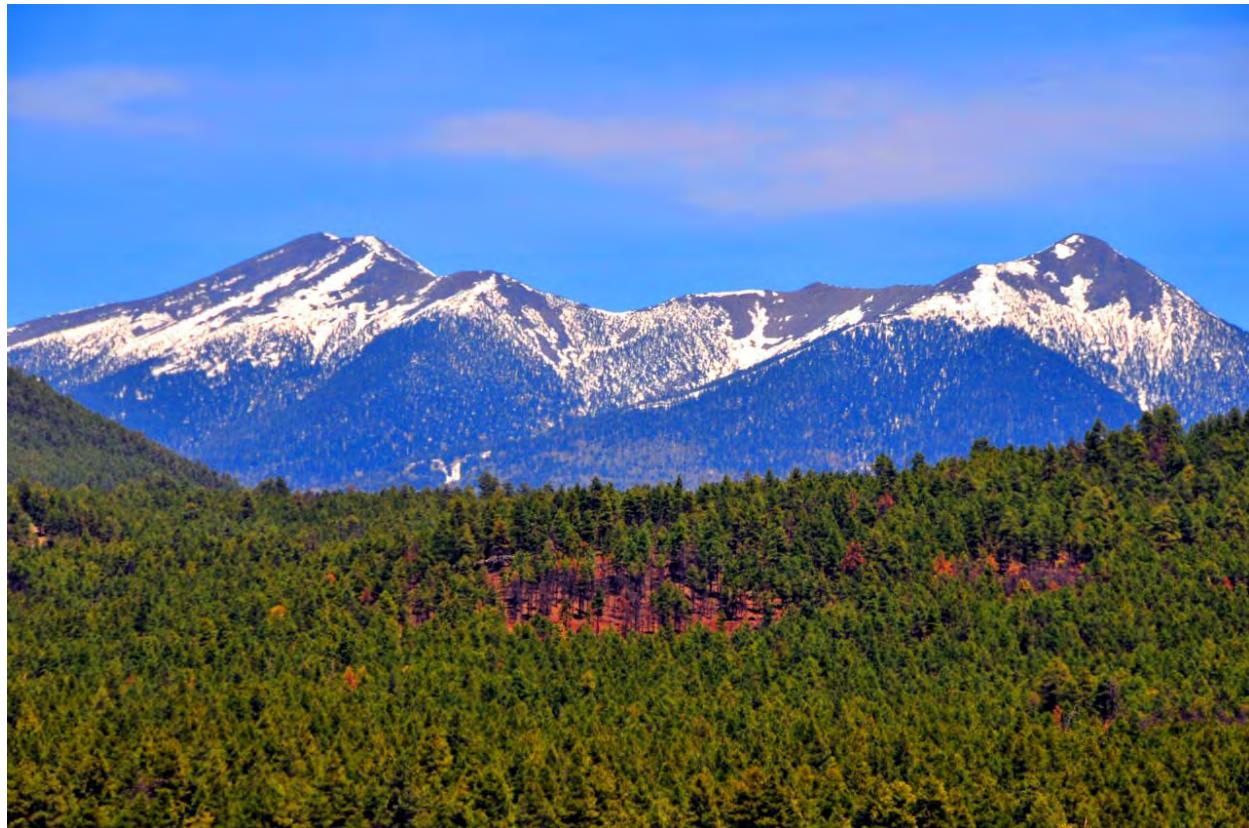
Derek Wilson

FLOOR PLANS
5835 SHEEP DRIVE



HIGH SIERRA CULTIVATION

MME SPECIAL USE PERMIT



Prepared by:



December 18, 2014

HIGH SIERRA CULTIVATION

MME SPECIAL USE PERMIT

Prepared for:

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December 18, 2014

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

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Appendices:

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

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

Introduction

This application includes the following request:

- A Special Use Permit to operate a Medical Marijuana Establishment (MME) at 5835 Sheep Drive, in the General Industrial (GI) Zone. This MME will cultivate medical marijuana only, with no dispensary function.

Project Location

The project site is located south of Highway 50, on Sheep Drive, east of Deer Run Road, in an existing industrial area. Figure 1 (below) depicts the project location. The parcel number of the site is 008-523-14 and the total site area is $65,776\pm$ square feet, or $1.51\pm$ acres.



Figure 1 – Vicinity Map

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

Aerial View and Site Plan

The site is currently occupied with an office/industrial building of $3,888 \pm$ square feet. This building will remain and will be utilized for the proposed MME. Figure 2 below provides an aerial view of the area. Figure 3, following, shows the proposed site plan.



Figure 2 - Aerial View

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

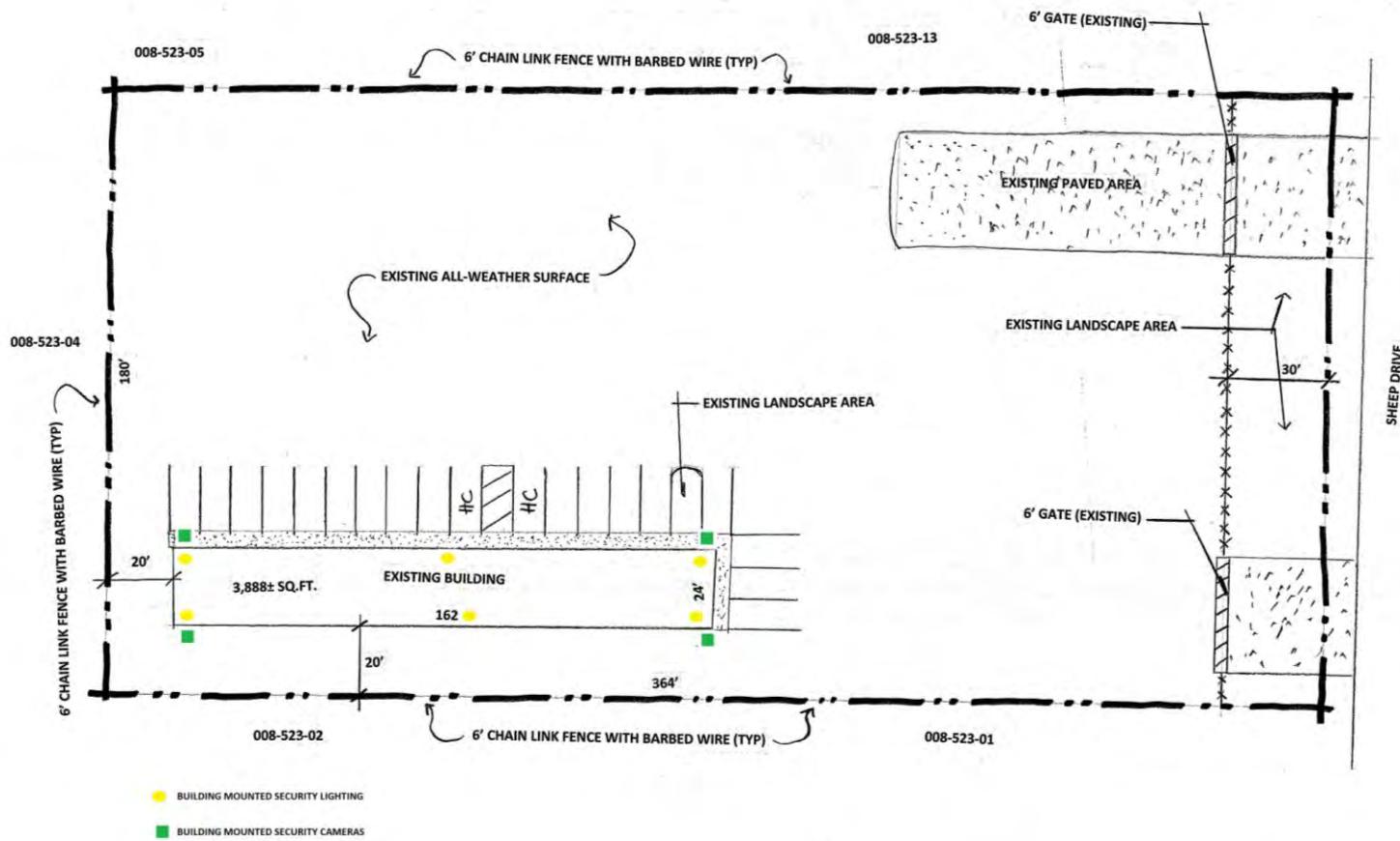


Figure 3 - Site Plan

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

Existing Conditions

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



Building entryway and paved parking

Figure 4 - Existing Conditions

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT



Building front and site interior



Building rear wall and fence

Figure 4 Existing Conditions (continued)

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

Project Summary

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

The 3,888± square feet office/industrial building on the site will be re-configured to contain the proposed MME. The MME will consist solely of marijuana cultivation with no retail sales occurring on-site.

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

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

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

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

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

Locational Criteria

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

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

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

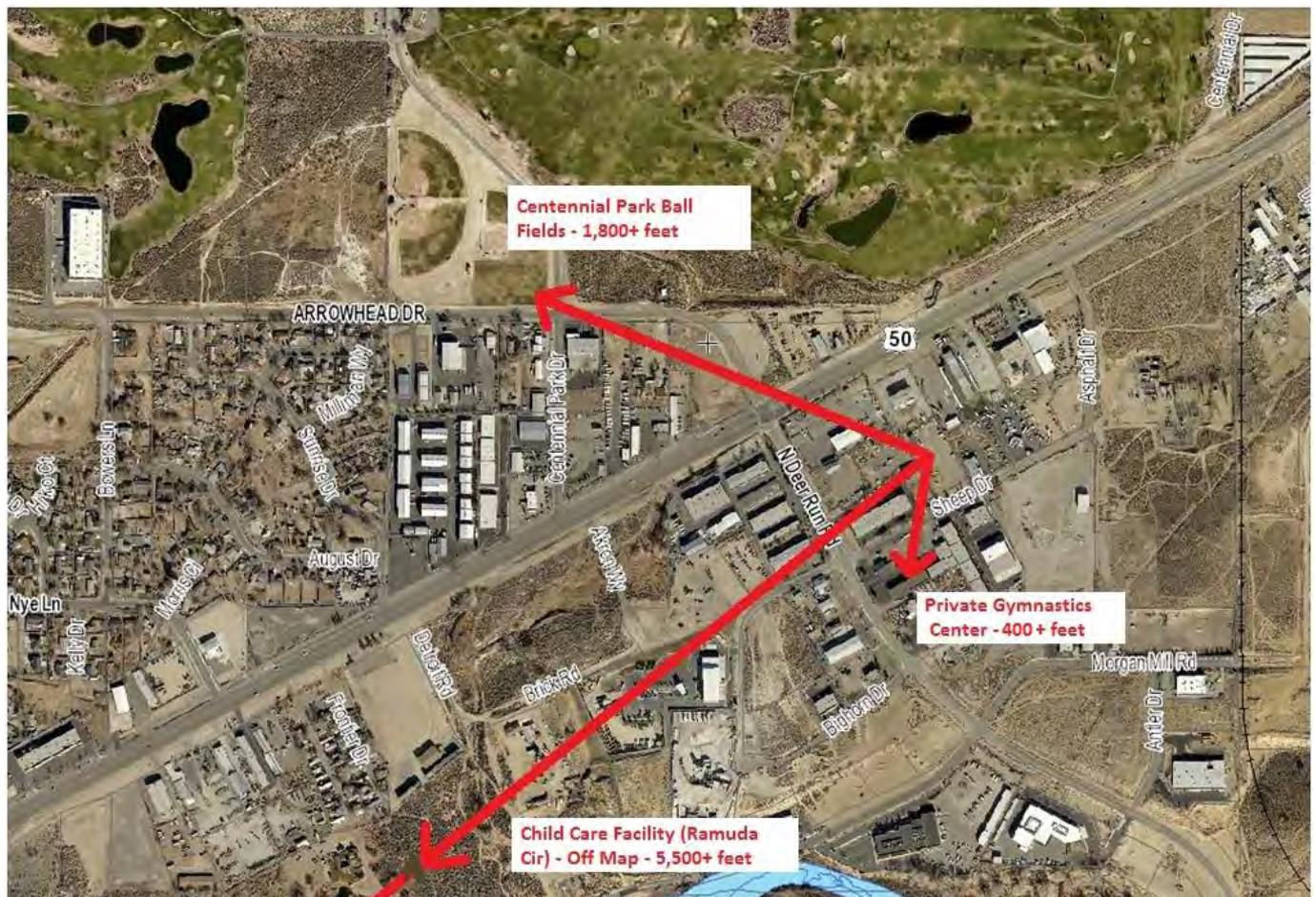


Figure 5 - Locational Criteria Compliance

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

Carson City Development Standards Section 1.20

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

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

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

Standard 1.b – No consumption of Medical Marijuana products shall occur on the premises of any MME.

No consumption of medical marijuana products will occur on the project site.

Standard 1.c – All business activities related to MMEs, including cultivation, shall be conducted indoors, within a permanent building. The use of office trailers or other temporary structures is prohibited. All MMEs shall have an appearance, both as to the interior and exterior, which is professional, orderly, dignified, and consistent with the traditional style of pharmacies and medical offices.

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

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

No outside display or sales of MME merchandise will occur.

Standard 1.e – Accessory outside storage for MMEs shall comply with Title 18.16 Development Standards, Division 1.12 Outside Storage.

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

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

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

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

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

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

Standard 1.h –Sign Requirements. All MME signage shall be discreet, professional, and consistent with the traditional style of signage for pharmacies and medical offices. All MMEs shall follow the sign regulations for Office Uses in the Development Standards, Division 4, except that freestanding sign height for Cultivation Facilities, Production Facilities, and Testing Laboratories shall be limited to 10 feet consistent with sign height requirements for industrial uses.

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

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

The building is 3,888 gross square feet, requiring 4 parking spaces. There are currently 17 paved parking spaces on site. This total includes room for 2 handicapped accessible parking spaces. This parking is more than sufficient for the proposed use.

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

The site will not operate as a dispensary.

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

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

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

The site is approximately 5,500 feet from the nearest preschool or school, located on Ramuda Circle and 1,800 feet from the nearest children’s public recreation facility (Centennial Park baseball fields).

There is also a private, indoor gymnastics business on North Deer Run Road, approximately 400 feet from the project site. Carson City’s Zoning Certificate letter for this site identified this business as being within the 300’ boundary. However, Rubicon Design Group, using Carson City GIS data and the measurement definition (from MME front door to nearest property line of child-oriented facility), obtained a measurement of over 400’. The site therefore appears to be in full compliance with the requirements. Additionally, there seemed to be some uncertainty in the Zoning Certificate document whether a private, indoor, facility (the gymnastics center) fit the terms of the locational criteria. Nonetheless, the site appears to comply.

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

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

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

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

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

There will be no drive-through service.

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

Standard 2.d – A Dispensary shall not be located on property or within a shopping center with frontage on the same street on which a residentially-zoned property is located unless the Dispensary is located more than 300 feet from the residential property, measured on a straight line from the nearest residential property line abutting the street right-of-way to the front door of the Dispensary.

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

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

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

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

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

Project Impact Summary

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

Residential Areas

The nearest residential property is over 2,400 feet away and is separated from the site by Highway 50. It is effectively impossible to see the project site from this residential area.

Lighting

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

Traffic

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

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

Parking

There are 17 paved parking spaces on site now. This total includes room for two handicapped parking spaces. Required parking is 4 spaces (3,888 gross square feet of building/1 space per 1000 square feet = 4 spaces). This parking surplus will be sufficient for the operation. Maximum employees on site at any one time is anticipated to be 12.

Security

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

Special Use Permit Application Questionnaire (Findings)

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

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

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

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

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

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

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

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

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

A. All surrounding parcels are zoned General Industrial, the same as the project site. Surrounding land uses are: industrial/office to the south; and manufacturing/storage to the west, north, and east.

B. By utilizing an existing building that is similar to surrounding buildings, the site will remain compatible. The building is not as tall as others in the area and so is less visible. It also incorporates residential-type building siding and roof eaves and so is less industrial looking than could be expected for this zoning classification.

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

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

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

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

The site is already served by city services, including emergency vehicles. It is therefore already part of planned response times. Intensity at the site is low and the building is a small, single story structure. Emergency services provision does not present any unusual problems.

E. Benefits from the project include additional employment, additional tax revenue, an expanded mix of businesses, and investment in a currently vacant site.

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

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

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

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

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

C. The site is served by the public water system and there are no known service delivery problems in the area. Utilities in the area were intended to serve the industrial uses and zoning and are appropriate for the development seen in the area. Rubicon Design Group contacted a licensed engineer with experience in Carson City and no service delivery problems were identified.

D. The site is connected to the area sewage system. Similar to water service, Rubicon Design Group contacted a licensed engineer and no service problems were identified. No new sewage system construction is required with this project.

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

F. This project has already undergone review by the State of Nevada and the Carson City Planning Department (State licensing process, City Zoning Certificate). This review has provided insight into the site suitability and potential impacts. Rubicon Design Group is familiar with general land planning practice and is basing conclusions on experience with projects of a similar size, use, and layout. Additional documents and sources used to support this application include: Carson city GIS; Carson City Planning staff; site visit; Carson City Master Plan; Carson City Zoning Map.

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

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

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

I. Parking for the proposed use can easily be contained on the site, due to the relatively small building and the generous site size of 1.5 acres. As shown on the included site plan, there are 17 existing paved spaces (includes 2 handicapped spaces). City Code requires the provision of 4 spaces. Parking impacts to surrounding properties and streets will therefore be essentially non-existent.

Master Plan and Zoning Map Amendment Policy Checklist

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

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

PURPOSE

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

Development Name: **Sheep Drive Medical Marijuana Production Facility**

Reviewed By:

Date of Review:

DEVELOPMENT CHECKLIST

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

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

CHAPTER 3: A BALANCED LAND USE PATTERN

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

Is or does the proposed amendment:

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

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

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

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

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

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

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

The site is not adjacent to State or Federal lands.

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

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

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

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

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

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

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

- ✓ ❑ Discourage rezoning of properties that create “friction zones” between adjacent land uses, particularly industrial and residential uses (2.1d)?

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

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

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

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

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

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

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

The proposed use meets the locational criteria established by City Code and by the State. The site is more than 1000 feet from any school and more than 300 feet from any park or other child-focused recreational facility. The site is approximately 5,500 feet from the nearest preschool or school, located on Ramuda Circle and 1,800 feet from the nearest public children's facility (Centennial Park baseball fields). There is also a private, indoor gymnastics facility on North Deer Run Road that is roughly 400 feet from the site.

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

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

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES

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

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

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

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

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

CHAPTER 5: ECONOMIC VITALITY

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

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

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

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

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

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

- ☐ Encourage the development of regional retail centers (5.2a)

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

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

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

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

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

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

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

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

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

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS

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

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

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

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

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

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

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

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

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

CHAPTER 7: A CONNECTED CITY

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

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

HIGH SIERRA CULTIVATION MME SPECIAL USE PERMIT

The project site is only 1.5 acres and is not a major employment center. It will therefore have very limited impact on area transit issues.

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

The project site is only 1.5 acres and is not a major employment center. It will therefore have very limited impact on area transit issues.

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

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

APPENDICES

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

FILE # SUP - 14 -

ROY L. STREET (775) 997-9099

APPLICANT PHONE #

475 GENTRY WAY, RENO, NV 89502

MAILING ADDRESS, CITY, STATE, ZIP

frankstreet@yahoo.com

EMAIL ADDRESS

SAME AS ABOVE

PROPERTY OWNER PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

RUBICON DESIGN GROUP, LLC (775) 425-4800

APPLICANT AGENT/REPRESENTATIVE PHONE #

100 CALIFORNIA AVE. #202 RENO, NV 89509

MAILING ADDRESS, CITY, STATE ZIP

dwilson@rubicondesigngroup.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

G 8 Completed Application Packets
(1 Original + 7 Copies) including:
G Application Form
G Written Project Description
G Site Plan
G Building Elevation Drawings and Floor Plans
G Proposal Questionnaire With Both Questions and Answers Given
G Applicant's Acknowledgment Statement
G Documentation of Taxes Paid-to-Date (1 copy)
G 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):	Street Address	ZIP Code
<u>008-523-14</u>	<u>5835 SHEEP DRIVE</u>	<u>89706</u>
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
<u>COMMUNITY/REGIONAL COMM.</u>	<u>GI</u>	<u>SHEEP DRIVE/DEER RUN RD.</u>

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: _____, or Development Standards, Division 1, Section 1.20, a request to allow as a conditional use is as follows:

A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW FOR A MEDICAL MARIJUANA ESTABLISHMENT (MME) WITHIN THE GI ZONE. PLEASE REFER TO ATTACHED REPORT.

PROPERTY OWNER'S AFFIDAVIT

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

Signature

ROY L STREET

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

Address

475 GENTRY WAY

12-15-14

Date

MICHAEL S. BAILEY

STATE OF NEVADA
COUNTY

On DECEMBER 15, 2014, ROY L STREET, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public



Notary Public - State of Nevada

Appointment Recorded in Washoe County

No: 09-9837-2 - Expires May 4, 2017

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

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

Date

SITE PLAN CHECKLIST

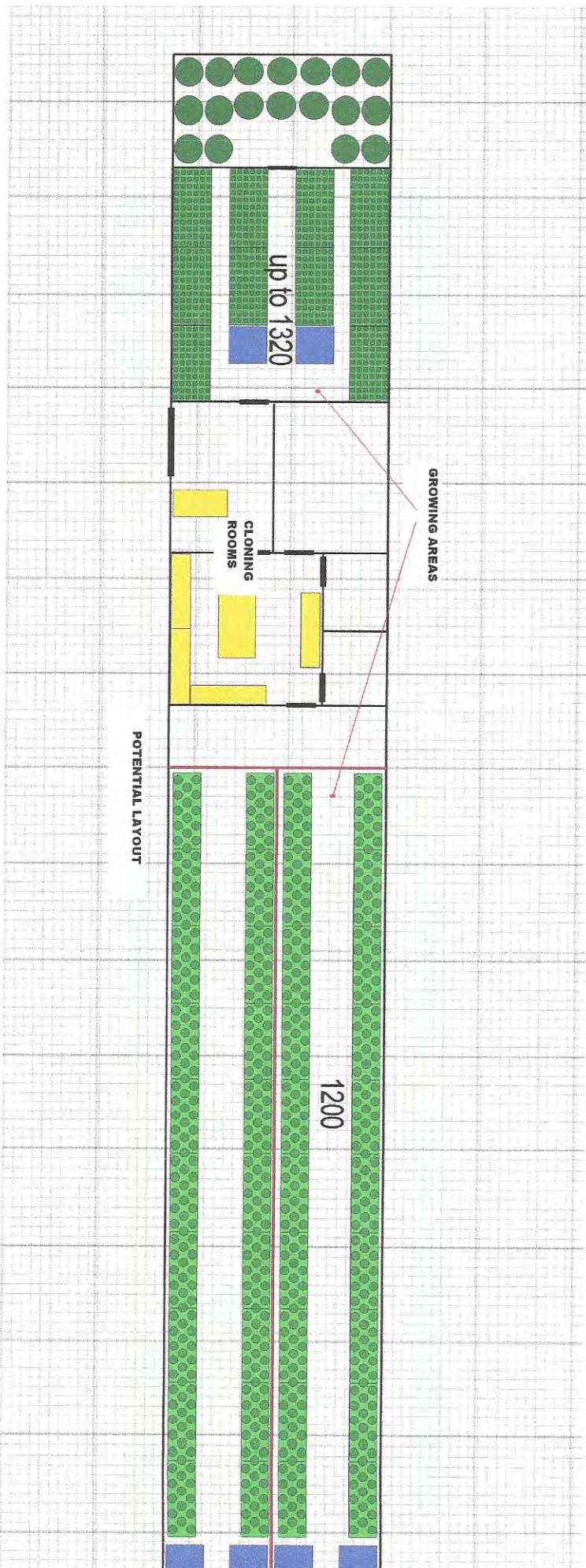
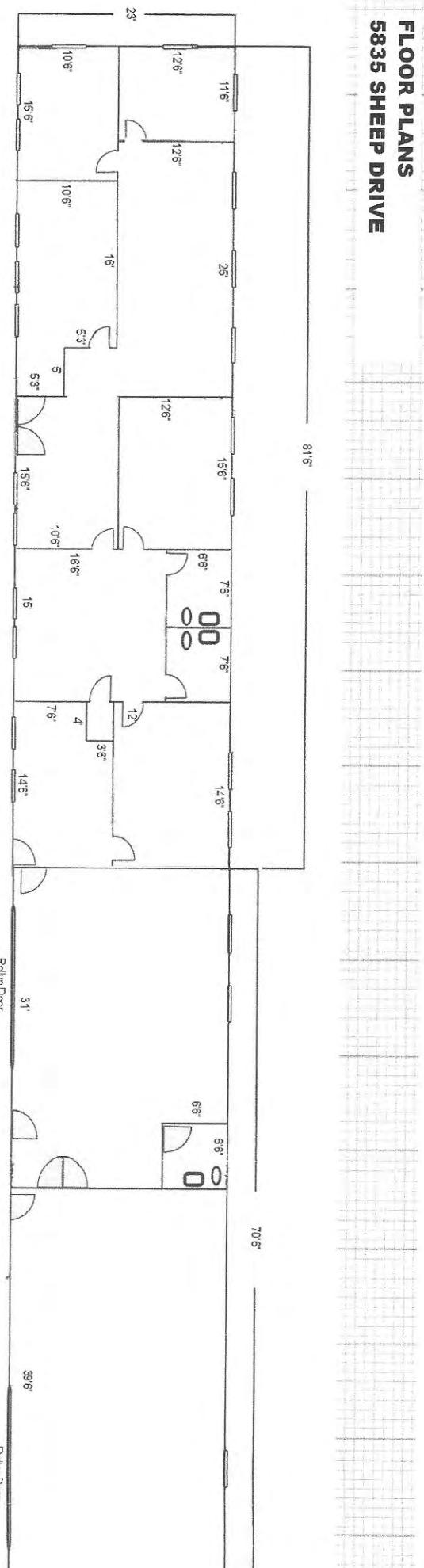
The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

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

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

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

FLOOR PLANS
5835 SHEEP DRIVE





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 18, 2014

Mr. Frank Street
High Sierra Cultivation
5835 Sheep Drive
Carson City, NV 89701

ZONING CERTIFICATE

RE: Medical Marijuana Establishment – Cultivation Facility
5835 Sheep Drive
APN 008-523-14

Dear Mr. Street:

In response to your request concerning the proposed placement of a Medical Marijuana Cultivation Facility on property located at 5835 Sheep Drive 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 and based on the preliminary site information provided, the proposed facility on the subject property meets the minimum setback requirements set forth in the Carson City Development Standards. Please note that there is a gymnastics facility (Silver State Gymnastics) that is located within 300 feet of the subject property. Staff believes that this facility could fall under the definition of a community facility, as a "center or facility, the primary purpose of which is to provide recreational opportunities or services to children or adolescents," as set forth in NRS 453A.322

and perpetuated in Carson City Development Standards. Staff would look to the State to make the final determination on the classification of this facility as a part of their certificate selection process. However, based on staff's review of the preliminary site information provided, the proposed Cultivation Facility meets the setback requirement of 300 feet regardless.

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.

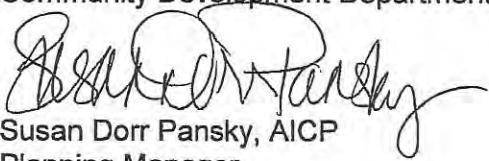
The Planning Division has verified by physical inspection that, as of the date of this letter and based on the preliminary site information provided, the proposed facility on the subject property meets the minimum setback requirements set forth in the NRS 453A.322. Please note that there is a gymnastics facility (Silver State Gymnastics) that is located within 300 feet of the subject property. Staff believes that this facility could fall under the definition of a community facility, as a "center or facility, the primary purpose of which is to provide recreational opportunities or services to children or adolescents," as set forth in NRS 453A.322. Staff would look to the State to make the final determination on the classification of this facility as a part of their certificate selection process. However, based on staff's review of the preliminary site information provided, the proposed Cultivation Facility meets the setback requirement of 300 feet regardless.

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

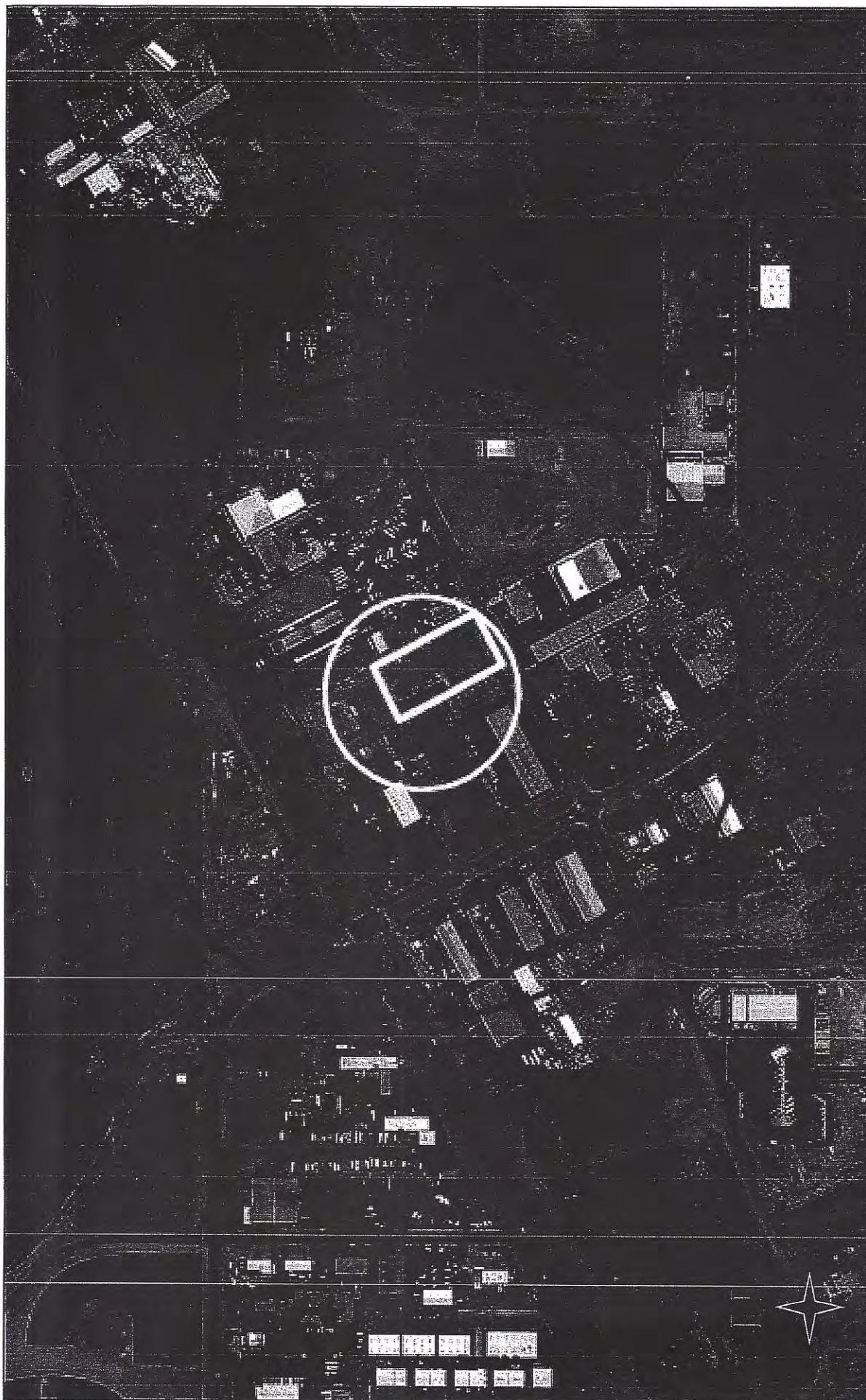
If you have any questions, please feel free to contact me at (775) 283-7076 or via email at spansky@carson.org. Thank you.

Sincerely,
Community Development Department, Planning Division



Susan Dorr Pansky, AICP
Planning Manager

Attachment - Setback Map

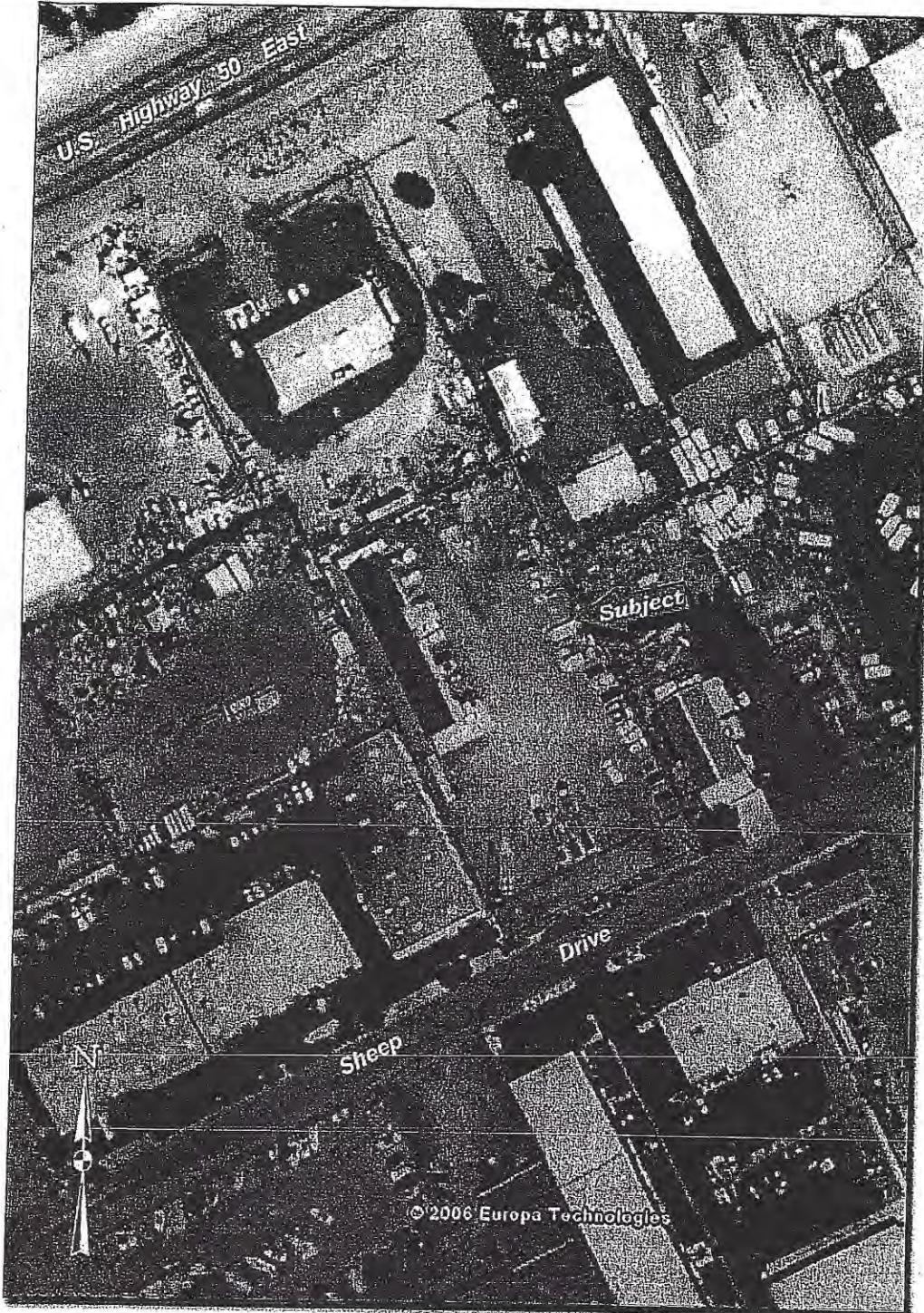


5835 Sheep Drive, APN 008-523-14

Red Circle = 1,000 foot Setback from Schools

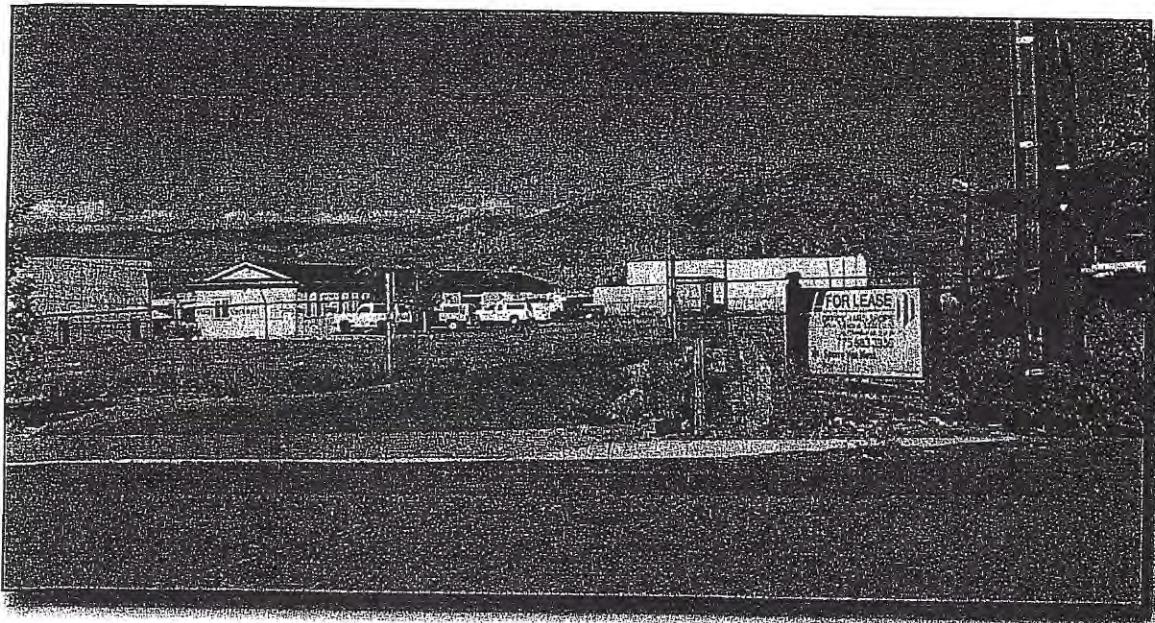
Yellow Circle = 300 foot Setback from Community Facilities

SUBJECT SATELLITE VIEW

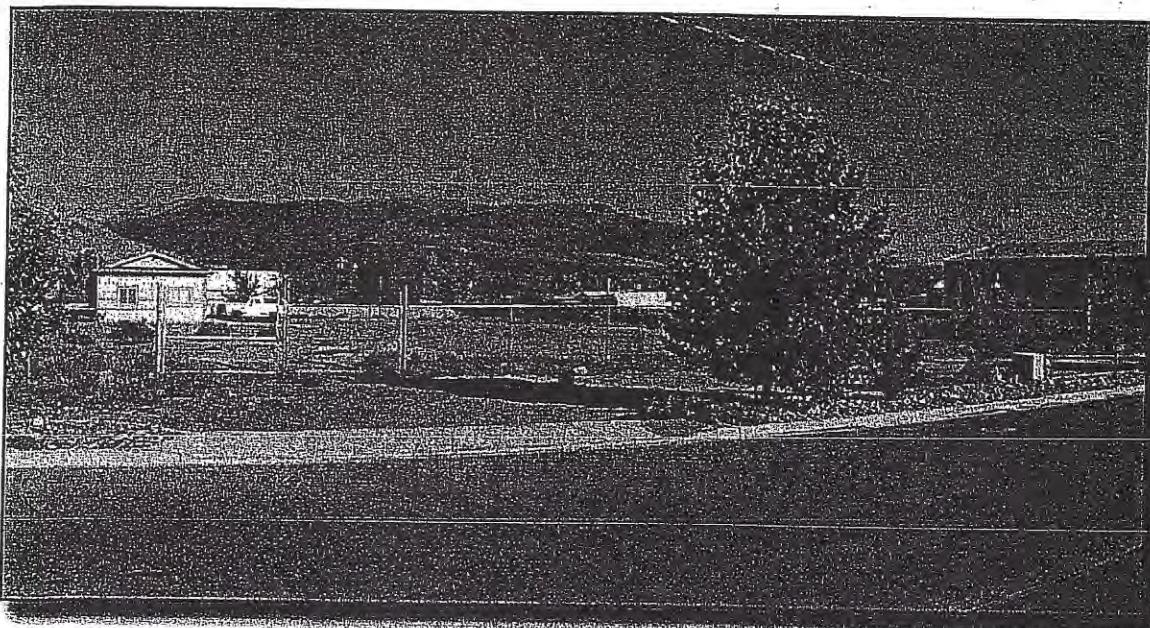


Source: Google Earth

SUBJECT PHOTOGRAPHS

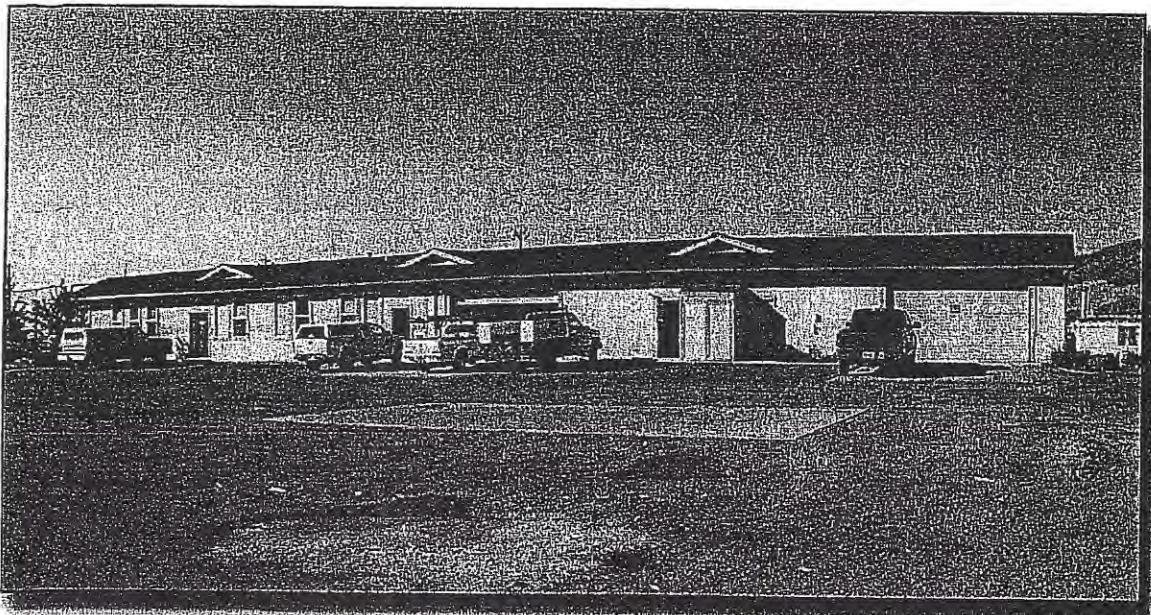


View of Subject Property from the Southeast corner facing Northwest

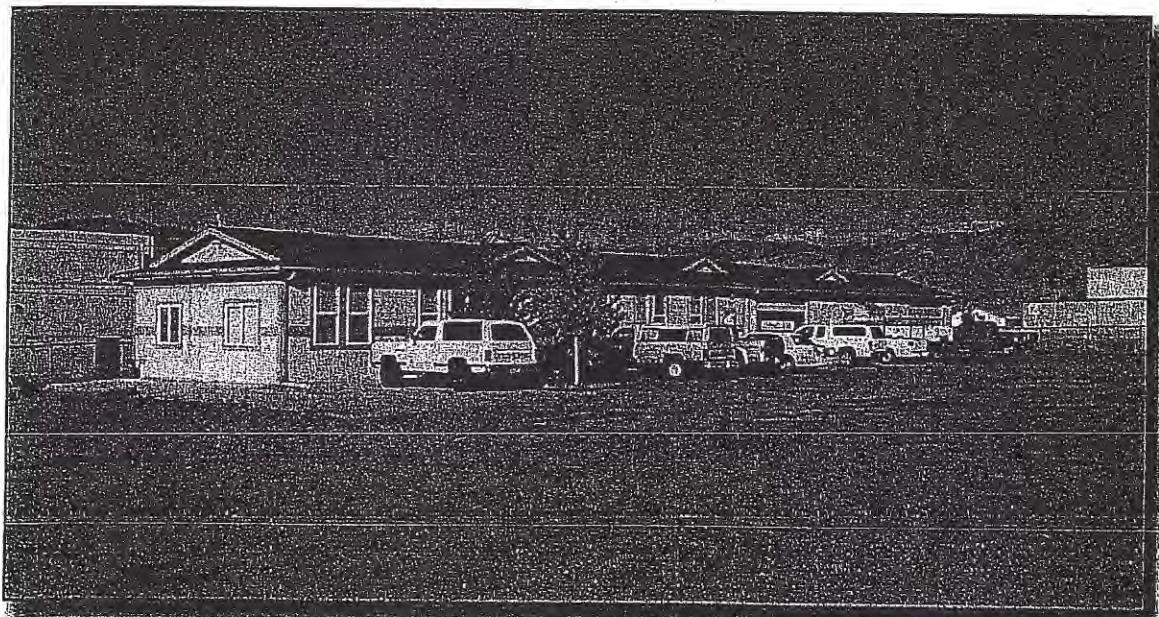


View of Subject Property from the Southwest corner facing Northeast

SUBJECT PHOTOGRAPHS (Continued)

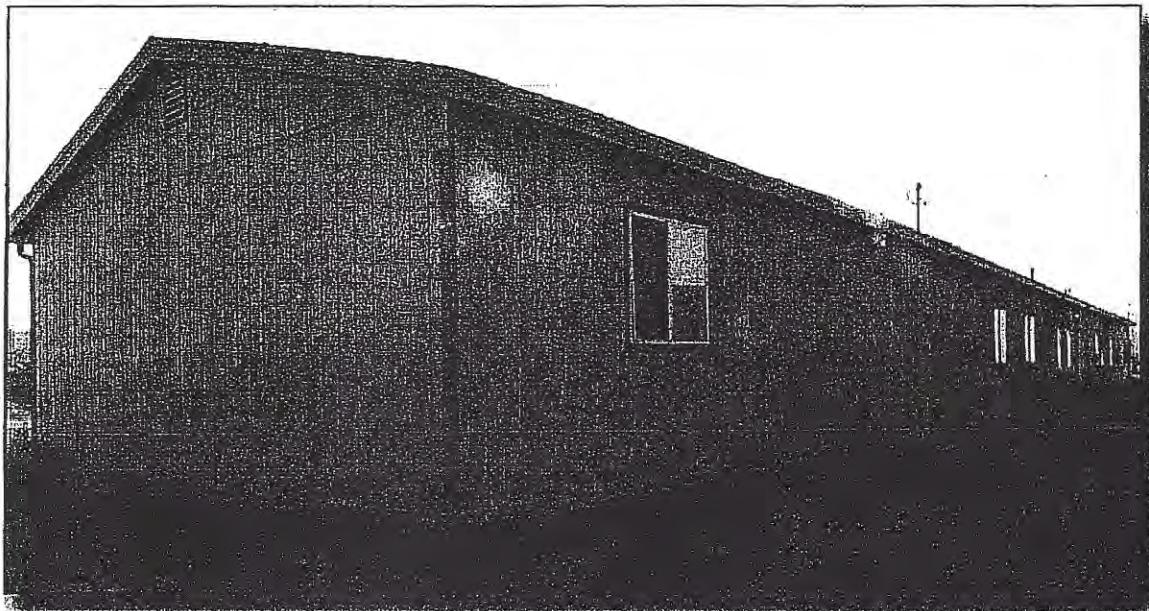


Front View of the Subject Building from the Northeast corner facing Southwest

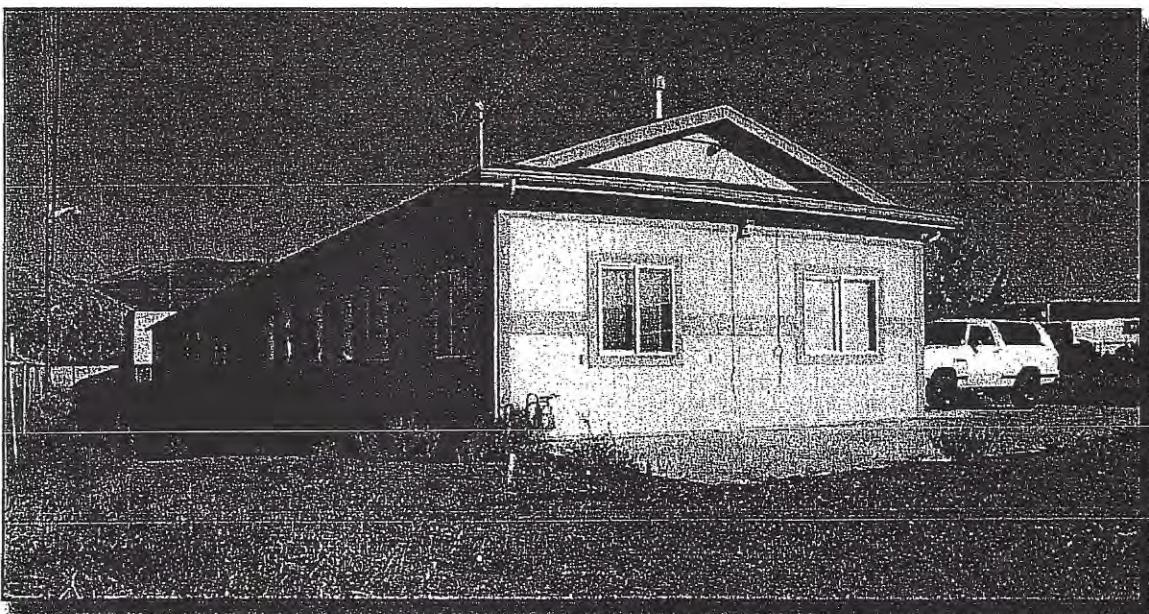


Front View of the Subject Building from the Southeast corner facing Northwest

SUBJECT PHOTOGRAPHS (Continued)

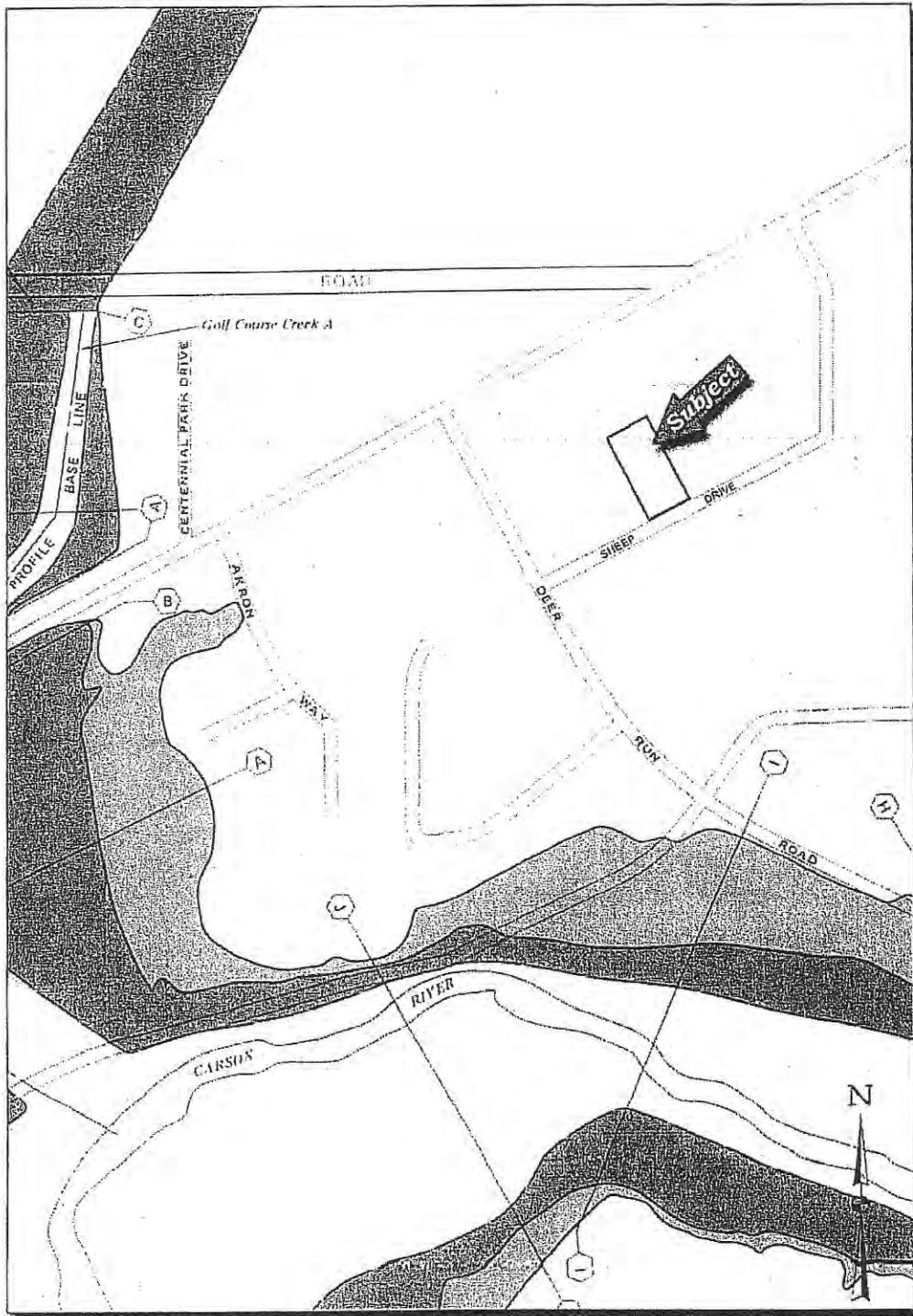


Rear View of the Subject Building from the Northwest corner facing Southeast

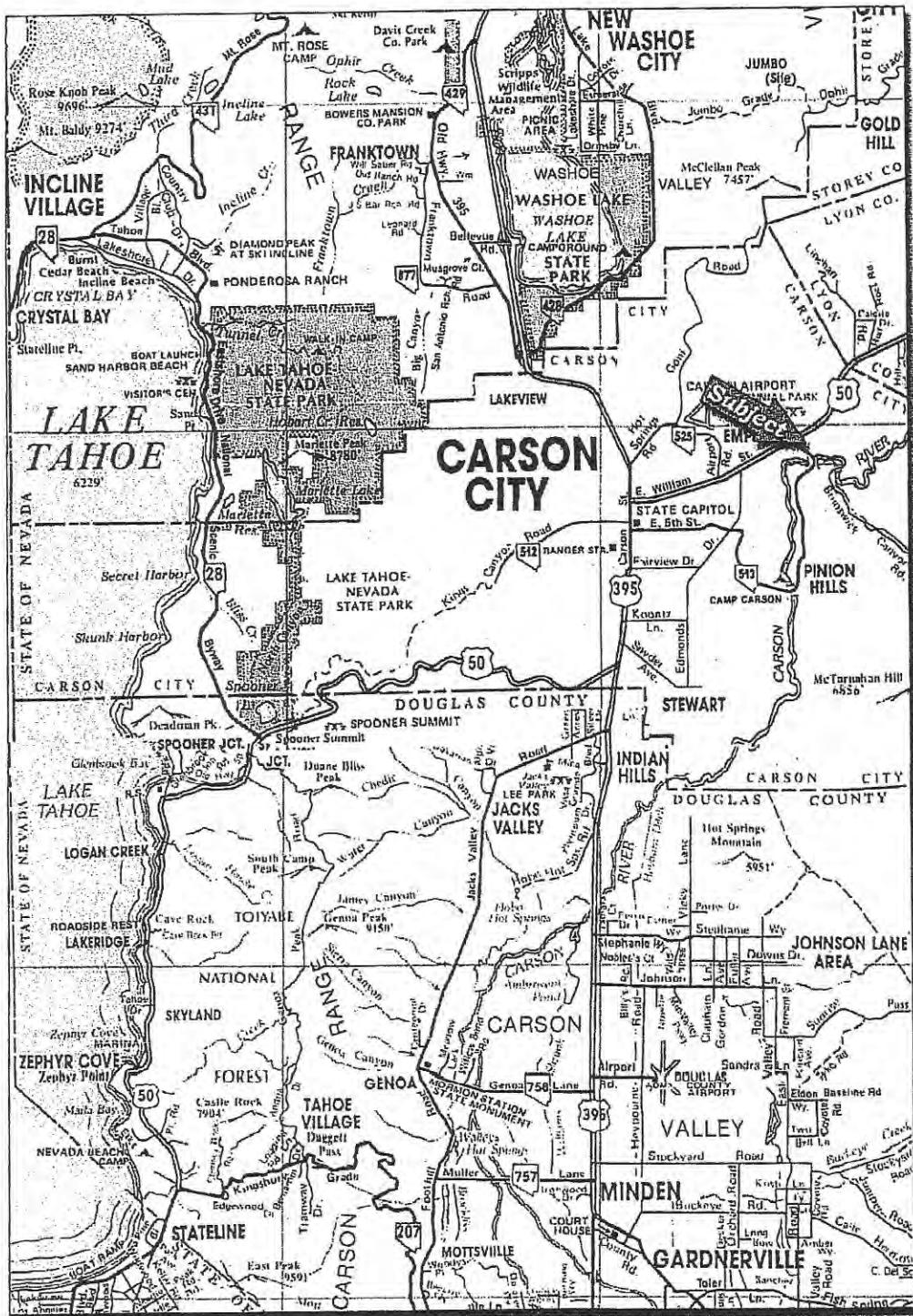


Rear View of the Subject Building from the Southwest corner facing Northeast

FLOOD ZONE MAP



Portion of FEMA Map #320001-0040B, dated March 4, 1986

AREA MAP

DESCRIPTION OF SUBJECT PROPERTY - SITE

Site: The subject property is located at 5835 Sheep Drive. The subject of this appraisal is a parcel containing $1.51\pm$ acres of land. The parcel is rectangular in shape (see plot plan on page 32 of this report).

Dimensions: 180 \pm ' fronting south to Sheep Drive
366 \pm ' fronting east to property owned by others
180 \pm ' fronting north to property owned by others
366 \pm ' fronting west to property owned by others

Access: Vehicular access to the subject parcel is obtained from the site's south line fronting Sheep Drive.

Topography/Soils: Topography of the parcel is basically level and at grade with streets surrounding developments. Soil type is typical of the area and there are no known surface or sub-surface soils conditions which might cause problems for the subject developments. However, these appraisers are not a qualified soils engineer. An expert in this field should be contacted if soils/engineering studies are required.

Zoning: GI - General Industrial. The subject's current use as an office building with shop/garage space is allowed under this zoning status.

Parking: The subject property contains adequate parking for its development.

Flood Zone: According to FEMA Map #320001-0040B, dated March 4, 1986, the subject property is located within a Flood Zone X. Flood Zone X indicates areas of minimal flooding. See Flood Zone Map on page 15.

[Treasurer Home](#)[Assessor Data Inquiry](#)[Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 008-523-14

Property Location:	5835 SHEEP DR STREET, ROY L DBA STREET PROP 455 GENTRY WAY RENO NV 89502-0000	Roll #:	016654
Billed to:		Tax Year:	2015
		District:	2.4
		Tax Service:	
		Land Use Code:	410

Outstanding Taxes:

Prior Year	Tax Penalty/Interest	Total	Amount Paid	Total Due
2012+	7,372.18	144.90	7,517.08	7,517.08
2013	4,014.82		4,014.82	4,014.82
2014	3,785.52		3,785.52	.00
Current Year				
08/18	893.90		893.90	.00
10/06	892.00		892.00	.00
01/05	892.00		892.00	892.00
03/02	<u>892.00</u>	<u>892.00</u>	<u>.00</u>	1,784.00
Totals:	3,569.90	.00	3,569.90	1,785.90

[Payment Cart](#)[History](#)[-->Pay](#)[-->Pay](#)



Department of Public Safety
General Services Division
Attn: Fingerprint Support Unit
333 West Nye Lane, Suite 100
Carson City, Nevada 89706

IDENTIFICATION FILE REQUEST FOR
STATE OF NEVADA RECORDS OF CRIMINAL HISTORY FORM

I hereby authorize the State of Nevada Criminal History Repository to disclose criminal history record information, if any, within my identification file to me or the person or entity indicated below:

Today's Date: 8-18-14

Please indicate the full name, address and contact information of the individual to be searched below (to be completed by the subject of the record).

First Name: Roy

Middle Name: L.

Last Name: Street

Mailing Address: 475 Gentry Way
Street Address
Reno NV 89502
City, State and Zip Code

Contact Phone: 775-997-9909 Contact Email: rlstreet@aol.com
If available (If available)

Signature of Subject or Record Search

6-25-1946
Date of Birth

Please indicate the complete response mailing information below:

Respond To: MME Program

Mailing Address: 4150 Technology Way, Suite 104
Street Address
Carson City NV 89706
City, State and Zip Code

Please indicate reason for request: Application to the Division of
(Optional)

The use of this form is intended to safeguard the rights of the signatory and ensure the confidentiality of the requested information against non-authorized disclosure. The fingerprint card accompanying this request will be used to verify identity. A \$23.50 certified check or money order made payable to the Department of Public Safety must accompany each request.

STATE OF NEVADA

BRIAN SANDOVAL
Governor

MICHAEL J. WILLDEN
Director



RICHARD WHITLEY, MS
Administrator

TRACEY D. GREEN, MD
Chief Medical Officer

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC AND BEHAVIORAL HEALTH
4150 Technology Way, Suite 300
Carson City, Nevada 89706
Telephone: (775) 684-4200 · Fax: (775) 684-4211

**APPLICANT INFORMATION SHEET FOR MEDICAL MARIJUANA ESTABLISHMENT
APPLICATION**

Applicant Must:

- A) Provide all requested information in the space provided next to each numbered question. The information provided in Sections 1 through 10 will be used for application questions and updates;
- B) Type or print responses; and
- C) Include this Applicant Information Sheet in Tab III of the Identified Criteria Response.

1	Company Name	High Sierra Cultivation	
2	Street Address	5835 Sheep Drive.	
3	City, State, ZIP	Carson City, NV 89701	
4	<div style="display: flex; justify-content: space-between;"> Telephone Number Area Code (775) Number 997-9909 Extension </div>		
5	<div style="display: flex; justify-content: space-between;"> Facsimile Number Area Code (775) Number 333-3319 Extension </div>		
6	<div style="display: flex; justify-content: space-between;"> Toll Free Number Area Code Number Extension </div>		
7	<p><i>Contact Person for providing information, signing documents, or ensuring actions are taken as per Section 23 of LCB File No. R004-14A</i></p> <p>Name: Roy L. Street Title: Owner Address: 475 Gentry Way. Reno NV 89502 Email Address: rlstreet@aol.com</p>		
8	<div style="display: flex; justify-content: space-between;"> Telephone Number for Contact Person Area Code: (775) Number: 333-3322 Extension: 300 </div>		
9	<div style="display: flex; justify-content: space-between;"> Facsimile Number for Contact Person Area Code: (775) Number: 333-3319 Extension: </div>		
10	<div style="display: flex; justify-content: space-between;"> Contact Person Signature Signature: Date: </div>		

STATE OF NEVADA

BRIAN SANDOVAL
Governor

MICHAEL J. WILLDEN
Director



RICHARD WHITLEY, MS
Administrator

TRACEY D. GREEN, MD
Chief Medical Officer

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC AND BEHAVIORAL HEALTH

4150 Technology Way, Suite 300

Carson City, Nevada 89706

Telephone: (775) 684-4200 - Fax: (775) 684-4211

MEDICAL MARIJUANA ESTABLISHMENT APPLICATION - (Attachment A)

GENERAL INFORMATION

Type of Medical Marijuana Establishment:	<input type="checkbox"/> Independent Testing Laboratory	<input checked="" type="checkbox"/> Cultivation Facility
	<input type="checkbox"/> Medical Marijuana Dispensary	<input type="checkbox"/> Marijuana Infused/Edible Product
		on Facility

Medical Marijuana Establishment's Name and Proposed Physical Address*: 5835 Sheep Drive

*This must be a Nevada address and cannot be a P.O. Box.

City: Carson City	County: Carson	State: NV	Zip Code: 89701			
Proposed Hours of Operation:						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	
Sunday - Friday 9:00 am - 5:00 pm.						

APPLYING ENTITY INFORMATION

Applying Entity's Name: High Sierra Cultivation		
Business Organization: <input type="checkbox"/> Individual <input type="checkbox"/> Corp. <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> LLC <input type="checkbox"/> Assoc. /Coop. <input type="checkbox"/> Other specify:		
Telephone #: (775) 997-9909	E-Mail Address: rlstreet@aol.com	
State Business License #:	Expiration Date:	
Mailing Address: 5835 Sheep Drive		
City: Carson City	State: NV	Zip Code: 89701

DESIGNEE INFORMATION

List the name of the individual designated to submit establishment agent registry ID card applications on behalf of the medical marijuana establishment.

Last Name: Street	First Name: Roy	MI: L.
-------------------	-----------------	--------

STATE OF NEVADA

BRIAN SANDOVAL
*Governor*MICHAEL J. WILLDEN
DirectorRICHARD WHITLEY, MS
*Administrator*TRACEY D. GREEN, MD
Chief Medical Officer

DEPARTMENT OF HEALTH AND HUMAN SERVICES
 DIVISION OF PUBLIC AND BEHAVIORAL HEALTH
 4150 Technology Way, Suite 300
 Carson City, Nevada 89706
 Telephone: (775) 684-4200 - Fax: (775) 684-4211

The State of Nevada, including but not limited to the employees of the Division, is not facilitating or participating in any way with my acquisition, possession, cultivation, manufacturing, delivery, transfer, transportation, supplying, selling, distributing, or dispensing of medical marijuana.

If the applicant is issued a medical marijuana establishment provisional registration certificate, the applicant agrees to not operate the establishment until the establishment is inspected and the applicant obtains a medical marijuana establishment registration certificate authorizing operation of the establishment.

I attest that the information provided to the Division for this medical marijuana establishment registration certificate application is true and correct.

Roy L. Street

Print Name

A handwritten signature in black ink that reads "Roy L. Street".

Signature

Owner

Title

8-18-2014

Date Signed

Print Name

Title

Signature

Date Signed

STATE OF NEVADA

BRIAN SANDOVAL
Governor

MICHAEL J. WILLDEN
Director



RICHARD WHITLEY, MS
Administrator

TRACEY D. GREEN, MD
Chief Medical Officer

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC AND BEHAVIORAL HEALTH

4150 Technology Way, Suite 300

Carson City, Nevada 89706

Telephone: (775) 684-4200 - Fax: (775) 684-4211

MULTI-ESTABLISHMENT LIMITATIONS FORM – (Attachment G)

NRS 453A.324 places a limitation on the total number of certificates that can be issued within each county, and NRS 453A.326 places limitations on the number of medical marijuana dispensaries located in any one governmental jurisdiction and a limitation on the number of certificates issued to any one person. Due to these limitations, please list below all applications submitted from this business organization and/or person as identified in the Medical Marijuana Establishment Owner, Officer, and Board Member names section of Attachment A.

If this business organization were to not receive approval on all applications submitted, would the applicant still want approval on the applications determined by the ranking below? Yes No

Please list in order of preference for approval (use as many sheets as needed).

Type of Medical Marijuana Establishment:	<input type="checkbox"/> Independent Testing Laboratory	<input checked="" type="checkbox"/> Cultivation Facility	
	<input type="checkbox"/> Medical Marijuana Dispensary	<input type="checkbox"/> Marijuana Infused/Edible Production Facility	
Medical Marijuana Establishment's Name and Proposed Physical Address*: *This must be a Nevada address and cannot be a P.O. Box. 5835 Sheep Drive			
City: Carson City	County: Carson	State: NV	Zip Code: 89701

Type of Medical Marijuana Establishment:	<input type="checkbox"/> Independent Testing Laboratory	<input type="checkbox"/> Cultivation Facility	
	<input type="checkbox"/> Medical Marijuana Dispensary	<input type="checkbox"/> Marijuana Infused/Edible Production Facility	
Medical Marijuana Establishment's Name and Proposed Physical Address*: *This must be a Nevada address and cannot be a P.O. Box.			
City:	County:	State:	Zip Code:

Type of Medical Marijuana Establishment:	<input type="checkbox"/> Independent Testing Laboratory	<input type="checkbox"/> Cultivation Facility	
	<input type="checkbox"/> Medical Marijuana Dispensary	<input type="checkbox"/> Marijuana Infused/Edible Production Facility	
Medical Marijuana Establishment's Name and Proposed Physical Address*: *This must be a Nevada address and cannot be a P.O. Box.			
City:	County:	State:	Zip Code:

Type of Medical Marijuana Establishment:	<input type="checkbox"/> Independent Testing Laboratory	<input type="checkbox"/> Cultivation Facility	
	<input type="checkbox"/> Medical Marijuana Dispensary	<input type="checkbox"/> Marijuana Infused/Edible Production Facility	
Medical Marijuana Establishment's Name and Proposed Physical Address*: *This must be a Nevada address and cannot be a P.O. Box.			
City:	County:	State:	Zip Code:

BRIAN SANDOVAL
Governor

MICHAEL J. WILLDEN
Director

STATE OF NEVADA



RICHARD WHITLEY, MS
Administrator

TRACEY D. GREEN, MD
Chief Medical Officer

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC AND BEHAVIORAL HEALTH
4150 Technology Way, Suite 300
Carson City, Nevada 89706
Telephone: (775) 684-4200 - Fax: (775) 684-4211

PROPERTY OWNER APPROVAL FOR USE FORM – (Attachment F)

TO BE COMPLETED BY THE OWNER OF THE PHYSICAL ADDRESS OF THE PROPOSED MEDICAL MARIJUANA ESTABLISHMENT.

Name of Individual or Entity Applying for a Medical Marijuana Establishment Registration Certificate:
High Sierra Cultivation, LLC.

Name of Owner of the Physical Address of the Proposed Medical Marijuana Establishment:
Roy L. Street

Physical Address and Name of Proposed Medical Marijuana Establishment:

**This must be a Nevada address and cannot be a P.O. Box.*
5835 Sheep Drive,

City: Carson City	County: Carson	State: NV	Zip Code: 89701
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Legal Description of the Property:



The individual or entity applying for a Medical Marijuana Establishment Registration Certificate is the owner of the physical address of the proposed Medical Marijuana Establishment.

OR



The owner of the physical address of the proposed Medical Marijuana Establishment gives permission to the individual or entity applying for a Medical Marijuana Establishment Registration Certificate to operate a Medical Marijuana Establishment at the physical address.



PROPERTY OWNER SIGNATURE

8/18/2014

DATE SIGNED

Roy L. Street

PROPERTY OWNER NAME

Owner
TITLE

Burgarello Alarm Inc.

50 Snider Way, Sparks, Nevada 89431

Phone: (775) 359-9415 Fax: (775) 359-9214 Dispatch: (775) 359-1233

NV contractors lic #0018093 CA contractors lic #682092 Bond SC6007576

Proposal For: High Sierra Meds 5835 Sheep Drive Carson City, NV 89706	Date Of Proposal: September 10, 2014
Sales Representative: Ryan	Contact Person/Company: Frank
	Phone Number: 775-830-1616

System Will Include the following Equipment:

1 ACS5000-S-4 Standard sized can with P/S,

Transformer, and Battery

1 HID 5355 Reader/Pin Pad

1 HID-1326LMSMV Quantity 25 cards

-Onsite computer is needed for programming
access cards and changes. Provided by customer

Supervised openings and closings can be added to your service plan for an additional \$15.00 per month.

Any changes to the scope of work may result in an increase in the proposed expense.

If the lease option is chosen, lease is for a term of 5 years. Equipment and wire remains the sole property of Burgarello Alarm Inc.

Sale Option: Installation (One Time): \$ 3,718.78 Tax: \$ 234.75 Monthly Monitoring: \$ 28.50	Lease Option: Installation (One Time): \$ 2,099.00 Tax: \$ 167.68 Monthly: \$ 55.54
Monthly lease includes monitoring and a 5-year warranty	

Acceptance of this Agreement:

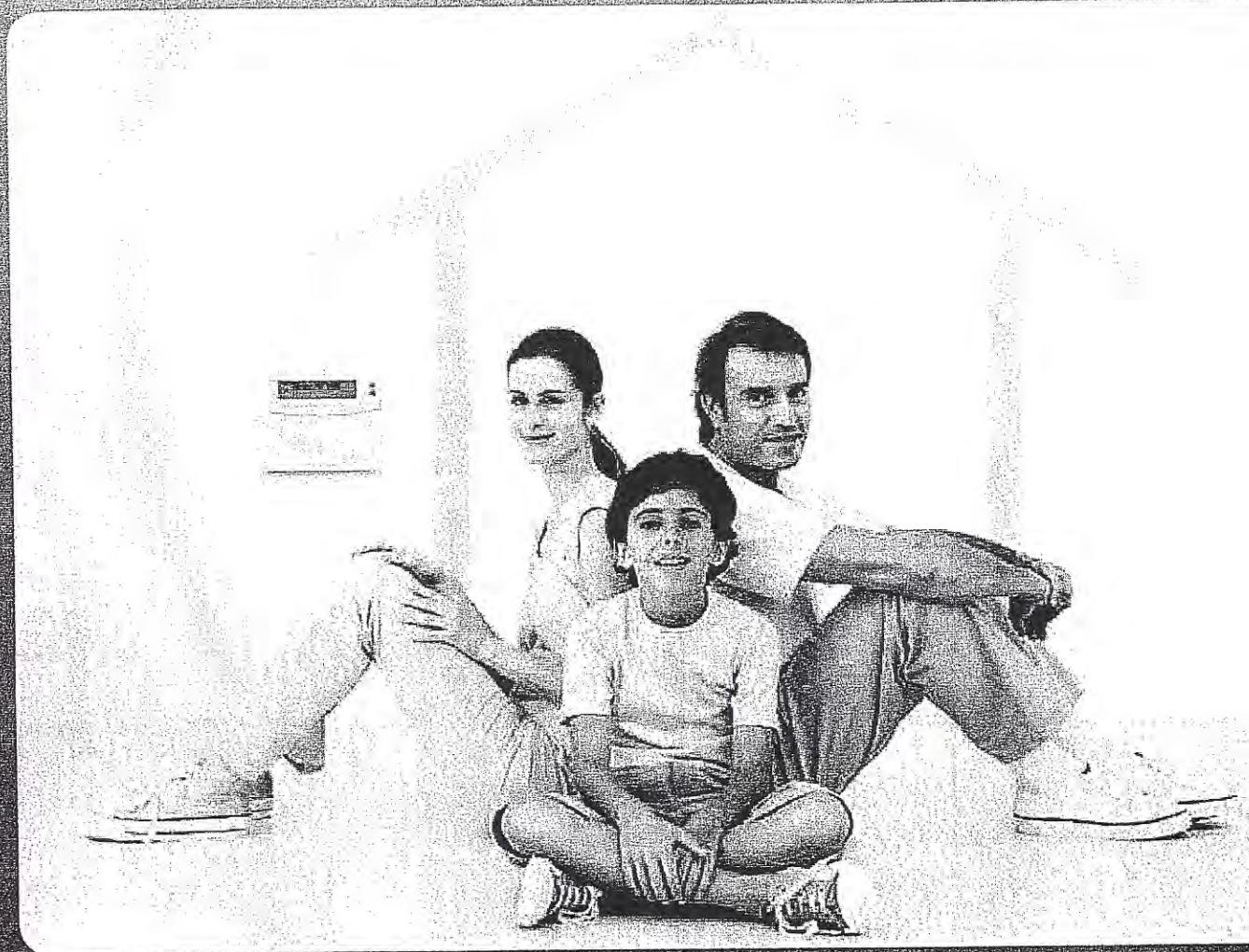
This proposal is acceptable,

Burgarello Alarm Inc. is authorized to begin work.

Signature: _____

Date: _____ Title: _____

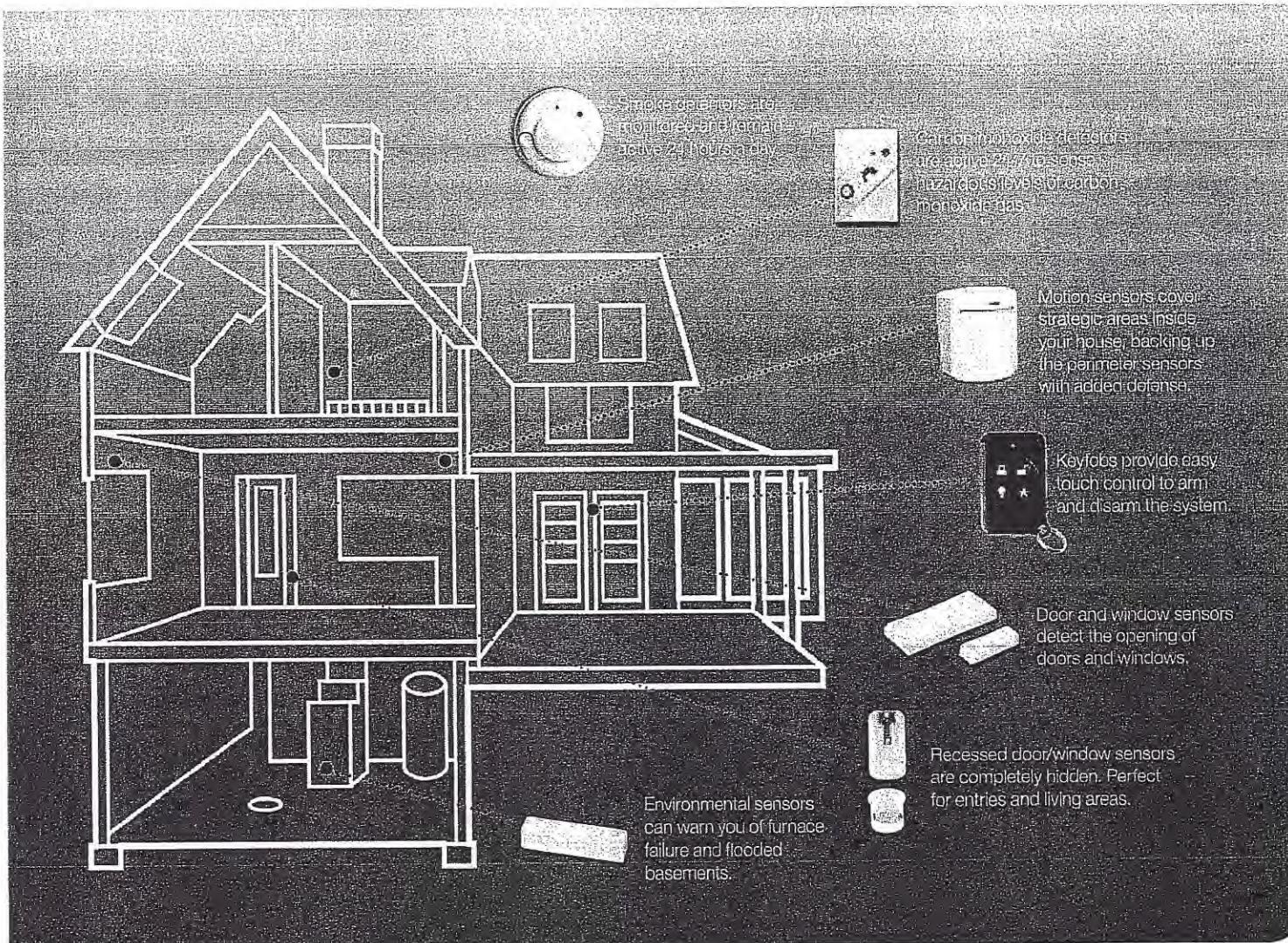
Concord[®]



Protection for everything
you've worked so hard to build.

Concord[®] security systems to safeguard your family and home.

 **interlogix**
United Technologies



Putting the right system together for you.

The Concord® system allows you to enjoy comprehensive security that's just right for your situation. You can also integrate other systems including energy management, lighting and audio/video control. Tailor your system by choosing from a variety of available options and features to meet your precise security needs:

Notice of security events can be sent to you via pager; notice via cell phone and email is available for Concord 4 through Alarm.com services

Motion sensors provide a second line of defense, detecting the body heat of an intruder. Sensors can be adjusted to allow pets to move freely without activating an alarm

Door and window sensors can protect every access point to your home, including shock sensors that detect shattering glass and splintered wood. Recessed sensors are completely hidden and ideal for entries and living rooms

Simple keychain operation allows you to arm/disarm the system with the touch of a button, no codes required

Portable panic buttons make it easy to summon help in an emergency

Smoke and heat detectors are monitored and remain active 24-hours a day

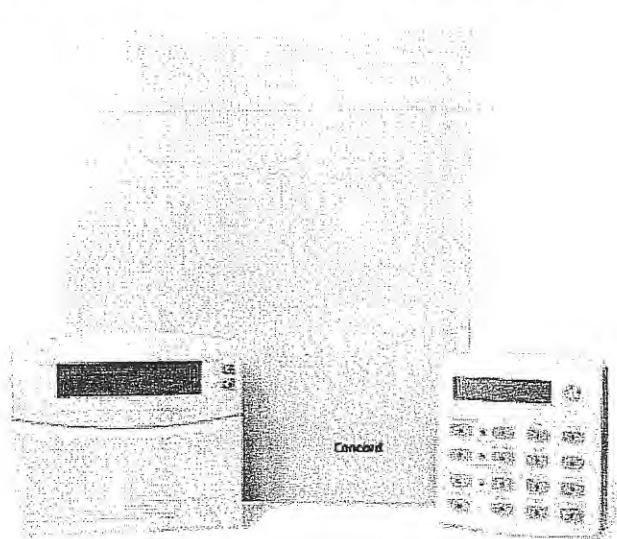
Environmental sensors warn you of furnace failure or if a basement is flooded

Carbon monoxide detectors alert when dangerous levels of carbon monoxide gas are present

Concord security systems monitor your home 24 hours a day, providing you with immediate notification of a security threat. When a sensor detects an emergency, the signal automatically goes to the central monitoring station and the proper authorities are immediately dispatched to your home.

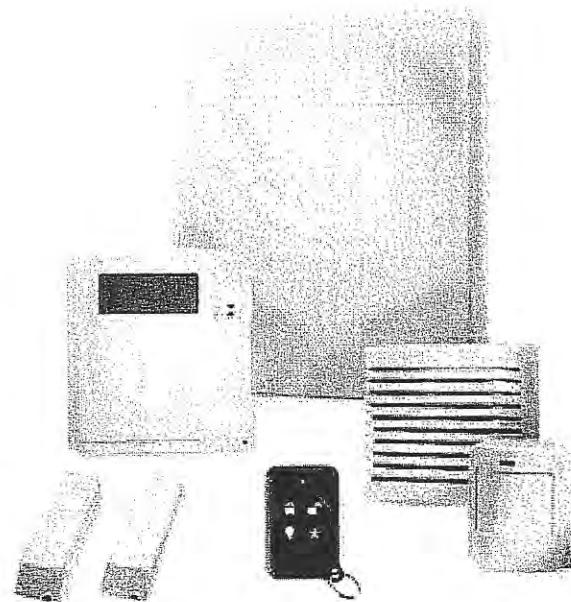
Concord 4

Concord® 4 provides residential and commercial environments with full-featured security. Concord 4 offers 96 hard-wired zones, wireless zones or combination of both. Flexibility continues with convenient features such as a wireless keychain touchpad to arm or disarm the system, optional lighting controls and a special latchkey function for working parents that pages when a child arrives safely at home. The wireless GSM gateway module allows you to monitor your home or office building status from a smartphone app or from the Alarm.com web site.



Concord Express

Concord Express provides integrated security that can be set up as a hard-wired or wireless system perfect for retrofit environments. Concord Express installs easily and provides up to 24 zones of burglary and fire protection for a comprehensive and affordable security option.



Concord 4	Concord Express
96 standard	Number of Zones
✓	Smoke detector compatibility
✓	Hard-wired and wireless capability
✓	Chime when door is opened
✓	Wireless remote keychain arming/disarming
✓	Integration to third party automation systems
✓	Compliant with CP01 false alarm reduction standards
✓	GSM cellular communications (no phone line necessary)
✓	Latch key reporting**
✓	Alarm.com Interactive Services Web browser based/cell phone system interaction—management, command, control, configuration, reporting & event driven notification

*Expandable 8 hard-wired with optional input board.

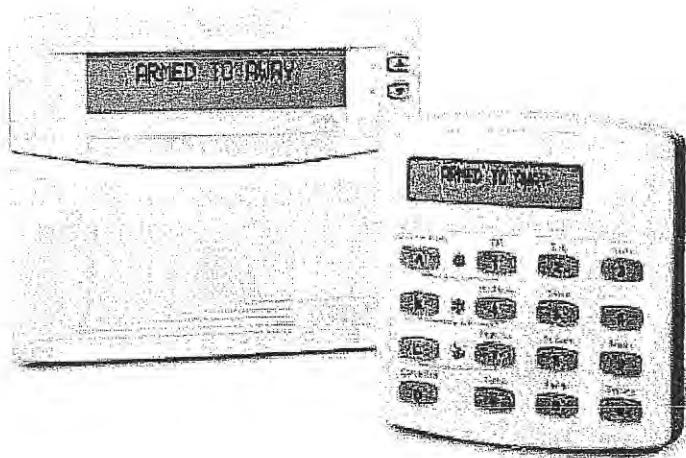
**With use of a third party device.

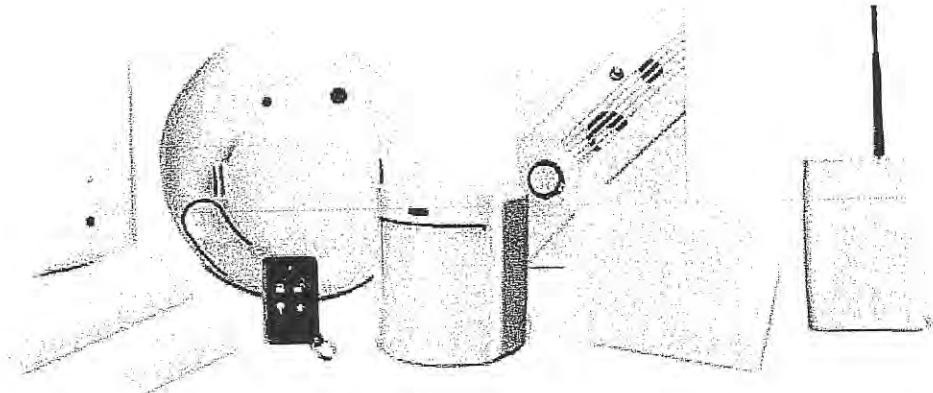


Keypads

Concord® security systems offer numerous keypad options to match the functions you need and the preferences best suited for your situation. The keypad allows you to turn the security system on or off by entering a simple numeric code. Designed with functionality in mind, these keypads complement virtually any décor and feature easy-to-read information displays. Dedicated emergency keys can be programmed so that Fire, Police or EMS can be contacted at the touch of a button.

Concord system keypads display clear indicators and messaging to give you complete system information and status.





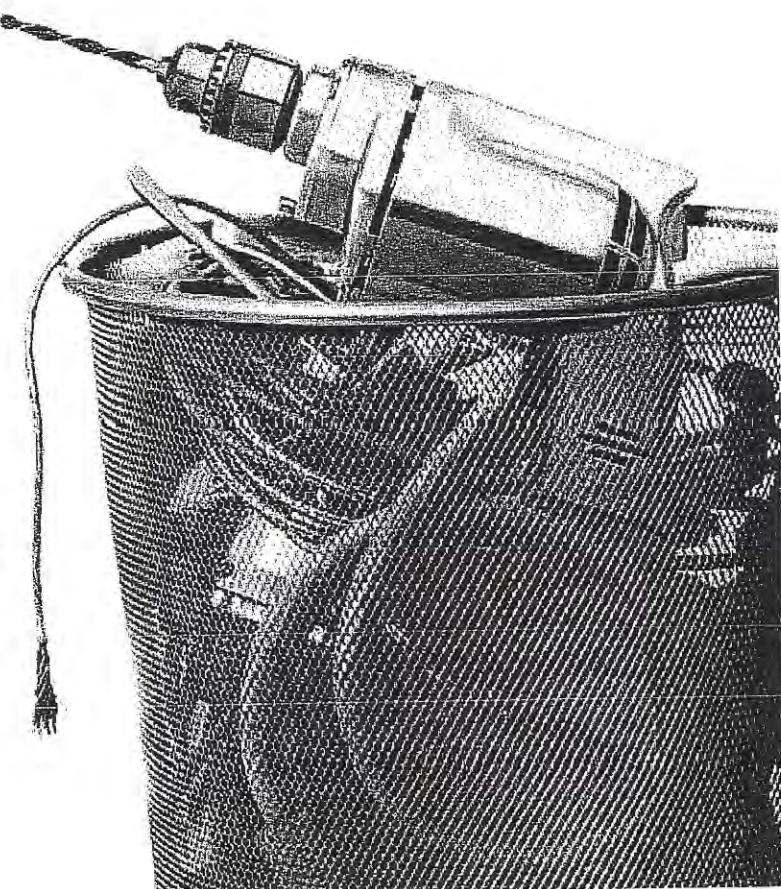
Sensors and Peripherals

A full line of intrusion protection solutions is complemented by a large selection of sensor and peripheral components that can enhance your home's security. Wireless and hard-wired sensors are compatible with all products, including the new slim-profile DesignLine sensors. These added security elements represent our commitment to comprehensive security and protection:

- Door/window sensors
- Motion detectors
- Magnetic contacts
- Wireless smoke and carbon monoxide detectors
- Keypads and keyfobs
- Glassbreak and shock sensors
- Cellular-based communication modules

Minimal drilling. Maximum security.

Featuring wireless components that make it well suited for homes that aren't newly constructed, Concord® offers powerful, expandable security that is easy to install because less drilling is required for a wireless system. With Learn Mode technology and a modular design, Concord provides outstanding flexibility in a full-featured security system for intrusion, fire detection, carbon monoxide detection, temperature extremes and medical emergencies. Concord's standard peripheral options come pre-installed and tested, so the system is ready to go right out of the box. For small to large retrofit applications, Concord is the ideal solution.



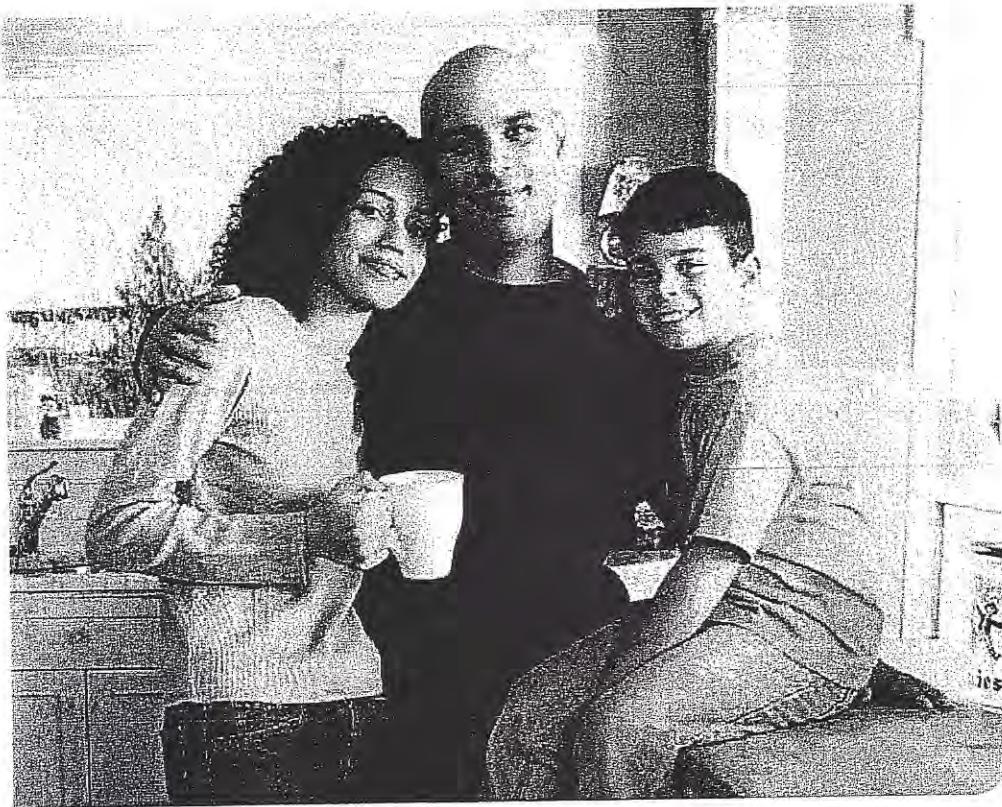
North America
T 855-286-8889

Asia
T 852-2907-8108

Australia
T 61-3-9239-1200

Europe
T 32-2-725-11-20

Latin America
T 561-998-6114



Customized security to meet your individual needs.

Ideal security means meeting your specific security demands effectively and efficiently. In addition to addressing your current needs, Concord® systems are designed to accommodate a changing environment. This built-in flexibility allows you to easily add or modify security components so that you're assured optimum security now and in the future.



interlogix.com

Specifications subject to change without notice.

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307-3699 2013/07 (75311)

Concord 4

Powerful, expandable security with Learn Mode technology

OVERVIEW

Concord™ 4 is a full-featured security system for residential and commercial intrusion as well as residential fire detection that complies with false alarm standards. Easy to install and simple to use, Concord's modular design and advanced software provide outstanding system flexibility to meet the needs of virtually any residential or commercial security application.

High standards

The panel comes standard with eight hardwire zone inputs, including a two-wire smoke detector loop that can handle up to 20 detectors. A built-in RF receiver with 96-zone capacity (600-1021-95R only) provides instant compatibility with the complete line of Interlogix Learn Mode sensors. Two programmable outputs can be set up to activate external devices during an alarm or other system event.

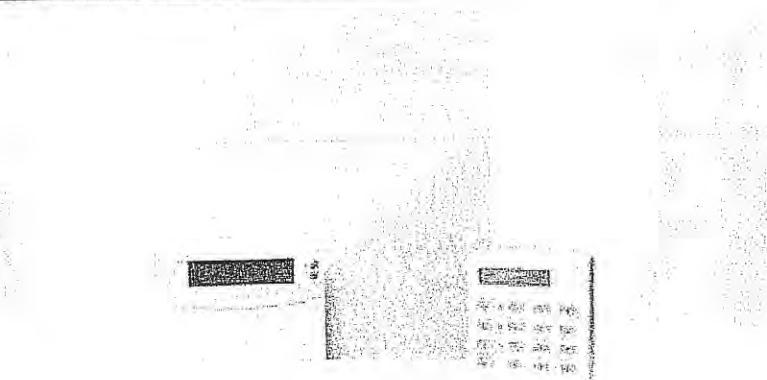
Easy expansion

Expand Concord's capabilities by adding SuperBus® 2000 8Z Input Modules for eight additional zones per module, or SuperBus 2000 4-Relay Output Modules to add four more output points. SnapCards™ also add to system zone inputs and outputs. Each card (one per panel) connects easily to the panel circuit board inside the cabinet for a clutter-free, professional installation. Increase RF coverage area by adding up to four SuperBus 2000 RF receivers or SuperBus 2000 RF transceivers. Each receiver supports all 96 zones.

Expand the system even further with a Phone Interface/Voice Module for on- and off-site system control using touch-tone phones. The module includes a speaker output that provides on-site voice status and alarm messages.

Adding a SuperBus 2000 Energy Saver Module lets users control heating and air conditioning. With the addition of a Z-Wave® enabled Cellular Module, with service from Alarm.com,® control of automated lights, door locks, thermostats and more is available using almost any Web enabled device.

Increase power capability for system peripherals with a SuperBus 2000 two-amp Power Supply Module with battery backup. The module provides two amps at 12VDC.



Effortless programming

Conduct quick and easy on-site programming with alphanumeric touchpads and a menu-driven text interface with shortcut menu numbers. A quick programming menu makes it even easier to install smaller, basic systems. For off-site programming, use Enterprise® downloader software (version 3.1 and later).

STANDARD FEATURES

- 6 partitions and 8 built-in hardwire zones—96 zones maximum as either hardwire, wireless, or combination
- 96 wireless zones standard onboard (600-1021-95R only)
- 2 onboard programmable outputs
- Compatible with all Interlogix crystal and SAW Learn Mode sensors
- SIA CP-01 False Alarm Reduction Standard compliant
- 2- and 4-wire smoke detector compatibility
- Panel auxiliary power provides 1 amp
- Built-in 12-watt siren driver

ADDITIONAL FEATURES

- 230 user-programmable access codes with programmable authority levels
- Latchkey numeric paging with optional keychain touchpad activation
- Audio verification in partition 1 with VOX mode (requires Interrogator® 200)
- 250-event history buffer viewable from any alphanumeric keypad, downloader or automation device
- Keyswitch arming using a hardwire or wireless zone
- Programmable on-site using alphanumeric touchpads or off-site using Enterprise
- Programmable macro keys simplify user interaction with single-button system commands
- Time and status displayed on all touchpads
- 16 schedules available for scheduled lighting and outputs

Concord 4

Powerful, expandable security
with Learn Mode technology

North America Asia Australia Europe Latin America
T 855-286-8889 T 852-2907-8108 T 61-3-9239-1200 T 32-2-725-11-20 T 561-998-6114

Specifications

Power supply	
Required transformer	Class II, 16.5 VAC, 40 VA, 60 Hz
Backup battery	12VDC, 4.5 Ah or 7 Ah rechargeable, sealed, lead-acid
Battery backup time	24 hours (when fully charged, with appropriate external load)
Battery test	15 minutes under load every 24 hours (every 4 hours for UL installations)
Transformer fuse	Non-replaceable fuse
Panel auxiliary voltage output	Current-limited, 1.0 A max. @ 12VDC
Communication formats	
Dialing	DTMF or pulse with integrated line seizure relay
Formats supported	SIA Digital II (300 bps) or Contact ID
Capabilities	3 central station phone numbers and 5 pager phone numbers
Inputs	
Input zones	96 max. hardwire or wireless; 8 hardwire zones built in, 96 zone wireless capacity built in (600-1021-95R only)
Databus format	SuperBus 2000 with auto-enrolling capability
Databus capacity	Up to 16 devices
Outputs	
OUT1+12V (output 1)	12VDC, 1.0 A (max. combined with auxiliary power output)
OUT2/OC (output 2)	Open-collector, 300 mA max
Auxiliary power output	Regulated, current limited, self-resetting 12VDC: 1.0 A (max. combined with output 1)
Environmental	
Operating temperature	32 to 120°F (0 to 49°C); up to 140°F (60°C) under temporary conditions
Storage temperature	-30 to 140°F (-34 to 60°C)
Relative humidity	90% max., noncondensing
Physical	
Dimensions (HxWxD)	14.0 x 12.0 x 3.0 in. (356 x 305 x 76 mm)
Weight	5 lb., 10 oz. (2.5 kg)
Chassis material	0.048-in. (1.2 mm) 16-gauge steel, punched and formed
Color	Beige
Frequencies	
	FCC Parts 15 and 68
	UL 985, UL 1023, UL 1635
	UL 1610 (600-1040 panel only), cUL
	SIA CP-01 2000 False Alarm Prevention

Ordering Information

Concord 4 panels	
600-1021-95R	Concord 4 RF panel
600-1040	Concord 4 Commercial (does not include 96-zone wireless receiver)
Expansion options	
60-620-01	SuperBus® 2000 energy-saver module (ESM)
60-756	Combo input/output SnapCard™
60-757	8Z hardwire input SnapCard
60-758	4-output SnapCard
60-770	SuperBus 2000 4-output module
60-774	SuperBus 2000 8Z input module
60-783-02	SuperBus 2000 automation module
60-777-01	SuperBus 2000 phone Interface and voice module
60-821-95	SuperBus 2000 commercial transceiver module (compatible with crystal sensors and touchpads)
600-1053-3	SuperBus 2000 GSM module (2.5G)
600-1053-4	SuperBus 2000 GSM (3G) or CDMA module
600-1019	SuperBus 2000 2.0 A power supply module
600-1025-01-95R	SuperBus 2000 transceiver module
Touchpad options	
60-597-95	HiTech handheld touchpad
600-1064-95R	Micro key fob, 4-button SAW
60-746-01/60-803-04	SuperBus 2000 2x16 and 2x20 LCD alphanumeric touchpads
60-804-04	SuperBus 2000 2x20 vacuum fluorescent display alphanumeric touchpad
60-820	SuperBus 2000 fixed display LCD touchpad
60-983	ATP1000 alphanumeric touchpad
60-985/60-984	ATP2100 and ATP2600 alphanumeric touchpads
600-1020	FTP1000 fixed English touchpad
Transformer options	
600-1023	16.5 V, 40 VA standard transformer, UL listed for U.S. applications
600-1023-CN	16.5 V, 40 VA standard transformer, cUL/CSA listed for Canadian applications
600-1024	16.5 V, 40 VA power line carrier transformer, UL listed for U.S. applications



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301-3619 2013/08 (73444)

Concord ATP-1000 and FTP-1000

Overview

Control Concord panels with either the ATP-1000 Alphanumeric programmable touchpad or the FTP-1000 Fixed English touchpad. Messages are displayed in a large and easy-to-see LCD window, and emergency keys are highlighted on the touchpad for safety.

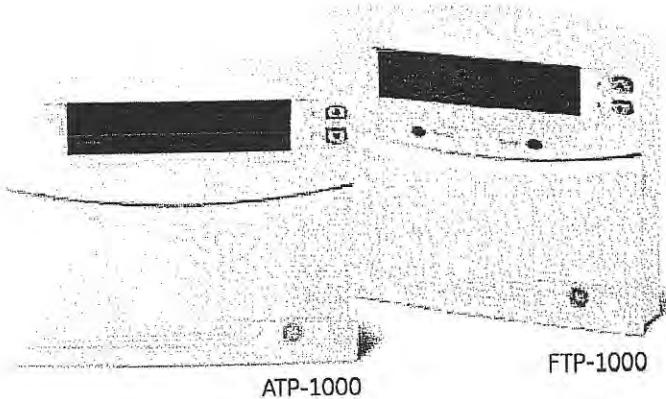
Both the ATP-1000 and the FTP-1000 touchpads allow control of Concord Express, Concord 3, Concord Ultra, and Concord 4 products. The large display provides easy-to-read messages that indicate the current status of the system. In addition, the ATP-1000 touchpad can be used for installer/user programming of the Concord control panels and has the added capability of displaying customized zone naming text.

Both touchpads include police, fire, and auxiliary panic buttons that can be activated any time. A built-in speaker provides alarm, status, and buttonpress sounds. The swing-down door reveals a label with basic system operating commands—or remove the door by simply opening it past its stop point. The door can be reattached later if desired. Emergency keys are highlighted on the keypad for safety and ease of use. All keys are backlit to insure error free operation—even in a dark room.

Standard Features

- Large easy-to-read display
- Improved backlighting of display and keys for better visibility
- Stand-alone panic keys
- Stand-alone arming keys
- Traditional design to blend with any décor
- Easy to install

ATP-1000 and FTP-1000 Touchpads for Use with Concord Systems



ATP-1000

FTP-1000

North America
T 888-437-3287

Asia
T 852-2907-8108
F 852-2142-5063

Australia
T 61-3-9239-1200
F 61-3-9239-1299

Europe
T 32-2-725-11-20
F 32-2-721-40-47

Latin America
T 561-998-6100
F 561-994-6572

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utcfireandsafety.com

Specifications subject to change without notice.

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Specifications

Compatibility	Concord 3, Concord Express, Concord Ultra, Concord 4
Electrical	Voltage: 12 VDC nominal Current: 75 mA (FTP-1000) Current: 60mA typical, 110mA in alarm (ATP-1000)
Environmental	Operating temperature: 32 to 120°F (0 to 49°C) Storage temperature: -30 to 140°F (-34 to 60°C) Relative humidity: 85% max., noncondensing
Physical	Dimensions (LxWxD): 5.0 x 4.50 x 0.75 in. (127 x 114 x 19 mm)
Regulatory	UL/cUL listings: UL (985, 1023, 1610) cUL (C1023 - 1974, S545 - M89)

For cUL listed applications, the unit shall be installed in accordance with Part 1 of the Canadian Electrical Code.

Ordering Information

600-1020	Fixed English touchpad
60-983	Alphanumeric touchpad

Overview

The TX-6010-01-1 supervised photoelectric smoke alarms are self-diagnostic Learn Mode wireless sensors with a 319.5MHz transmitter, built-in sounder, low battery annunciation, diagnostic/status LED, and integrated fixed temperature and rate-of-rise heat sensors. Each unit will communicate an alarm and trouble condition to a GE compatible control panel. In addition, the mounting tamper will send a trouble condition as necessary.

The TX Series photoelectric smoke alarms continually monitor operational status and provide a visual trouble condition if they drift out of the sensitivity range or fail internal diagnostics.

The series meets NFPA 72 field sensitivity testing requirements without the need for external meters. The alarm sensitivity level can be determined at the unit.

Another feature is built-in drift compensation that allows the alarm to adjust sensitivity automatically as it becomes dirty over time. The drift compensation feature dramatically increases the time between cleaning, as well as reducing the chance of a nuisance alarm.

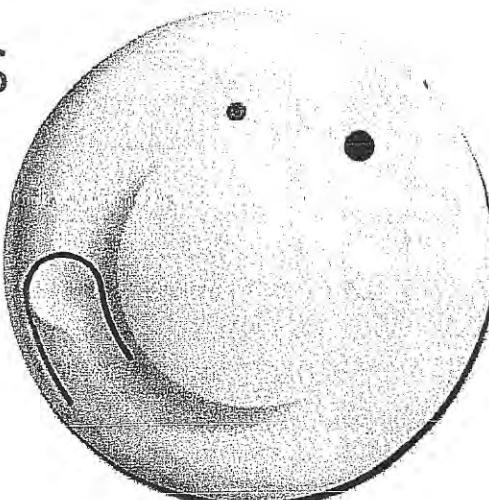
A low battery pre-alarm feature sends a signal to the alarm company control station long before the smoke alarm begins its low battery chirp. This ensures a pro-active response to replace the battery in a timely manner and without the disturbance caused by an alarm beeping continuously when it nears the end of its life.

Standard Features

- Long life 3V lithium battery operated
- Learn Mode for easy programming
- Reliable 319.5MHz crystal transmitter
- Low battery pre-alarm sent to control station
- Field replaceable optical chamber
- Automatic drift compensation
- Integral heat detection
- Built-in 85dB temporal sounder
- Hush feature
- Low battery pre-alarm sent to control station

Supervised Wireless Smoke Alarms

TX-6010-01-1



GE Security

U.S.
T 888-GESECURITY
F 503-691-7566

Canada
T 519 376 2430
F 519 376 7258

Asia
T 852 2907 8108
F 852 2142 5063

Latin America
T 305 593 4301
F 305 593 4300

www.gesecurity.com/firework

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Specifications

Electrical	
Voltage	3 VDC
Average standby current	35 μ A, typical
Test current	2 mA, typical
Alarm current	70 mA, typical
Battery type (Note 1)	3V lithium-Duracell® 123, Sanyo® and Panasonic® CR123A
Low battery threshold	2.7 V causes low battery signal
Features	
Sounder	85dB at 10 ft., temporal pattern
Low battery beep rate	1 every 45 \pm 2 seconds
Sensitivity	2.3% \pm 0.890%
Environmental	
Operating temperature	40 to 100°F (4 to 38°C)
Operating humidity range	0 to 95% noncondensing
RF immunity	20V/minute minimum; 1 to 1000 MHz
Drift compensation adjustment	0.5%/ft. maximum
Rate of rise	15°F/minute > 105°F (8.3°C/minute > 40.5°C)
Fixed	135°F \pm 5°F (57.2°C \pm 2.8°C)
RF frequency	319.5 MHz
Transmitter ID	Preprogrammed, 1 million codes
Modulation type	AM
Signal format	Pulse-width modulation
Output types	Alarm, restore, tamper, low battery, trouble, 1 hour Supervisory
Physical	
Color	White
Alarm dimensions	5.6 x 2.4 in. (142 x 61 mm)
Base dimensions	5.4 x 0.46 in. (137 x 12 mm)
Regulatory	
Listings	FCC, CSFM

Note 1: These batteries are the ONLY brands that have been tested and approved for use with the 560/570 series.

Ordering Information

TX-6010-01-1	Supervised residential wireless smoke detector for use with all compatible GE Security panels, 85dBa sounder, fixed/rate-of-rise alarm, transmitter, 2-Lithium batteries, UL 319.5
TX-6010-01-1-10PKG	Same as above - Package of 10 smoke alarms
Accessories	
SM-200-12PKG	Smoke! in a Can® (aerosol spray) for functional testing of smoke detectors, pack of 12
SM-EXT1	Smoke! in a Can extension tube
211-10PKG	Replacement optical chambers, pack of 10
401	Test magnet in a plastic shell for pole mounting



imagination at work

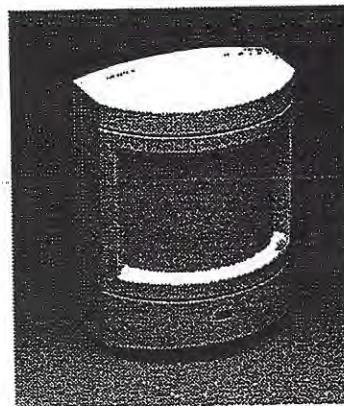


Interactive Technologies, Inc.

WIRELESS

Security
Automation
Access Control

DS924i Motion Sensor



File: Sensors

ITI Part # 60-511-01-95

Overview

The DS924i Motion Sensor is a supervised, wireless sensor that detects intruders in large, open areas and can monitor multiple entry points. The sensor also includes a built-in tamper switch that causes an alarm, if an intruder attempts to remove the sensor from its mounted location.

With seven different lenses available, the DS924i can handle virtually any motion sensor application, including curtain coverage for display windows, long-range coverage for hallways and corridors, and pet-alleys so house pets won't trigger an alarm.

Wireless technology adds flexibility to any installation, by allowing the DS924i to be located anywhere protection is needed. A built-in walk-test feature lets installers verify the extent of the area protected by the sensor.

ITI's patented Learn Mode technology makes the DS924i Motion Sensor quick and easy to install. The sensor is given a unique identification code at the factory, eliminating sensor programming. And like most ITI wireless sensors, the DS924i sends battery and transmitter status signals to the security system's control panel. That way, system users are reassured that the DS924i is working properly.

Features

DS924i Motion Detector features include the following:

- Reliable, state-of-the-art wireless technology
- Learn Mode technology for easy installation
- Wall-tamper that causes an alarm if the sensor is removed
- Lithium battery that lasts 3 to 5 years
- 3-minute lockout timer that extends battery life
- Supervision of battery and transmitter status

DS924i Motion Detector (PIR)

System Functions

Battery	3.6 VDC, 1/2 AA lithium thionyl chloride battery
Typical Battery Life	4 to 5 years
Transmitter Frequency	319.5 MHz (crystal-controlled)
Transmitter Frequency Tolerance	±7 KHz
Bandwidth	24 KHz
Modulation Type	Amplitude Shift Key (ASK)
Unique ID Codes	16 million
Peak Field Strength	>40,000 µV/m @ 3m
Supervisory Interval	64 minutes
Adjustable Detection Sensitivity	Standard, Intermediate, or High
Coverage Pattern	Includes standard 40' x 40' lens (multiple lenses and masking kit available)
Circuit Board	Single board design
Operating Temperature	10°F (-12°C) to 120°F (49°C)
Enclosure	High-Impact ABS Plastic
Weight	4.6 oz
Dimensions	4 in (1.6 cm) x 3 in (1.2 cm) x 2.5 in (1 cm)
Color	Belgian grey
UL Standard	UL 639
FCC Standard	FCC Part 15

Installation

Mounting Location	Mount 5 to 8 feet above the floor, in a location with a reference point (such as a wall) at the end of the detection pattern.
System Programming	Place the panel in program mode (learn sensors). Remove the detector's cover to activate the tamper switch to add the sensor ID code into panel memory.
Testing	Set to walk test mode by pressing the walk test switch. Walk through the coverage area and verify detection by watching for the indicator light to turn on. After 75 seconds of inactivity, the detector automatically returns to normal operation.

Interactive Technologies, Inc.
2266 Second Street North
North Saint Paul, MN 55109
1-800-777-5484
Fax: 1-612-779-4879

Specifications are subject to change without notice.

Ordering Information

ITI Part # 60-511-01-95

ITI Document # 466-1145 (Rev. A)
(Spec Sheets available in quantities of fifty)

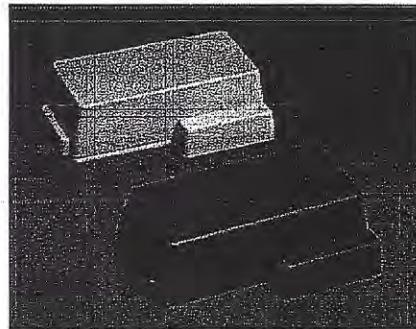
ITI is a registered trademark of Interactive Technologies, Inc.



Interactive Technologies, Inc.

Security
Automation
Access Control

Learn Mode Door/Window Sensor



ITI Part #: 60-362-10-319.5
and 60-362-11-319.5

Overview

With the ITI Door/Window Sensor, alarm systems can be easily installed that provide the highest level of intruder protection available for a home or business. These sensors monitor doors, windows, cabinets, or anything that opens and closes. When used with a state-of-the-art ITI control panel, the movements detected by the Door/Window Sensor result in an alarm and the dispatch of police.

Almost any building can be set up with an ITI system because of the Door/Window Sensor's small size, flexible mounting configurations, and choice of colors.

The ITI Door/Window Sensor provides years of trouble-free operation. The advanced circuit technology makes this sensor extremely efficient and reliable. The low current draw, coupled with a high-capacity lithium battery, means an extraordinary 10 years between battery changes when sensors are used on windows and other low traffic openings.

The wire-free nature of an ITI Door/Window Sensor means **LESS**. Less installation cost, less installation damage from drilling holes and pulling wires, less time spent on premises for the installer, and less compromise to security due to the inflexibility of sensor location when using hardwire sensors.

Applications

Door/Window Sensors are recommended for

- Entry and exit doors
- Windows that could be opened by intruders
- Access points such as a pool gate or back door, where a user wants to be alerted to entry and exit

Features

Door/Window Sensor features include the following:

- A lithium battery that needs minimal maintenance
- Two reed switches for versatile mounting

Learn Mode Door/Window Sensor

Specifications

Battery	3.6 VDC, 1.8 Ah, AA lithium thionyl chloride
Typical Battery Life	5 to 8 years
Transmitter Frequency	319.5 MHz (crystal-controlled)
Transmitter Frequency Tolerance	± 5 kHz
Bandwidth	24 kHz
Modulation Type	Amplitude Shift Key (ASK)
Unique ID Codes	16 million
Peak Field Strength	> 40,000 µV/m @ 3m
External Input Sampling Current	20 µA
Magnetic Sensitivity of Reed Switch	10 to 20 amp turns
Reed Sensitivity	.38-in (.97-cm) gap with ITI magnet
Magnet Type	Alnico (permanent)
Magnet Dimensions	1.5 in (3.81 cm) long x 0.5 in (1.27 cm) high x 0.44 in (1.12 cm) deep
Supervisory Interval	64 minutes
Operating Temperature	10°F (-12 °C) to 110°F (43 °C)
Enclosure	ABS Plastic, Chi Mei Polylac PA-717C
Weight	1.8 oz (51 g)
Dimensions	1.57 in (3.99 cm) wide x 3.16 in (8.03 cm) high x 1 in (2.54 cm) deep
Colors	Belgian gray or brown
UL Standard	UL 1023
FCC Standard	FCC Part 15

Installation

Connecting External Contacts	Wire external contacts, terminal switches, or hardwire devices to the terminal block.
System Programming	Remove the sensor cover to activate the tamper switch. Activating the tamper switch while the panel is in program mode adds the sensor ID code into the system.

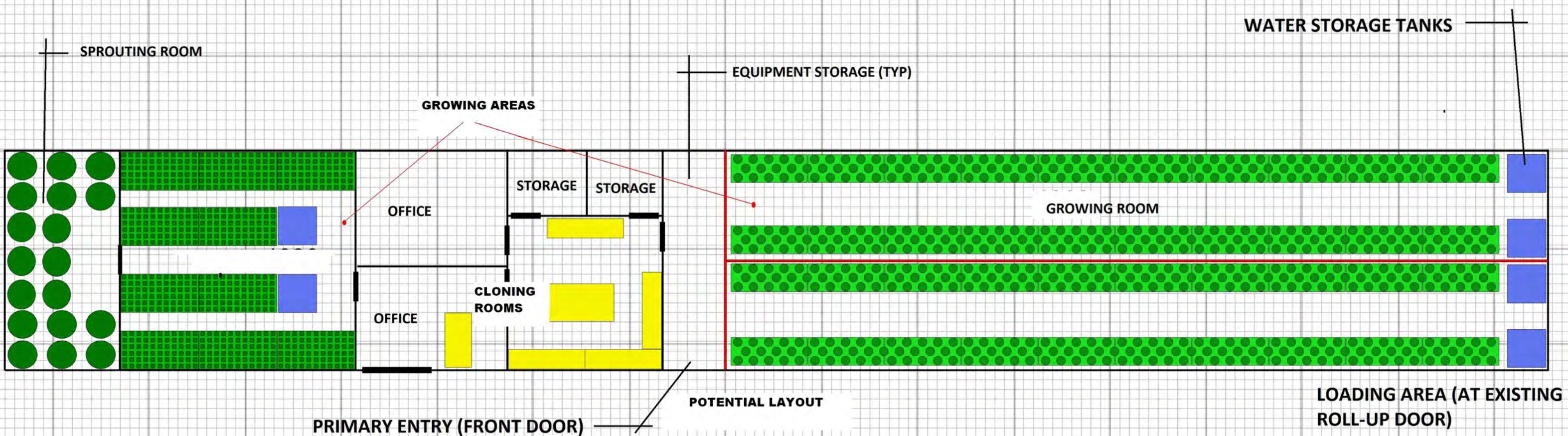
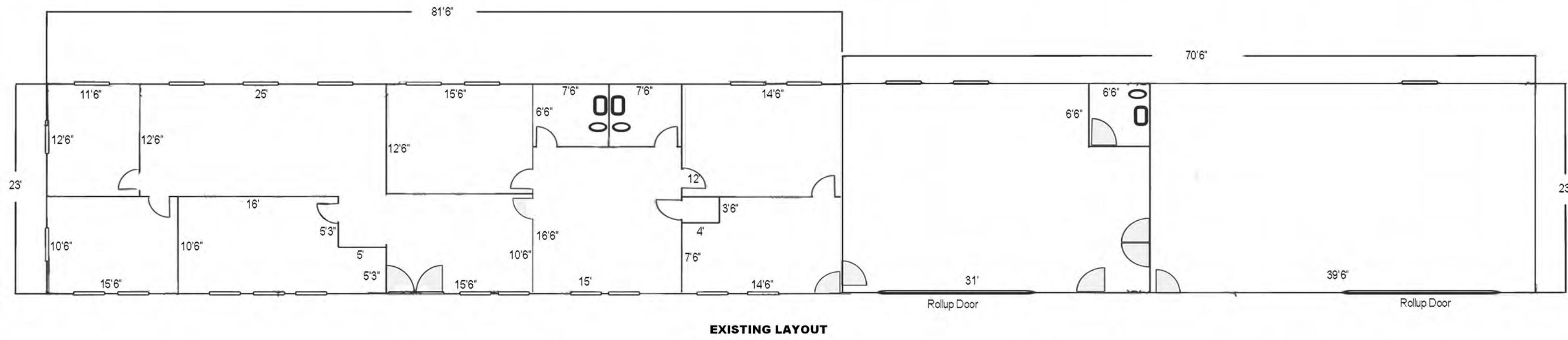
Interactive Technologies, Inc.
2266 Second Street North
North Saint Paul, MN 55109
1-800-777-5484
Fax: 1-612-779-4890

Specifications are subject to change without notice.

Ordering Information
ITI Part # 60-362-10-319.5 (belgian grey)
60-362-11-319.5 (brown)
ITI Document # 466-1045 (Rev. A)
(Spec Sheets available in quantities of fifty)


ITI is a registered trademark of Interactive Technologies, Inc.

FLOOR PLANS
5835 SHEEP DRIVE



HIGH SIERRA CULTIVATION

SPECIAL USE PERMIT

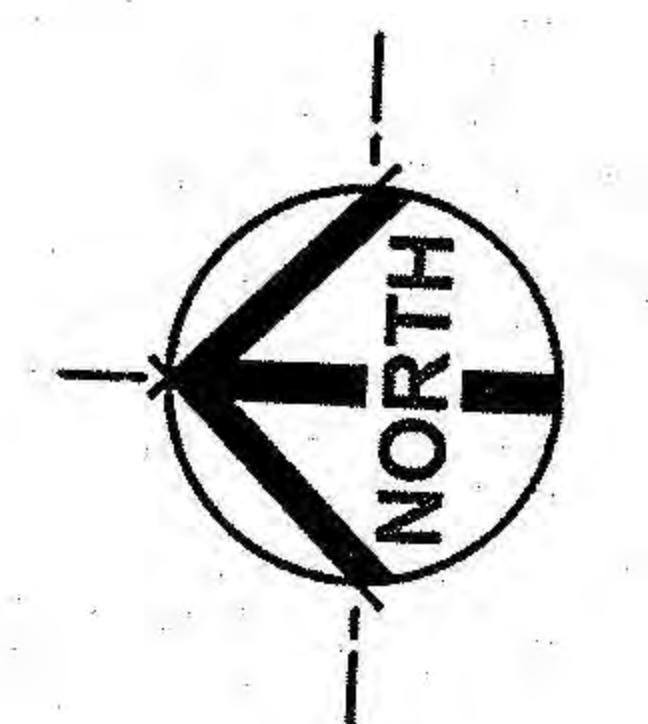


PROJECT OWNER/APPLICANT:

ROY L. STREET
475 GENTRY WAY
RENO, NV 89502
(775) 997-9099

SITE ADDRESS:
5835 SHEEP DRIVE
APN # 008-523-14

DECEMBER 18, 2014



SCALE: 1" = 20'

0' 20' 40' 60'

HIGH SIERRA CULTIVATION
PRELIMINARY SITE PLAN

RUBICON
DESIGN GROUP

100 CULTIVATION SITE 202 HIGH NEVADA 89502 (775) 454-6000

DATE:

SCALE:

DRAWN BY:

DESIGNED BY:

CHECKED BY:

REVISIONS

NO.