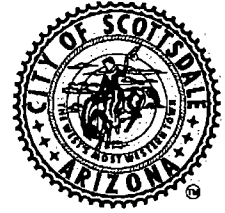


CITY COUNCIL REPORT



Meeting Date: January 11, 2016
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

The Scottsdale Dispensary 9-UP-2015

Request to consider the following:

1. Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 10289 approving a Conditional Use Permit for a Medical Marijuana Use (dispensary) in a 3,770 square foot facility located at 14980 N. 78th Way, Suite 204 & 207, with Industrial Park (I-1) zoning.

Key Items for Consideration

- Compliance with the Conditional Use Permit criteria
- No schools or residential properties within 500 feet
- Public Safety and Refuse Control Plan approved by the Scottsdale Police Department
- Six (6) public comments in opposition
- Planning Commission heard this case on October 28, 2015 and recommended approval with a vote of 6-1

OWNER

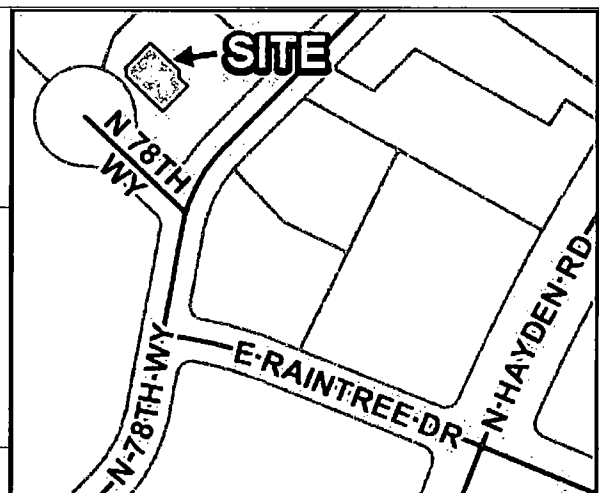
Premier Arizona Rentals, LLC
480-283-7989

APPLICANT CONTACT

C. Michael Colburn
CSI Solutions, Inc.
480-209-6424

LOCATION

14980 N. 78th Way, Suite 204 & 207



BACKGROUND

General Plan

General Plan Land Use Element designates the property as Employment. This category is intended to support a variety of employment uses including office, light manufacturing, and light industrial. Locations have been identified for employment areas where impacts on residential neighborhoods are limited and access is available to labor pools and transportation facilities.

Character Area Plan

The subject property is located within the boundaries of the Greater Airpark Character Area Plan (GACAP). The GACAP future land use map designates this site as Aviation (AV). The Aviation area encompasses the Scottsdale Airport and includes properties with airport access via taxilane and taxiway, although this particular site does not have that access. Aviation and aviation-supporting uses are encouraged in this area, such as, corporate and personal aircraft hangars, fueling services, tourist/corporate accommodations, and aircraft maintenance/repair facilities.

Zoning

The site is zoned Industrial Park (I-1) district. The I-1 zoning district allows for a variety of light manufacturing, light industrial, aeronautical, office, and support uses to sustain and enhance major employment opportunities. The I-1 district allows a medical marijuana use, subject a Conditional Use Permit.

Context

The subject property is located on N. 78th Way approximately 250 feet north of Raintree Drive. The proposed site is within the existing 2-story office building, and will occupy a suite on the second floor. Surrounding uses include office, aviation, bank, and warehouse. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Office, hangar, warehouse, zoned Industrial Park (I-1) district.
- South: Vacant land, zoned Industrial Park (I-1) district.
- East: Office, zoned Industrial Park (I-1) district.
- West: City of Scottsdale Fire Station No. 9, zoned Industrial Park (I-1) district.

Other Related Policies, References:

- 8-TA-2010: text amendment to Zoning Ordinance to allow Medical Marijuana related uses
- 8-TA-2010#2: Revision to text amendment case 8-TA-2010 to clarify separation requirements
- Arizona Revised Statutes, Title 36, Chapter 28.1
- Arizona Department of Health Services, Title 9, Chapter 17

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant seeks approval to operate a +/- 3,770 square foot Medical Marijuana Use in a building with Industrial Park (I-1) zoning. No cultivation or processing is proposed at this location; instead, the applicant has a separate cultivation facility to provide the product, which will either be delivered or picked up by the applicant.

Development Information

- Existing Use: Office
- Proposed Use: Medical Marijuana dispensary
- Parcel Size: .78 acres
- Parking Required: 16 spaces (medical marijuana use)
30 spaces (whole site)
- Parking Provided: 40 spaces (whole site)
- Floor Area: 3,770 square feet

IMPACT ANALYSIS

Land Use

The proposed use will occupy a suite on the 2nd floor of the building (3,770 square feet). It is anticipated the facility will operate similar to a medical office use, with foot traffic limited to patients and/or caregivers. The dispensary will be a non-profit organization, as required by State and Federal law, and will not function as a retail use open to the general public. The surrounding area is home to a variety of professional offices, similar in intensity and character to the proposed use.

State Regulations

In 2012, the Arizona Department of Health Services (ADHS) based locations of Medical Marijuana facilities on established Community Health Analysis Areas, or "CHAAs". There are seven (7) CHAAs that overlap the Scottsdale city limits. Two CHAAs cover the vast majority of the city. Five other CHAAs extend into the edges of the city limits. Originally, the ADHS limited the number of Medical Marijuana licenses to one (1) per CHAA. However, once a licensed facility in good standing has been in operation for three (3) or more years, State law allows the owner of the facility to relocate their license within the state based on market demand.

Although ADHS is not issuing any new licenses for Medical Marijuana facilities, there are currently no State regulations in place to limit the relocation of existing licensed facilities.

City Regulations

The City allows Medical Marijuana Uses, including dispensaries, in only a few zoning district's (Industrial Park (I-1), Commercial Office (C-O), and Special Campus (SC)). In each of these zoning districts, a Conditional Use Permit is required for Medical Marijuana Uses to demonstrate compliance with specific criteria, including separation and compatibility requirements. The current

limited zoning district locations, separation requirements, and market forces will influence the eventual number of Medical Marijuana facilities. See Attachment #6 for a map showing possible locations for future Medical Marijuana facilities within the City of Scottsdale.

Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **All operations associated with this use, with the exception of occasional deliveries, will be conducted within the building. No processing or cultivation is proposed at this location that might require the use of machinery. All products offered for sale will arrive prepackaged in sealed, air tight, bar coded packages ready to sell. No damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination is anticipated.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **As the proposed use is a dispensary only with no cultivation or processing, it is anticipated the facility will generate traffic similar to a medical or professional office use, both of which are prominent in this area. No significant impacts to existing traffic patterns, or increase in traffic volume is anticipated.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - **It is anticipated the proposed use will operate similar to a medical or professional office use, both of which are prominent in this area. The subject site is located in an area occupied by a variety of professional office, retail, and restaurant uses of similar or higher intensity than the proposed use. The proposed use is reasonably compatible with the uses in the area.**
- C. The additional conditions in Section 1.403 have been satisfied:
The proposal meets the provisions for Medical Marijuana use as identified in Zoning Ordinance Section 1.403.M., including:
 1. All operations are conducted within a completely enclosed building, in conformance with Arizona Revised Statutes, Title 36, Chapter 28.1, Arizona Medical Marijuana Act, and regulations issued thereunder, as amended.
 - **All operations will be conducted within a fully enclosed building, with the exception of occasional deliveries and necessary security measures as required by the Public Safety and Refuse Control Plan.**

2. The Medical Marijuana use is not located within 500 feet of any of the following protected districts or uses:
 - a. Any residential zoning district, or the residential portion of a Planned Community District (PCD), or any portion of a Planned Residential Development (PRD) with an underlying residential zoning district.
 - b. Manufactured Home District (M-H).
 - c. Any elementary or secondary school.
 - **The proposed facility is not located within 500 feet of any of the above uses or districts.**
3. The Medical Marijuana use is at least 1,320 feet from the following uses within the City limits:
 - a. Medical marijuana caregiver cultivation use.
 - b. Any medical marijuana use; however, no separation between these uses is required in the Industrial Park District (I-1) where a medical marijuana caregiver cultivation use and a medical marijuana use hold a state issued caregiver registry identification card and a non-profit medical marijuana dispensary registration certificate under the same name or entity.
 - **The proposed facility is not located within 1,320 feet of any other licensed medical marijuana facility.**
4. All distances are measured from the wall of the medical marijuana dispensary use nearest to the district(s) or use(s) indicated above, to the nearest property line of the district(s) or use(s) indicated above.
 - **All separation requirements were measured and confirmed as indicated above.**
5. The applicant has provided a written exterior refuse control plan, subject to City approval.
 - **A Public Safety and Refuse Control Plan has been reviewed and approved by the Scottsdale Police Department. Conditions of the plan will be implemented and enforced by the City's Code Enforcement Division and the Scottsdale Police Department.**
6. The applicant has provided a written public safety plan, subject to City approval.
 - **A Public Safety and Refuse Control Plan has been reviewed and approved by the Scottsdale Police Department. Conditions of the plan will be implemented and enforced by the City's Code Enforcement Division and the Scottsdale Police Department.**
7. The hours of operation for a medical marijuana use that provides, shares, exchanges, sells, or dispenses medical marijuana are no earlier than 6:00 AM and not later than 7:00 PM.
 - **The proposed hours of operation for this facility are Monday thru Sunday, 10:00**

AM to 7:00 PM.

8. There is no drive-through service, take-out window, or drive-in service.

- **None of the services listed above are proposed as part of this request.**

Water/Sewer

No cultivation is proposed for this location. Existing water and sewer infrastructure is sufficient to accommodate a Medical Marijuana Use.

Public Safety

A comprehensive Public Safety and Refuse Control Plan has been reviewed and approved by the Scottsdale Police Department. The nearest fire station is located at 14970 N 78th Way, which is directly adjacent to the subject site. No significant impacts to existing service levels are anticipated.

Community Involvement

The applicant held an Open House on May 18, 2015 from 6:00 PM to 7:00 PM and property owners within 750 feet of the site have been notified by mail. Additionally, the site has been posted with required signage.

As of the date of this report, staff has received four (4) letters/emails in opposition to the proposed facility, with concerns regarding neighborhood quality and property values.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this case on October 28, 2015 and recommended approval with a vote of 6-1

Staff Recommendation to Planning Commission

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met, and make a recommendation to City Council for approval of a Medical Marijuana Use (dispensary) in a 3,770 +/- square foot facility located at 14980 N. 78 Way, Suite 204 & 207, with Industrial Park (I-1) zoning, and approval of the Conditional Use Permit, per the attached stipulations.

RECOMMENDATION

Recommended Approach:

Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 10289 approving a Conditional Use Permit for a Medical Marijuana Use (dispensary) in a 3,770 square foot facility located at 14980 N. 78th Way, Suite 204 & 207, with Industrial Park (I-1) zoning.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Bryan Cluff, LEED AP
Senior Planner
480-312-2258
E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



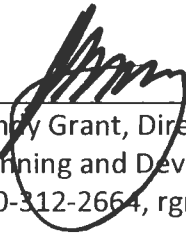
Bryan Cluff, Report Author

12/15/15
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

12/23/2015
Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

12/23/15
Date

ATTACHMENTS

1. Resolution No. 10289
 - Exhibit 1. Aerial Close-Up
 - Exhibit 2. Stipulations
 - Exhibit A to Exhibit 2: Site Plan
 - Exhibit B to Exhibit 2: Floor Plan
 - Exhibit 3. Additional Criteria for Medical Marijuana Use
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. Zoning Map
5. Public Safety and Refuse Control Plan
6. Potential Future Medical Marijuana Use Locations Map
7. Citizen Involvement
8. City Notification Map
9. October 28, 2015 Planning Commission minutes

RESOLUTION NO. 10289

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR A FOR A MEDICAL MARIJUANA USE (DISPENSARY) IN A FACILITY LOCATED AT 14980 N. 78TH WAY, WITH INDUSTRIAL PARK (I-1) ZONING.

WHEREAS, the Planning Commission held a public hearing on October 28th, 2015; and

WHEREAS, the City Council held a public hearing on January 11th, 2016.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that the granting of this conditional use permit per stipulations set forth on Exhibit 2 will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and
- c) that compliance with the additional conditions for medical marijuana use, set forth on Exhibit 3, is required.

Section 2. That a description of the conditional use permit is set forth in Case No. 9-UP-2015. The property that is subject to the conditional use permit is shown on Exhibit 1 and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in Exhibits 2 and 3. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 11th day of January, 2016.

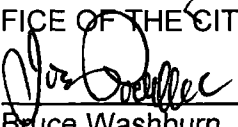
ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Carolyn Jagger, City Clerk

By: _____
W. J. "Jim" Lane, Mayor
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Joe Padilla, Deputy City Attorney

ATTACHMENT #1



The Scottsdale Dispensary

Resolution No. 10289
Exhibit 1
Page 1 of 1

9-UP-2015

**Stipulations for the Conditional Use Permit
For a Medical Marijuana Use
The Scottsdale Dispensary
Case Number: 9-UP-2015**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

OPERATIONS

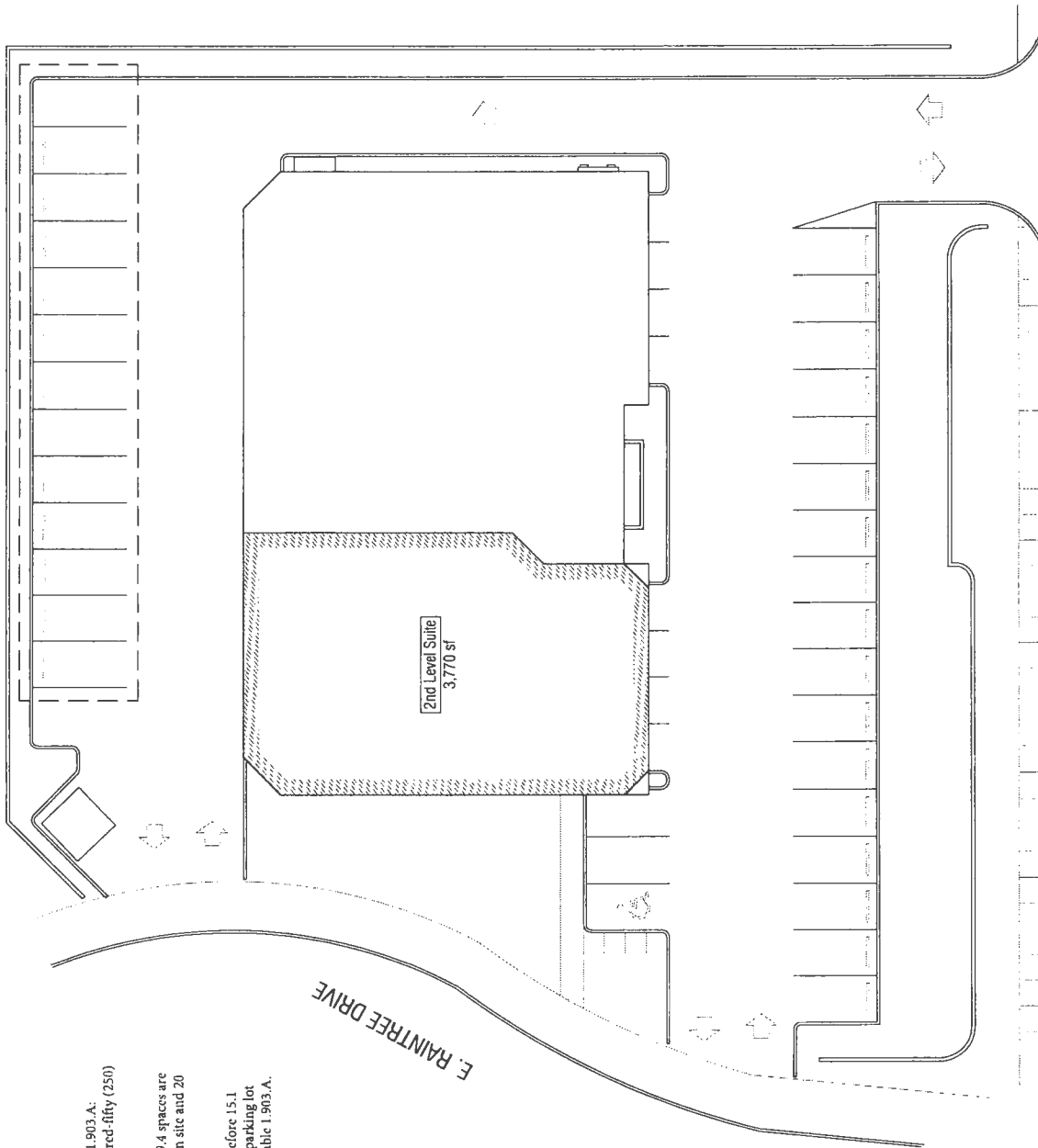
1. **CONFORMANCE TO SITE PLAN.** The location of the medical marijuana use on the property shall be in substantial conformance with the site plan provided by the applicant, with the city staff date of 8/20/15, and attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. **CONFORMANCE TO FLOOR PLAN.** The interior layout of the facility shall be in substantial conformance with the floor plan provided by the applicant, with the city staff date of 8/20/15, and attached as Exhibit B to Exhibit 2. Any proposed significant change to the conceptual floor plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. **PUBLIC SAFETY AND REFUSE CONTROL PLAN.** The operations of the Medical Marijuana Dispensary shall conform to the Public Safety and Refuse Control Plan approved by, and on record with, the Scottsdale Police Department and the Planning, Neighborhoods and Transportation Division. A copy of the approved Public Safety and Refuse Control Plan shall be maintained on-site. Within 10 days after a request by the City Manager or designee, the owner shall provide an update of the Public Safety and Refuse Control Plan to the Scottsdale Police Department and the Planning, Neighborhoods and Transportation Division. At least 10 days prior to any operational changes to the Medical Marijuana Dispensary that modify the requirements or contents of the Public Safety and Refuse Control Plan, the owner shall submit a revised Public Safety and refuse Control Plan to the Scottsdale Police Department and the Planning, Neighborhoods and Transportation Division. Any proposed amendments to the Public Safety and Refuse Control Plan are subject to approval by the Scottsdale Police Department and the Planning, Neighborhoods and Transportation Division.
4. **HOURS OF OPERATIONS.** Per the applicant's Operation Plan, the hours of operation for this facility shall be limited to:

| | Open to Customers | Close to Customers |
|-----------|-------------------|--------------------|
| Sunday | 10:00 AM | 7:00 PM |
| Monday | 10:00 AM | 7:00 PM |
| Tuesday | 10:00 AM | 7:00 PM |
| Wednesday | 10:00 AM | 7:00 PM |
| Thursday | 10:00 AM | 7:00 PM |

| | | |
|----------|----------|---------|
| Friday | 10:00 AM | 7:00 PM |
| Saturday | 10:00 AM | 7:00 PM |

ADMINISTRATIVE/PROCESS

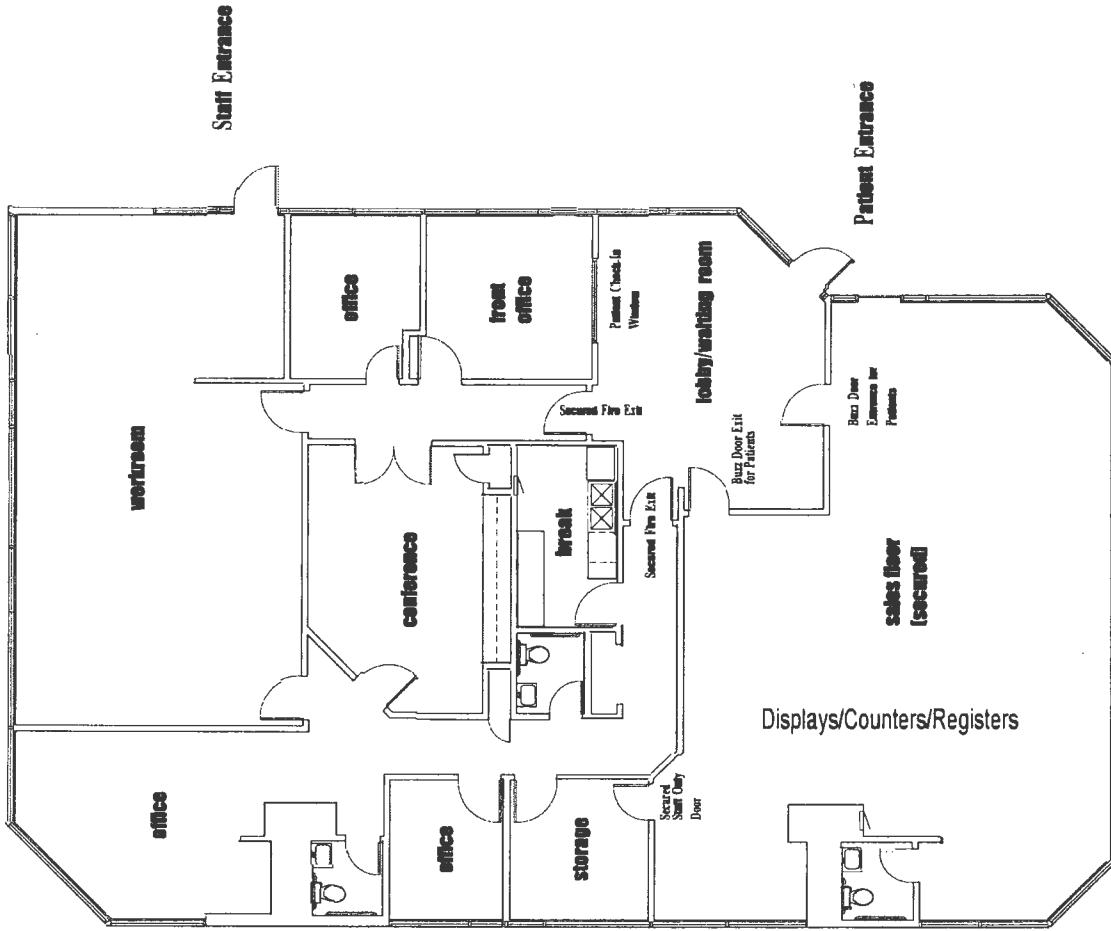
5. **TERM OF CONDITIONAL USE PERMIT.** This conditional use permit is valid for five (5) years, unless it is first amended or renewed.
6. **CONDITIONAL USE PERMIT ADMINISTRATIVE REVIEW.** Within ten (10) days after a request by the Zoning Administrator or designee, the owner shall submit a letter to the Zoning Administrator or designee demonstrating compliance with all stipulations. A deviation from any stipulations or change in the floor plan may be grounds for revocation of the Conditional Use Permit.
7. **CHANGES IN OWNERSHIP.** Within ten (10) days after a change in ownership, the owner shall provide notice to the Zoning Administrator in writing of any such ownership change.
8. **COMPLIANCE WITH STATE LAW.** The owner shall maintain in good standing all appropriate permits, licenses and certificates from the State of Arizona.



Parking Calculations comply with Table 1.903.A:
Office: One (1) space for every two-hundred-fifty (250)
square feet of gross floor area.

Entire Building is 7,344 sq. ft., therefore 29.4 spaces are
required. There are a total of 40 spaces on site and 20
spaces on Raintree Dr.

Medical Marijuana Use is 3,770 sq. ft., therefore 15.1
spaces are required. This is a shared use parking lot
with sufficient parking to comply with Table 1.903.A.



Floor Plan
Ver 1.02

Patients will enter in the patient entrance and will only be allowed in the lobby/waiting room and the main floor. The rest of the area is office area and is only accessible to staff.

The Patient will check in at the Check-In window and wait. A staff member will then take the patient to the waiting room. The patient will be seen by the staff member. The staff member rings up the patient at the registers and buzzes the patient out.

All Secured doors are secured using magnetic locking technology.

The Sales Floor and Lobby is approximately 1200 sq. ft. The remainder of the area will serve as our corporate offices.

ADDITIONAL CRITERIA FOR MEDICAL MARIJUANA USE

M. Medical marijuana use.

1. All operations are conducted within a completely enclosed building, in conformance with Arizona Revised Statutes, Title 36, Chapter 28.1, Arizona Medical Marijuana Act, and regulations issued thereunder, as amended.
2. The medical marijuana use is at least five hundred (500) feet from the following uses within the City limits:
 - a. Any residential use in a residential district shown on Table 4.100.A., or the residential portion of a Planned Community PC or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., and
 - b. Any elementary or secondary school.
3. The medical marijuana use is at least one thousand three hundred twenty (1,320) feet from the following uses within the City limits:
 - a. Medical marijuana caregiver cultivation, or
 - b. Another medical marijuana use.However, no separation between these uses is required in the Industrial Park District I-1 where a medical marijuana caregiver cultivation use or a medical marijuana use hold a state issued caregiver registry identification card and/or a nonprofit medical marijuana dispensary registration certificate under the same name or organization.
4. All distances are measured from the wall of the medical marijuana use nearest to the district(s) or use(s) indicated above, to the nearest property line of the district(s) or use(s) indicated above.
5. The property owner has provided a written exterior refuse control plan, subject to City approval.
6. The property owner has provided a written public safety plan, subject to City approval.
7. The hours of operation for a medical marijuana use that provides, shares, exchanges, sells, or dispenses medical marijuana are no earlier than 6:00 a.m. and no later than 7:00 p.m.
8. There is no drive-through service, take-out window, or drive-in service.

Scottsdale Dispensary Application Narrative

We are applying to move our current dispensary to the Scottsdale Airpark per the Arizona Department of Health Services rules and regulations and the Arizona Medical Marijuana Act. We have had our Dispensary Registration Certificate since August 2012 and are currently operating in Mayer, Arizona. Per the Arizona Department of Health Services Rules and Regulations, we are able to move our dispensary to Scottsdale no sooner than August of 2015. We will be making no changes to the exterior of the building with the exception of City approved signage.

Business Operations

CSI Solutions operates on a non-profit basis and is 100% compliant with all rules and regulations set forth by the AZDHS and the AMMA. CSI Solutions has a history of working with the AZDHS to help them develop several rules that dispensaries must now follow.

Our Dispensary is not a retail operation, as we are only able to help designated patients with cards issued by the AZDHS. We are more like a medical office than a retail location. Our facility will have state of the art security and point of sale technology, thus ensuring maximum traceability of medicine. There will be video surveillance on the entire facility and parking lot in excess of the requirements set forth by the AZDHS. All secured doors are controlled using magnetic locking technology and can only be opened by authorized personnel.

We will maintain a security guard on site at all times the facility is open. The security guard will patrol the parking lot as well as the dispensary to ensure the safety of patients and staff.

Very little product will be stored at the facility. We have a cultivation facility that we will store the vast majority of our product. Product will be brought to the facility as needed.

There is sufficient parking at the site as there are 40 spaces on site and 20 spaces adjacent to the building on Raintree.

Patient Visit Illustration

At the Scottsdale Dispensary, a qualified patient will enter the dispensary via the patient entrance. The patient will check-in at the patient check-in window and wait in the waiting area for a staff member to buzz them in to the sales floor. Once on the sales floor, the patient will be able to speak with a staff member and decide what to purchase. The registers are at the back of the sales floor and after the patient completes their transaction, they are buzzed out into the lobby where they are able to exit.

The flow is clockwise and will allow for the patient to be able to get in and out quickly. The average patient will be in and out within 15 minutes. The only furniture for patients will be in the lobby/waiting area.

Conditional Use Permit Criteria

This site meets or exceeds the conditional use permit criteria under Section 1.401.

1. The use will not create damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

The Scottsdale Dispensary uses state of the art air cleaning and odor eliminating systems. In accordance with the current regulations, the Scottsdale Dispensary will not do any cultivation at this location. We have a cultivation site outside of the City of Scottsdale where all of our cultivation takes place.

2. The use will not create an impact on surrounding areas resulting from an unusual volume or character of traffic.

The location has sufficient parking available for patients and staff. There will not be any unusual volume or any change in the character of traffic to this property.

3. The use is reasonably compatible with the types of uses permitted in the surrounding areas.

The location is zoned I-1. There is currently one other Medical Marijuana Facility (Pure Bliss) located in the area and at least one other Dispensary applying for a conditional use permit for this use in the airport.

4. The additional conditions specified in Section 1.403, as applicable, have been satisfied.

This location meets or exceeds all other zoning requirements for the City of Scottsdale. The property is zoned I-1. It is greater than 500 feet away from all protected uses (public and private schools, R-1, R-2 and M-H zoned areas) and is greater than 1320 feet away from all other Medical Marijuana Businesses and applicants.

5. The additional conditions specified in Section 1.403.M, as applicable, have been satisfied.

This location meets or exceeds all zoning requirements for the City of Scottsdale as described below:

- a. All operations are conducted within a completely enclosed building, in conformance with Arizona Revised Statutes, Title 36, Chapter 28.1, Arizona Medical Marijuana Act, and regulations issued thereunder, as amended.
- b. The medical marijuana use is at least five hundred (500) feet away from any residential use in a residential district shown on Table 4.100.A., or the residential portion of a Planned Community PC or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., and any elementary or secondary school.
- c. The medical marijuana use is at least one thousand three hundred twenty (1,320) feet from any Medical marijuana caregiver cultivation, or any other medical marijuana use.
- d. All distances are measured from the wall of the medical marijuana use nearest to the district(s) or use(s) indicated above, to the nearest property line of the district(s) or use(s) indicated above.
- e. The property owner has provided a written exterior refuse control plan, subject to City approval.
- f. The property owner has provided a written public safety plan, subject to City approval.

- g. The hours of operation for a medical marijuana use that provides, shares, exchanges, sells, or dispenses medical marijuana are no earlier than 6:00 a.m. and no later than 7:00 p.m.
 - h. There is no drive-through service, take-out window, or drive-in service.
- 6. All operations at the Dispensary will be conducted within the facility and in compliance with ARS, Title 36, Chapter 28.1.
Our Dispensary has always operated in total compliance with ARS, Title 36, Chapter 28.1 and will continue to do so.
- 7. The exterior refuse control plan as approved by the Arizona Department of Health Services.
The Dispensary currently has a plan for waste removal that has been approved by the Arizona Department of Health Services. The plan includes strict documentation of any and all waste removal. The waste is placed in a marked and locked container inside the facility. The waste is mixed with a proprietary formula that destroys any THC and renders the material useless. The material is then picked up on a weekly basis and removed from the facility and destroyed in accordance with generally accepted waste disposal methods.
- 8. The facility has a public safety plan in place.
The location is located in an area zoned I-1 and is surrounded by similar uses. We have submitted a security plan to the Scottsdale Police Department to ensure public safety. This plan include several items, including hours of operation, security guard on site, etc.
- 9. The facility will operate within the hours specified by the City.
Our hours of operation will be from 10am to 7pm. This is in full compliance with the Scottsdale zoning regulation which limit the hours of operation between 6am and 7pm.
- 10. The facility has no drive-through service, take-out window, or drive-in service.
The facility will comply with all City ordinances. We will not allow a drive-through service, drive-in service, or a take-out window.



The Scottsdale Dispensary

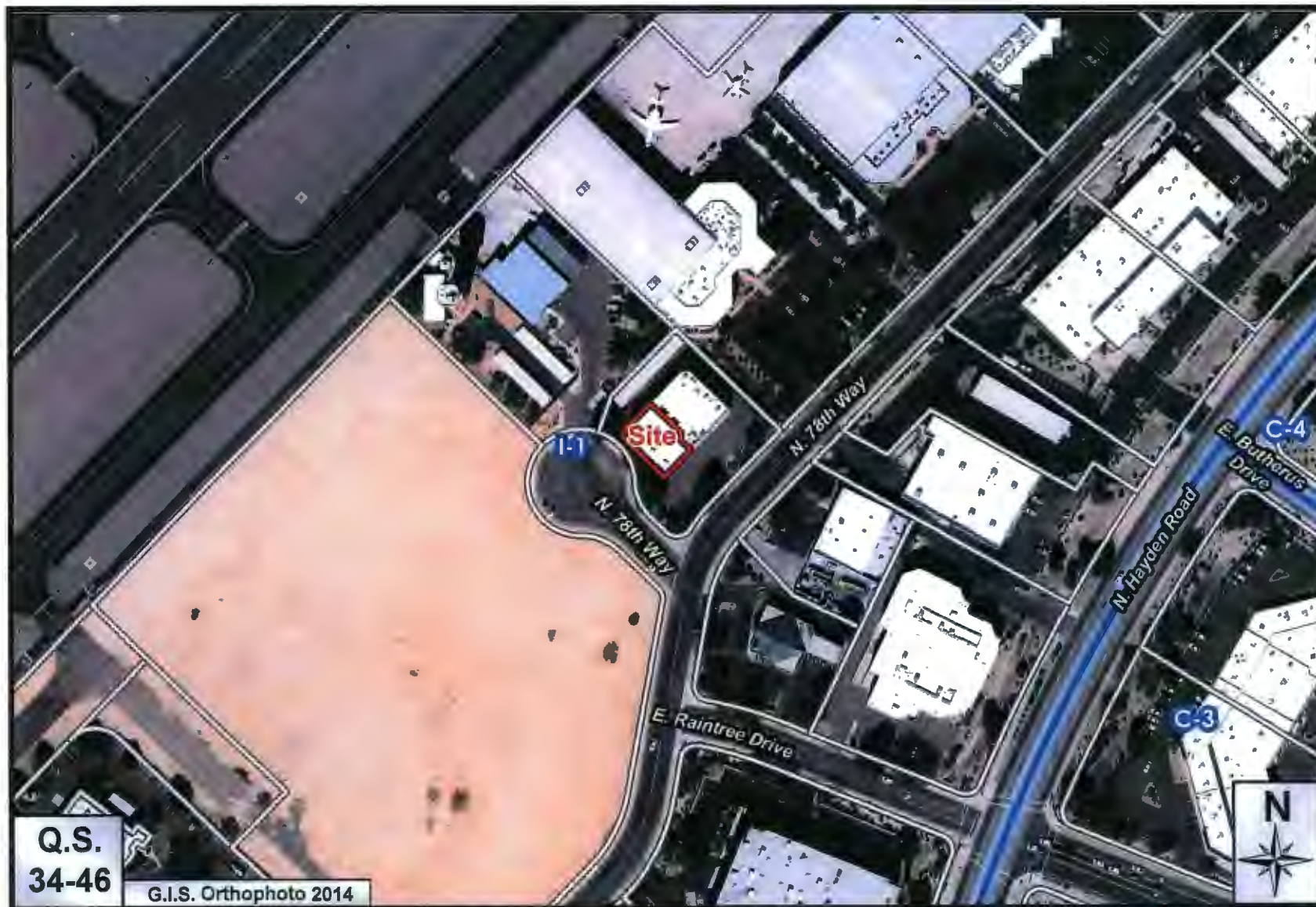
9-UP-2015

ATTACHMENT #3



The Scottsdale Dispensary

9-UP-2015



The Scottsdale Dispensary

9-UP-2015

ATTACHMENT #4

CITY OF SCOTTSDALE

Public Safety and Refuse Control Plan

For Medical Marijuana Facilities

Please indicate by Circling: Dispensary Cultivation, or BothScottsdale Police Department, 3700 North 75th Street, Scottsdale, AZ 85251

Phone: 480-312-5000

City of Scottsdale Current Planning, 7447 E. Indian School #105, Scottsdale AZ 85251

Phone: 480-312-7000

Project # 427-PA-201⁵X or Case # ____-UP-2011

Assigned Planner:

Bryan Cluff

Police Detective:

John Miller

Facility Name:

Pinnacle Dispensary

Facility State I.D. Number:

0000008DCJ00257791

Address:

14980 N 78th Way Ste 204-207

Business Phone:

480 209 6424

Business FAX:

480 323 2730

Maximum Occupancy:

100

Effective Date of the Plan:

9/1/15

Date of Plan Review:

July 8th, 2015

Use Permit Issue Date:

Contact Person (1):

Michael Colburn

Home Phone:

480 209 6424

Contact Person (2):

Darryl DeSantis

Home Phone:

480 800 9812Jgm

Purpose of the Plan

To address security measures, maintenance, waste management and operations for a facility that requires a Security, Maintenance and Operations Plan pursuant to Scottsdale Revised Codes. The applicable uses are as follows: Medical Marijuana Dispensary, Medical Marijuana Cultivation and Medical Marijuana Processing, all of which require a Conditional Use Permit. The contents of this plan will address the listed concerns as well as community concerns regarding:

- Compatibility with surrounding structures and uses
- Dispensary security and patron safety
- Waste disposal measures related to the dispensing, cultivation or processing of the product

It is the intent of the City of Scottsdale to provide an environment that enhances the safeguarding of property as well as public welfare and to limit the need for law enforcement involvement.

The Permittee agrees that successful execution and enforcement of this Plan are a required condition of the use permit. Termination, cancellation, deviation or non-approval of the Plan constitutes a breach of the Plan and could result in the revocation of the use permit.

Operations and Hours

1. Permittee: CSI Solutions, Inc dba Pinnacle Dispensary
Type of Organization: ☒ Arizona Corporation ☐ Corporation
☐ Sole Proprietorship ☐ LLC
☐ Partnership ☐ Other
2. Managing Agents Name: Michael Colburn
Title: Director
Address: 1817 E Southern Ave Ste 200, Tempe, AZ 85282
Phone Numbers: 480 209 6424
Fax or Other Numbers: 480 323 2730 (Fax)
3. Business Owner(s) (if different than Managing Agent) Name, Address, Phone:

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4. Property Owner or Property Manager (if different from Managing Agent)
Name, Address, Phone: Premier Arizona Rentals, LLC 480 283 7989
6131 Melbury Way
Vernon, Ca. 90058

5. Hours of Operation:

| | Open | Closed |
|-----------|------|--------|
| Monday | 10am | 7pm |
| Tuesday | 10am | 7pm |
| Wednesday | 10am | 7pm |
| Thursday | 10am | 7pm |
| Friday | 10am | 7pm |
| Saturday | 10am | 7pm |
| Sunday | 10am | 7pm |

6. Cooperation/Complaints/Concerns:

Permittee will maintain communications with establishments located on and adjacent to the premises, and with residents and other businesses that may be affected by patrons or operations of the Permittee. Permittee designates the following person to receive and respond to concerns or complaints from other residents or businesses:

Michael 14480 N 7th Way Ste 204
Name: Colburn Address: Scottsdale, AZ 85260 Phone: 480 209 6424

Permittee, managing agents, on-duty managers, supervisors and security personnel will cooperate closely with Scottsdale Police, City of Scottsdale Code Enforcement staff or other City staff as well as business and residential neighbors in addressing and investigating complaints, criminal acts, refuse issues and any other concerns.

Security and Maintenance

Security Attire

- Security personnel must be readily identifiable to police, patrons, and other employees to ensure the safety of the security staff when engaged with patrons.
- If on-site security personnel are utilized, they should wear an appropriate uniform-style shirt with the word "security" on both the front and back, in two

Jgm

(2) inch lettering and clearly visible. During cold weather, a jacket with the same inscription should be worn.

Security Officer Responsibilities

The Permittee or management must clearly delineate the below responsibilities to all new security personnel and ensure these responsibilities are explained and understood.

- Civilian Security Officers will be responsible for patrolling the full property of the facility during all hours when patrons are in the facility, outside the facility, and in the facility parking areas.
- The Permittee warrants that there will be a minimum of 1 uniformed security officer(s). (Wearing the above-described uniform). The following responsibilities shall be agreed upon and adhered to:
 1. 1 Security officer(s) will be responsible for roaming the interior of the business and identifying hazards, problems, and maintaining patron safety.
 2. 1 Security officer(s) will be responsible for conducting roaming patrol of the exterior in an effort to prevent criminal behavior, maintain the peace and prevent refuse issues. This patrol shall include all parking areas to prevent a gathering of patrons during business hours and up to thirty (30) minutes after closing.
 3. 1 Security officer(s) will be responsible for ensuring that no persons are consuming marijuana on the dispensary property, or on adjacent properties.
- In addition, security officers will report all acts of violence to management personnel, complete a written report, log the act of violence, and contact Scottsdale Police Department immediately. Unreported acts of violence may result in revocation of the Permittee's Conditional Use Permit. Facility management, company members, corporate officers/shareholders, or facility ownership has the ultimate responsibility for the recording of the act of violence, logging of the act of violence, and reporting the act of violence to the Police Department and the Arizona Department of Health Services.

Management Responsibilities

The Permittee must clearly delineate the below responsibilities to all managers, assistant managers, and person(s)-in-charge and ensure these responsibilities are understood and followed.

- The manager(s) shall ensure that all employees, security staff and off-duty officers employed by the facility be trained and knowledgeable about the contents of this plan. The following shall be agreed upon and adhered to:
 1. There will be a minimum of 1 manager(s) available on the premises during hours of operation.
 2. If security personnel are utilized, at least one manager shall be identified as the "Security Manager" for the facility and be responsible for ensuring that a safe environment exists, for the supervision of all security personnel and that all security personnel as identified here shall meet or exceed the requirements established by A.R.S. 32-2621



through A.R.S. 32-2636, as amended, relating to security personnel and guards, and any regulation issued pursuant thereto.

3. At least one security manager will be on duty until 30 minutes after closing or the last security officer is off duty, whichever occurs last.

Uniformed Sworn Officer Responsibilities:

If off-duty law enforcement is used for security, it is the responsibility of the Permittee or management to clearly delineate the following responsibilities, which include at a minimum the following:

1. Conduct traffic control as needed
2. Assist civilian security officer(s) in removal of disorderly and/or impaired patrons and maintain the peace outside the establishment.
3. If necessary, patrol the exterior portions of the business to maintain the peace as well as prevent criminal acts.

Parking

- In order to reduce criminal activity that negatively affects the nearby businesses or residential, the Permittee is responsible for the designated parking area to include any lots used by the Permittee's patrons and employees.
- It is the Permittee's responsibility to ensure that parking areas utilized by patrons and employees will be routinely patrolled so parking areas are not used: as a gathering place for use or consumption of medical marijuana or spirituous liquor, for other violations of state or city law or for acts of violence or disorderly conduct.

Refuse Plan

- It is the Permittee's responsibility to ensure refuse containers are properly used and the area in and around the business is kept clean. Failure to do so will result in an investigation and possible citation from the City of Scottsdale Code Enforcement or other governmental agencies.
- Waste associated with the medical marijuana, including seeds, stems, leaves, oils, etc. shall be disposed of in accordance with Title 36, Chapter 28.1 of the Arizona Revised Statutes and/or Title 9, Chapter 17, Article 3 of the Arizona Department of Health Services.

Establishment of Records

- In addition to those requirements spelled out in Title 9, Chapter 17, Article 3 of the Arizona Department of Health Services, the Permittee shall retain all records related to the operation of the establishment for a period of no less than 2 years. Records include all audio recordings, video recordings, written receipts, invoices and evidence of any transaction occurring within or without the establishment that are related to the establishment.
- Records may be maintained at an off-site location, but must be produced, if requested by any law enforcement officer, within 24 hours.
- Failure to maintain records for a minimum of 2 years may result in revocation of the Conditional Use Permit.

- Failure to produce records subsequent to a written or verbal request by any law enforcement officer within 24 hours may result in revocation of the Conditional Use Permit.

Physical Security

It is the Permittee's responsibility to utilize the following security measures throughout the property:

- Video Surveillance
 - In addition to those requirements spelled out in Title 9, Chapter 17, Article 3 of the Arizona Department of Health Services, the Permittee must install and utilize 24-hour video surveillance and hardened video lines that record to a secure or off-site location, and that the Permittee can provide to the Arizona Department of Health Services or Scottsdale Police Department upon request.
 - Video surveillance must record all persons who enter the facility, persons who submit registry identification cards, and the registry identification cards.
 - Video surveillance must cover all interior patron areas and exterior parking areas.
- Audible and Silent Alarms
 - In addition to those requirements spelled out in Title 9, Chapter 17, Article 3 of the Arizona Department of Health Services, the Permittee must install and utilize audio and silent monitored alarms and must obtain the required City of Scottsdale alarm permits.
- Physical Security Measures
 - The Permittee must develop a plan to address all aspects of physical security for the facility, including bollards to prevent vehicle intrusions into the facility, alarm security and written risk assessment by police personnel.
- Access to Employee Areas
 - The Permittee must utilize coded security doors that restrict access to any employee-only areas.
- Vending Machines
 - Vending machine operation for dispensing of product is restricted to the times when a manager or assistant manager is present and the facility is open for business.
- Lighting
 - All portions of the establishment and patron parking areas will be sufficiently illuminated, and the lighting will be consistent with the City Policy for Exterior and Site Lighting.

Enforcement of Security Plan

Violations of this Security Plan will be enforceable by City of Scottsdale Police Officers and/or Code Enforcement employees and may constitute grounds for revocation of applicable use permits relating to the facility.

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Violation, amendment, revocation, as defined in Scottsdale City Zoning Code Sec. 1.402.

Conditional use-permits, which have been approved by the City Council, shall be subject to the following procedures and criteria regarding any violation, amendment, or revocation.

- The violation of any condition imposed by the conditional use permit shall constitute a violation of this ordinance and shall be subject to the requirements of Section 1.1400 et seq.
- Conditional uses shall be developed in conformance to the approved plans as determined by the Zoning Administrator. An amendment to a conditional use permit is required before implementation of any material change in the scope and nature of an approved conditional use, material change in any conditions or stipulations to a conditional use permit or material change in the physical size, placement or structure of property subject to a conditional use permit. The Zoning Administrator shall have the discretion to determine if a proposed change warrants an amendment. An amendment must be approved as provided in Section 1.400 et seq. for the approval of conditional use permits.
- The Zoning Administrator may recommend to the City Council and the City Council may affect revocation of a conditional use permit pursuant to Section 1.402 of the Scottsdale Zoning Code for acts including but not limited to:
 1. A violation of the Plan.
 2. Violation of the conditions of the Use Permit.
 3. Violation of Scottsdale ordinances or law.
 4. Repeated acts of violence or disorderly conduct as reflected by police calls for service or offenses occurring on premises utilized by patrons of the Permittee, or failure to report acts of violence
 5. Failure of the Permittee to take reasonable steps to protect the safety of persons entering, leaving or remaining on the premises when the Permittee knew or should have known of the danger to such person, or the Permittee fails to take reasonable steps to intervene by notifying law enforcement officials or otherwise to prevent or break up an act of violence or an altercation occurring on the premises or on premises utilized by patrons and employees of the Permittee when the Permittee knew or reasonably should have known of such acts of violence or altercations.
 6. Any enlargement or expansion of the premises, plan of operation or program format without appropriate approval from the City.
 7. Misrepresentations or material misstatements of the Permittee, its agents or employees.

Dissemination of the Security Plan

- A copy of this security plan must be provided to each security officer, off-duty sworn law enforcement officer, manager(s) and assistant manager(s) employed by the permittee.



- A reading log will be maintained and will be signed by each of the above persons, stating they have read and understood this plan. Each security employee must read the plan once per year, or when there are any changes to the plan.
- A current copy of this plan will be maintained on the premises at all times, and a copy of this plan must be made available upon request of any code enforcement officer or police officer.
- Failure to conform to this plan will be considered a violation of the use permit.

Termination of the Plan

- This plan terminates on the date that the permittee's use permit terminates.
- An annual review of this plan may be conducted by City staff and revisions may be required.

Ownership Disclosure, AZ DHS Approval,
AZ DHS Registration Certificate

Enclosures

- ☒ Addendums attached _____
☒ Refuse Plan (Must Be Attached)

APPLICANT/MANAGEMENT:

Name: CSI Solutions, Inc.
Address: 1817 E Southern Ave #206, Tempe AZ 85282
Phone: 480 209 6424
Date: 6/23/15
Signature: C. Thibault Director (CSI Solutions, Inc)

The Scottsdale Police Department has limited its review to the details of this Security Plan and takes no position regarding the applicants' compliance with DHS requirements or Arizona Criminal Law.

APPROVED BY:

Detective: J. Miller #579
Phone: 480.312.8333
Date: July 8th, 2015
Signature: J. Miller

REFUSE PLAN

The Dispensary currently has a plan for medicine waste ("waste") removal that has been approved by the Arizona Department of Health Services.

The plan includes strict documentation of any and all waste removal. This documentation is available upon request and is stored both on-site and on off-site secure servers.

All waste is placed in clearly marked ("Hazardous Material") and locked containers inside the facility. These containers are located in areas of the facility that only authorized personnel have access. Only the Manager and Owners have a key to the locked containers. Patients do not access to the area where these locked containers are located. The waste is mixed with a proprietary formula that destroys any THC and renders the material useless. The material is then picked up on a weekly basis (minimum), removed from the facility and destroyed in accordance with generally accepted waste disposal methods.

Employee handling of waste: There is very little waste in the dispensary, but there are instances that there is waste. When such an instance occurs, the employee shall notify the manager on duty that there is waste. The waste must be accurately documented in the Dispensary's waste removal log and placed in the waste receptacle marked "Hazardous Waste". The Manager ensures that the proprietary mixture that destroys THC is applied to the material prior to being placed in the receptacle. This receptacle is locked and only the Manager and the Owners have keys to these waste receptacles.

Security Procedure to ensure all waste is secure prior to pick up: All waste receptacles for medicine waste are clearly labeled "Hazardous Material" and are locked containers. The only personnel that have keys to these containers are the Dispensary Managers and the Owners. The Manager will coordinate the weekly pick up of waste and ensure that all waste has been properly documented prior to pick up. These weekly pick-ups of waste are to be on a random schedule and the Manager will coordinate to ensure this.

A handwritten signature in black ink, appearing to be 'JDM', is located in the bottom right corner of the page.

CSI Solutions, Inc.

C. Michael Colburn
Director
50% Ownership

Daryll DeSantis
Director
50% Ownership

um

**Arizona
Department of
Health Services**

CSI Solutions, Inc
DBA: Arizona Grass Roots Dispensary
10580 S. State Route 69, Mayer, Arizona 86333

APPROVAL TO OPERATE

THIS CERTIFICATE IS NOT TRANSFERABLE

Registration Certificate Identification Number: 0000008DCJJ00257791

Issue Date: August 2, 2013

Expiration Date: August 7, 2015

This dispensary has been approved to cultivate medical marijuana at an offsite location in Arizona

(see copy of cultivation site's Approval to Operate on file).

A Certificate for Approval to Operate a dispensary and, if applicable, a dispensary's cultivation site, issued by the Arizona Department of Health Services pursuant to A.R.S. Title 36, Chapter 28.1 and A.C.C. Title 9, Chapter 17 does not protect the holder from legal action by local, city, state, or federal authorities, including possible criminal prosecution for violations of federal law for the sale, manufacture, distribution, use, dispensing, possession, etc. of marijuana. The acquisition, possession, cultivation, manufacturing, delivery, transfer, transportation, supplying, selling, distributing, or dispensing medical marijuana under state law is lawful only if done in strict compliance with the requirements of the State Medical Marijuana Act ("Act"), A.R.S. Title 36, Chapter 28.1 and A.C.C. Title 9, Chapter 17. Any failure to comply with the Act may result in revocation of the Registration Certificate issued by the Arizona Department of Health Services, and possible arrest, prosecution, imprisonment, and fines for violation of state drug laws. The State of Arizona, including but not limited to the employees of the Arizona Department of Health Services, is not facilitating or participating in any way with my acquisition, possession, cultivation, manufacturing, delivery, transfer, transportation, supplying, selling, distributing, or dispensing medical marijuana.



Will Humble, Director

WHT
Amended 11.21.2014

**Arizona
Department of
Health Services**

CSI Solutions, Inc.

DBA: Arizona Grass Roots Dispensary

10580 S. State Route 69, Mayer, Arizona 86333

The dispensary applicant listed above has been issued a Medical Marijuana Dispensary Registration Certificate. This Registration Certificate is not an approval to operate. The holder is authorized to apply for an Approval to Operate in the State of Arizona. An application for Approval to Operate must be submitted, along with items described in A.A.C. R9-17-305, no later than 60 days prior to the Registration Certificate expiring. This certificate has been issued under the authority of Title 36, Chapter 28.1, Arizona Revised Statutes and pursuant to Title 9, Chapter 17, Article 3, Department of Health Services' rules and regulations.

THIS CERTIFICATE IS NOT TRANSFERABLE

Registration Certificate Identification Number: 0000008DCJJ00257791

Issue Date: August 7, 2012

Expiration Date: August 7, 2015

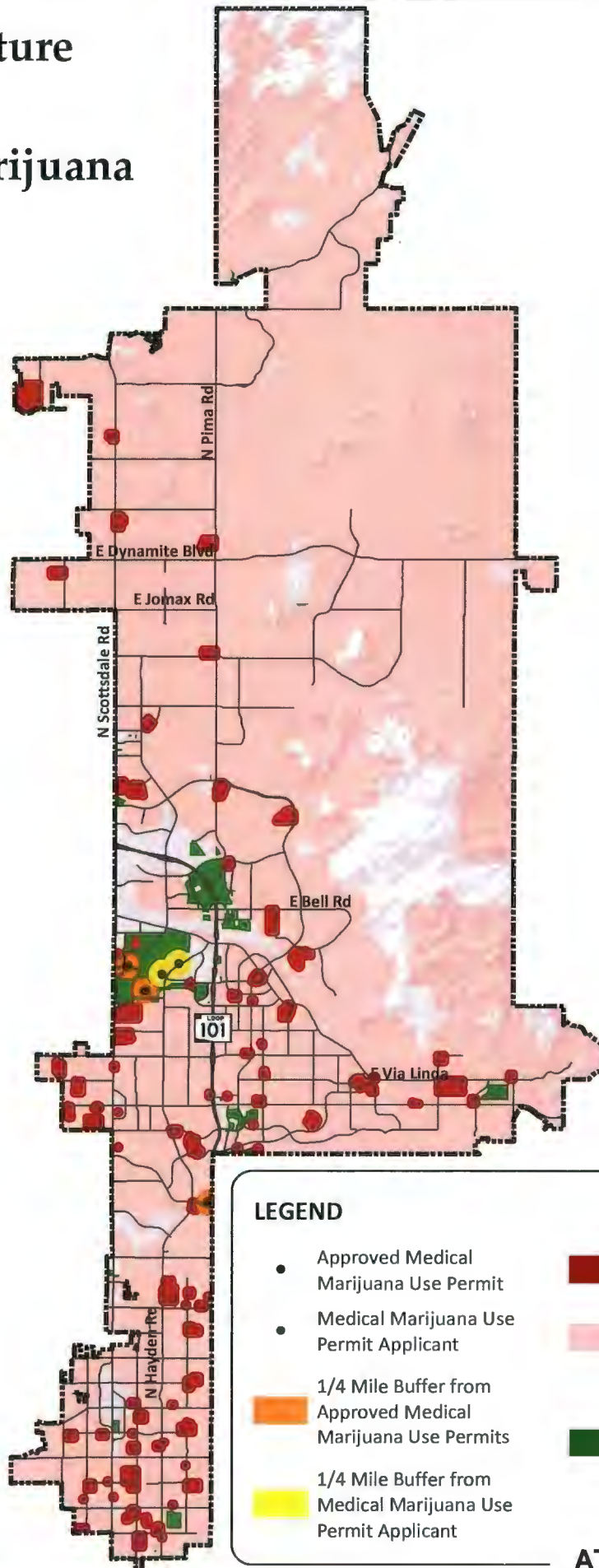
A Registration Certificate issued by the Arizona Department of Health Services pursuant to A.R.S. Title 36, Chapter 28.1 and A.C.C. Title 9, Chapter 17 does not protect the holder from legal action by local, city, state, or federal authorities, including possible criminal prosecution for violations of federal law for the sale, manufacture, distribution, use, dispensing, possession, etc. of marijuana. The acquisition, possession, cultivation, manufacturing, delivery, transfer, transportation, supplying, selling, distributing, or dispensing medical marijuana under state law is lawful only if done in strict compliance with the requirements of the State Medical Marijuana Act ("Act"), A.R.S. Title 36, Chapter 28.1 and A.A.C. Title 9, Chapter 17. Any failure to comply with the Act may result in revocation of the Registration Certificate issued by the Arizona Department of Health Services, and possible arrest, prosecution, imprisonment, and fines for violation of state drug laws. The State of Arizona, including but not limited to the employees of the Arizona Department of Health Services, is not facilitating or participating in any way with my acquisition, possession, cultivation, manufacturing, delivery, transfer, transportation, supplying, selling, distributing, or dispensing medical marijuana.

THE ARIZONA MEDICAL MARIJUANA ACT DOES NOT AUTHORIZE THE HOLDER OF A DISPENSARY REGISTRATION CERTIFICATE TO CULTIVATE, POSSESS, OR SELL MEDICAL MARIJUANA PRIOR TO RECEIVING APPROVAL TO OPERATE FROM THE DEPARTMENT.

**THE APPLICANT AGREES NOT TO OPERATE THE DISPENSARY UNTIL THE DISPENSARY IS INSPECTED AND THE APPLICANT OBTAINS
APPROVAL TO OPERATE FROM ADHS.**


Will Humble, Director

Potential Future Locations of Medical Marijuana Uses



LEGEND

- Approved Medical Marijuana Use Permit
- Medical Marijuana Use Permit Applicant
- 1/4 Mile Buffer from Approved Medical Marijuana Use Permits
- 1/4 Mile Buffer from Medical Marijuana Use Permit Applicant

- 500' Buffer from Existing Schools
- 500' Buffer from Residential Areas
- Potential Future Locations of Medical Marijuana Uses:**
- Zoning Codes I-1, C-O, and SC with No Intersecting Buffers

C. Michael Colburn
CSI Solutions, Inc.
10580 St Rt 69
Mayer, AZ 86333
May 5, 2015

«AddressBlock»

RE: 14980 N 78th Way NEIGHBORHOOD NOTIFICATION LETTER

Dear «Owner»:

I am writing to inform everyone in the neighborhood that we are in the process of obtaining a conditional use permit (CUP) from the City of Scottsdale. This CUP will authorize us to operate a Medical Marijuana Dispensary at 14980 N 78th Way, Scottsdale, AZ 85260.

The location is zoned I-1 and meets all the zoning requirements for this use set by the City of Scottsdale. The space is approximately 3500 sq-ft. The exterior of the building will not change with the exception of City approved signage and security cameras.

An open house will be held at the Scottsdale Arabian Library on May 28, 2015 between 6:00pm and 7:00pm. The address for the Arabian Library is 10215 E McDowell Mountain Ranch Road, Scottsdale, AZ 85259. Please feel free to come by and meet your new neighbors. We will be happy to answer any questions and address any concerns that you may have.

Contact:

| | | |
|--------------------|----------------------|---------------|
| C. Michael Colburn | Dispensary Principal | 928.227.2658 |
| Greg Bleumberg | City of Scottsdale | 480.312.4306. |

We look forward to meeting and hearing from you all!

Sincerely,

C. Michael Colburn
CEO CSI Solutions, Inc.

| Owner | MAIL_ADDR1 | MAIL_ADDR2 | MAIL_CITY | MAIL_STATE | MAIL_ZIP | MAIL_COUNTRY | APN |
|--|---------------------------------|------------|------------------|------------|-----------|--------------|-----------|
| SCOTTSDALE CITY OF | 3939 N DRINKWATER BLVD | | SCOTTSDALE | AZ | 85251 | USA | 21555001C |
| NUGENT WILLIAM L | 4653 CARMEL MTN RD STE 308-221 | | SAN DIEGO | CA | 92130 | USA | 21555003A |
| DOUGHTEN JESSE FRANK/LYNN SHIRLEY TR | 10235 E COCHISE DR | | SCOTTSDALE | AZ | 85258 | USA | 21556314 |
| DUNLAP D S TR | 16897 ALGONQUIN ST STE A | | HUNTINGTON BEACH | CA | 92649 | USA | 21555010 |
| HARDY PROPERTIES LLC | 4207 E PALO VERDE DR | | PHOENIX | AZ | 85018 | USA | 21555015 |
| ESQUERA DEVELOPMENT LLC | 7248 S HARL AVE | | TEMPE | AZ | 85283 | USA | 21555023 |
| FIRST INTERNATIONAL BANK & TRUST | 1628 N HIGLEY RD | | GILBERT | AZ | 85234 | USA | 21555024A |
| JUSTUS LIMITED PARTNERSHIP | PO BOX 1287 | | NORTHBROOK | IL | 60065 | USA | 21555024B |
| DPMG HAYDEN LLLP | PO BOX 14055 | | PALM DESERT | CA | 92255 | USA | 21555025 |
| PARAGON INDUSTRIES II INC | 15010 N HAYDEN RD | | SCOTTSDALE | AZ | 85260 | USA | 21555026A |
| PRESSON SCOTTSDALE LLC | 2122 E HIGHLAND AVE STE 400 | | PHOENIX | AZ | 85016 | USA | 21555026B |
| R3T HOLDINGS LLC/WEST SCOTTSDALE AIRPARK LLC | 3131 E CAMELBACK RD SUITE 310 | | PHOENIX | AZ | 85016 | USA | 21555035 |
| KNIGHT-DAME LLC | 20225 N SCOTTSDALE | | SCOTTSDALE | AZ | 85255 | USA | 21555036 |
| SOUTHWEST JET CENTER LLC | 22633 RIVERA DE | | LAGUNA BEACH | CA | 92651 | USA | 21555037 |
| SCOTTSDALE CITY OF | 7447 E INDIAN SCHOOL RD STE 205 | | SCOTTSDALE | AZ | 85251 | USA | 21555039 |
| PREMIERE ARIZONA RENTALS LLC | 14980 N 78TH WY STE 206 | | SCOTTSDALE | AZ | 85260 | USA | 21556224 |
| JPSL LLC | 7730 E REDFIELD RD BLDG 2 | | SCOTTSDALE | AZ | 85260 | USA | 21556243 |
| SAMSON PROPERTIES FUND II LIMITED PARTNE | PO BOX 1649 | | DEWEY | AZ | 863271649 | USA | 21556244 |
| HANSEN DONALD C/JOAN C TR | 6598 EVENING GLOW DR | | SCOTTSDALE | AZ | 85262 | USA | 21556245 |
| GLASSINGER REVOCABLE LIVING TR ETAL | 324 E 200 SOUTH | | JEROME | ID | 83338 | USA | 21556247A |
| BOEING V LLC | 3131 E CAMELBACK RD SUITE 310 | | PHOENIX | AZ | 85016 | USA | 21556247B |

OPEN HOUSE MEETING

Open house was held on May 28th, 2015 at the Scottsdale Library Room 105 from 6pm to 7pm.

The attendees of the Open House were Daryll Desantis, Michael Colburn, and Jimmy Leaf.

There were no issues or concerns brought up at the Open House.

Three property owners responded to our invitation to the Open House, but none of them participated in the Open House. The letters are attached. The first letter from West Scottsdale Airpark, LLC states that there is no community benefit by having our dispensary at this location. We disagree. The patients of Scottsdale need access to medicine and therefore that alone benefits the community. The second letter is from Boeing V, LLC. They believe that their property value will degrade and that they are worried about marijuana users visiting or hanging out in the parking lots and other common areas. In other areas of the State, the property values have actually increased rather than decreased. The DHS specifically prohibits the types of activities that they are concerned about. Third and final letter was sent by R3T Holdings, LLC and was the exact same letter, word for word, sent by Boeing V, LLC and was signed by the same person, Tom Tait. Again, other property values in the State have actually increased due to the presence of a dispensary. We are unaware of a single property in the State that has decreased in value due to a dispensary being located nearby. The other concerns are addressed by ADHS rules that specifically prohibit patients from loitering in or near the property.



Community Input Certification

CASE NO: 427-PA-2015

PROJECT LOCATION: 14980 N 78th Way

COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

| DATE | NAME (Person, Organization, Etc. and Address) | TYPE OF CONTACT | | |
|------|---|-----------------|-------|--------|
| | | Meeting | Phone | Letter |
| 5/28 | Daryll DeSantis | X | | |
| 5/28 | Michael Colburn | ✓ | | |
| 5/28 | Jimmy Leaf | ✓ | | |
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| | | | | |
| | | | | |

A. Michael Colburn
Signature of owner/applicant

5/28/15
Date

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Update to Citizen Review Report

One additional comment has been received by the City of Scottsdale. This comment was received via email and is attached. The comment included patently false statements. CSI Solutions has always operated in full compliance with all AZDHS rules and regulations. CSI has worked hand in hand with AZDHS to develop rules, not break them.

Cluff, Bryan

From: adam.bierman1955@gmail.com
Sent: Thursday, July 30, 2015 3:07 PM
To: Cluff, Bryan
Subject: dispensary - 14980 N 78th Way



Dear Planning and Zoning, I am writing to you today regarding marijuana in Scottsdale. I am a 35 year resident of this city and I care deeply about this city. I should start off by saying that I am not anti medical marijuana. The evidence is clear that many people benefit from its palliative properties when used responsibly and under the care of a physician. As of the time of this email, Scottsdale has approved two (2) medical marijuana dispensaries. The first is Monarch (located on Manzanita) and the second is Green Sky (located on Butherus). However, there are three (3) additional use permits filed and many more on the way. <http://www.azcentral.com/story/news/local/scottsdale/2015/07/27/scottsdale-plans-medical-marijuana-dispensaries/30735937/> As of August 1st, 2015, the Arizona Department of Health Services ("AZDHS") is allowing dispensaries located anywhere in the state to move anywhere they want. Well guess what? Many of them want to move to Scottsdale. I remember a few years ago the great controversy surrounding dispensaries in Scottsdale. City Council developed a plan based on the understanding that there would be two (2) dispensaries located in the city. There was good public policy put in place by the AZDHS to ensure that legitimate patients had reasonable access to medical marijuana while ensuring that no areas were over saturated with dispensaries. This seemed to be reasonable to serve the needs of legitimate patients while at the same time maintaining some checks and balances to ensure that Scottsdale does not become the mecca of marijuana. City Council did the responsible thing in allowing for dispensaries in reasonable zoning because it was lead to believe that there would only be two (2) dispensaries in the city. City Council understood that there were two (2) CHAAs (Community Health Analysis Areas) assigned to the city. Therefore it was reasonable to believe there would be two (2) dispensaries and no more. It is also my understanding that both Monarch and Green Sky were the two (2) dispensaries allocated to the South and North Scottsdale CHAAs by the AZDHS. Clearly, with the AZDHS allowing an unlimited number of them to move to Scottsdale, we have a problem on our hands. It is conceivable that Scottsdale would have dozens of dispensaries located throughout the city. Is this what we really want? Scottsdale zoning allocated dispensaries to Industrial, Medical and Hospital zoning areas. There are very little Medical and Hospital zoning areas available for dispensaries to locate. This leaves the Industrial zoning available. Most of the Industrial areas are surrounding the airport in north Scottsdale. Is the north Scottsdale airport area going to become the valley's mecca for marijuana much the same way south Scottsdale has become the mecca for bars and night clubs? Furthermore, there is a full legalization measure that will be on the statewide ballot in 2016. This initiative does allow cities to ban the recreational sale of marijuana in their city, with the exclusion that it cannot prohibit an existing medical dispensary from converting to a recreational dispensary. What this means is that any medical marijuana dispensaries in the city will automatically convert to making recreational sales and the city cannot prohibit this. Clearly the additional three (3) applicants, and many more to follow, are trying to stake their claim before full legalization so that the city cannot stop them at a later date. What we have here is a recipe for the airport to turn into the mecca of marijuana. Is that what is best for our city? With the airport turning into the

mecca of marijuana, how does that impact the economic viability and attractiveness of other businesses to the airpark? My recommendation is to allow the two (2) already approved medical dispensaries to continue on as originally planned and to not allow any further dispensaries throughout the city. Certainly two (2) dispensaries are enough to serve the needs of legitimate patients throughout the city. Reasonable zoning means that the city allows the two (2) dispensaries that the AZDHS originally allocated to the city. It is unreasonable that we would have dozens of dispensaries in Scottsdale. Please stop the madness.
Sincerely, Dr. Adam Bierman MD



Cluff, Bryan

From: AZ.BryceKeaton@gmail.com
Sent: Monday, August 10, 2015 2:20 PM
To: Cluff, Bryan
Subject: 14980 N 78th Way Marijuana Dispensary

Follow Up Flag: Follow up
Flag Status: Flagged



Dear City of Scottsdale, I am writing to you today regarding the marijuana dispensary application located at 14980 N 78th Way. Scottsdale was supposed to just have two dispensaries and now we are looking at having many more. Can we change the city motto from "The west's most western town" to "The sidewalk isn't the only thing that is baked" How do these dispensaries jive with the city's long term strategic plan? "Come to Scottsdale - great weather, golf, family communities and damn fine weed." All joking aside, this application is a joke. The applicant is a well known bad actor. He operates an illegal compassion club called the AARCH Club in Tempe. Sure, they claim it is merely a delivery point for "patients" to pick up their marijuana from their northern Arizona dispensary. The reality is that the AARCH Club is simply a non-licensed illegal dispensary. Marijuana is controversial enough. Does the city really want a marijuana dispensary that brings this kind of baggage? When I say this guy is a bad actor, I'm not making a judgement on his personal character. I'm making a judgement on his business operations. He runs a bad business. Surely, this should be taken in consideration in whether to issue a business use permit. I sincerely hope you will reconsider this applicant. This applicant can only make the city look like fools when the police arrest him and confiscate his illegally sold marijuana. Surely, Scottsdale doesn't want that black eye reading across the AZ Republic headlines. It is widely known that the Arizona Health Services has this guy under review for revocation of his marijuana license. Is the city of Scottsdale dumb enough to give a use permit to a guy that the state is considering revocation? I sure hope not. If city council is dumb enough to grant a use permit to this guy, they should all be voted out of office and charged with incompetency. Could you at least ask for a compliance report from the Arizona Health Services? Maybe find out about his long list of violations? Is it unreasonable to find out if this person is in good standing with the Arizona Health Services before you issue a permit to operate? Just say no to these guys.

Sincerely, Bryce Keaton



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R3T HOLDINGS, LLC
3131 E. Camelback Road, Suite 310
Phoenix, Arizona 85016
(602) 279-3999 – Office
(602) 230-8065 – Fax

May 15, 2015

Greg Bloemberg
Planning and Development
City of Scottsdale
7447 E. Indian School Road
Suite 105
Scottsdale, AZ 85251

Re: 14980 N. 78th Way, Scottsdale, Arizona – Medical Marijuana Dispensary

Dear Mr. Bloemberg:

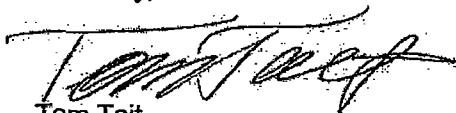
As owners of property at Scottsdale Airpark and neighbors of the above-referenced property, please consider this letter as our adamant opposition to the the presence of a medical marijuana dispensary at the Airpark.

We believe that a marijuana facility will begin a downward spiral in the quality of the neighborhood as well as the value of our property, for which we invested millions of dollars. We want to keep the Airpark a first-class, well-operated development, and wish to prevent the degradation of the excellent environment so many of us have spent much time and money to create and maintain.

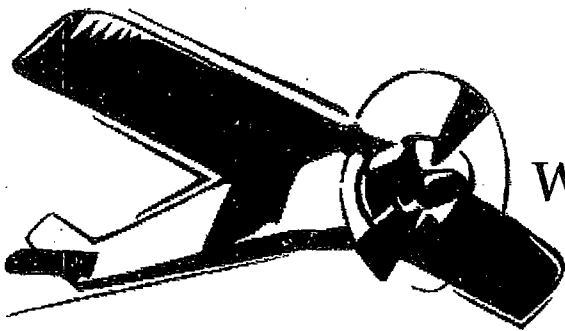
We know of no one at the Airpark who is in favor of having marijuana users visit the project or hang out in the parking lots and other common facilities.

Should the application for a conditional use permit be approved, we intend to pursue all rights and remedies available at law.

Sincerely,


Tom Tait

vc



West Scottsdale Airpark LLC

May 19, 2015

C. Michael Colburn
CSA Solutions, Inc.
10580 St. Rt. 69
Mayer, AZ 86333

Re: 14980 N. 78th Way, Scottsdale, Arizona – Medical Marijuana Dispensary

Dear Mr. Colburn:

As long time investors and owners of real property throughout the Phoenix Metropolitan Area, we are always concerned about quality of development and management, safety and stability of an area, and long term sustainability for future employment and service uses. We believe the presence of a medical marijuana dispensary is in direct contravention of the above goals and are thereby adamantly opposed.

The Scottsdale Airpark and surrounding areas are among the most critical in the region for employment and commerce, and we believe preservation of that is of utmost importance for not only our significant investment in the area, but the entire Phoenix Metropolitan Area. We believe there is no community benefit, and in fact, there is significant downside to locating such a facility in the area.

In the event such the proposed conditional use permit is approved, we intend to pursue our rights and any remedies as necessary.

Sincerely,

Richard B. West, III

cc: Greg Bloemberg

11811 North Tatum Blvd., Suite 4052
Phoenix, Arizona 85028
Phone 602.953.8700

BOEING V, LLC
3131 E. Camelback Road, Suite 310
Phoenix, Arizona 85016
(602) 279-3999 – Office
(602) 230-8065 – Fax

May 18, 2015

C. Michael Colburn
CSA Solutions, Inc.
10580 St. Rt. 69
Mayer, AZ 86333

Re: 14980 N. 78th Way, Scottsdale, Arizona – Medical Marijuana Dispensary

Dear Mr. Colburn:

As owners of property at Scottsdale Airpark and neighbors of the above-referenced property, please consider this letter as our adamant opposition to the the presence of a medical marijuana dispensary at the Airpark.

We believe that a marijuana facility will begin a downward spiral in the quality of the neighborhood as well as the value of our property, for which we invested millions of dollars. We want to keep the Airpark a first-class, well-operated development, and wish to prevent the degradation of the excellent environment so many of us have spent much time and money to create and maintain.

We know of no one at the Airpark who is in favor of having marijuana users visit the project or hang out in the parking lots and other common facilities.

Should the application for a conditional use permit be approved, we intend to pursue all rights and remedies available at law.

Sincerely,



Tom Tait

vc

9-UP-2015
7/9/2015

Cluff, Bryan

From: Bloemberg, Greg
Sent: Friday, October 09, 2015 1:05 PM
To: 'thomas riccardo'
Cc: Cluff, Bryan; Miller, John - 579; Curtis, Tim
Subject: RE: Scottsdale Dispensary (9-UP-2015)

Thomas,

Thanks for the information. I am not handling that case, but am copying the Planner who is so he can include it in the file.

Bryan, FYI.

Greg Bloemberg

Senior Planner

Current Planning

City of Scottsdale

e-mail: gbloemberg@scottsdaleaz.gov

phone: 480-312-4306

From: thomas riccardo [<mailto:thomasriccardo@yahoo.com>]
Sent: Friday, October 09, 2015 12:55 PM
To: Bloemberg, Greg
Subject: Fw: Scottsdale Dispensary

On Friday, October 9, 2015 12:17 PM, Ingrid Joiya <azingrid@ymail.com> wrote:

NEED TO SEND TO GREG BLOEMBERG.

Greg,

Since there was so much interest in thwarting our application for the Scottsdale dispensary, I want to bring the following lawsuit to your attention. One of the defendants, Michael Colburn is being accused of fraud and diversion of cannabis to his compassion club in Tempe. He is the applicant for the Scottsdale dispensary applicant. Please place this in the file so that the planning commission and the city council are aware of the caliber of the applicants intending to operate a dispensary in Scottsdale.

Thomas Riccardo

v.
Kathryne Ward; K.L. Ward &
Associates PLLC; Michael
Colburn; QPAC LLC; Does
10/7/2015 CV2015-011586

plaintiff of its ownership interest in a licensed medical
marijuana dispensary "for the purpose of diverting
marijuana to the AArch Club of Arizona, a 'compassion
club' that they owned and operated in Tempe, Ariz. and
through which they illegally distributed marijuana."
Download

aburgwik.com

Cluff, Bryan

From: Curtis, Tim
Sent: Tuesday, November 24, 2015 3:33 PM
To: Cluff, Bryan; Bloemberg, Greg; Miller, John - 579
Subject: FW: information on pending MJ dispensary

John,
FYI,
Let us know if anything changes with the PD approval of the security and operations plan.
Thanks,
Tim Curtis

From: Washburn, Bruce
Sent: Monday, November 23, 2015 6:02 PM
To: Santaella, Luis; Grant, Randy; Curtis, Tim
Cc: Biesemeyer, Brian K; Padilla, Joe
Subject: information on pending MJ dispensary

Gentlemen: I had previously sent you information from this gentleman, which I got from one or more Council members, relating to the upcoming dispensary CUP approval. I don't know if anything in this email changes anything, but I thought I should pass it on as there may well be questions from the Council related to this when the CUP comes up on the Council's agenda.

Bruce Washburn
City Attorney
City of Scottsdale
(480) 312-2405

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From: Washburn, Bruce
Sent: Monday, November 23, 2015 10:00 AM
To: Phillips, Guy; Biesemeyer, Brian K
Subject: RE: Marijuana Dispensary

Thanks, Councilmember. When we were contacted before about this I had contacted Planning and PD. I will follow up with them with this new information.

Bruce Washburn
City Attorney
City of Scottsdale
(480) 312-2405

This message contains information that may be confidential and privileged. If you are not the recipient, you are hereby notified not to read the message and that any dissemination, distribution or copying of this message or any attachment is strictly prohibited. Receipt by anyone other than the intended recipient is not a waiver of any attorney-client or work

product privilege. If you have received this message in error, please advise the sender by replying to this e-mail and then delete the message and any attachments. Thank you.

From: Phillips, Guy
Sent: Friday, November 20, 2015 9:43 PM
To: Biesemeyer, Brian K; Washburn, Bruce
Subject: Fwd: Marijuana Dispensary

Fyi...

Sent from my iPhone

Begin forwarded message:

From: Bryce Keaton <az.brycekeaton@gmail.com>
Date: November 20, 2015 at 5:39:37 PM MST
To: "Lane, Jim" <JLane@scottsdaleaz.gov>, "Klapp, Suzanne" <SKlapp@scottsdaleaz.gov>, "Korte, Virginia" <VKorte@scottsdaleaz.gov>, "Littlefield, Kathy" <KLittlefield@scottsdaleaz.gov>, "Milhaven, Linda" <LMilhaven@scottsdaleaz.gov>, "Phillips, Guy" <GPhillips@scottsdaleaz.gov>, "Smith, David N" <DnSmith@scottsdaleaz.gov>, "Smetana, Rachel" <RSmetana@scottsdaleaz.gov>
Subject: Marijuana Dispensary

Dear Council Members,

I have previously written to you regarding a marijuana store use permit application located at 14980 N 78th Way.

As I previously stated, this marijuana store is a bad operator whose license is being considered for revocation by the Arizona Department of Health Services.

There was an article published today by the Phoenix New Times that is directly tied to this applicant. I think it is well worth the read prior to your vote.

After reading this article, you will clearly see that this is a bad operator with criminal intentions.

I strongly encourage you to reconsider this applicant as well as all other marijuana store applicants in our great city. You were elected to protect our city from exactly this type of operator. Please do what the people elected you to do.

At the very least I would encourage the council to postpone issuing any further marijuana store permits until the city can fully investigate the situation. There is no need to rush into a decision that may have lasting and dangerous consequences.

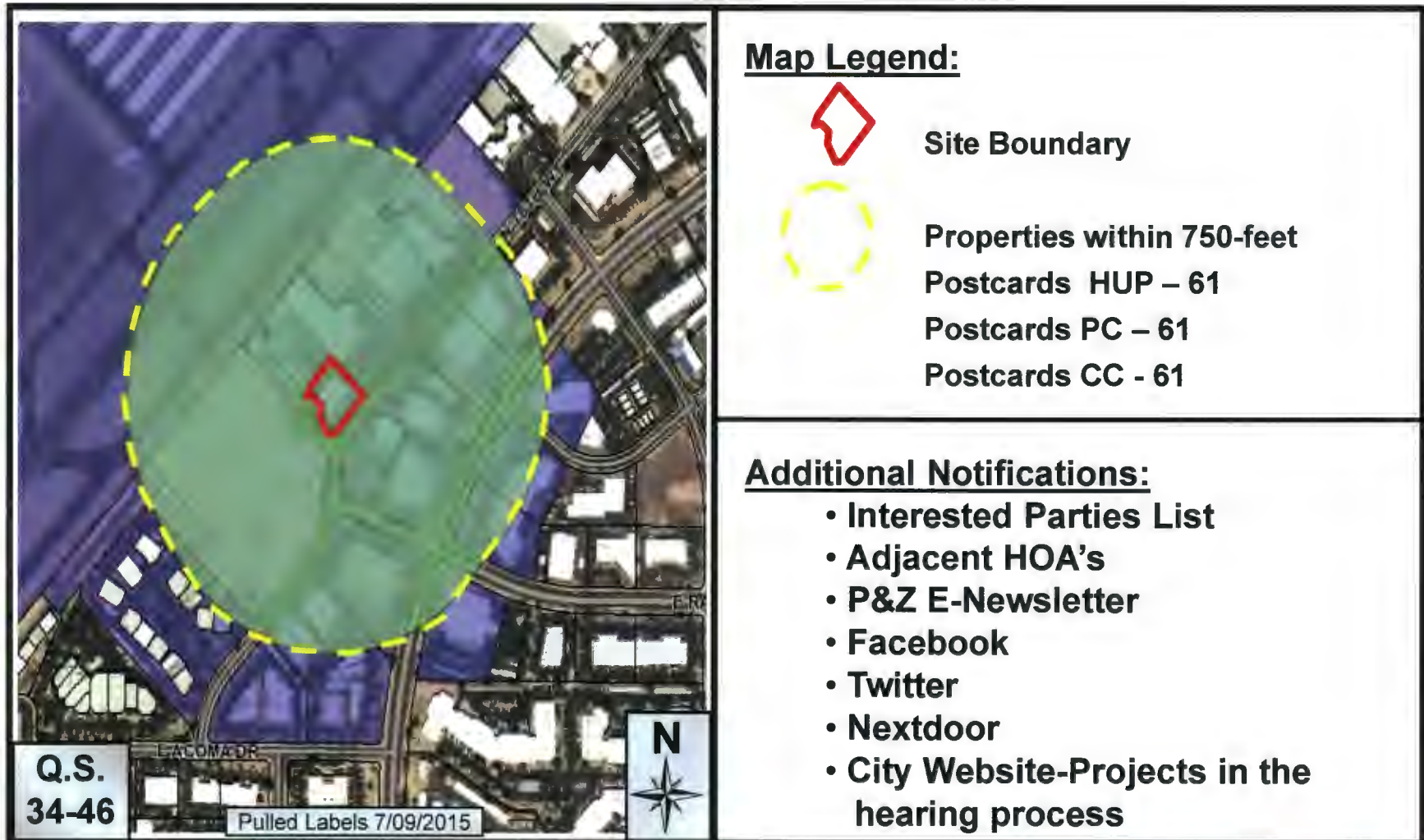
Here is the article:

<http://www.phoenixnewtimes.com/news/arizona-medical-marijuana-lawyer-accused-of-shady-deals-backstabbing-clients-7831314>

Thank you for your time and consideration.

Sincerely,
Dr. Bryce Keaton

City Notifications – Mailing List Selection Map



The Scottsdale Dispensary

9-UP-2015



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, OCTOBER 28, 2015

SUMMARIZED MEETING MINUTES

PRESENT: Michael Edwards, Chair
Matt Cody, Vice Chair
David Brantner, Commissioner
Paul Alessio, Commissioner
Larry S. Kush, Commissioner
Michael J. Minnaugh, Commissioner
Ali Fahki, Commissioner

STAFF: Tim Curtis
Joe Padilla
Bryan Cluff
Keith Niederer
Brad Carr
Jesus Murillo

CALL TO ORDER

Chair Edwards called the regular session of the Scottsdale Planning Commission to order at 5:04 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

MINUTES REVIEW AND APPROVAL

1. Approval of October 14, 2015 Regular Meeting Minutes including the Study Session.

COMMISSIONER BRANTNER MOVED TO APPROVE THE OCTOBER 14, 2015 REGULAR MEETING MINUTES INCLUDING THE STUDY SESSION, SECONDED BY COMMISSIONER ALESSIO, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

EXPEDITED AGENDA

2. 9-UP-2015 (The Scottsdale Dispensary)

Request by owner for a Conditional Use Permit for a Medical Marijuana Use (dispensary) in a 3,770+/- square foot facility located at 14980 N. 78th Way, with Industrial Park (I-1) zoning. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is C. Michael Colburn, 480-209-6424.

Item No 2: Recommended City Council approve Case 9-UP-2015 per the staff recommended stipulations, and based upon the finding that the Conditional Use Permit criteria have been met with a vote of 6–1; Motion by Commissioner Brantner, 2nd by Vice Chair Cody, with Commissioner Kush dissenting.

3. 19-ZN-1987#4 (Mountainside Plaza Rezoning)

Request by owner for a Zoning District Map Amendment from Highway Commercial – Planned Community District (C-3 PCD), Multiple-Family Residential – Planned Community District (R-5 PCD) and Service Residential (S-R) zoning to Highway Commercial (C-3), and Service Residential (S-R) zoning on 1.9 +/- acres located at 10683 and 10687 N. 116th Street and 11612 E. Shea Boulevard. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is Michael Leary, 480-991-1111.

Item No 3: Recommended City Council approve Case 19-ZN-1987#4 per the staff recommended stipulations, after determining that the Zoning District Map Amendment is consistent and conforms with the adopted General Plan with a vote of 6–0; Motion by Commissioner Kush, 2nd by Commissioner Brantner, with Chair Edwards recused.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

REGULAR AGENDA

4. 3-TA-2015 (C-O Text Amendment)

The applicant is requesting a continuance to a date to be determined.

Request by owner for approval of a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Section 5.2203 (Use regulations) in the Commercial Office (C-O) zoning district to add Support Retail to the list of permitted uses, subject to certain criteria. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Jason Morris, 602-230-0600.

Item No 4: Motion to continue Case 3-TA-2015 to a date to be determined; Motion by Commissioner Brantner, 2nd by Commissioner Kush. Approved 7-0.

Matt Metz spoke regarding this item.

5. 3-GP-2015 (Gallery)

Request by owner for a Non-Major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Mixed-Use Neighborhoods to Urban Neighborhoods on a 1.2+/- acre site located at 3126 N. 71st Street. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Alex Stedman, 480-994-0994.

6. 12-ZN-2015 (Gallery)

Request by owner for a Zoning District Map Amendment from Highway Commercial (C-3) zoning to Multiple-family Residential (R-5) zoning on a 1.2 +/- acre site located at 3126 N. 71st Street. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Alex Stedman, 480-994-0994.

Items 5 & 6: Motion to continue Cases 3-GP-2015 and 12-ZN-2015 to the November 18, 2015 Planning Commission meeting with a vote of 5-1; Motion by Commissioner Brantner, 2nd by Commissioner Alessio, with Commissioner Kush dissenting, and Commissioner Fakih recused.

Dana Close, Austin Jack, Michael Vinson spoke regarding this item

Donna Brandsey had a written comment card.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

7. 1-GP-2015 (The Outpost)

Request for a major General Plan Amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Rural Neighborhoods to Commercial on a 10+/- acre property, located at 8738 E. Dynamite Boulevard, on the northwest corner of N. Pima Road and E. Dynamite Boulevard. Staff contact person is Taylor Reynolds, 480-312-7924. Applicant contact person is Bill Jeorling, 602-909-3975.

8. 10-ZN-2015 (The Outpost)

Request by owner for a Zoning District Map Amendment from the Single-Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO) zoning district, to the Planned Neighborhood Center, Environmentally Sensitive Lands, Foothills Overlay (PNC ESL FO) zoning district, on a 10+/- acre property, located at 8738 E. Dynamite Boulevard, on the northwest corner of N. Pima Road and E. Dynamite Boulevard. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Bill Jeorling, 602-909-3975.

Items 7 & 8: Recommended City Council approve Cases 1-GP-2015 and 10-ZN-2015 subject to the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, with a vote of 4–2. Motion by Commissioner Kush, 2nd by Commissioner Brantner, with Chair Edwards and Vice Chair Cody dissenting; Commissioner Fakhri not present.

Speaker comment cards in support of project:

Tanya Toliver, Todd Wheatcraft, Rick Griffith, Jeffery Denzak, Nick Andrews, Kneko Burney, Len Wechsler, Howard Hintz, Travis Reid, Hayden Breen, Brian Weymouth, Hugh A. Casiano, Suzi Miller, Bryan Moreno, Ashlea Nichols, Alex Solomon, Rebecca Bowman, Bobby Bull, Molly Acridge, Alex Eisenberg, Andreas Witzel,

Speaker comment cards opposed of this project:

Sonnie Kirtley, Susan Plosker, Charles Blackmon, Susan Kauffman, Jim Davis, Tom & Linda Blankenship, Copper Phillips, Paulette Morganstern, Paula Rednick, Janelle Abbott, Janet Betts,

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

Written comment cards in support of project:

Justin Kinsler, Dee Ann VonLintel, Derek Kershan, Jami Foreman, Alex Eisenberg, Katy Kwan, Hayden Breen, Simon Bech, Eric Fisher, Lauren Fiero, Michael Porter, Harris Lyall, Tresia Priest, Nicole Salamone, Melinda Acridge, Bryan Trink, Bryan Moreno, James E. Acridge, Jeff Fields, Thomas Radic, Rick Miller, Barry Brooky, Rebecca Bowman, Howard Hintz, Ashlea Nichols, Suzi Miller, David Selaya, Alex Solomon, Stephanie Sandor, Marco J. Wilerson, Travis Reid, Kenneth McGinley, Jennifer Reid, Hugh A. Casiano, Bill Jeorling.

Written comment cards opposed of this project:

Joni Hegel, Jonelle Abbott, Pam Swanson, Jim Davis, Bill Whiteside, Les Rudnick, Paula Rucnick, John Enkoji, Juanita I. Enkoji, Rob Collins, Nancy Godfrey, Susan Kauffman, Charles Blackman, Frank Fiaschetti.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 8:36 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

The Scottsdale Dispensary

9-UP-2015

City Council

January 11, 2016

Coordinator: Bryan Cluff

The Scottsdale Dispensary



OBLIQUE CONTEXT AERIAL

9-UP-2015

The Scottsdale Dispensary



OBLIQUE DETAIL AERIAL

9-UP-2015

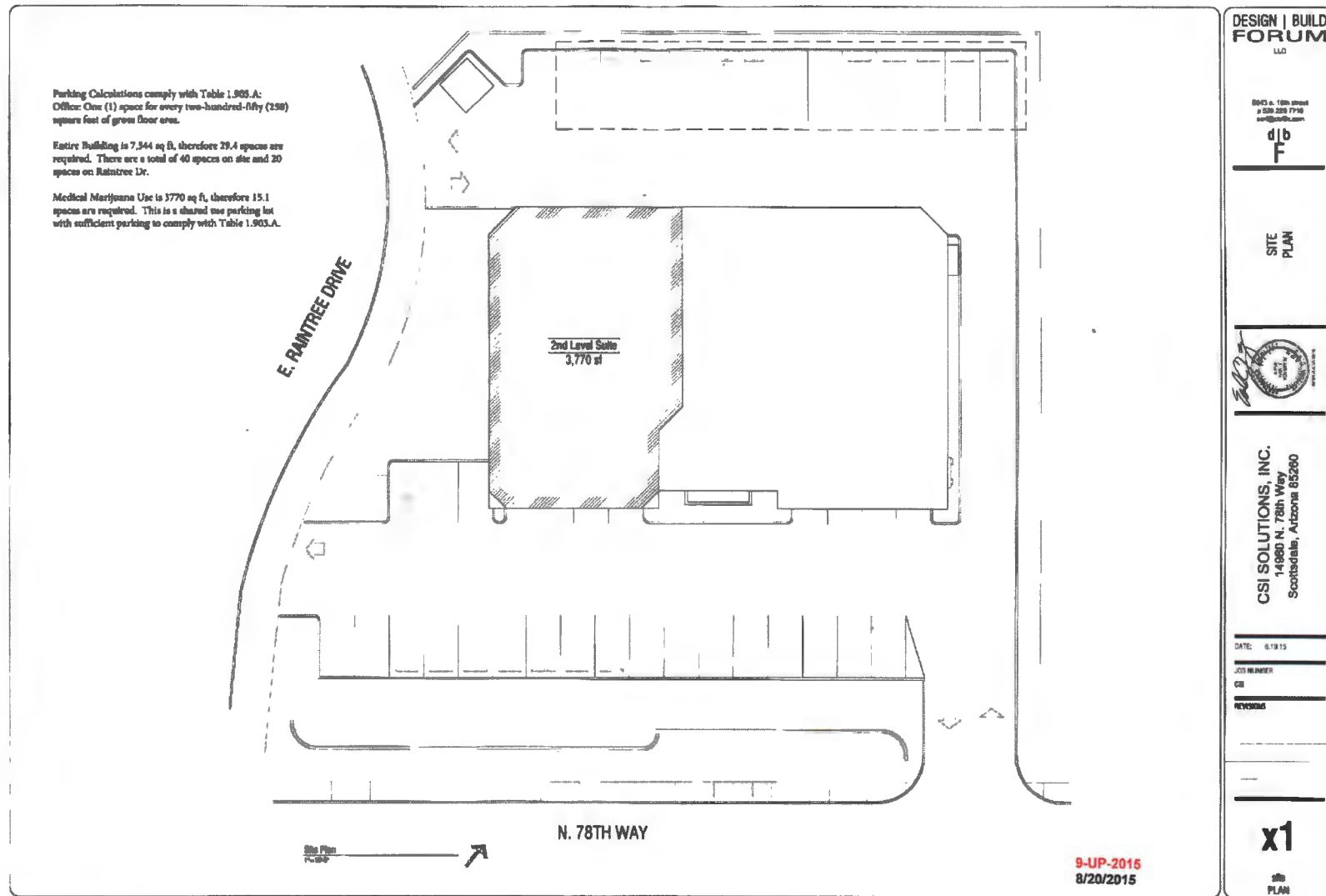
The Scottsdale Dispensary



ZONING AERIAL

9-UP-2015

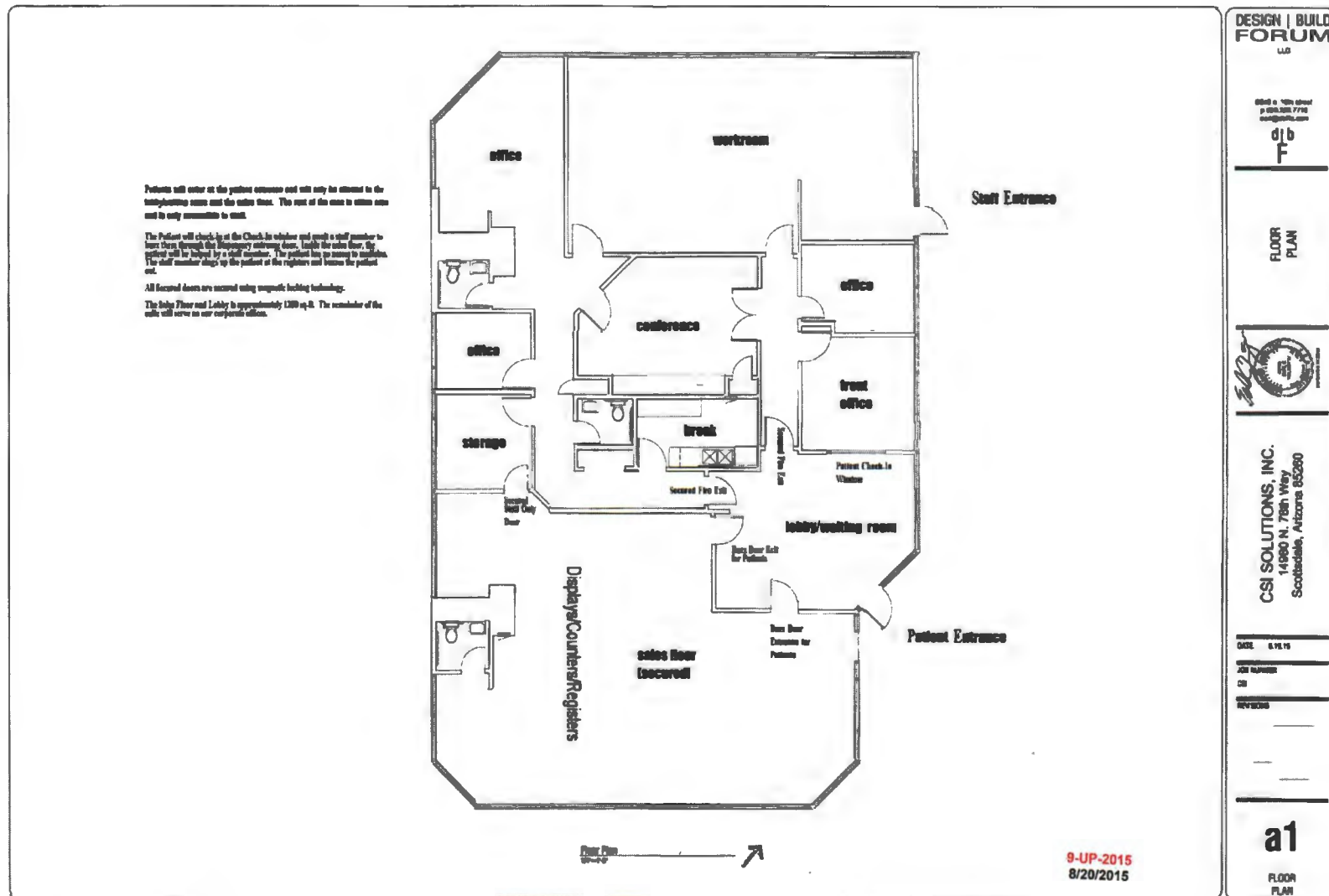
The Scottsdale Dispensary



SITE PLAN

9-UP-2015

The Scottsdale Dispensary



DESIGN | BUILD
FORUM
LLC

8000 N. 19th Street
P.O. Box 7770
Scottsdale, AZ 85260

d|b
F

FLOOR
PLAN



CSI SOLUTIONS, INC.
14880 N. 78th Way
Scottsdale, Arizona 85260

DATE: 8/18/15

JOB NUMBER:

CS:

REVISIONS:

a1

FLOOR
PLAN

FLOOR PLAN

9-UP-2015

The Scottsdale Dispensary

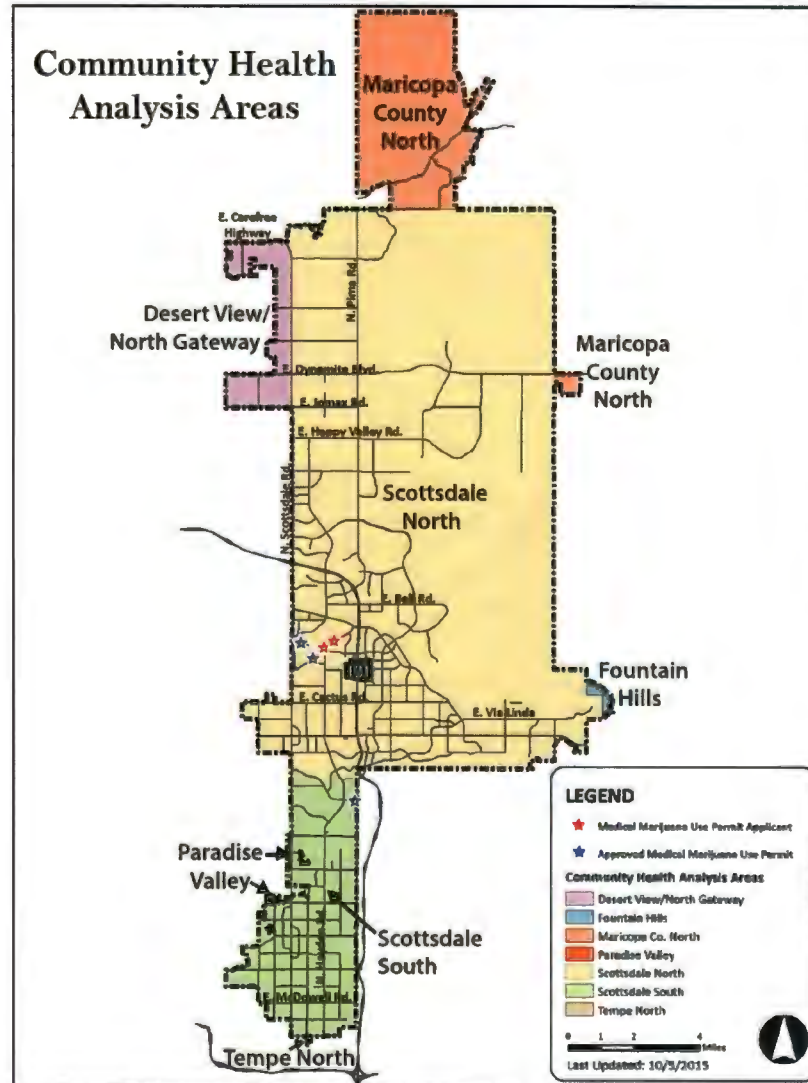
- Conditional Use Permit Criteria.
- Planning Commission recommendation for approval August 28, 2015 with a vote of 6-1.

The Scottsdale Dispensary

9-UP-2015

Coordinator: Bryan Cluff

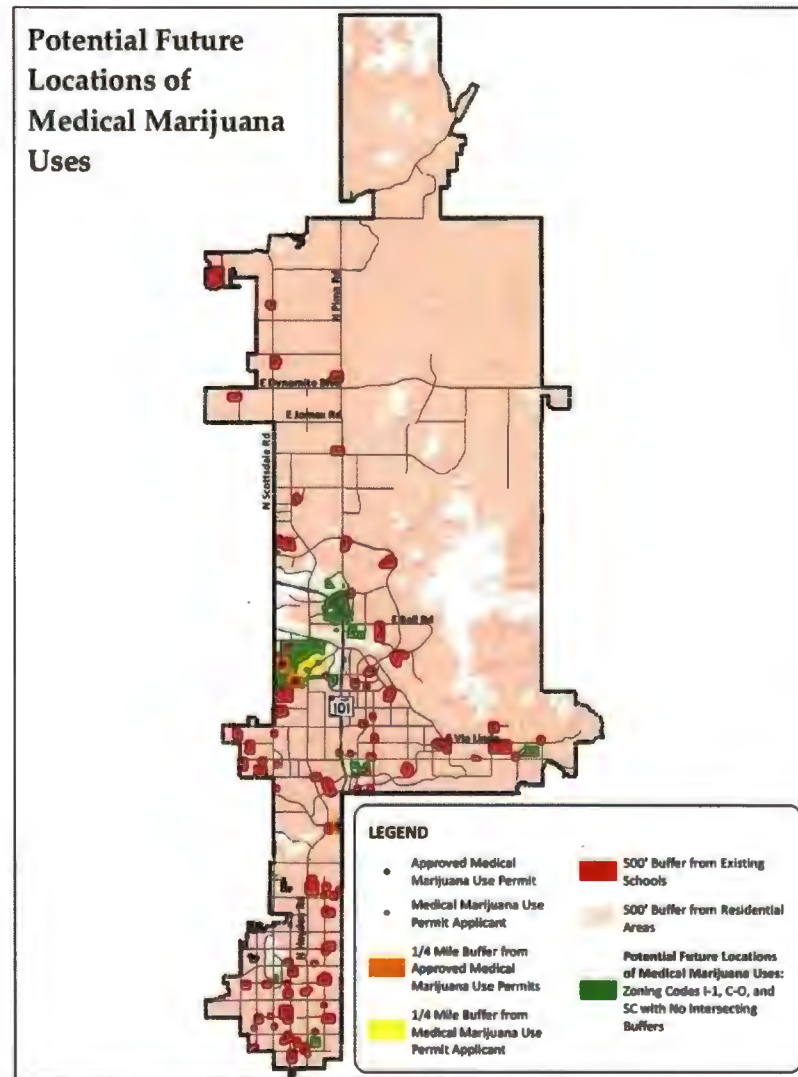
The Scottsdale Dispensary



CHAA MAP

9-UP-2015

The Scottsdale Dispensary



POTENTIAL LOCATIONS MAP

9-UP-2015

Item 34

The Scottsdale Dispensary

9-UP-2015

City Council

January 11, 2016

Coordinator: Bryan Cluff

The Scottsdale Dispensary



OBLIQUE CONTEXT AERIAL

9-UP-2015

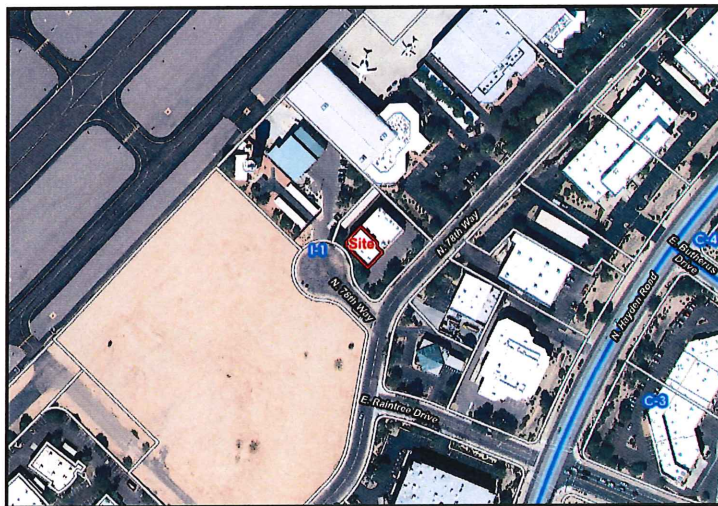
The Scottsdale Dispensary



OBLIQUE DETAIL AERIAL

9-UP-2015

The Scottsdale Dispensary



ZONING AERIAL

9-UP-2015

Fielding Global has been awarded a contract by the City of Los Angeles to provide a 100% design-build contract for the construction of a new 100,000 sq. ft. facility. The facility will be used for the storage and distribution of food and supplies for the City of Los Angeles. The facility will be located on the corner of N. 76th Way and E. 140th Ave. The facility will be a single-story building with a large open area for storage and distribution. The facility will be constructed of steel and concrete. The facility will be owned and operated by the City of Los Angeles. The facility will be used for the storage and distribution of food and supplies for the City of Los Angeles. The facility will be located on the corner of N. 76th Way and E. 140th Ave. The facility will be a single-story building with a large open area for storage and distribution. The facility will be constructed of steel and concrete. The facility will be owned and operated by the City of Los Angeles. The facility will be used for the storage and distribution of food and supplies for the City of Los Angeles.

[illegible][illegible]

9-UP-2015

The Scottsdale Dispensary

- Conditional Use Permit Criteria.
- Planning Commission recommendation for approval August 28, 2015 with a vote of 6-1.

CONCLUSION

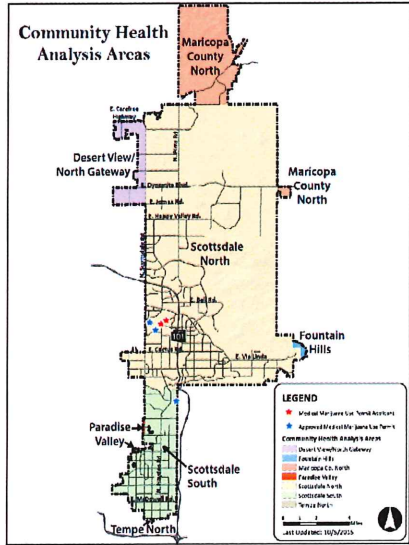
9-UP-2015

The Scottsdale Dispensary

9-UP-2015

Coordinator: Bryan Cluff

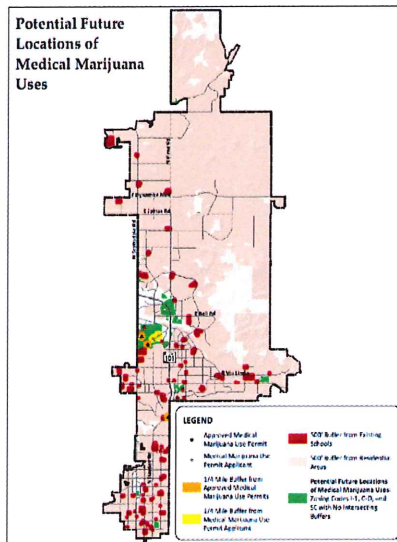
The Scottsdale Dispensary



CHAA MAP

9-UP-2015

The Scottsdale Dispensary



POTENTIAL LOCATIONS MAP

9-UP-2015