

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JANUARY 25, 2023

FILE NO.: LU-2022-0542

AGENDA ITEM: 6.B

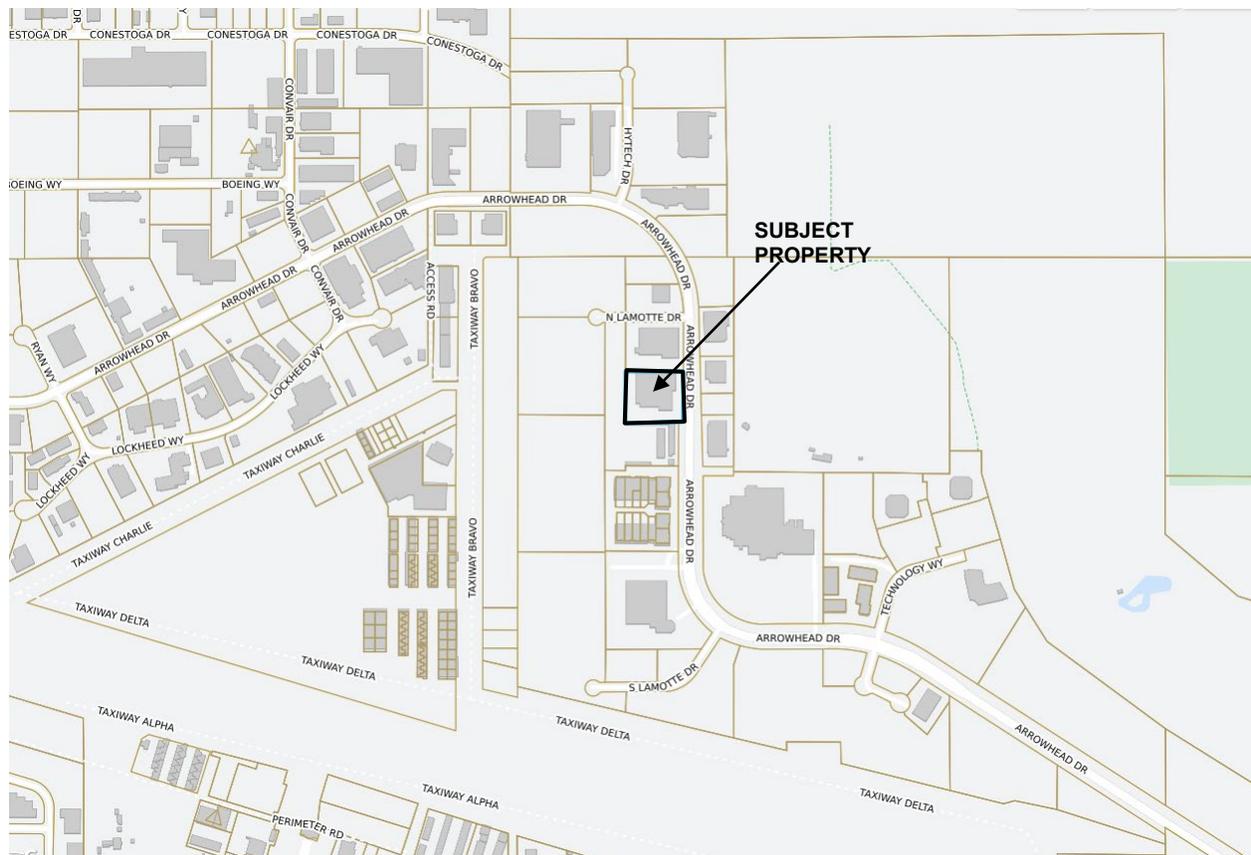
STAFF AUTHOR: Heather Ferris, Planning Manager

REQUEST: For Possible Action: Discussion and possible action regarding an application from CSAC Acquisition Inc. (“Applicant”) for a special use permit (“SUP”) for a marijuana cultivation facility on property zoned General Industrial (“GI”), located at 3535 Arrowhead Drive, Assessor’s Parcel Number (“APN”) 005-053-04. (Heather Ferris, hferris@carson.org)

Staff Summary: The existing marijuana cultivation facility obtained an SUP in June 2015. Ownership of the facility is proposed to change. Per Carson City Development Standards (“CCDS”) 1.20.1(a), a new SUP is required when there is a change in the owner or operator. There are no proposed changes to the previously approved operation.

RECOMMENDED MOTION: “I move to approve LU-2022-0542, based on the findings and subject to the conditions of approval contained in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

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. 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 or the Carson City Community Development Department ("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.
5. The applicant shall obtain and maintain all applicable state and local licensing for the operation of a Marijuana cultivation facility.
6. The applicant shall provide parking lot lighting for safety and security consistent with CCDS.
7. Marijuana products intended for disposal shall be rendered unusable and properly disposed of. Temporary exterior on-site storage of product for disposal shall be prohibited.
8. No consumption of marijuana products shall occur on the premises of this cultivation facility, including the parking lot and surrounding area.
9. The sale of marijuana products to the general public from this facility is prohibited.
10. Outdoor display and sales of medical marijuana merchandise is prohibited.
11. Marijuana products shall not be visible from outside the cultivation facility at any time.
12. The applicant shall maintain a ventilation and filtration system at all times to prevent offensive odor discharge from the building that could impact the surrounding properties. Failure to maintain this system, as well as the detection of marijuana odors in the vicinity may result in citation and possible revocation of this SUP.

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

MASTER PLAN DESIGNATION: Industrial ("I")

PRESENT ZONING: General Industrial (“GI”)

KEY ISSUES: Will the 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: Limited Industrial/manufacturing
- WEST: General Industrial/ personal storage
- NORTH: General Industrial/ manufacturing
- SOUTH: General Industrial/personal storage

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: 2.5 acres
- EXISTING STRUCTURE SIZE: 46,640 square feet, existing operation occupies approximately 22,921 square feet of tenant space.
- EXISTING PARKING: 55 on-site
- SETBACKS: Existing building
- VARIANCES REQUESTED: None

PREVIOUS REVIEWS:

- SUP-15-052: Special Use Permit to establish a marijuana cultivation facility

DISCUSSION:

Per 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 CCDS 1.20, Medical Marijuana Establishments.

An SUP for a marijuana cultivation facility was approved at this location in 2015. The current owners have been in operations since 2016 and ownership is now proposed to change. There are no proposed changes to the previously approved operation of the marijuana cultivation facility; however, the proposed change in ownership requires a new special use permit per CCDS 1.20.1(a).

The existing facility grows cannabis for sale and distribution to authorized cannabis dispensaries, retail store, and production facility operators in Nevada. The facility includes 13 flowering rooms, 4 vegetation rooms, 5 drying rooms, nutrient storage areas, and a final product storage and safe room. There are 18 employees on-site at any one time. The security at the facility includes access control, surveillance and alarm systems. The facility also utilizes a filtering and exhaust system to mitigate any cannabis odors. Water usage and traffic are not anticipated to increase as a result of the change in ownership. The facility uses approximately 3,000 gallons of water per day which is below the threshold for Growth Management review.

The Planning Commission is authorized to approve an SUP upon making each of the required findings in the affirmative.

PUBLIC COMMENTS: Public notices were mailed to 39 property owners within 1250 feet of the subject site on January 11, 2023. As of the writing of this report, no comments 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 25, 2023, 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 Discussion:

The Carson City Public Works Department, Development Engineering Division (“Development Engineering”) 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. Development Engineering offers the following discussion:

CCMC 18.02.080(5)(a) - Master Plan

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

CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(c) - Traffic/Pedestrians

Local intersections: The closest intersection is N Lamotte Dr and Arrowhead Dr. N Lamotte Dr is a local street while Arrowhead Dr is a minor arterial street.

Parking and internal circulation: There is existing onsite parking around the building. Internal circulation is provided via Arrowhead Dr and the shared drive aisle with APN 00505303.

Adjacent Streets On-Street Parking: There is no adjacent on-street parking.

CCMC 18.02.080(5)(d) - Public Services

Sanitary Sewer: There is main an 8-inch PVC main along the east side of the property (Arrowhead Dr) which is approximately 20% full (d/D).

Water: There is a 12-inch Ductile Iron main along the east side of the property (Arrowhead Dr).

Storm Drain: There is a drainage swale along the south side of the property that drains into existing storm drain infrastructure along Arrowhead Dr.

CCMC 18.02.080(5)(e) – Title 18 Standards

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare

The project meets will meet engineering standards for health and safety.

Earthquake faults: The nearest fault is over 1,000 feet away.

FEMA flood zones: The property is in Unshaded X Zone, so no special flood requirements.

Site slope: The property is currently developed so the site's slope is minimal.

Soils and Groundwater: The property is currently developed so the soils and groundwater table is not a concern.

CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC 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 cultivation facility is consistent with the master plan. The primary uses in the Industrial master plan designation include light and heavy manufacturing, warehousing and distribution and a wide variety of other industrial uses. The project meets the Master Plan goal of promoting a variety of industrial specialization. A marijuana cultivation facility is a commercial use and is allowed in the General Industrial zoning district subject to first obtaining an SUP.

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. The cultivation facility exists and has been in operation since 2016. The need for a new Special Use Permit is triggered by the change in ownership. The facility does have the potential to produce marijuana plant odors that may be detected from outside the building; however, as noted above. In order to address any potential future concerns related to marijuana odors, staff is recommending carrying forward the condition from the original SUP 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.

The facility has been operating since 2016. The need for the SUP is triggered by the change in ownership. 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 cultivation facility exists and has been in operation since 2016. The need for the SUP is triggered by the change in ownership. 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 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 CCDS 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 and Marijuana Establishments:

(a) Medical Marijuana Establishments and Marijuana Establishments require the issuance of a Special Use Permit. Special Use Permits for Medical Marijuana Establishments and Marijuana Establishments are only valid at the specific location for which a person has obtained the required approval through the applicable state agency to operate as a Medical Marijuana Establishment or Marijuana Establishment. A Special Use Permit that is issued in accordance with this Division automatically expires and shall be deemed void if the Medical Marijuana Establishment or Marijuana Establishment loses or otherwise forfeits the required state approval to operate. A Special Use Permit issued in accordance with this Division is not transferable between operators and locations within Carson City. Except as otherwise provided in this Division and notwithstanding any other provision of CCMC, a separate Special Use Permit is not required for a Medical Marijuana Establishment or Marijuana Establishment that will be established in an existing location at which a Medical Marijuana Establishment or Marijuana Establishment in good standing already operates. The expansion of any location of a Medical Marijuana Establishment or Marijuana Establishment that will result in an increase of more than ten (10) percent of the space in which the Medical Marijuana Establishment or Marijuana Establishment has been approved to operate requires the issuance of an amended Special Use Permit.

The facility has been operating since 2016 (SUP-15-052). The request for a new special use permit is being requested as a result of the proposed change in ownership.

(b) The consumption of marijuana products is prohibited on the premises of any Medical Marijuana Establishment and Marijuana Establishment.

On premises consumption is not proposed. Staff has recommended a condition of approval to address this requirement.

(c) All business activities related to Medical Marijuana Establishments and any

marijuana cultivation facility, marijuana testing facility, marijuana product manufacturing facility or retail marijuana store must be conducted indoors and within a permanent building. The use of an office trailer or other temporary structure is prohibited. All Medical Marijuana Establishments and Marijuana Establishments must at all times maintain an interior and exterior appearance that is professional, orderly, dignified and consistent with the traditional style of pharmacies and medical offices.

The business activities for the facility are currently conducted inside a permanent building and are proposed to remain indoors. Cultivation activities are consistent with other industrial-type activities. The facility has been operating since 2016 and the new owners proposed to operate in a manner consistent with the original approvals.

(d) The outdoor display or sale of any Medical Marijuana Establishment or Marijuana Establishment merchandise or product is prohibited.

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

(e) Accessory outside storage for Medical Marijuana Establishments and Marijuana Establishments must comply with the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.12 (Outside Storage).

No outside storage is proposed with this special use permit.

(f) Access to Medical Marijuana Establishment or Marijuana Establishment must comply with all applicable state and federal laws and regulations.

A condition of approval has been recommended that the facility maintain compliance with all state regulation.

(g) Medical Marijuana Establishment and Marijuana Establishment merchandise and products must not be visible when viewed from outside the building in which the Marijuana Establishment or Marijuana Establishment is located.

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

(h) All signage for Medical Marijuana Establishments and Marijuana establishments must be discreet, professional and consistent with the traditional style of signage for pharmacies and medical offices. All Medical Marijuana establishments and Marijuana Establishments are limited to following signage:

- (1) A maximum of thirty (30) square feet of wall sign area.*
- (2) A maximum of thirty-two (32) square feet of freestanding sign area.*
- (3) The maximum freestanding sign height for Marijuana Dispensaries and Marijuana Retail Stores shall be determined by the applicable commercial or shopping center regulations of Division 4 (Signs).*
- (4) The maximum freestanding sign height for all Medical Marijuana Establishments and Marijuana Establishments other than Medical Marijuana Dispensaries and Marijuana Retail Stores shall be ten (10) feet.*

(5) Where a Medical Marijuana Establishment and Marijuana Establishment are jointly located on a single property, the maximum permitted sign area applies to the property and not each type of Establishment.

There is no proposed modification to the signage. Any additional signage or changes to existing signage will require review and approval by the Planning Division prior to installation in order to ensure compliance with these requirements.

(i) Off-street parking must be provided for Medical Marijuana Establishments and Marijuana Establishments in accordance with the following:

(1) For Medical Marijuana Dispensaries and Marijuana Retail Stores, a minimum of one (1) space for every three hundred (300) square feet of gross floor area.

(2) For Medical Marijuana Cultivation Facilities and Marijuana Cultivation Facilities, a minimum of one (1) space for every one thousand (1,000) square feet of gross floor area.

(3) For Medical Marijuana Product Manufacturing Facilities and Marijuana Product Manufacturing Facilities, a minimum of one (1) space for every five hundred (500) square feet of gross floor area.

(4) For Medical Marijuana Testing and Marijuana Testing Facilities, a minimum of one (1) space for every four hundred (400) square feet of gross floor area.

The existing parking is sufficient.

(j) Notwithstanding any other provision of CCMC, not more than two (2) Medical Marijuana Dispensaries are allowed to operate at the same time in Carson City.

This application does not propose any additional medical marijuana dispensaries.

(k) A Marijuana Retail Store may only be jointly located within the same premises of an existing Medical Marijuana Dispensary that is operating in good standing.

This application does not propose any additional medical marijuana dispensaries.

(l) A Medical Marijuana Establishment or Marijuana Establishment is prohibited within one thousand (1,000) feet of a public or private school that provides formal education traditionally associated with preschool or kindergarten through grade twelve (12), or within three hundred (300) feet of a facility that provides day care to children, a public park, a playground, a public swimming pool, and any other center or facility, the primary purpose of which is to provide recreational opportunities or services to children or adolescents, which already exists on the date the application for the proposed Medical Marijuana Establishment or Marijuana Establishment is submitted to the applicable state agency for approval to operate, as measured on a straight line from the property line of the nearest school or facility to the front door or primary entrance of the Medical Marijuana Establishment or Marijuana Establishment.

At the time this facility was originally approved verification was provided that these sensitive uses were outside of the specified distances. Staff has reviewed the uses in the area and has confirmed that the facility continues to meet these requirements

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

As noted above, the facility exists and has been in operation since 2016. The need for the SUP is triggered by the change in ownership. 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 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 LU-2022-0542

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

FOR OFFICE USE ONLY:
 CCMC 18.02.080

FILE #

SPECIAL USE PERMIT

APPLICANT PHONE #
 CSAC Acquisition Inc. c/o (702) 678-5070

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

MAILING ADDRESS, CITY, STATE, ZIP
 2601 South Bayshore Drive, Suite 900, Miami, FL 33133

EMAIL ADDRESS
 aashcraft@atllp.com

- 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

PROPERTY OWNER PHONE #
 Arrowhead Partners, LLC (973) 560-9030

MAILING ADDRESS, CITY, STATE, ZIP
 1720 Route 23 North, Wayne, NJ 07470-0558

EMAIL ADDRESS
 RJPAPER@ALLSTATECAN.COM

APPLICANT AGENT/REPRESENTATIVE PHONE #
 Alicia R. Ashcraft, Esq. (702) 678-5070

Application Received and Reviewed By: _____

MAILING ADDRESS, CITY STATE, ZIP
 7160 Rafael Rivera Way, Ste 320 Las Vegas, Nevada 89113

Submission Deadline: Planning Commission application submittal [schedule](#).

EMAIL ADDRESS

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

aashcraft@atllp.com

Project's Assessor Parcel Number(s): 005-053-04	Street Address 3535 B Arrowhead Drive, Carson City, NV 89706
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Project's Master Plan Designation Industrial	Project's Current Zoning GI	Nearest Major Cross Street(s) LaMotte Road
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Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. Change of ownership for an existing cannabis cultivation and distribution facility.

PROPERTY OWNER'S AFFIDAVIT

I, RONALD J. PAPER, 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.

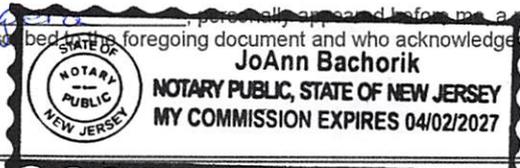
Signature: [Signature] Address: 183 MILLER DR. PO BOX 842 Date: 12-5-22
POCONO PINGS, PA. 18350-0842

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

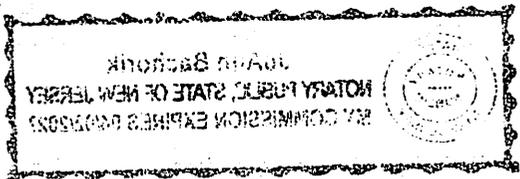
STATE OF NEVADA New Jersey)
 COUNTY _____)

On December 5th, 2022, Ronald J. Paper, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

[Signature]
 Notary Public



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.

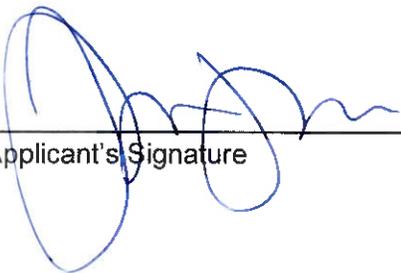


If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

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

Sumi for Drake

Print Name

12/7/2022

Date

Written Project Description

3535 B Arrowhead Drive

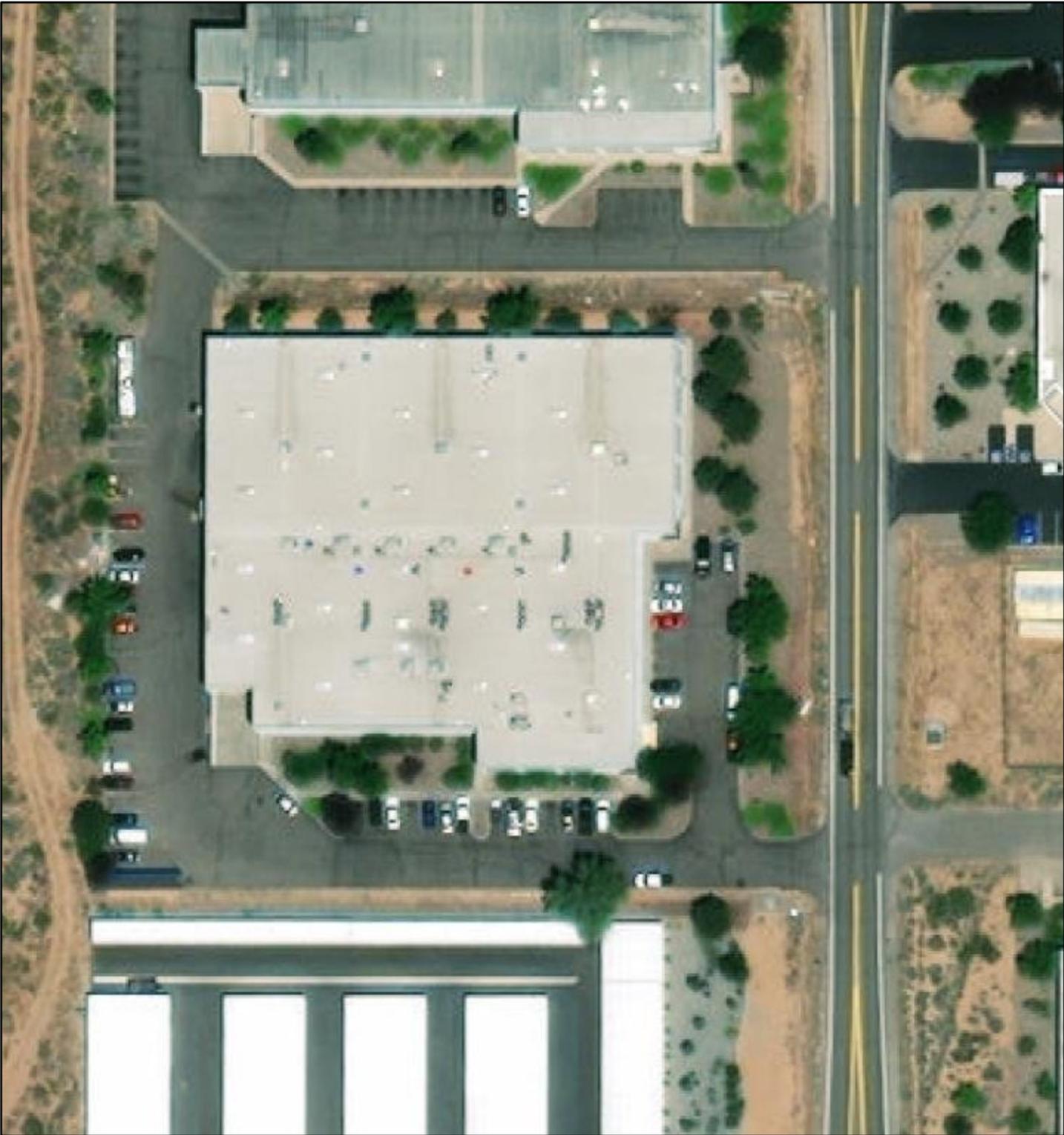
APN 005-053-04

The applicant is proposing a change of ownership to an existing, operational medical and adult-use cannabis cultivation and distribution facilities in an existing 46,640 square foot building on Arrowhead Drive. Only a portion of the building is in use for these purposes, a total of 22,921 square feet. The cultivation facility will grow medical and adult-use cannabis for sale and distribution to authorized cannabis dispensaries, retail stores, or production facility operators in Nevada. The tenant improvements include 13 flowering rooms, four vegetation rooms, five drying rooms, nutrient storage area and a final product storage and safe room. The facility has 18 employees on site at any given time.

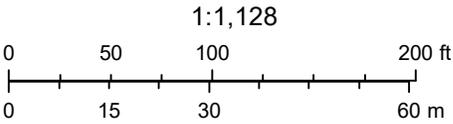
Water usage for the facility is approximately 3,000 gallons per day, which is well under the threshold of 7,500 gallons per day that would require Growth Management review. The Engineering Division has previously reviewed the anticipated water and sewer usage for the facility and did not have objections when the project was first proposed.

Traffic volumes are anticipated to be very low based on an estimated maximum of 18 employees on the site at any time. The site is improved with parking and landscaping on site. Exterior lighting of the parking area is sufficient to provide security and safety.

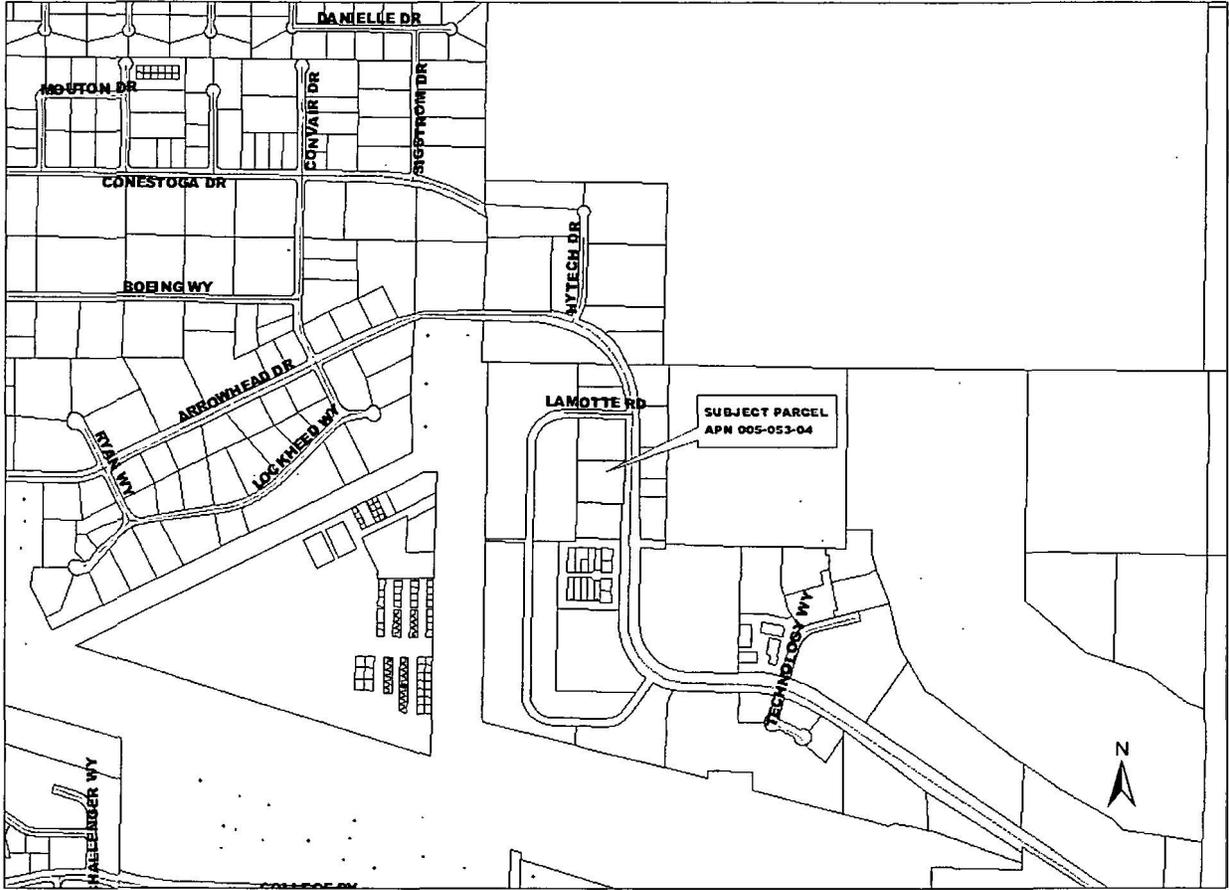
For security of the facility and employees, access control, surveillance and alarm systems hosted by an offsite centralized alarm monitoring company are utilized. Such surveillance system cameras provide visibility as to both interior and exterior positions, specifically entry points. Additionally, to mitigate concerns of cannabis odor from the facility, odor control systems have been engineered to provide adequate filtering and exhaust for the project's specifications.



December 8, 2022



Washoe County GIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



VICINITY MAP APN 005-053-04

OWNER: Arrowhead-Partners, LLC
1720 Route 23 North
Wayne, NJ 07470-0558
(973) 560-9030

APPLICANT: CSAC Acquisition Inc.
c/o Alicia R. Ashcraft, Esq.
Armstrong Teasdale LLP
7160 Rafael Rivera Way, Suite 320
Las Vegas, Nevada 89113

REQUEST: To allow the change of ownership of an existing cannabis cultivation and distribution facility.

LOCATION: 3535 B Arrowhead Drive

ZONING: General Industrial (GI)

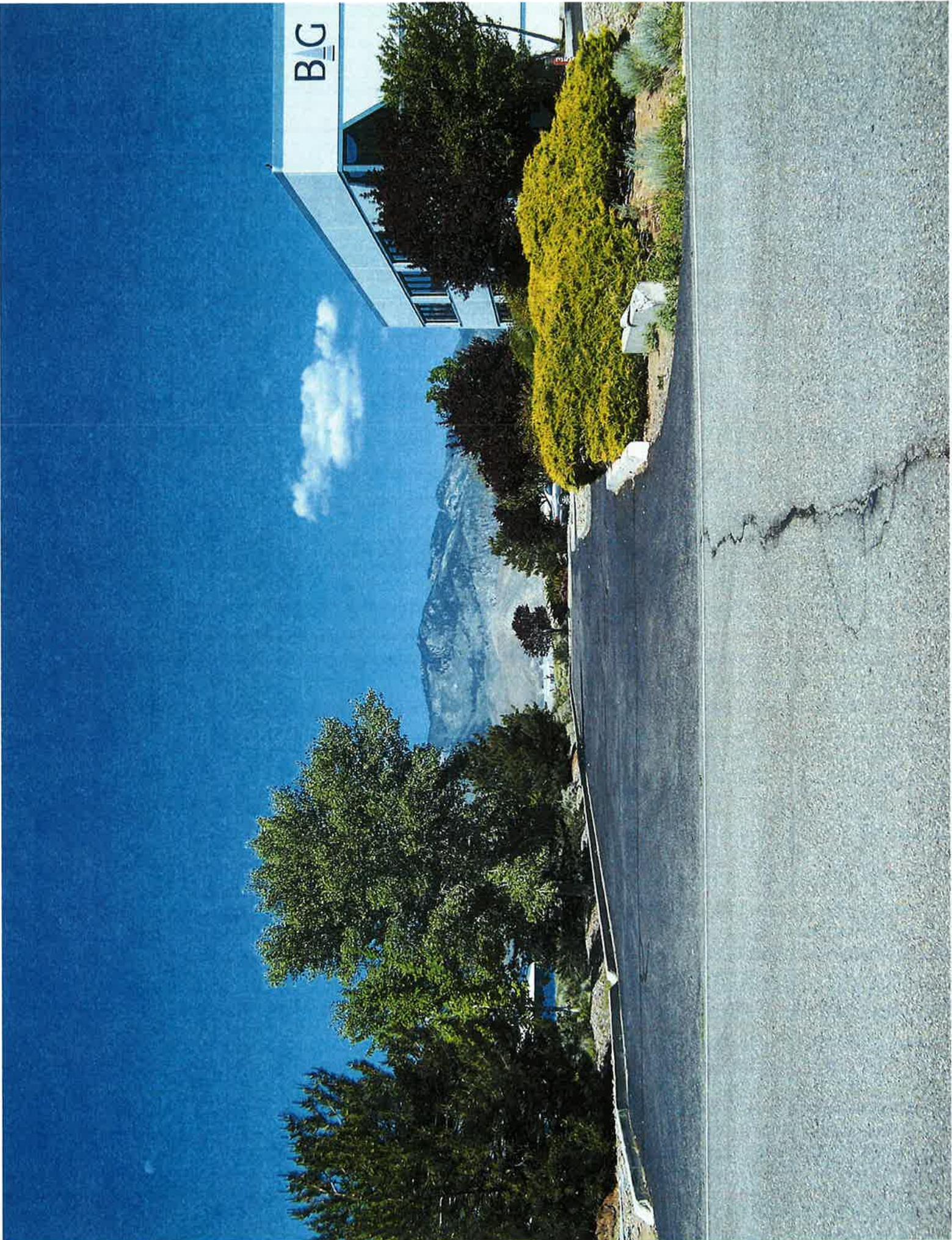
MASTER PLAN LAND USE DESIGNATION: Industrial
APN: 005-053-04



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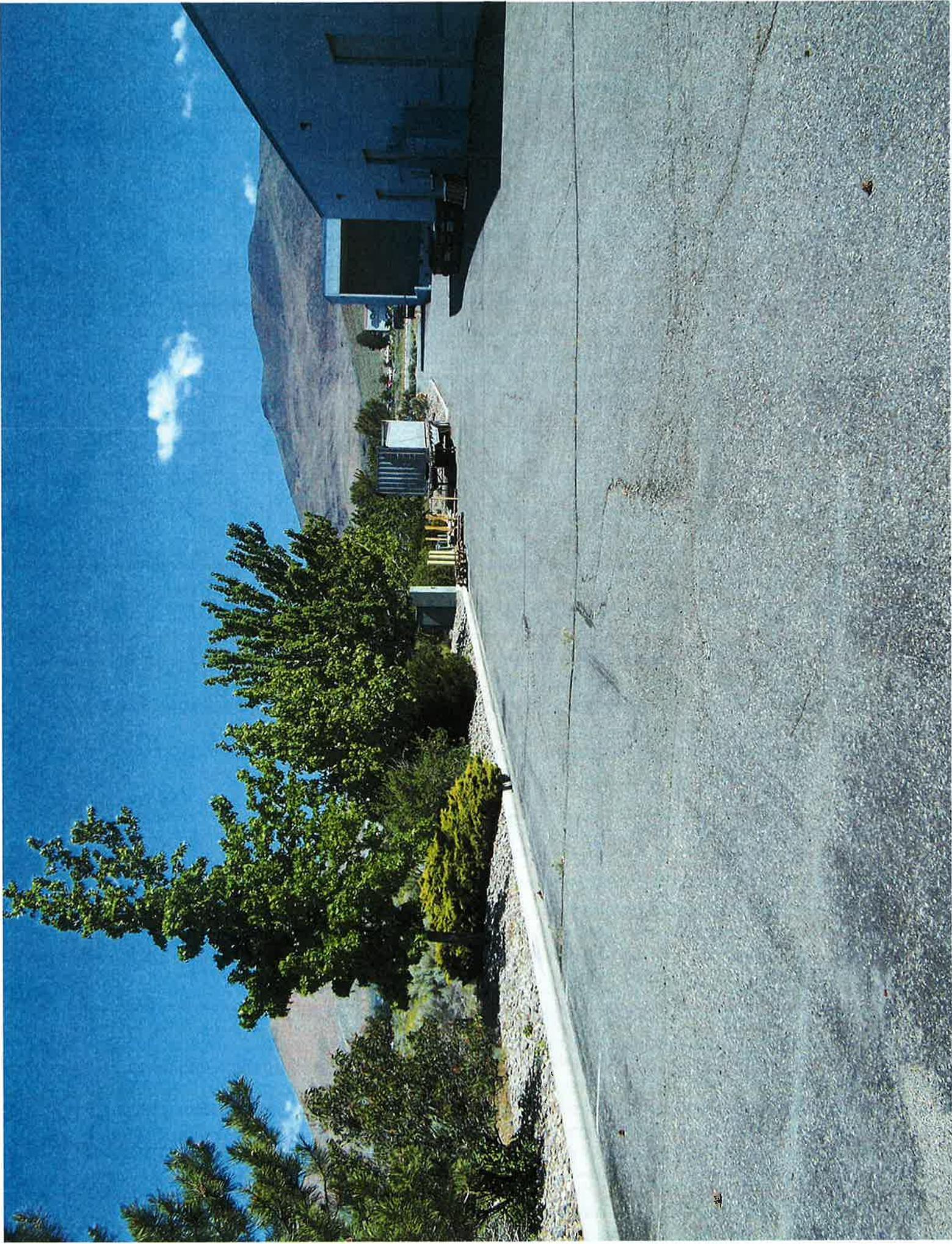
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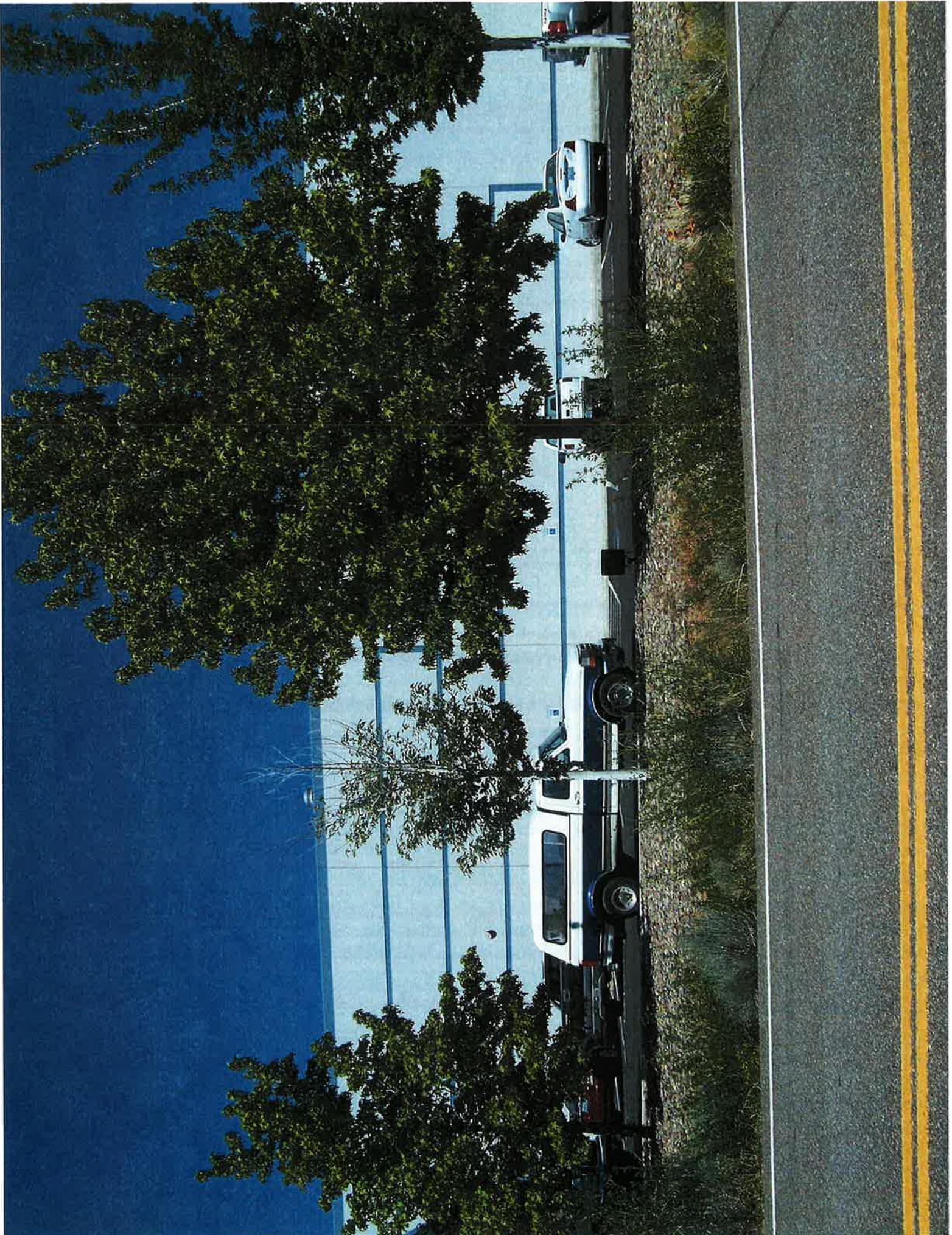
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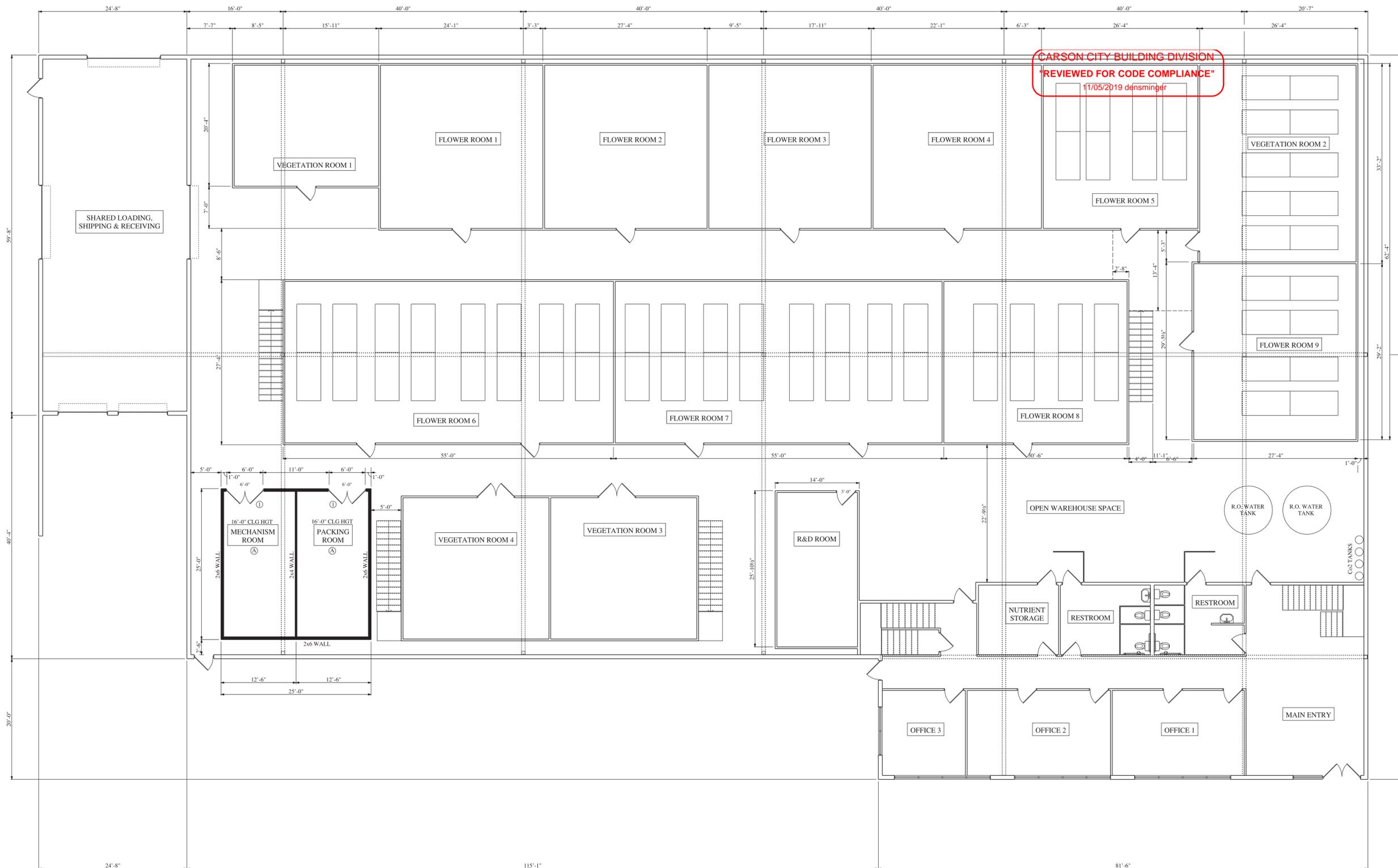












LOWER LEVEL FLOOR PLAN

— EXISTING WALLS
 — PROPOSED WALLS

SCALE: 1/8"=1'-0"

FINISH SCHEDULE				
SYMBOL	FLOOR	BASE	WALL	CEILING
Ⓐ	EPOXY	4" RUBBER	1/2" DINSBOARD FRP 48" UP FROM FLOOR	1/2" DINSBOARD

DOOR SCHEDULE		
SYMBOL	CORE / TYPE	HARDWARE
Ⓢ	SOLID CORE/METAL	LEAVER

NO.	REVISIONS/ISSUE	DATE

DYNAMIC DIVERSIFIED DEVELOPMENT

EUGENE J. LEPIRE, JR.
 P.O. BOX 2811
 CARSON CITY, NV 89702
 775.882.4799
 genedd@hotmail.com

LIC # 25493 B
 LIMIT \$750,000.00
 EXPIRES 04/30/2020

Tahoe Hydroponics Co.
 3535 Arrowhead Drive Ste. B - Carson City, Nevada
 APN: 005-053-04

PROPOSED PLAN

SHEET TITLE

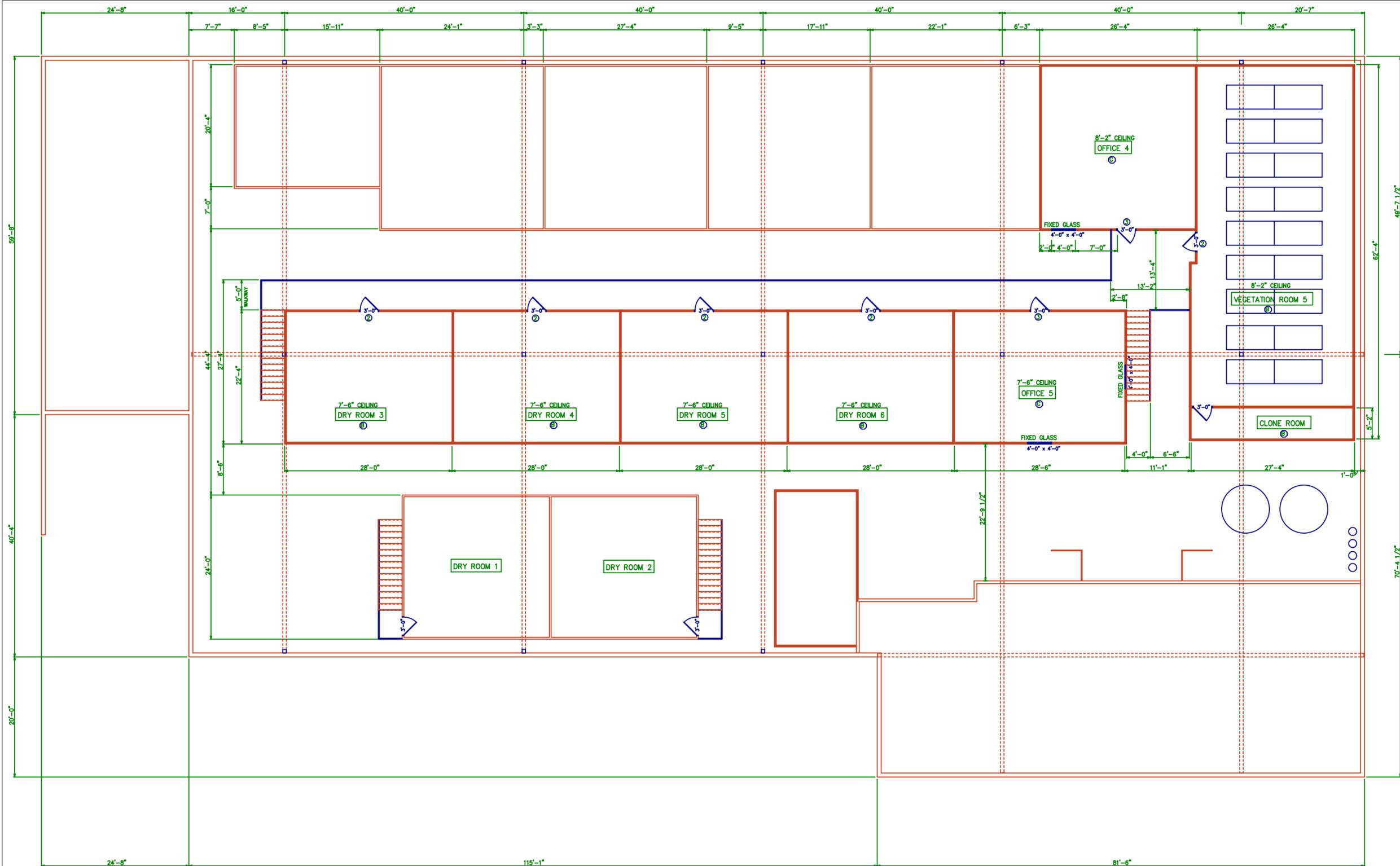
Contractor "Project Designer"
 DYNAMIC DIVERSIFIED DEVELOPMENT
 These Plans are provided & submitted by the contractor as an exemption to NRS 623.330 for work under the contractor license category authorized under NRS 624

Qualified Individual, Signature _____ Date _____
 I am responsible for the design, preparation, and information shown on these plans.

DATE: October 24, 2019

SHEET: **A1.0**

THESE PLANS ARE THE PROPERTY OF DYNAMIC DIVERSIFIED DEVELOPMENT



UPPER LEVEL FLOOR PLAN

SCALE: 1/8"=1'-0"

FINISH SCHEDULE				
SYMBOL	FLOOR	BASE	WALL	CEILING
Ⓐ	EPOXY	4" RUBBER	1/2" DINSBOARD	1/2" DINSBOARD
Ⓑ	VINYL	4" RUBBER	1/2" DINSBOARD	1/2" DINSBOARD
Ⓒ	CARPET	4" RUBBER	SHEETROCK	SHEETROCK

DOOR SCHEDULE		
SYMBOL	CORE / TYPE	HARDWARE
①	SOLID CORE/METAL	PUSH BAR
②	SOLID CORE/METAL	LEAVER
③	HOLLOW CORE METAL	LEAVER

NO.	REVISIONS/ISSUE	DATE
1	FIELD REVISIONS	12/04/1

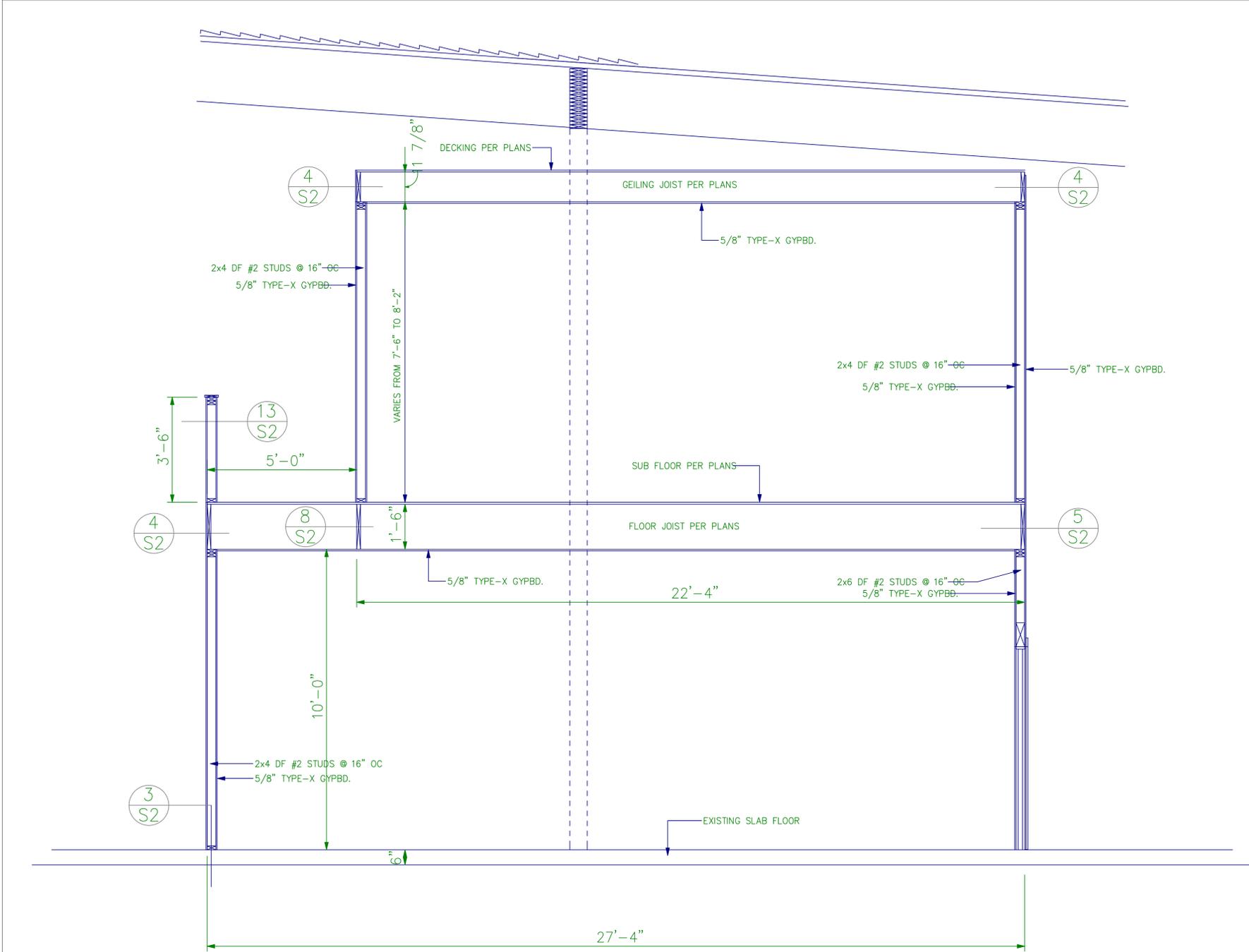
DYNAMIC DIVERSIFIED DEVELOPMENT
 EUGENE J. LEPIRE, JR.
 P.O. BOX 2811
 CARSON CITY, NV 89702
 775.882.4799
 genedd@hotmail.com
 LIC # 25493 B
 LIMIT \$750,000.00
 EXPIRES 04/30/2018

FLOOR PLAN
 SHEET TITLE:
 Contractor: Project Designer
 DYNAMIC DIVERSIFIED DEVELOPMENT
 These Plans are provided & submitted by the contractor as an exemption to NRS 623.330 for work under the contractor license category authorized under NRS 624.
 I am responsible for the designs, preparation, and information shown on these plans.
 Date: _____

Tahoe Hydroponics Co.
 3535 Arrowhead Drive Ste. B - Carson City, Nevada
 APN: 005-053-04

PROJECT NAME	SHEET
DATE July 27, 2017	A2

THESE PLANS ARE THE PROPERTY OF DYNAMIC DIVERSIFIED DEVELOPMENT



CROSS SECTION
SCALE: 1/2"=1'-0"

NO.	REVISIONS/ISSUE	DATE

EUGENE J. LEPIRE, JR.
P.O. BOX 2811
CARSON CITY, NV 89702 LIC # 25483
775.882.4799 LIMIT \$750,000.00
genedd@hotmail.com EXPIRES 04/30/2018

DYNAMIC DIVERSIFIED DEVELOPMENT
Tahoe Hydroponics Co.
3535 Arrowhead Drive - Carson City, Nevada
APN: 005-053-05

PROJECT INFORMATION
APR 624

SHEET TITLE:
CROSS SECTION
Contractor: "Project Designer"
DYNAMIC DIVERSIFIED DEVELOPMENT
These Plans are provided as submitted by the Contractor and are not to be construed as a representation of the contractor's license category authorized under APR 624.
Qualified individual's Signature _____ Date _____
I am responsible for the designs, preparation, and information shown on these plans.



PROJECT NAME	SHEET
DATE	S1.1
July 26, 2017	

THESE PLANS ARE THE PROPERTY OF DYNAMIC DIVERSIFIED DEVELOPMENT

Special Use Permit Findings

3535 B Arrowhead Drive

APN 005-053-04

1. **Will be consistent with the master plan elements.**

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

The existing cannabis cultivation and distribution facility meets the Master Plan goal of promoting a variety of industrial specializations. The proposed cultivation facility will provide medical and adult-use cannabis products to retail dispensary outlets and production/manufacturing wholesalers in the region and throughout the state and will help to support the needs of current and future medical cannabis patients and authorized adult-use consumers.

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 existing cultivation and distribution facility are located in an existing building. The nature of the business is in line with General Industrial zoning district 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 cannabis 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 conditional of approval to address potential odor concerns.

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

The existing cultivation facility has previously and is anticipated to continue to generate very low levels of vehicular traffic and essentially no additional pedestrian traffic. The applicant indicates that the facility will employ up to 18 employees. It is anticipated this number of employees would generate 36-72 daily trips to and from the site. The proposed traffic level is lower than what is generally anticipated for general industrial uses and is not expected to have a detrimental impact to the surrounding property.

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 existing cultivation facility is located in an existing building and does not currently nor is anticipated to have an 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 3000 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 with this increase. The storm drainage should be unaffected.

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

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

Medical and Adult-Use 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 is not and 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.

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: _____

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)?

⊖ Payment History

	Fiscal Year	Total Due	Total Paid	Amount Unpaid
⊕	(2022 - 2023)	\$29,292.88	\$14,647.42	\$14,645.46
⊕	(2021 - 2022)	\$27,123.18	\$27,123.18	\$0.00
⊕	(2020 - 2021)	\$26,153.88	\$26,153.88	\$0.00
⊕	(2019 - 2020)	\$25,245.07	\$25,245.07	\$0.00
⊕	(2018 - 2019)	\$24,088.83	\$24,088.83	\$0.00
⊕	(2017 - 2018)	\$23,117.87	\$23,117.87	\$0.00
⊕	(2016 - 2017)	\$22,532.74	\$22,532.74	\$0.00
⊕	(2015 - 2016)	\$22,496.18	\$22,496.18	\$0.00
⊕	(2014 - 2015)	\$21,797.79	\$21,797.79	\$0.00
⊕	(2013 - 2014)	\$21,978.38	\$21,978.38	\$0.00
⊕	(2012 - 2013)	\$24,580.52	\$24,580.52	\$0.00
⊕	(2011 - 2012)	\$23,100.64	\$23,100.64	\$0.00
⊕	(2010 - 2011)	\$24,295.54	\$24,295.54	\$0.00
⊕	(2009 - 2010)	\$22,769.91	\$22,769.91	\$0.00
⊕	(2008 - 2009)	\$21,122.42	\$21,122.42	\$0.00

Show 5 More (12)

⊖ Related Names

CURRENT Mail To FOR 2023 (2023 - 2024)

Name ARROWHEAD PARTNERS
LLC
Mailing Address VALLEY NATIONAL BANK
1369
1720 RT 23 NORTH
WAYNE, NJ, 07470-0558
Status Current
Account

CURRENT OWNER FOR 2023 (2023 - 2024)

Name ARROWHEAD PARTNERS
LLC
Mailing Address
Status Current
Account

⊕ Structure 1 of 2