

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Project Data Sheet**

M.M.RX

medical marijuana dispensary

Use Permit Application

#168-PA-2011

Applicant

M.M.RX

15475 N. Greenway Hayden Loop, #C-22
Scottsdale, Arizona 85260

11-UP-2011
1st: 3/14/2011

INTRODUCTION

The applicant, M.M.RX, was recently formed by a father and son team – Edward Gary Reisdorf and Edward Gary Reisdorf, III. The Reisdorfs are long time residents of Arizona and successful Real Estate developers for over 17 years. With the approval of Proposition 203 last November, they saw an opportunity to team up with medical professionals to bring their extensive professional experience and history of success to this new industry.

REQUEST

M.M.RX is respectfully requesting that the City of Scottsdale approve their Use Permit application to allow the operation of a medical marijuana dispensary. The site is located at 15475 N. Greenway Hayden Loop, Suite C-22. This dispensary will be conveniently located just east of the highly traveled Scottsdale Road.

SECURITY

M.M.RX is committed to making their dispensary location as safe as possible. It is their firm belief that patient safety is the key ingredient to a safe and successful dispensary. The patients that they seek are those truly using this new medicine for the right reasons. These individuals will often be very sick and potentially vulnerable. M.M.RX is dedicated to making sure that these patients can feel safe and secure as they go to get the medicine that they need. To this end M.M.RX will utilize cameras, security guards, and careful screening measures to keep its employees and patients safe and secure.

ZONING COMPLIANCE

The property complies with all of the City's zoning requirements for this type of use. It is zoned I-1 and surrounded by mostly Industrial type businesses. Therefore, this use will have no negative impact on the surrounding area. There are no private, public nor charter schools located within 500 feet. There is no R1-_, R-2 and MH residential within 500 feet of this location.

MEETS AND EXCEEDS CITY'S USE PERMIT CRITERIA

The proposed site meets and/or exceeds all the use permit criteria outlined in the Scottsdale Zoning Ordinance.

A. The granting of this Use Permit will in no way be detrimental to the public health, safety or welfare of the surrounding area.

1. This use does not create damage or nuisance caused from noise, odor, dust, vibration or illumination. This dispensary will operate just as any other medical office; therefore there will be no nuisance.

2. No Impact on surrounding area from traffic. The proposed medical marijuana center is located in the Scottsdale Airpark and is surrounded by other industrial uses. This facility will not generate abnormal amounts of increased traffic. It will operate just like every other business in the area.

B. This use is compatible with surrounding uses. Again, this property is located in the Scottsdale Airpark which is zoned I-1. It is surrounded by Industrial type businesses.

C. This location meets all other additional conditions. As stated above, this location complies with all of the City of Scottsdale's zoning requirements.

CONCLUSION

In conclusion, M.M.RX is prepared to meet and/or exceed all of the requirements and rules set forth by the City of Scottsdale as well as the Department of Health Services. They will have top of the line security cameras and card swipe doors. Their goal is not only to keep their employees and patients safe but to ensure the safety of the surrounding community.



Conditional Use Permit Application Checklist

At your pre-application meeting, your project coordinator will identify which items are required for submittal. Please note that ALL items checked will be required at the time of formal submittal.

PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. No application will be accepted without all items marked below.
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Completed Application Checklist (<i>this form</i>)
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Application Fee -- \$ <u>2385.00</u> (subject to change every July) X2 \$ _____ (subject to change every July)
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Dispersion + Cultivation

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Application Form (<i>form provided</i>)
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Proposition 207 information handout (sample agreement provided)
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Authorization (from property owner(s) if property owner did not sign the application form) <ul style="list-style-type: none"> List owners of property and/or list of principal of Limited Liability Company (LLC) controlling property Affidavit of Authority to Act for Property Owner
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Project Narrative (<i>form provided</i>) Describe criteria in Sect. 1.400 and any additional criteria Add additional criteria : <input type="checkbox"/> Bar <input type="checkbox"/> Live Entertainment <input type="checkbox"/> Other
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<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Current Title Report (requirements form provided) <ul style="list-style-type: none"> 8-1/2" x 11" -- 1 copy Include legal description and complete Schedule A and Schedule B.
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Conditional Use Permit Application Checklist

☒ ☒ 8. Provide a Combined Context Aerial and Context Site Plan

Aerial shall not be more than 1 year old and shall include and overlay of the site plan showing lot lines, tracts, easements, street locations/names and surrounding zoning for a radius from the site of:

- 350 feet radius from site
- Other: _____
- 24" x 36" - **FOLDED**- 2 color copies
- 11" x 17" - 1 color copy (quality suitable for reproduction)

Show the proposed site plan in relation to surrounding development including the following:

- Building footprints and other site improvements such as drives, parking areas, site walls (indicate height of buildings and site walls);
- Label surrounding zoning and land uses;
- Streets including sidewalks, and any surrounding driveways or intersections;
- Show bike paths and trails; and
- Development plans approved by the Development Review Board during the past year that have not been constructed. (Approved plans are available at the Scottsdale Records Division at 7447 E. Indian School Road, Suite 105).

☒ ☒ 9. Existing Conditions Photo Exhibit: Mounted Or Printed On 8-1/2"X11" Paper (Printed digital photos are OK)

See Preapp

- Photos mounted on cardboard, foamboard, particleboard, posterboard or other material will not be accepted.
- See attached Existing Conditions Photo Exhibit graphic showing required photograph locations and numbers.
- Provide 1 color original set and 12 color copy sets - 8-1/2" x 11"

☒ ☒ 11. Assessor's Map (obtain from Records Department) identifying parcel(s); project location is to be clearly marked:

- 8-1/2" x 11" - 2 copies

☒ ☒ 12. Location Map

Provide a map, drawn to scale, showing the location of the site in relation to arterial & intersecting streets and indicating the zoning of the site and adjacent properties.

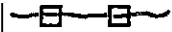
- 8-1/2" x 11" - 1 copy (quality suitable for reproduction - sample attached)

☒ ☒ 13. Neighborhood Involvement Requirements - (form provided)☒ ☒ 14. Community Input Certification-(form provided) AFTER OPEN HOUSE☒ ☒ 15. School District Notification: map attached☒ ☒ 16. Policy for Appeal of Required Dedications or Exactions (form provided)

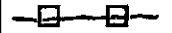
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Use Permit Application Checklist

**17. Archaeological Resources** (*information sheets provided*)

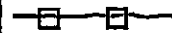
- ☐ Certificate of No Effect / Approval Application Form (*provided*)
- ☐ Archaeology Survey and Report - **3** copies
- ☐ Archaeology 'Records Check' Report Only - **3** copies
- ☐ Copies of Previous Archeological Research - **1** copy
- ☐ Maps(s)/Narrative for any archaeological resources within a Master Planned Development or larger project - **1** copy

**17. Historic Property** (*existing or potential historic property*)

Narrative describing proposal to preserve the historic character or compliance with property's existing Historic Preservation Plan

**18. Completed Airport Vicinity Development Checklist***Short form*

Your property is located within the vicinity of the Scottsdale Municipal Airport (within 20,000 foot radius of the runway; information packet provided)

**19. Site Posting Requirements and Affidavit** (*decal provided*)**20. Purchase Agreement** for "In Lieu Parking Credits" (*form provided*)

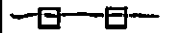
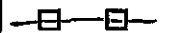
Completed form to be submitted prior to DRB hearing

PART II -- REQUIRED PLANS & RELATED DATA

All Graphics And Plans Shall Be To Scale And Dimensioned.

**1. Site Plan** (Include all existing or approved site plan data. Use an engineer's scale not less than 1" = 40')

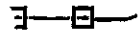
- ☒ 24" x 36" - **11** copies, **FOLDED**
- ☒ 11" x 17" - **1** copy (quality suitable for reproduction)
- ☒ Digital - **1** copy (See Digital Submittal Plan Requirements)

**2. Project Data Sheet** (*form provided*)**3. Site Plan Worksheet** including calculations (*sample provided*)

- ☒ 24" x 36" - **1** copies, **FOLDED**

**4. Floor Plans:** (Use an architect's scale not less than 1/8" = 1'. The floor plan data shall be used to determine parking requirements & kitchen area as a percentage of total square footage).

- ☒ 24" x 36" - **1** copies, **FOLDED**
- ☒ 11" x 17" - **1** copy
- ☒ Digital- **1** copy (See Digital Submittal Plan Requirements)

**5. Floor Plan Worksheet:** (including calculations)

- ☒ 24" x 36" - **1** copies, **FOLDED**

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Conditional Use Permit Application Checklist

☒ ☒ 6. Elevations:

- 24" x 36" - 1 color copy **FOLDED**
- 11" x 17" - 1 color copy
- Digital- 1 copy (See Digital Submittal Plan Requirements)

☒ ☒ 7. Conceptual Landscaping Plan:

- 24" x 36" - 1 color copy **FOLDED**
- 11" x 17" - 1 color copy

☒ ☒ 8. Corporate Image Features☒ ☒ 9. Lighting Details And Cut Sheets: *if applicable*

- 24" x 36" - 1 copy **FOLDED**

☒ ☒ 10. Photometric Analysis with horizontal foot-candle diagram *if applicable*

- 24" x 36" - 1 copy **FOLDED**

☒ ☒ 11. Lighting Site Plan, include landscape lighting, building lighting and all other lighting *if applicable*

- 24" x 36" - 1 copy **FOLDED**

☒ ☒ 12. Parking Analysis☒ ☒ 13. Parking Master Plan:

- 3 copies (required for reduction of ordinance requirements)

☒ ☒ 14. _____ Transportation Impact & Mitigation Analysis (TIMA): Contact the TIMA Coordinator,

_____ at _____, for TIMA requirements.

Name

Phone

At time of submittal, provide letter from the TIMA coordinator.

_____ Trip Generation Analysis- 3 copies

_____ Traffic Impact Study- 3 copies

_____ Traffic Evaluation- 3 copies (for Bars, Live Entertainment)

☒ ☒ 15. Drainage Report: See Sec. 2-202 of the City's Design Standards & Policies Manual for specific submittal and content requirements. The report shall be bound (3 ring, GBC or coil wire, no staples) with card stock front and back covers, and must include all required exhibits, full color aerial/topo maps and preliminary grading and drainage plans. Full size plans/maps shall be folded and contained in pockets.

- Demonstrate compliance with Army Corp. of Engineers 404 compliance
- Demonstrate compliance with National Pollutant Discharge Elimination Systems (NPDES)
- 8-1/2" x 11" - 2 copies of the Drainage Report including full size plans/maps in pockets
- Digital- 1 copy (See Digital Submittal Plan Requirements)

Planning Systems will not process project applications until the Drainage Report contains sufficient information in detail, scale and clarity for review.

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Conditional Use Permit Application Checklist☒ ☒ 16. ESL Addendum, Slope Analysis, NAOS Plan, Site Plan with Superimposed Topographic Map

- 2 copies each (*forms provided*)

☒ ☒ 17. Security, Maintenance & Operations Plan (For Bars and Live Entertainment)☒ ☒ 18. Operations Plan☐ ☐ 19. Other

_____☒ 20. Submit items pursuant to the Submittal Instructions provided.☒ 21. An appointment must be scheduled to submit this application. To schedule your submittal meeting, please call Current Planning at 312-7000.

Notes:


Coordinator
DateThis application needs a: ☐ New Project Number _____ or ☐ Old Project Number: _____**Planning, Neighborhood & Transportation Division**

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