

## STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF AUGUST 28, 2019

FILE NO.: SUP-19-118

AGENDA ITEM: E.3

STAFF AUTHOR: Heather Ferris, Associate Planner

**REQUEST:** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a marijuana production facility, located at 4949 Highway 50 East, #A-4, APN 008-371-05. (Heather Ferris, hferris@carson.org).

**Summary:** *The existing marijuana production facility obtained a Special Use Permit in October 2015 and approval for an expansion in August of 2017. The current owner will be merging with another company, therefore changing ownership. Carson City Development Standards 1.20.1.a requires a new Special Use Permit with the change of owner/operator. There are no proposed changes to the previously approved operation of the marijuana production facility.*

**RECOMMENDED MOTION:** "I move to approve SUP-19-118, 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 of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. All on- and off-site improvements shall conform to NRS 453A and NRS 453D, as well as adopted regulations of the Division of Public and Behavioral Health of the Department of Health and Human Services and the Nevada Tax Commission, where applicable, and as may be modified from time to time.
5. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.
6. The applicant shall maintain a State certificate to operate a Marijuana Establishment, specifically a production facility, at the subject location prior to commencement of operation. Failure to maintain this certificate will render this Special Use Permit null and void.
7. The applicant shall obtain and maintain a valid Carson City Business License for the operation of a Medical Marijuana production facility.
8. The applicant shall provide parking consistent with Carson City Development Standards.
9. Should the applicant desire modifications to the existing signage, the applicant shall submit the proposed signage to the Planning Division for review and approval prior to installation. A Sign Permit may be required depending on the nature of the proposed signage. All signage shall conform to Division 1.20 and Division 4 of the Carson City Development Standards, as applicable.

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

10. The Special Use Permit for this Marijuana production facility is only valid at the location specified in this application for the operator who obtains the Nevada State certificate for this facility. The Special Use Permit approval shall expire and become null and void if the operator loses or otherwise forfeits his or her State certificate to operate this facility.

Special Use Permits for Medical Marijuana Establishments are non-transferable between operators and locations within Carson City.

11. All production facility operations shall conform to NRS 453A and 453D as well as adopted regulations of the Division of Public and Behavioral Health of the Department of Health and Human Services and the Nevada Tax Commission, where applicable, and as may be modified from time to time.
12. Marijuana or 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.
13. No consumption of marijuana or marijuana-infused products shall occur on the premises of this production facility, including the parking lot and surrounding area.
14. The sale of marijuana products to the general public from this facility is prohibited.
15. Outdoor display and sales of marijuana merchandise is prohibited.
16. Marijuana products shall not be visible from outside the production facility at any time.
17. The applicant shall maintain ventilation and filtration systems 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 marijuana odors in the vicinity may result in citation and possible revocation of this Special Use Permit.

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

**MASTER PLAN DESIGNATION:** Mixed Use Commercial (MUC)

**PRESENT ZONING:** General Industrial (GI)

**KEY ISSUES:** Will the proposed medical marijuana production facility expansion be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

- EAST: General Industrial/Vacant Parcel immediately adjacent. Mobile home park within 120'+/-
- WEST: General Industrial/Warehouse Uses
- NORTH: General Commercial/Commercial Large Equipment Sales
- SOUTH: General Industrial/Concrete Mixing Plant

#### **ENVIRONMENTAL INFORMATION:**

- FLOOD ZONE: X-shaded (0.2% Annual Chance of Flood Hazards)
- EARTHQUAKE FAULT: Zone II
- SLOPE/DRAINAGE: Site has been previously developed and is relatively flat

#### **SITE DEVELOPMENT INFORMATION:**

- LOT SIZE: 1.00 Acre
- EXISTING STRUCTURE SIZE: 8,300 square feet, the applicant currently occupies approximately 4,800 square feet of tenant space.
- EXISTING PARKING: 20 spaces
- SETBACKS: Existing building
- VARIANCES REQUESTED: None

#### **PREVIOUS REVIEWS:**

- SUP-17-082: Special Use Permit to expand the Marijuana Production Facility
- SUP-15-093: Special Use Permit for a Medical Marijuana Production Facility
- SUP-13-025: Special Use Permit for a 65-foot wireless telecommunication monopole
- SUP-05-134: Special Use Permit for a billboard (never erected)
- M-00/01-2: Appeal of 10-foot landscaping requirement adjacent to an arterial (withdrawn)

#### **DISCUSSION:**

The applicant has a current Special Use Permit to operate a medical marijuana production facility under SUP-15-093 and SUP-17-082, as well as a state license and Carson City business license. The production facility uses marijuana trim/oil that is purchased from licensed cultivators/producers for the purpose of extracting cannabinoids for use in edible manufacturing, or further refined for other cannabis products. The facility consists of an intake room, extraction area, refinement area, edibles manufacturing area, packaging area, shipping/receiving area, storage room, and office and break room. The facility employs 9 full time employees and 7 part time employees.

There are no proposed changes to the previously approved operation of the marijuana production facility; however, the current owner of the facility, Carson City Agency Solutions, LLC will be merging with another company, MJardin Group resulting in a change in ownership. Carson City Development Standards 1.20.1.a requires a new Special Use Permit with the change of owner/operator.

Per Carson City Municipal Code (CCMC) 18.04.135 Marijuana Establishments are a conditional use in the General Industrial zoning district and therefore require a Special Use Permit, subject to Carson City Development Standards, Section 1.20, Medical Marijuana Establishments. The Planning Commission is authorized to approve a Special Use Permit upon making each of the required seven findings in the affirmative.

**PUBLIC COMMENTS:** Public notices were mailed to 31 adjacent property owners within 300 feet of the subject site on August 9, 2019. 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 August 28, 2019, 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.

**Engineering Division:**

**RECOMMENDATION:**

The Engineering Division has no preference or objection to the special use request and offers no conditions of approval.

**ENGINEERING DISCUSSION:**

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

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

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

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

Development Engineering has no comment on this finding.

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

The existing infrastructure is sufficient to provide safe access and circulation.

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

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

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

Development Engineering has no comment on this finding.

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

The project meets engineering standards for health and safety.

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

Development Engineering has no comment on this finding.

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

The plans and reports provided were adequate for this analysis.

**Fire Department:**

No Comments.

**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.**

*The use of a marijuana production facility is consistent with the master plan. The primary uses in the Mixed-Use Commercial master plan designation include commercial retail and offices. A marijuana production facility is a commercial use and is allowed in the General Industrial zoning subject to first obtaining a Special Use Permit. Specifically, the project is consistent with Goal 5.1d of the Master Plan which calls for the City to "Identify, develop and enhance multiple industrial specializations. Improve opportunities for productive employment in key sectors, including, without limitation, those already present in Carson City."*

**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 nature of the use is in keeping with general industrial uses and is not expected to result in any objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. As noted in the discussion above, the production facility exists and has been in operation for approximately 3 years. Staff has not received any complaints related to this operation. The need for a new Special Use Permit is triggered by the merger of the two companies which will result in a change in ownership. The production facility does have the potential to produce marijuana plant odors that may be detected from outside the facility; however, as noted above, no complaints have been received during the entire time that the facility has been operating. In order to address any potential future concerns related to marijuana odors, staff is recommending carrying forward the condition from the original Special Use Permit requiring the applicant to maintain a ventilation and filtration system(s) at all times to prevent offensive odor discharge from the building that could impact the surrounding properties.*

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

*As noted above, the production facility exists and has been in operation for approximately 3 years. The need for the Special Use Permit is triggered by the change in owner/operator. There will not be any additional impacts to vehicular or pedestrian traffic above what currently exists. The existing infrastructure is sufficient to provide safe access and circulation.*

**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 production facility exists and has been in operation for approximately 3 years. The need for the Special Use Permit is triggered by the change in owner/operator. There will*

*be no additional impacts to public services and facilities above what currently exists. The new owners propose to operate the facility consistent with the previous approvals.*

**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.**

*Per Carson City Municipal Code (CCMC) 18.04.135, Medical Marijuana Establishments are a conditional use General Industrial zoning districts and therefore require a Special Use Permit and is subject to Carson City Development Standards, Section 1.20, Medical Marijuana Establishments (see below).*

**1.20 Medical Marijuana Establishments.**

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

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

*Staff has recommended a condition of approval outlining these requirements.*

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

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

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

*The business activities for the production facility are currently conducted inside an existing permanent building and are proposed to remain indoors. Production activities are consistent with other industrial-type activities, in buildings that are not accessible by the public. The existing production facility has been in operation for nearly 3 years. The new owners propose to continue operations in the manner consistent with the original approvals.*

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

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

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

*No outside storage is proposed with this Special Use Permit.*

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

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

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

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

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

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

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

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

*With the proposed expansion, the production facility will be approximately 4,802 square feet, which requires 10 parking spaces. Existing parking is sufficient.*

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

*This item is not applicable to medical marijuana production facilities.*

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



*nearest school or community facility property line to the front door or primary entrance of the MME.*

*At the time this facility was originally approved verification was provided that these sensitive uses were outside of the specified distances. While staff believes there have not been any substantial changes in the area, staff has incorporated a condition of approval requiring the applicant to provide verification that these requirements are met, to the Planning Division's satisfaction, within 30 days of approval of the Special Use Permit.*

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

*As noted above, the production facility exists and has been in operation for approximately 3 years. The need for the Special Use Permit is triggered by the change in owner/operator. The facility is located in an inconspicuous, secure space with limited access by only those employed by the facility or those authorized to enter. This facility will not be open to the public and is not anticipated to be detrimental to the public health, safety, convenience and welfare.*

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

*The production facility is located in an existing building within the General Industrial zoning district. The operation will not be accessible by the public and is designed 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:

Application (SUP-17-082)

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

## FILE # SUP - 18 -

APPLICANT PHONE #  
Carson City Agency Solutions L.L.C. (416) 309-2077 ext. 113

MAILING ADDRESS, CITY, STATE, ZIP  
3461 Ringsby Court, Unit 350, Denver, CO 80216

EMAIL ADDRESS  
Kara.Devine@MJardin.com

PROPERTY OWNER PHONE #  
Capital Vending Company Inc.

MAILING ADDRESS, CITY, STATE, ZIP  
4949 Highway 50 East, #A-1, Carson City, NV 89701

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #  
Alicia R. Ashcraft (702) 631-7555

MAILING ADDRESS, CITY STATE, ZIP  
2300 West Sahara Avenue, Suite 900, Las Vegas, NV 89102

EMAIL ADDRESS  
AshcraftA@AshcraftBarr.com

### FOR OFFICE USE ONLY:

CCMC 18.02.080

## SPECIAL USE PERMIT

FEE\*: \$2,450.00 MAJOR  
\$2,200.00 MINOR (Residential  
zoning districts)  
+ noticing fee  
\*Due after application is deemed complete by  
staff

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

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

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submission Deadline: See attached Planning Commission  
application submittal schedule.

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

Project's Assessor Parcel Number(s): Street Address  
008-371-05 4949 Highway 50 East, #A-4, Carson City, NV 89701

Project's Master Plan Designation Project's Current Zoning Nearest Major Cross Street(s)  
General Commercial General Industrial (GI) HWY 50 / FRONTIER DR.

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

### PROPERTY OWNER'S AFFIDAVIT

Gary F. Hunter Pres., being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have  
knowledge of, and I agree to, the filing of this application.

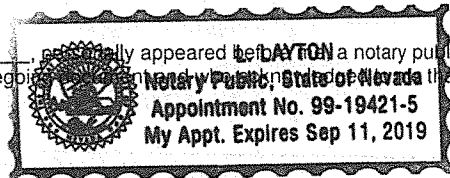
Signature [Signature] Address 4949 Hwy 50 E A-1 Date 6-28-19  
Carson City NV 89701

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

STATE OF NEVADA  
COUNTY Carson City

On June 28, 2019, Gary Hunter, personally appeared before me, a notary public,  
personally known (or proved) to me to be the person whose name is subscribed to the foregoing document, and that he/she  
executed the foregoing document.

Notary Public



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

## **SITE PLAN CHECKLIST AND PROJECT IMPACT REPORTS**

**SITE PLAN:** 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 site 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 site plan:



2. Vicinity map must be shown on the site 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 site 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 site 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.
  - (g) All easements.
6. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
7. 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.
8. Show the Assessor Parcel Number(s) of adjoining parcels.
9. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own.
10. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
11. If specific landscape areas are required or provided, show with dimensions.
12. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.

**PROJECT IMPACT REPORTS:** Provide 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. Contact Development Engineering to determine if these are necessary for your project at (775) 887-2300.

# MJARDIN GROUP

MJARDIN GROUP, INC.

## SPECIAL USE PERMIT APPLICATION FINDINGS

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

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

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

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

### *Explanation:*

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

MJardin Group is seeking approval for a Special Use Permit due to a planned merger with Carson City Agency Solutions, LLC (CCAS). MJardin Group is a cannabis management platform with extensive experience in cultivation, processing, distribution, and retail. For over 10 years, MJardin Group has refined cultivation methodologies, developed state of the art facilities, and implemented vertical integration for and on behalf of license owners. MJardin Group currently owns, manages or advises on a portfolio of 32 cannabis operations. MJardin is the owner of a cultivation in North Las Vegas.

MJardin will remain consistent in a manner that supports the Carson City Master Plan. Our support is based on achieving the goals of the plan as described in each of the five themes outlined in the Carson City Master Plan.

### Theme: (Chapter 3) A Balanced Land Use Pattern

MJardin supports the establishment of a balance of land uses within the community.

- We will continue to meet the provisions of the Growth Management Ordinance (1.1.d, Municipal Code 18.12).
- We used sustainable building materials and construction techniques to promote water and energy conservation, where possible.
- Our facility is not located in a priority infill development area.
- We have not changed the current pathway connections or easements.

# MJARDIN GROUP

MJARDIN GROUP, INC.

## SPECIAL USE PERMIT APPLICATION FINDINGS

- We have not impacted existing site features, including mature trees or other character-defining features.
- We have not impacted county boundaries or public lands.
- Our facility is not in a “mixed use” area.
- We have not impacted current standards for transitions between non-residential and residential zoning districts.
- We are not near or nor would we impact environmentally sensitive areas.
- The building is located near a flood plain. The building was constructed in 1960’s and to date there have not been any known flooding problems.
- We continue to provide for/use services provided by Carson City such as water, sewer, road improvements, sidewalks consistent with the Land Use designations and adequate for our development.
- We are not located in a SPA.

### Theme: (Chapter 4) Equitable Distribution of Recreational Opportunities

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

- We have not impacted park demand.
- We have not impacted the Open Space Master Plan and Carson River Master Plan.

### Theme: (Chapter 5) Economic Vitality

MJardin supports a strong diversified economy and economic base.

- Our improvements has not impacted the citywide housing mix.
- Our improvements has not impacted regional retail centers.
- Our improvement has not impacted retail spaces.
- Our improvement has not impacted heritage tourist activities.
- Our improvement is outside of the downtown core and thus did not impact it.
- Our improvements did not impact housing near downtown.

### Theme: (Chapter 6) Livable Neighborhoods and Activity Centers

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

- Our improvements used durable, long-lasting building materials for our internal improvements, where possible.
- We have not impacted the exterior of the building.
- Our improvements did not impact current building height, density and setback transitions and connectivity to surrounding developments.
- Our improvements were not in a Mixed-Use area.
- Our facility is not located downtown.
- Our facility is not a housing project.

### Theme: (Chapter 7) A Connected City

# MJARDIN GROUP

MJARDIN GROUP, INC.

## SPECIAL USE PERMIT APPLICATION FINDINGS

MJardin supports a community that provides safe, interconnected roadways, multi-use pathways, bicycles facilities and sidewalks that connects the many neighborhoods, employment areas, activity centers, parks, and recreational amenities.

- We have not impacted current roadway, pathway, bicycles and sidewalk patterns along Highway 50 E. and our employee base is ~ 10 employees.
- We have not impacted roadway connections and networks.
- We have not impacted pathways to surrounding lands.

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

### *Explanation:*

- A. *Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)*

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

Our Marijuana Production facility meets the minimum setback requirements that, as of August 13, 2014 meets the minimum setback requirements set forth in the Carson City Development Standards.

- B. *Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.*

MJardin's project has not negatively impacted property values or caused problems with neighboring property owners because all of our production activities will be located inside the building. We have not created noise, dust, odors, vibration, fumes, glare, or physical activities that would be disruptive to neighbors.

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

The improvements MJardin made were to the interior and thus, does not impact the use, peaceful

# MJARDIN GROUP

MJARDIN GROUP, INC.

## SPECIAL USE PERMIT APPLICATION FINDINGS

enjoyment or development of surrounding properties and the general neighborhood.

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

The improvements MJardin made were to the interior and thus, does not impact adjoining properties.

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

The improvements MJardin made were to the interior and thus, does not impact landscaping.

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

MJardin plans to continue the current operations performed by CCAS. MJardin is proposing to operate the current CCAS marijuana production facility in a ~4800 square foot tenant space within an existing 8300 square foot building on Highway 50 east. We will be able to continue to provide jobs in the community. Our sales are subject to tax and this tax will go to the Carson City funds. Additionally, MJardin seeks to improve the quality of life for medical marijuana patients by providing quality medicine in compliance with the Carson City municipal codes and laws of the State of Nevada.

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

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

MJardin plans to continue the current operations performed by CCAS. MJardin is proposing to operate the current CCAS marijuana production facility in a ~4800 square foot tenant space within an existing 8300 square foot building on Highway 50 east. There will be no additional impact to the pedestrian or vehicular traffic, nor will additional walkways or traffic lights be needed.

### **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.**

MJardin plans to continue the current operations performed by CCAS. We 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.

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MJARDIN GROUP, INC.

## SPECIAL USE PERMIT APPLICATION FINDINGS

### Explanation:

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

MJardin plans to continue the current operations performed by CCAS. We will not impact the student population.

**B. How will your project affect police and fire protection?**

*C. Is the water supply serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.*

MJardin plans to continue the current operations performed by CCAS. We do not require any changes to the current water supply.

*D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.*

MJardin plans to continue the current operations performed by CCAS. We will not impact any land area with paving or impact drainage.

*E. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.*

MJardin plans to continue the current operations performed by CCAS. We do not require any changes to the current sewage disposal trunk line. Our site is not on a septic system.

*F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.*

MJardin plans to continue the current operations performed by CCAS. No road improvements are proposed.

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

MJardin plans to continue the current operations performed by CCAS. CCAS received approval for a Special Use Permit for a medical marijuana production



# MJARDIN GROUP

MJARDIN GROUP, INC.

## SPECIAL USE PERMIT APPLICATION FINDINGS

facility in October 2015 from Carson City Board of Supervisors and CCAS received approval to amend the SUP to expand the square footage on 8/3/17. CCAS conclusions are based on conversations with Public Works, local contractor – Rick Nuzum and Dennis Drew, Carson City Planning Manager-Susan Dorr Pansky; building owner- Gary Hunter, and prior discussions with Jim Reagan, RHP Engineering; Professional Engineer, Jim Bagley, Professional Fire Consultant, Joey Lassonde, Architect.

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

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

MJardin plans to continue the current operations performed by CCAS. We will continue to meet the specific standards set forth in the zoning district and work closely with the City, Sheriff, local community and continue to seek to improve the quality of life for medical marijuana patients by providing quality medicine in compliance with the Carson City municipal codes and laws of the State of Nevada. We will remain a quiet, unnoticed, neighbor amidst the commercial businesses along the industrial area of Highway 50.

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

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

MJardin plans to continue the current operations performed by CCAS. We will continue to not be detrimental to the public health, safety, convenience and welfare of the local community and general public.

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

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

# MJARDIN GROUP

MJARDIN GROUP, INC.

SPECIAL USE PERMIT APPLICATION FINDINGS

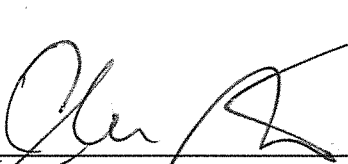
MJardin plans to continue the current operations performed by CCAS. We will continue to not cause any material damage or prejudice to other property in the vicinity.

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

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

### **ACKNOWLEDGMENT OF APPLICANT**

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

  
Applicant's Signature

CHRIS SETO  
Print Name

JULY 10, 2019  
Date

OWNER: Mjardin Group

APPLICANT:

Mjardin Group  
3461 Ringsby Court  
Suite # 350  
Denver, Colorado 80216  
1-720-613-4019

LOCATION: 4949 HIGHWAY 50 EAST  
UNIT A-3,4  
CARSON CITY, NV  
89701

REQUEST: To Transfer Ownership of an Existing  
Medical Marijuana Establishment

BUILDING TYPE: IIIB

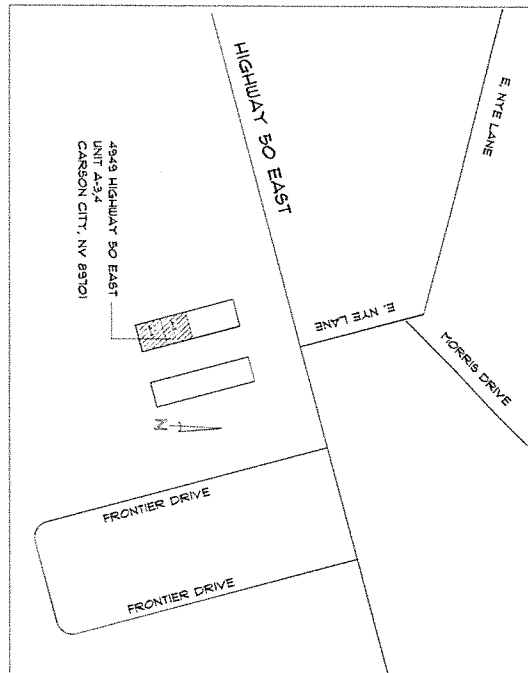
Zoning: G1

MASTER PLAN LAND USE DESIGNATION:

APN: 008-371-05

Plan Prepared By: Dennis Drew (BDR Construction)

· MUST COMPLY WITH CCAP PRELIM GUIDELINES



Mjardin Group  
3461 Ringsby Court, Suite #350  
Denver  
Colorado  
80216  
PHONE: 1-720-613-4019  
FAX: N/A  
Jenna.Juby@mjardin.com

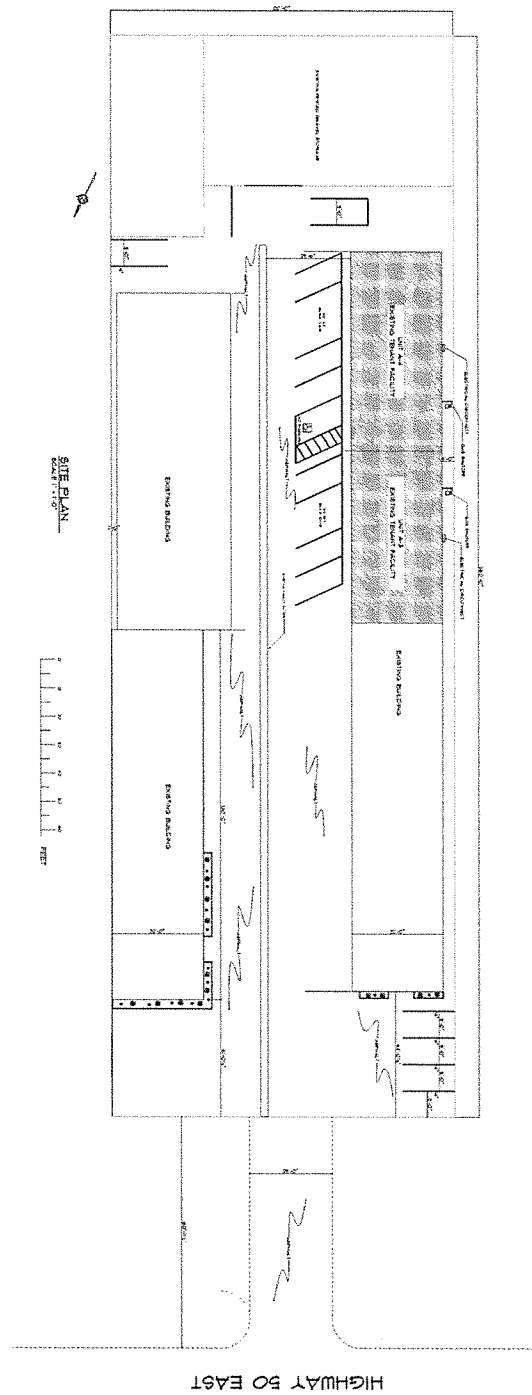
CONTRACTOR  
BDR Construction  
Dennis Drew  
008385353.000.000  
BDR Construction, Inc.  
FBI 2504

BDR Construction  
PO Box 3066  
Gardnerville, NV 89410  
NV Lic# 008385353.000.000  
bdr.constructioninc@yahoo.com  
PHONE: 775-790-7500  
FAX: 775-265-7839

SCALE: 0.0927" = 1'-0"  
DRAWN BY:  
DATE: Wednesday, June 12, 2019

APPROVED:  
CHECKED BY:

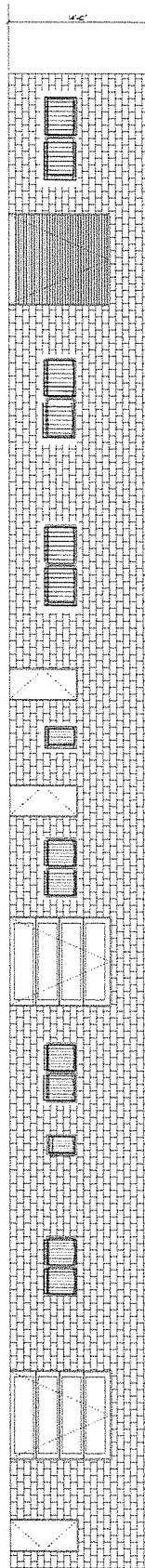
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Title



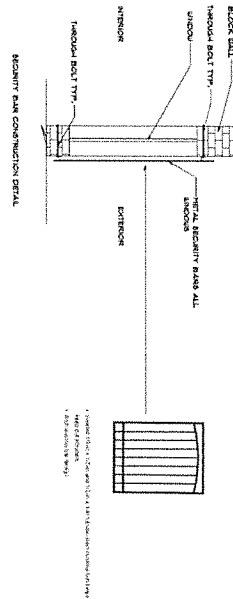
SITE PLAN  
SCALE: 1" = 20'

0 10 20 30 40 50 60 70 80 90 100  
FEET

HIGHWAY 50 EAST



FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



Standard	Performance Indicators	Assessment Methods
Production & Manufacturing	1. Production volume	1. Production records
	2. Quality control	2. Quality control reports
	3. Cost management	3. Cost accounting records
	4. Inventory management	4. Inventory management reports
Production & Manufacturing	5. Production volume	5. Production records
	6. Quality control	6. Quality control reports
	7. Cost management	7. Cost accounting records
	8. Inventory management	8. Inventory management reports
Production & Manufacturing	9. Production volume	9. Production records
	10. Quality control	10. Quality control reports
	11. Cost management	11. Cost accounting records
	12. Inventory management	12. Inventory management reports
Production & Manufacturing	13. Production volume	13. Production records
	14. Quality control	14. Quality control reports
	15. Cost management	15. Cost accounting records
	16. Inventory management	16. Inventory management reports
Production & Manufacturing	17. Production volume	17. Production records
	18. Quality control	18. Quality control reports
	19. Cost management	19. Cost accounting records
	20. Inventory management	20. Inventory management reports
Production & Manufacturing	21. Production volume	21. Production records
	22. Quality control	22. Quality control reports
	23. Cost management	23. Cost accounting records
	24. Inventory management	24. Inventory management reports
Production & Manufacturing	25. Production volume	25. Production records
	26. Quality control	26. Quality control reports
	27. Cost management	27. Cost accounting records
	28. Inventory management	28. Inventory management reports
Production & Manufacturing	29. Production volume	29. Production records
	30. Quality control	30. Quality control reports
	31. Cost management	31. Cost accounting records
	32. Inventory management	32. Inventory management reports
Production & Manufacturing	33. Production volume	33. Production records
	34. Quality control	34. Quality control reports
	35. Cost management	35. Cost accounting records
	36. Inventory management	36. Inventory management reports
Production & Manufacturing	37. Production volume	37. Production records
	38. Quality control	38. Quality control reports
	39. Cost management	39. Cost accounting records
	40. Inventory management	40. Inventory management reports
Production & Manufacturing	41. Production volume	41. Production records
	42. Quality control	42. Quality control reports
	43. Cost management	43. Cost accounting records
	44. Inventory management	44. Inventory management reports
Production & Manufacturing	45. Production volume	45. Production records
	46. Quality control	46. Quality control reports
	47. Cost management	47. Cost accounting records
	48. Inventory management	48. Inventory management reports
Production & Manufacturing	49. Production volume	49. Production records
	50. Quality control	50. Quality control reports
	51. Cost management	51. Cost accounting records
	52. Inventory management	52. Inventory management reports
Production & Manufacturing	53. Production volume	53. Production records
	54. Quality control	54. Quality control reports
	55. Cost management	55. Cost accounting records
	56. Inventory management	56. Inventory management reports
Production & Manufacturing	57. Production volume	57. Production records
	58. Quality control	58. Quality control reports
	59. Cost management	59. Cost accounting records
	60. Inventory management	60. Inventory management reports
Production & Manufacturing	61. Production volume	61. Production records
	62. Quality control	62. Quality control reports
	63. Cost management	63. Cost accounting records
	64. Inventory management	64. Inventory management reports
Production & Manufacturing	65. Production volume	65. Production records
	66. Quality control	66. Quality control reports
	67. Cost management	67. Cost accounting records
	68. Inventory management	68. Inventory management reports
Production & Manufacturing	69. Production volume	69. Production records
	70. Quality control	70. Quality control reports
	71. Cost management	71. Cost accounting records
	72. Inventory management	72. Inventory management reports
Production & Manufacturing	73. Production volume	73. Production records
	74. Quality control	74. Quality control reports
	75. Cost management	75. Cost accounting records
	76. Inventory management	76. Inventory management reports
Production & Manufacturing	77. Production volume	77. Production records
	78. Quality control	78. Quality control reports
	79. Cost management	79. Cost accounting records
	80. Inventory management	80. Inventory management reports
Production & Manufacturing	81. Production volume	81. Production records
	82. Quality control	82. Quality control reports
	83. Cost management	83. Cost accounting records
	84. Inventory management	84. Inventory management reports
Production & Manufacturing	85. Production volume	85. Production records
	86. Quality control	86. Quality control reports
	87. Cost management	87. Cost accounting records
	88. Inventory management	88. Inventory management reports
Production & Manufacturing	89. Production volume	89. Production records
	90. Quality control	90. Quality control reports
	91. Cost management	91. Cost accounting records
	92. Inventory management	92. Inventory management reports
Production & Manufacturing	93. Production volume	93. Production records
	94. Quality control	94. Quality control reports
	95. Cost management	95. Cost accounting records
	96. Inventory management	96. Inventory management reports
Production & Manufacturing	97. Production volume	97. Production records
	98. Quality control	98. Quality control reports
	99. Cost management	99. Cost accounting records
	100. Inventory management	100. Inventory management reports

and 45 to 506. At 4001, 10 hours sunlight in lake and kitchen achieved a 34.1% reduction in viable *E. coli* (Fig. 4). In lake, 1% reduction in viable *E. coli* was achieved in 10 hours sunlight in lake and kitchen. However, disinfection of water in the kitchen was not achieved in 10 hours sunlight in lake and kitchen.

[illegible]

SCALE: 3/16" = 1'-0"



## **Carson City Agency Solutions, LLC**

### **Project Description**

#### **for Special Use Permit: Marijuana Production**

**4949 Highway 50 E, Carson City, NV Unit A-4 & A-3**

#### **INTRODUCTION**

MJardin Group is seeking approval for a Special Use Permit due to a planned merger with Carson City Agency Solutions, LLC (CCAS). MJardin Group is a cannabis management platform with extensive experience in cultivation, processing, distribution, and retail. For over 10 years, MJardin Group has refined cultivation methodologies, developed state of the art facilities, and implemented vertical integration for and on behalf of license owners. MJardin Group currently owns, manages or advises on a portfolio of 32 cannabis operations. MJardin is the owner of a cultivation in North Las Vegas.

The following is a summary of the Carson City permits received by CCAS:

- CCAS received approval for a Special Use Permit for a medical marijuana production facility in October 2015 from Carson City Board of Supervisors
- CCAS received approval to amend the SUP to expand the square footage on 8/3/17.
- CCAS obtained a Distribution license in July 2017 (State and Carson City)
- CCAS obtained an adult use marijuana license in July 2017 (State and Carson City)

#### **HIGH LEVEL PROJECT DESCRIPTION**

MJardin plans to continue the current operations performed by CCAS. MJardin is proposing to operate the current CCAS marijuana production facility in a ~4800 square foot tenant space within an existing 8300 square foot building on Highway 50 east. The production facility will use marijuana trim/oil that is purchased from licensed cultivators/producers for the purpose of extracting cannabinoids for use in edibles manufacturing, or further refined for other cannabis products. The production facility consists of an intake room, extraction area, refinement area, edibles manufacturing area, packaging area, shipping/receiving area, storage room, office and break room as shown on the floorplans included in this application. The facility employs 9 full time employees and 7 part time employees. The majority of CCAS employees are Carson City residents.

MJardin plans to continue to produce/infuse edibles that include dried fruit, candy, honey, olive oil, ghee, lotions, salves in the same manner as CCAS. MJardin will continue to operate the production facility in a manner that conforms with State and local laws and ordinances.

Additional general descriptions:

- No consumption of medical marijuana products will occur on the CCAS premise.
- CCAS production processes will be conducted indoors.
- The appearance of CCAS will be professional, orderly and dignified.



# MJARDIN GROUP

- CCAS will not display or sell MME merchandise outside.
- Storage of butane tanks will be outside and will be in compliance with municipal and fire codes.
- MME related products will not be visible from the outside the building.
- CCAS does not have signage and will continue to be discreet

# Master Plan Policy Checklist

## Special Use Permits & Major Project Reviews & Administrative Permits

### 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 non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Carson City Agency Solutions

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 development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

#### CHAPTER 3: A BALANCED LAND USE PATTERN



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

#### Is or does the proposed development:

- ☐ Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- ☐ Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- ☐ Located in a priority infill development area (1.2a)?
- ☐ Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- ☐ Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- ☐ At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- ☐ 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, Appendix C)?
- ☐ Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- ☐ Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- ☐ Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- ☐ Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- ☒ If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

#### 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 development:

- ☐ Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- ☐ Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

#### 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 development:

- ☐ Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- ☐ Encourage the development of regional retail centers (5.2a)
- ☐ Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- ☐ Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- ☐ Promote revitalization of the Downtown core (5.6a)?
- ☐ Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

## 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 development:

- ☐ Use durable, long-lasting building materials (6.1a)?
- ☐ Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- ☐ Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- ☐ Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- ☐ If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- ☐ If located Downtown:
  - ☐ Integrate an appropriate mix and density of uses (8.1a, e)?
  - ☐ Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
  - ☐ Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- ☐ Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

## 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 development:**

- ☐ Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- ☐ Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- ☐ Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

**Carson City Agency Solutions, LLC**  
**Transaction Report**  
January 1, 2016 - July 9, 2019

Date	Transaction Type	Num	Name	Memo/Description	Account	Split	Amount
9/26/2016	Expense		Carson City Business License		License & Permits		3,775.00
1/13/2017	Expense		Carson City Business License		License & Permits		15,025.00
10/20/2017	Expense		City of Carson City		License & Permits	cc 8422	57.88
10/31/2017	Expense		City of Carson City		License & Permits	Alaska USAA	2,350.29
12/31/2017	Expense		City of Carson City		License & Permits	Alaska USAA	11,852.73
04/19/2018			Carson City Business License		License & Permits	Alaska USAA	10,444.23
07/18/2018	Expense		Carson City Business License	April	License & Permits	Alaska USAA	4,305.00
07/18/2018	Expense		Carson City Business License	May	License & Permits	Alaska USAA	3,896.00
07/18/2018	Expense		Carson City Business License	June	License & Permits	Alaska USAA	2,959.00
07/18/2018	Expense		City of Carson City		License & Permits	Alaska USAA	400.00
10/31/2018	Expense		Carson City Business License	July	License & Permits	Alaska USAA	3,111.00
10/31/2018	Expense		Carson City Business License	September	License & Permits	Alaska USAA	3,738.54
10/31/2018	Expense		Carson City Business License	August	License & Permits	Alaska USAA	3,570.00
43465	Expense		Carson City Business License	4q	License & Permits	Alaska USAA	9,347.00
04/16/2019	Expense		Carson City Business License	February	License & Permits	Alaska USAA	2,739.00
04/16/2019	Expense		Carson City Business License	January	License & Permits	Alaska USAA	1,656.00
04/16/2019	Expense		Carson City Business License	March	License & Permits	Alaska USAA	4,170.00
							<b>\$ 83,396.67</b>

Tuesday, Jul 09, 2019 09:33:58 AM GMT-7 - Accrual Basis

# CARSON CITY PUBLIC WORKS

Environmental Control Authority

3505 Butti Way • (775) 887-2355

## COMMERCIAL WASTEWATER DISCHARGE

# PERMIT

### NON-TRANSFERABLE

PERMIT NUMBER:	0156	RENEWAL DATE:	03/01/2023
FIRM NAME:	Carson City Agency Solutions	PHONE:	775-297-3173
ADDRESS:	4949 Highway 50 E, A-4	HAZARD CLASS:	3
FIRM TYPE:	INDUSTRY	TRAP CLEANING FREQ:	not applicable
		NAICS:	325412

#### REQUIREMENTS:

Wastewater discharge is to meet all discharge limits under CCMC 12.06.

#### PRETREATMENT:

Type 1A sampling manhole is to be installed on the sewer outflow of this facility if current conditions or processes change.

#### TYPE OF DISPOSAL:


Wastewater discharge to Carson City Sewer. Solid waste to Carson City Landfill.

In accordance with Carson City Municipal Code chapter 12.06 Firm Name: Carson City Agency Solutions is hereby authorized to discharge industrial wastewater from the above identified facility and through the outfalls identified herein into the Carson City sewer system in accordance with the conditions set forth in the permit. Permittee must comply with all applicable pretreatment regulations, standards, or requirements under local, state, and Federal laws. Noncompliance with any term or condition of this permit shall constitute a violation of the Carson City Municipal Code, which can result in Civil and/or Criminal penalties of \$1,000 per day per violation.

Call 887-2362 immediately in case of slug discharge or any toxic/hazardous discharge that could interfere with the POTW and within 24 hours of becoming aware of a sampling violation. If no answer call 887-2007.

  
Environmental Control

8/31/18  
Date

  
Recipient

8/31/18  
Date

**PERMIT TO BE POSTED IN A CONSPICUOUS LOCATION**

# CARSON CITY FIRE DEPARTMENT

## PERMIT

PERMIT #

### TO WHOM IT MAY CONCERN:

A permit shall constitute permission to maintain, store, use or handle materials, or to conduct processes which produce conditions hazardous to life or property, or to install equipment used in connection with such activities, and other uses regulated by the Carson City Fire Department.

By virtue of the provisions of the Fire Prevention and Life Safety codes adopted by Carson City, Nevada.

Applicant Name: Lucinda Mahoney

Applicant Address: 4929 Hwy 50 East

Name of Business: Carson City Agency Solutions

Permit Location: Same

Having made application in due form, and as the conditions, surroundings, and arrangements are, in my opinion, such that the intent of the provisions of the code can be observed, authority is hereby given and this Permit is granted for: Operation of marijuana extraction equipment. Manufacturer: ETS, Model: LIBES 1300, SN: EX0261, IFC 105.6.27

**Fire Chief reserves the right to revoke this permit at any time.**

This permit issued and accepted on condition that all provisions of the codes now adopted, or that may hereafter be adopted, shall be complied with. This Permit is valid on the following dates: 1-1-18 through 12-31-18, or until revoked.

Applicant Signature: Lucinda Mahoney accepts responsibility for the use of this Permit, in full compliance with the terms and conditions listed above, and additionally hereby agrees to sign, pay, and hold Carson City harmless from any liability arising out of this Permit.

Carson City Fire Department

By: Dave Rubin

Issued: 12-21-17



*Certificate of Occupancy*  
Carson City, Nevada  
Building Department

**This Certificate of Occupancy does not create an express or implied warrant or guarantee.**

*This Certificate is issued pursuant to the requirements of the International Building Code or the International Residential Code certifying that at the time of issuance this structure was inspected for compliance with the various ordinances of Carson City regulating building construction or use for the following:*

**Revocation.** The Building Official may, in writing, suspend or revoke a Certificate of Occupancy issued under the provisions of this code whenever the certificate is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

Building Address: 4949 HWY 50 E BLDG A - 4

*Occupant Load (10)*

Building Permit No.: 15-00001063 Occupancy: S-1

Type of Construction: III-B

Description:

Date: 4/04/16

Owner of Building: CAPITAL VENDING COMPANY INC

*This does not have fire sprinkler*

Owner's Address: 4949 HWY 50 EAST # 1-A-1, CARSON CITY, NV 89701

Building Inspector: SHAWN KEATING

*Shawn Keating*  
Chief Building Official

POST IN A CONSPICUOUS PLACE