Case Research

City of Scottsdale Cash Transmittal

86472

Received From :

NORICK CONSTRUCTION LLC
10458 E JOMAX RD STE 102
SCOTTSDALE, AZ 85262
704-506-4990

Bill To :

Reference #	111-PA-2011			**Issued Date**	2/15/2011
Address	8729 E MANZANITA DR			**Paid Date**	
Subdivision	RANCH OFFICE PARK II AMENDED			**Payment Type**	CREDIT CARD
Marketing Name		**Lot Number**	22	**Cost Center**	
MCR	283-04	**County**	No	**Metes/Bounds**	No
APN	174-04-952	**Gross Lot Area**	0	**Water Zone**	
Owner Information		**NAOS Lot Area**	0	**Water Type**	
N L BOOTH & SON INC 3025 W TARRA AVE PRESCOTT , AZ 86311		**Net Lot Area**	0	**Sewer Type**	
		Number of Units	1	**Meter Size**	
		Density	1	**QS**	25-48

Code	Description	Additional	Qty	Amount	Account Number
3176	PRE-APPLICATION / UP		1	$85 00	100-21300-44221
3199	RECORDS PACKET FOR PREAPPS		1	$21 00	100-21300-44221

Applicant Signature

Total Amount **$106.00**

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 86472

9-UP-2011

1st: 3/1/2011

Medical Marijuana

Project Pre-Application
Questionnaire

The purpose of the Pre-Application process and this questionnaire is to provide preliminary information to the City's Planning Department on your proposed development project. This information and a Pre-Application meeting facilitate discussion on the development review process and related issues most likely applicable to your development project.

Pre-Application Process

Most development proposals are required to go through one or more application and/or entitlement processes, some of which involve public hearings. To process your pre-application and to enable your meeting to be productive, the attached forms and all required materials must be provided. At the pre-application meeting, city staff will highlight areas where you may need to pay particular attention, and which, if any, public hearing process(es) you will be required to go through. More information can be found at *www.scottsdaleaz.gov/BldgResources/DevProcess*

Completed pre-application application forms, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 E. Indian School Road. Make checks payable to "City of Scottsdale."

After the pre-application packet has been accepted, the request is routed for assignment and scheduling. A staff member will contact you to schedule a pre-application meeting with staff.

Submittal Date: _____ **Project No.:** 111 -PA- 2011

Project Name: Kush Clinic LLC **Parcel No(s).:** 174-04-952

Address: 8729 East Manzanita Drive **Quarter Section(s):** 25-48

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial ☐ Other

Lot Size: 10,400 **Current Zoning:** C-O PCD **Current Use(s):** Office

Has a 'Notice of Compliance' been issued? ☒ No ☐ Yes If yes, provide a copy with this submittal

Application Type:

☐ Abandonment (AB)	☐ In-Lieu Parking Request (IP)	☐ Rezoning (ZN)
☐ Development Review (DR)	☐ Master Plan (MP)	☐ Text Amendment (TA)
☐ ESLO Hardship Exemption (HE)	☐ Master Sign Program (MS)	☒ Use Permit (UP)
☐ ESLO Wash Modification (WM)	☐ Notice of Compliance	☐ Variance (BA)
☐ General Plan Amendment (GP)	☐ Preliminary Plat Subdivision (PP)	☐ Other _____

Owner: Bob Booth V.P. **Applicant:** Greg Jewett

Company N.L. Booth & Son Inc Company. Kush Clinic LLC

Address: 3025 W Tama Ave. Prescott AZ 86301 Address: 4716 E. Coachwhip Rd

Phone 928 772 0077 Fax. _____ Phone. 480-628-2575 Fax 480-344-4543

E-mail: bob@NLBooth.com E-mail: LANCENORICK@AOL.com

V.P.

Signature (*circle one*) Owner Applicant **Date** 2-15-11

Planning, Neighborhood & Transportation Division

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

OK TO SUBMIT
Andrew Clark
02/15/11

9-UP-2011

1st: 3/1/2011

Project Pre-Application
Questionnaire

Submittal Date: **Project No.:** **PA-**

Please Note: All projects require a legally-assigned address, if an address is not currently assigned to your project, please submit a site plan to Records Division staff to obtain one **This may take up to 5 days.** The Address Request form is available on-line at *www.scottsdaleaz.gov/bldgresources/records*

All items listed below must be submitted to constitute a complete submittal.

Submittal Requirements:

☑ **1. Completed Project Pre-Application Questionnaire & Fee** $ 85
(Fees subject to change every July)

☑ **2. Records Packet Fee** $21
The Records Packet Fee will be processed by staff The applicant need not visit the Records desk to obtain the packet
(Fees subject to change every July)

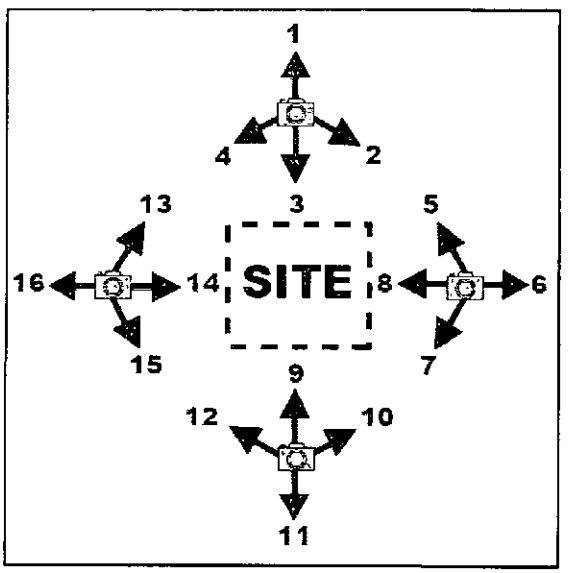
☑ **3. Conceptual Drawing(s)** – One (1) copy of conceptual site plan, plot plan, or schematic drawing representing your request (not required for Abandonments) If requesting Development Review Board approval, include elevations showing architectural character
(24" x 36", 11" x 17", or 8 5" x 11" paper sizes only)

☑ **4. Project Narrative** – Attach a detailed descriptive narrative of the site layout that includes the following information

- Purpose of this request
- Describe any and all pertinent information related to the request including, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design
- Any improvements and uses that currently exist on the property or on neighboring properties
- Explain how your proposal is compatible with the surrounding area
- Describe any unusual characteristics that may restrict or affect your development
- Targeted date to begin construction

☑ **5. Site / Context Photographs**
Provide color photographs showing the site and the surrounding buildings/properties in order to provide city staff with a visual impression of the current site conditions Use the guidelines below for photos

- Photos are to be taken looking in towards the project site and adjacent to the site
- Photos should show adjacent improvements and existing on-site conditions
- Refer to photograph number and direction of view
- If your site is greater than 500 ft in length, also take the photo locations shown in the dashed lines
- Do not mount photos on large poster boards, cork boards, etc



FOR ADMINISTRATIVE USE ONLY

☐ A Pre-application meeting with Planning Staff has already occurred with Date

Planning, Neighborhood & Transportation Division
7447 E Indian School Road Ste 105 Scottsdale AZ 85251 • Phone 480-312-7000 • Fax 480-312-7088

9-UP-2011
1st: 3/1/2011

Project Pre-Application

Project Narrative

Kush Clinic LLC Dispensary
Use Permit Request for 8729 E. Manzanita Drive, Scottsdale, AZ 85258

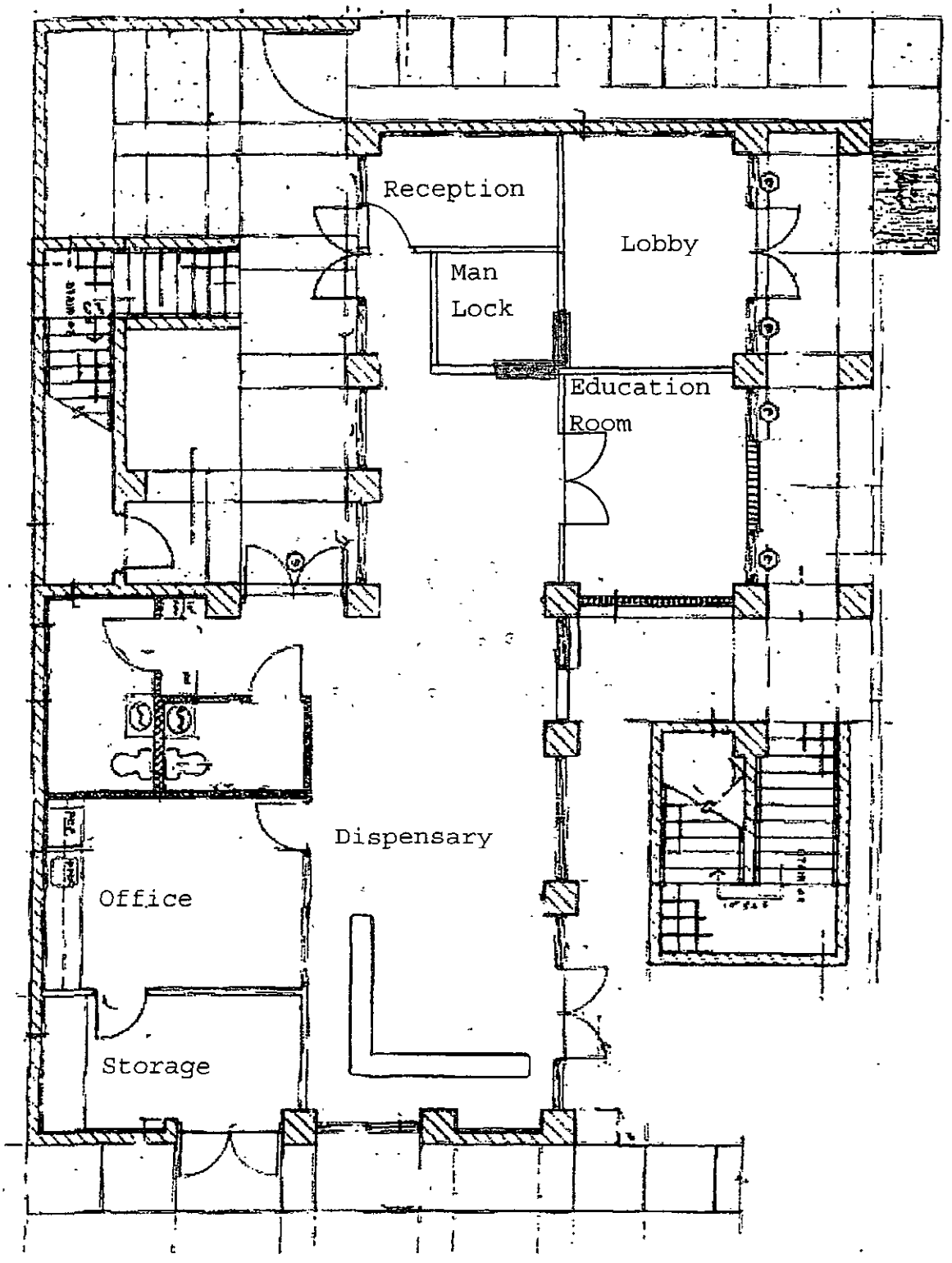
This project is a Use Permit request for 8729 E. Manzanita Drive, Scottsdale, AZ 85258. The Owner/Applicant is seeking a Use Permit for a medical marijuana dispensary.

The existing property and building is zoned CO and is in compliance with these zoning requirements.

Although state regulations are pending related to medical marijuana dispensaries, the site fulfills initial requirements related to distance from public or private schools, churches or residential zoning.

Building modifications will be completed in compliance with state regulations once finalized and approved. The conceptual drawing of the site takes into account necessary features for medical marijuana dispensaries which will include the necessary toilets and hand washing sink as well as the proposed security features.

First Floor



9-UP-2011
1st: 3/1/2011

65254

FOR SALE

NORTH SCOTTSDALE FREESTANDING OFFICE



- 8729 East Manzanita Drive,
- Sale Price: $749,000
- Size: 3,337 Square Feet
- Year Built: 1987
- Two Story Building
- High Quality, Solid CMU Construction
  - Tile Roof
  - Patio Areas
- Attractive Architecture
- 12 Parking Space, of which 4 are Covered
- Zoning: CO, City of Scottsdale
- Very Convenient Scottsdale Location
  - Just off Via de Ventura
  - Adjacent to the U.S. Post Office
  - Convenient to 101 Freeway
- Assessor's Parcel Number 174-04-952

For Further Information please contact:

Tim Hatlestad, CCIM
President, Designated Broker
480.922.2850 Direct
Tim@InvestAZ.com

RE/MAX Commercial Investment
6424 East Greenway Parkway
Scottsdale, Arizona 85254

CCIM Individual Members

RE/MAX COMMERCIAL

9-UP-2011
1st: 3/1/2011

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, [illegible] it and make no guarantee, warranty or representation about it.

CITY OF SCOTTSDALE
ARIZONA

DEVELOPMENT CONFERENCE

PROJECT NAME

PROJECT LOCATION

PROJECT USE

PARTICIPANTS

DISCUSSION

Dispensary only

C-O Zoning: No cultivation

~~Middle~~ Middle of April - next round of regulations from State ??

CONCLUSION

DATE



CITY OF SCOTTSDALE
ARIZONA

N
W E
S

0 60 120 240 360 480
Feet

1 inch = 200 feet*

* Scale valid for original print only. Reproductions may alter the scale and render this value inaccurate.

Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose.
It should not be relied upon without field verification.

Aerial



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Zoning



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ROW







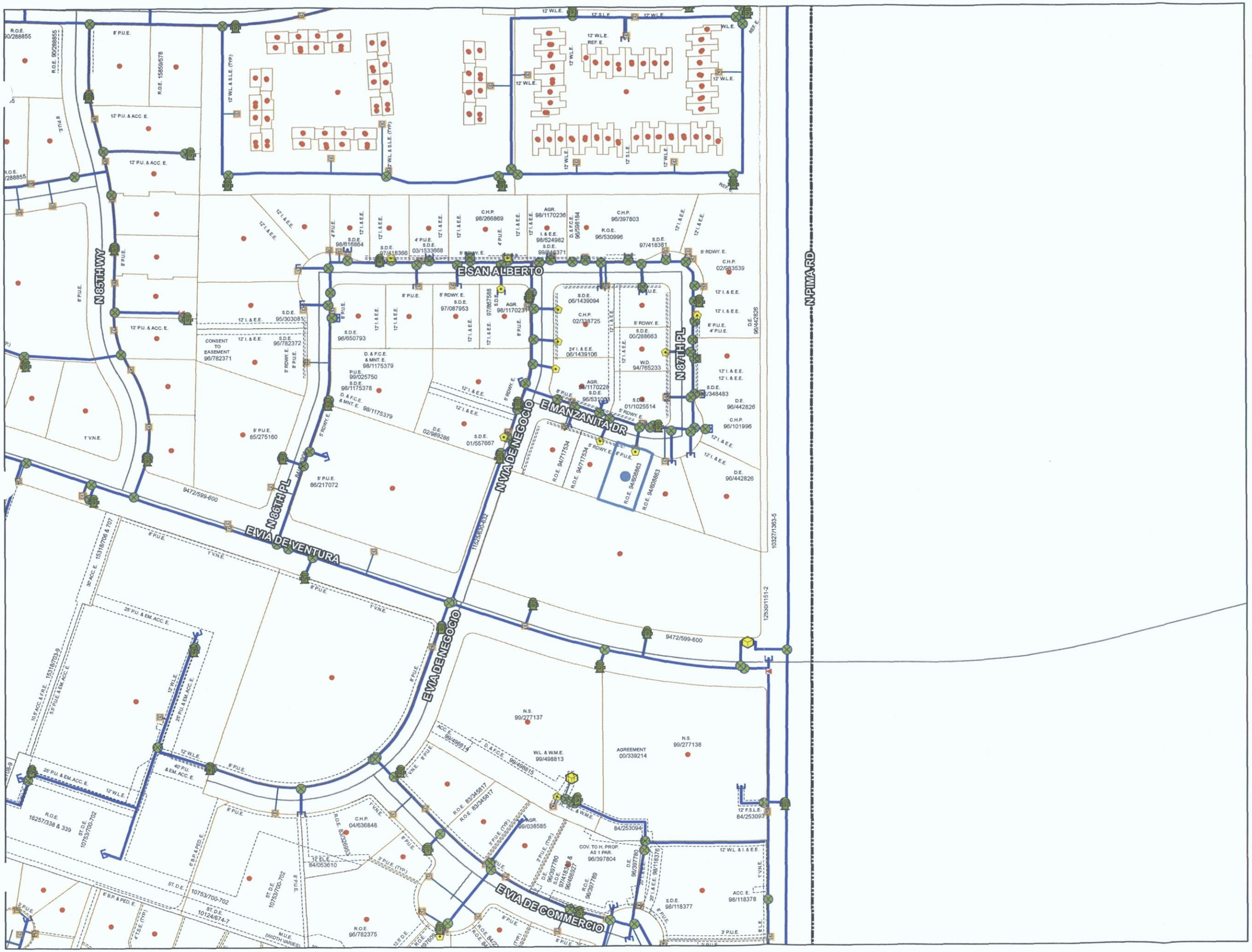
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Sewer



CITY OF SCOTTSDALE
ARIZONA

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Water