MONARCH WELLNESS CENTERS

APPLICATION FOR CONDITIONAL USE PERMIT

SUBMITTED: March 8, 2012

PROPERTY ADDRESS

8729 E Manzanita Rd.

Scottsdale, AZ. 85258

APN 174-04-972

APPLICANT

Monarch Wellness Centers, INC

A Not-For-Profit Corporation

8-UP-2012
1st: 4/13/2012

OVERVIEW :

In November of 2010, Arizona voter passed Proposition 203, making it the 15th state in the nation to legalize marijuana for medical use. In an effort to avoid the pitfalls of other state's medical marijuana models, the Arizona Department of Health Services (AZDHS) created a very stringent set of rules and regulations. These rules and regulations set forth very specific requirements governing the licensing of patients as well as dispensary, cultivation and infusion facilities.

One of the stipulations outlined in the AZDHS regulations, is that all facilities must be in compliance with the zoning requirements of the municipalities in which they are located. Therefore, Monarch Wellness Center, LLC is currently requesting the approval of a Conditional Use Permit in order to operate a dispensary at 8729 E Manzanita Rd in Scottsdale. This facility will not be used for cultivation, and will only serve in a dispensary capacity.

The proposed facility will be a not-for profit medical marijuana dispensary that will serve as a model operation, maintaining the highest standards of professionalism while operating in full compliance of the law. It is Monarch's goal to offer affordable, consistent, and quality medicine to state certified patients in an environment that is focused on safety, privacy, convenience, and comfort. The dispensary's interior environment and facilities will function very similarly to a medical clinic and wellness center. Monarch intends to inspire, counsel, and educate patients on matters such as the health effects of medical cannabis, alternative methods of receiving the medication, legal requirements, and patient rights.

One of Monarch's main objectives is to be recognized as a responsible service provider and good neighbor to local residents and businesses. To this end, we will engage positively with city and state officials to comply with all established regulations. Monarch also plans to donate to local charities and to have a continuous positive impact within the community. We will be conducting outreach programs to serve and educate patients as well as the local population.

Monarch has also taken the necessary steps to insure that the operation and security requirements indicated by the AZDHS will be greatly exceeded. Detailed operational manuals, patient privacy policies, and employee guidelines have been developed with the assistance of industry leaders and experts. We have developed benchmark training and human resource tools along with systems that ensure consistency, compliance, and high performance throughout the entire staff. The safety of patients, employees, and the community are of top priority. Our security plan ensures the uncompromised safety of patients, staff, and the surrounding community. It is extensive and thorough, and includes a variety of topics covering

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video surveillance systems, transportation security, patient safety, and natural disaster preparedness plans; just to name a few. Monarch pledges to work continuously and diligently with members of local law enforcement and other security experts to provide constant review and updates to these security procedures.

The members of Monarch Wellness made the decision that we would only pursue a permit for a dispensary facility if we could be assured that we would set a standard of excellence for the industry. Through quality leadership, extensive research, significant funding, and a commitment to excel; we believe that we can set that standard and continue to maintain it.

ZONING COMPLIANCE :

Monarch Wellness is applying for a conditional use permit for a dispensary at 8729 E Manzanita Rd. Scottsdale, 85258; parcel number 174-04-972. The site is currently zoned C-O, and is situated in a private and discreet location. The property is also ***not within*** 1320 ft of the following restricted uses:

- Another medical marijuana dispensary, medical marijuana offsite cultivation location, or medical marijuana infusion facility

Additionally, the property is ***not within*** 500 ft of any of the following restricted uses.

- A residential zoning district, including :
    - R-1 District
    - R-2 District
    - M-H District
- A school, including a :
    - charter school
    - private school
    - public school

CONDITIONAL USE PERMIT COMPLIANCE

Monarch Wellness will meet or exceed all conditional use permit requirements as set forth in the town code, as well as meet or exceed the following expectations:

8-UP-2012
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1. **The dispensary operation will be in compliance with all relevant Arizona Revised Statutes, AZDHS rules and regulations, and other state statutes and administrative regulation.**
    a. *Monarch has created an extensive operations manual that demonstrates compliance with all of the above mentioned regulations. This manual in its entirety is available upon request*

2. **All operations will be conducted indoors or in a permanent building**
    a. *The subject property is a 3337 sf fully enclosed, locked, and secure facility with which to conduct the dispensary activities.*

3. **The following restrictions will be observed :**
    a. *The dispensary will not be a home operation*
    b. *The dispensary will be open from 9am thru 7pm, 7 days a week*
    c. *The dispensary will have no drive-thru service, drive in, or take out window*
    d. *The dispensary will not offer offsite delivery of medical marijuana to registered patients*
    e. *Patients will be prohibited from consuming medical marijuana on site*
    f. *No retail sales of paraphernalia will be permitted, except to registered patients*
    g. *The dispensary will obtain and display all applicable business licenses, certificates, and registrations*
    h. *Retail sales of medical marijuana will be prohibited*

4. **Sufficient efforts to prevent nuisance from smoke, odor, debris, dust, vibration, or illumination will be provided at all times.**
    a. *Monarch has created a thorough operations plan to address all of these issues. There will be no smoke present at any time, as the consumption, in any form, of medical marijuana on site is strictly prohibited. We also have strict guidelines in place to create a clean and sterile environment in which to address our patient's needs. This will provide a debris free environment at our dispensary and cultivation facilities.*

5. **A proper waste disposal plan should be in place.**
    a. *Monarch has teamed up with industry experts to insure that all plant waste and other refuse will be disposed of in a secure and efficient manner. As mentioned previously, our goal is to operate a medical style facility; and proper waste disposal is an intricate component of that objective.*

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6. **The additional traffic will not have an impact on the surrounding area.**
    a. *The site is in a secluded location, surrounded by other commercial uses. There is adequate parking, and the amount of traffic expected will be similar to that of a small medical clinic. This use will not have a negative impact on traffic patterns in the area.*

7. **A security plan for all medical marijuana operations has been created incorporating and detailing the following elements.**

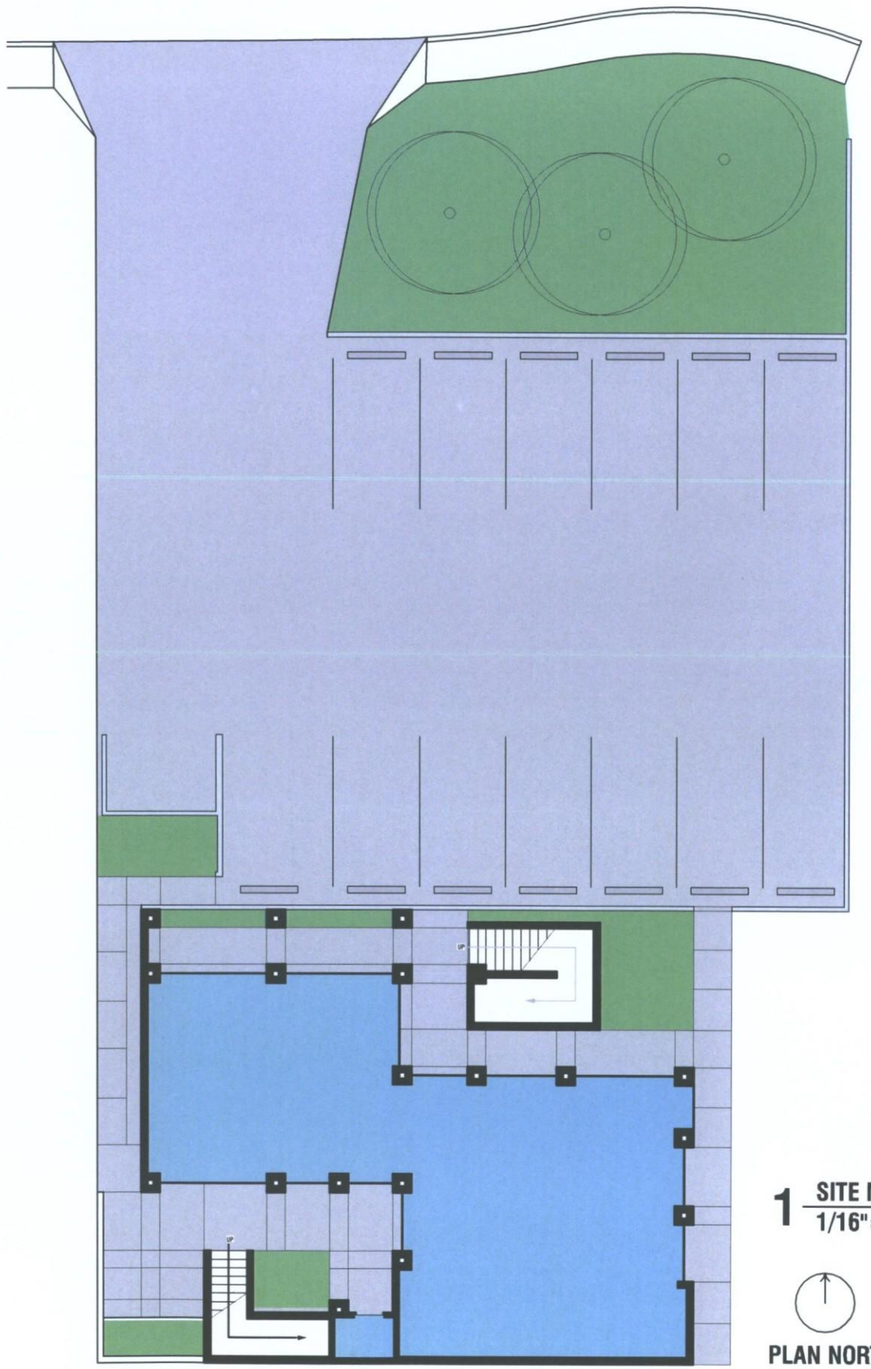
    a. *Exterior lighting*
    b. *Security Alarm Systems*
    c. *Building Security Measures*
    d. *Interior Floor Plan*
    e. *Exterior Site and Parking Plan*
    f. *A Secure Storage Area*

    - *Monarch has created an extensive security and safety plan, which details and expands on the above mentioned elements; along with a host of other security issues. Due to the sensitive nature of this document, it has not been submitted as Monarch does not wish for it to become a matter of public record.*

CONCLUSION:

Monarch Wellness is committed to the task of creating the benchmark by which all other medical marijuana facilities are measured. Our goal is to maintain the highest standards of professionalism while operating in full compliance with all local and state laws and regulations. We recognize the numerous stakeholders involved in this unique project, including patients, neighbors, legislators, law enforcement, the medical community, and the general public. It is with these stakeholders in mind that we set the goal of presenting more than a mere idea based on speculative contingencies, but a well planned and achievable model that will adequately serve all those involved. It is our sincere belief that this is what we have created, and with that in mind; we respectfully submit to you this application for a Conditional Use Permit.

MANZANITA DRIVE



1 SITE MAP
1/16"=12"

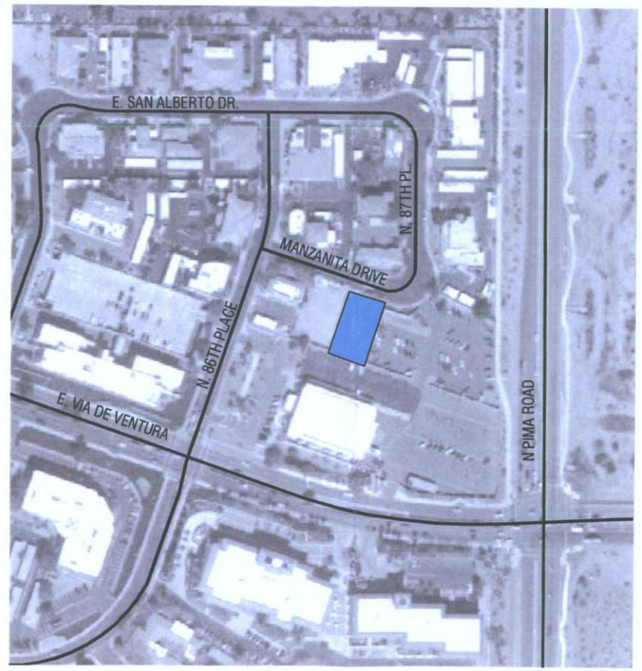
PLAN NORTH TRUE NORTH

LEGEND

HARDSCAPE (6,400 SQ. FT.)

SOFTSCAPE

DISPENSARY (1,585.6 SQ. FT.)



1 VICINITY MAP
N.T.S.

TRUE NORTH

PROJECT INFORMATION

OWNER:
MONARCH WELLNESS CENTERS, INC
7600 E. DOUBLETREE RANCH RD. #150
SCOTTSDALE, AZ 85258

CONTACT:
DUSTIN JOHNSON
P: 602-571-2979

PROJECT LOCATION
8720 EAST MANZANITA DRIVE
SCOTTSDALE, ARIZONA 85258

ZONING:
CURRENT ZONING: C-0
PARCEL SIZE: 10,400 SQ. FT.
EXISTING GROSS BUILDING AREA:
3337 SQ. FT.
PARKING REQUIRED: 12
PARKING PROVIDED: 13
SETBACKS:
FRONT: 81'-0"
SIDE: 16'-4"
SIDE: 9'-0"
BACK: 0'-6"

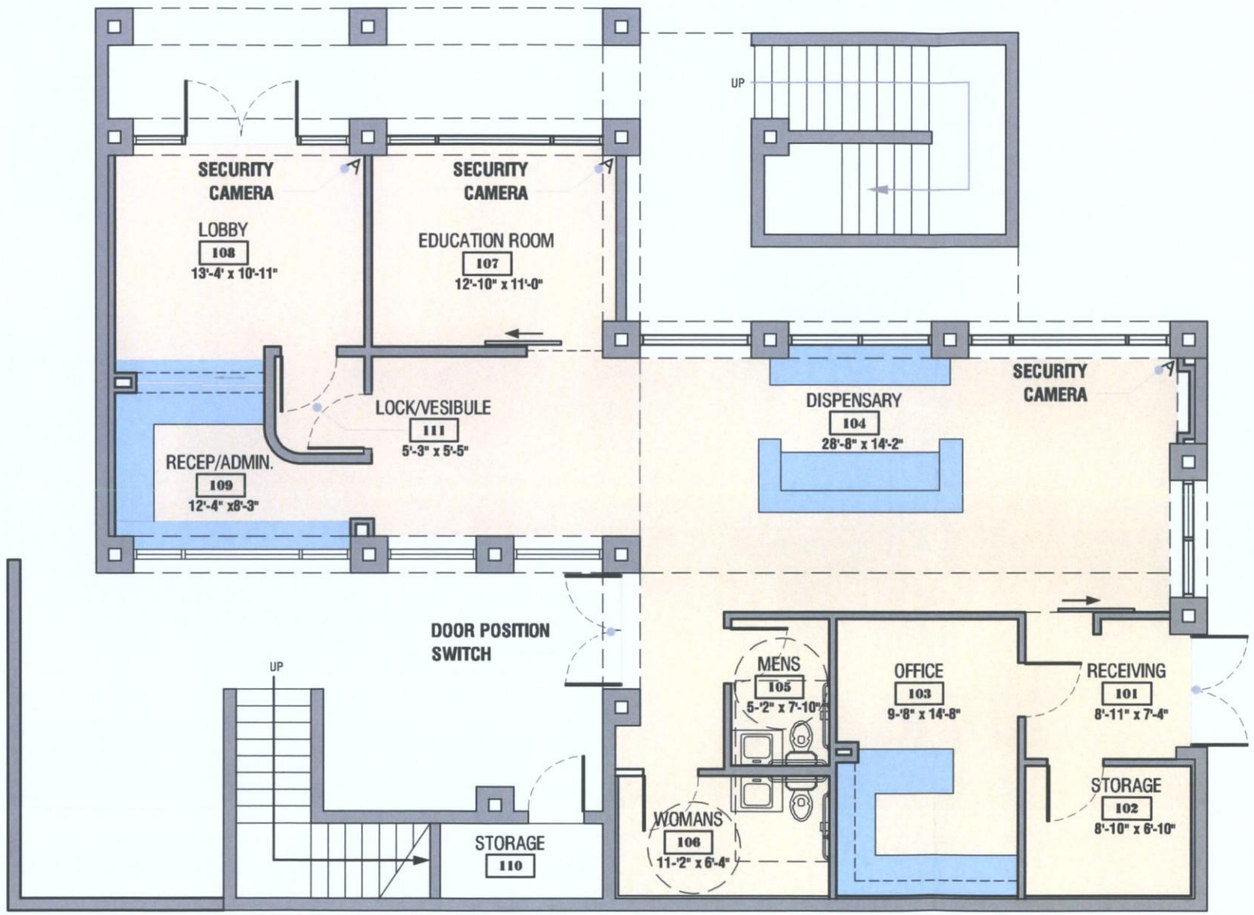
SITE MAP

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

DATE:
12 April 2012

BD1

8-UP-2012
1st: 4/13/2012



LEGEND

- DISPENSARY
- MILLWORK
- SECURITY CAMERA

PROJECT INFORMATION

OWNER:
MONARCH WELLNESS CENTERS, INC
7500 E. DOUBLETREE RANCH RD. #150
SCOTTSDALE, AZ 85258

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DUSTIN JOHNSON
P: 602-571-2979

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1 FLOOR PLAN
1/8" = 1'-0"

PLAN NORTH

TRUE NORTH

FLOOR PLAN

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

DATE:
12 April 2012

BD2

8-UP-2012
1st: 4/13/2012

June 6, 2012

Dustin Johnson
Monarch Wellness Centers, Inc.
7600 E Doubletree Ranch Rd Ste 150
Scottsdale, AZ 85258

Re: 156-PA-2012
8-UP-2012
Monarch Wellness Centers

Dear Dustin Johnson,

This is to advise you that the case referenced above was approved at the June 5, 2012 City Council meeting. The resolution approving the conditional Use Permit will not become effective until the conditions outlined in the attached resolution have been met. Occupancy and operation of the proposed dispensary is contingent upon satisfaction of the conditions. Please distribute all necessary copies to any persons involved with this project and remove the public notice signage as soon as possible. If you have any questions, please contact me at 480-312-4306.

Please contact me when the conditions outlined in the attached resolution have been met.

Sincerely,

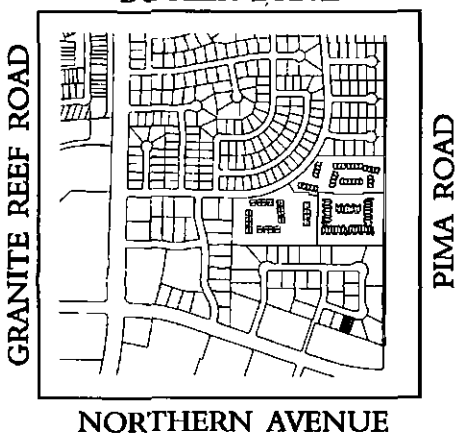
Greg Bloemberg
Planner

cc: file

Enclosure-Resolution No. 9084

KEEPING YOU INFORMED

VICINITY MAP



Site Location:
8729 E Manzanita Dr

Case Name:
Monarch Wellness Centers

Case Number:
8-UP-2012

Dear Property Owner:

This is to inform you of a request by applicant for a Conditional Use Permit for a Medical Marijuana use in a 3,337 +/- square-foot space located at 8729 E. Manzanita Drive with Commercial Office District, Planned Community District (C-O PCD) zoning.

Applicant contact: Dustin Johnson, 602-571-2979

City contact: Greg Bloemberg, 480-312-4306

To view applications, call **480-312-7000**; for more information or to comment, e-mail **projectinput@scottsdaleaz.gov**.

To view the case fact sheet, enter the case number at:
http://eservices.scottsdaleaz.gov/cases/

To view activity in your neighborhood, visit:
http://www.scottsdaleaz.gov/projects/myneighborhood

Scottsdale P & Z Link - An email bulletin to keep residents and merchants informed about upcoming projects.
Subscribe at https://eservices.scottsdaleaz.gov/listserve/default.asp

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The case file may be viewed at Current Planning, 7447 E Indian School Road, Suite 105

Map1

Streets
- Streets

Parcels

Miscellaneous
- City Boundary



SCALE 1 : 1,515

100 0 100 200 300
FEET

N

8-UP-2012
1st: 4/13/2012

Map1

Streets

— Streets

Parcels

Miscellaneous

City Boundary



SCALE 1 : 1,515

100 0 100 200 300

FEET

N

8-UP-2012
1st: 4/13/2012

City of Scottsdale Cash Transmittal

89945

Received From :
DUSTIN M JOHNSON
7502 E EARLL DR UNIT 3
SCOTTSDALE, AZ 85251

Bill To :
MONARCH WELLNESS CENTERS, INC.
7600 E DOUBLETREE RANCH RD STE 150
SCOTTSDALE, AZ 85258
602-571-2979

Reference #	156-PA-2012			**Issued Date**	4/13/2012
Address	8729 E MANZANITA DR			**Paid Date**	
Subdivision	RANCH OFFICE PARK II AMENDED			**Payment Type**	CHECK
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**	
NL BOOTH & SON, INC.		**Net Lot Area**		**Sewer Type**	
3025 N TARRA AV		**Number of Units**	1	**Meter Size**	
PRESCOTT, AZ 86301		**Density**		**QS**	25-48

	Description	Additional	Qty	Amount	Account Number
175	USE PERMIT APPLICATION		1	$2,440.00	100-21300-44221

CITY OF SCOTTSDALE

Submittal Fee

Project Name: Monarch Wellness **Pre-App#:** 156-PA-12

Fee Type: CUP **Fee Amount:** $ 2440.00

Staff Name: Greg Bloemberg **Signature:** [signature] **Phone:** x2306 **Date:** 4-13-12

Planning, Neighborhood & Transportation Division
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-2500 • Fax: 480-312-7088

[signature]
Applicant Signature

Total Amount **$2,440.00**

(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 # 89945

CT89657

Project Pre-Application Questionnaire

Submittal Date: 3-8-12 **Project No.:** 156 **-PA-** 2012

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** $87.00
(Fees subject to change every July)

☑ **2. Records Packet Fee** $21.00
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)

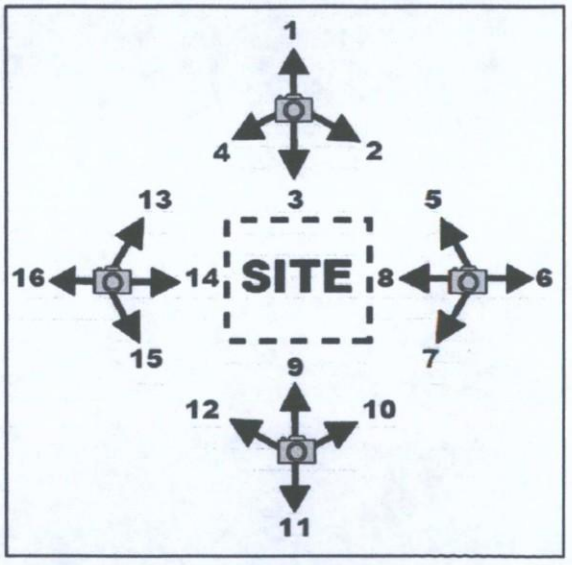
☑ **3. Conceptual Drawing(s)** – One (1) copy of conceptual site plan, plot plan, or schematic drawing representing your request (not required for Abandonments). If requesting Development Review Board approval, include elevations showing architectural character.
(24" x 36", 11" x 17", or 8.5" x 11" paper 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

OK TSB 3-8-12

8-UP-2012
1st: 4/13/2012

GT89657

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: 3-8-12 **Project No.:** 156 **-PA-** 2012

Project Name: Monarch Wellness Centers, CUP **Parcel No(s).:** 174-04-932

Address: 8729 E. Manzanita Dr. Scottsdale, 85258 **Quarter Section(s):**

Property Details:

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

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

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: NL Booth & Son, INC. **Applicant:** Dustin Johnson

Company: SAME ↑ Company: Monarch Wellness Centers, INC.

Address: 3025 N. Tarra Avenue, Prescott, 86301 Address: 7600 E. Doubletree Ranch Rd, Ste 110, Scottsdale 85258

Phone: (480) 818-3300 Fax: Phone: (602) 571-2979 Fax: (480) 957-0444

E-mail: bob@NLBooth.com E-mail: djohnson42c@gmail.com

Signature (circle one): Owner Applicant Date: 3/8/2012

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

8-UP-2012
1st: 4/13/2012

City of Scottsdale Cash Transmittal

89657

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602-571-2979

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PRESCOTT, AZ 86301		**Density**		**QS**	25-48

Code	Description	Additional	Qty	Amount	Account Number
[illegible]	STAFF APPROVAL (MINOR-CASE)		1	$87.00	100-21300-44221
[illegible]	RECORDS PACKET FOR PREAPPS		1	$21.00	100-21300-44221

8-UP-2012
1st: 4/13/2012

Total Amount **$108.00**

SIGNED BY DUSTIN JOHNSON ON 3/8/2012

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

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(4)

MONARCH WELLNESS CENTERS

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6. **The additional traffic will not have an impact on the surrounding area.**
    a. ***The site is in a secluded location, surrounded by other commercial uses. There is adequate parking, and the amount of traffic expected will be similar to that of a small medical clinic. This use will not have a negative impact on traffic patterns in the area.***

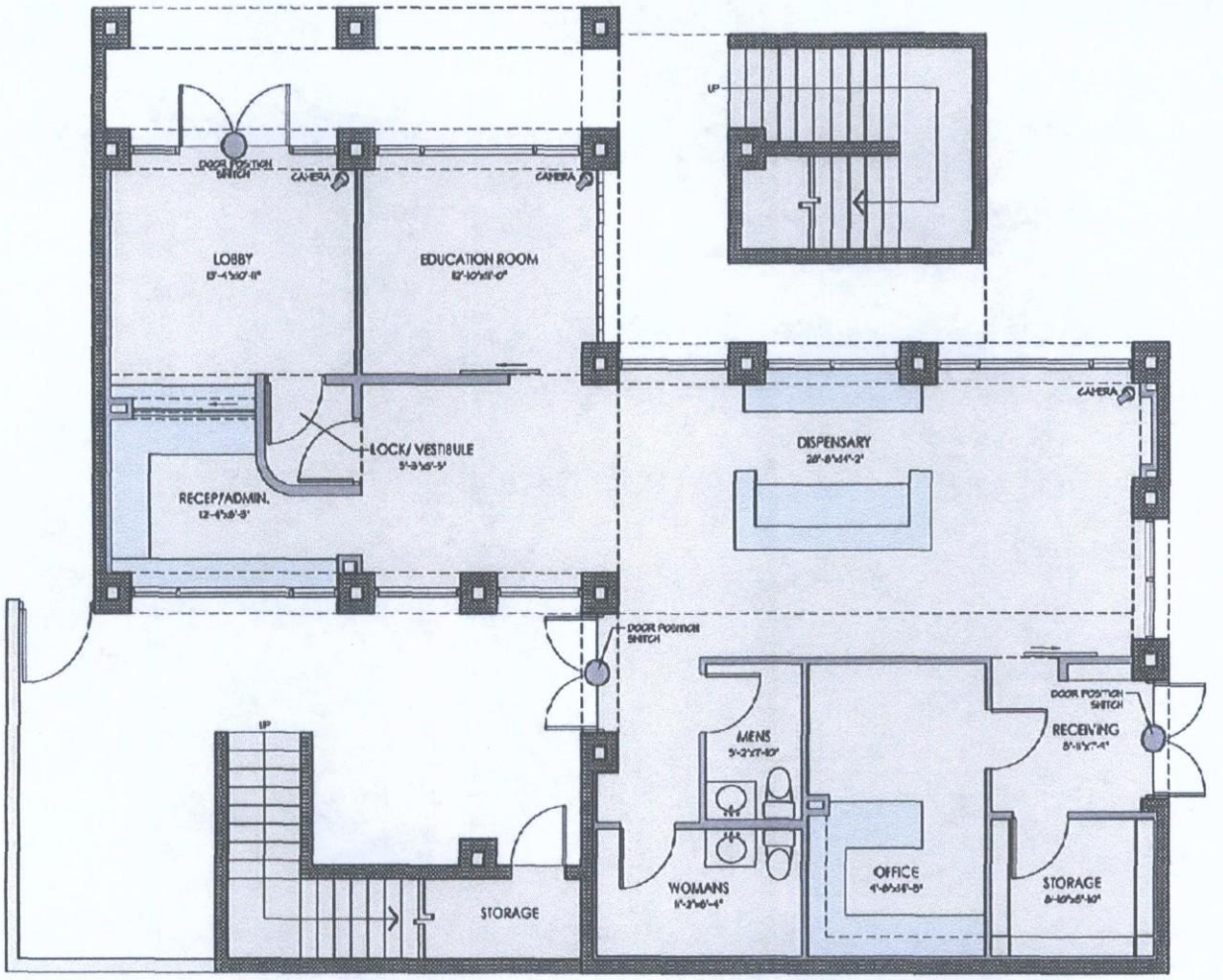
7. **A security plan for all medical marijuana operations has been created incorporating and detailing the following elements.**

    a. ***Exterior lighting***
    b. ***Security Alarm Systems***
    c. ***Building Security Measures***
    d. ***Interior Floor Plan***
    e. ***Exterior Site and Parking Plan***
    f. ***A Secure Storage Area***

    - ***Monarch has created an extensive security and safety plan, which details and expands on the above mentioned elements; along with a host of other security issues. Due to the sensitive nature of this document, it has not been submitted as Monarch does not wish for it to become a matter of public record.***

CONCLUSION:

Monarch Wellness is committed to the task of creating the benchmark by which all other medical marijuana facilities are measured. Our goal is to maintain the highest standards of professionalism while operating in full compliance with all local and state laws and regulations. We recognize the numerous stakeholders involved in this unique project, including patients, neighbors, legislators, law enforcement, the medical community, and the general public. It is with these stakeholders in mind that we set the goal of presenting more than a mere idea based on speculative contingencies, but a well planned and achievable model that will adequately serve all those involved. It is our sincere belief that this is what we have created, and with that in mind; we respectfully submit to you this application for a Conditional Use Permit.



FLOOR PLAN

SCALE: 1/4" = 1'-0"

0' 4' 24'
1' 12'

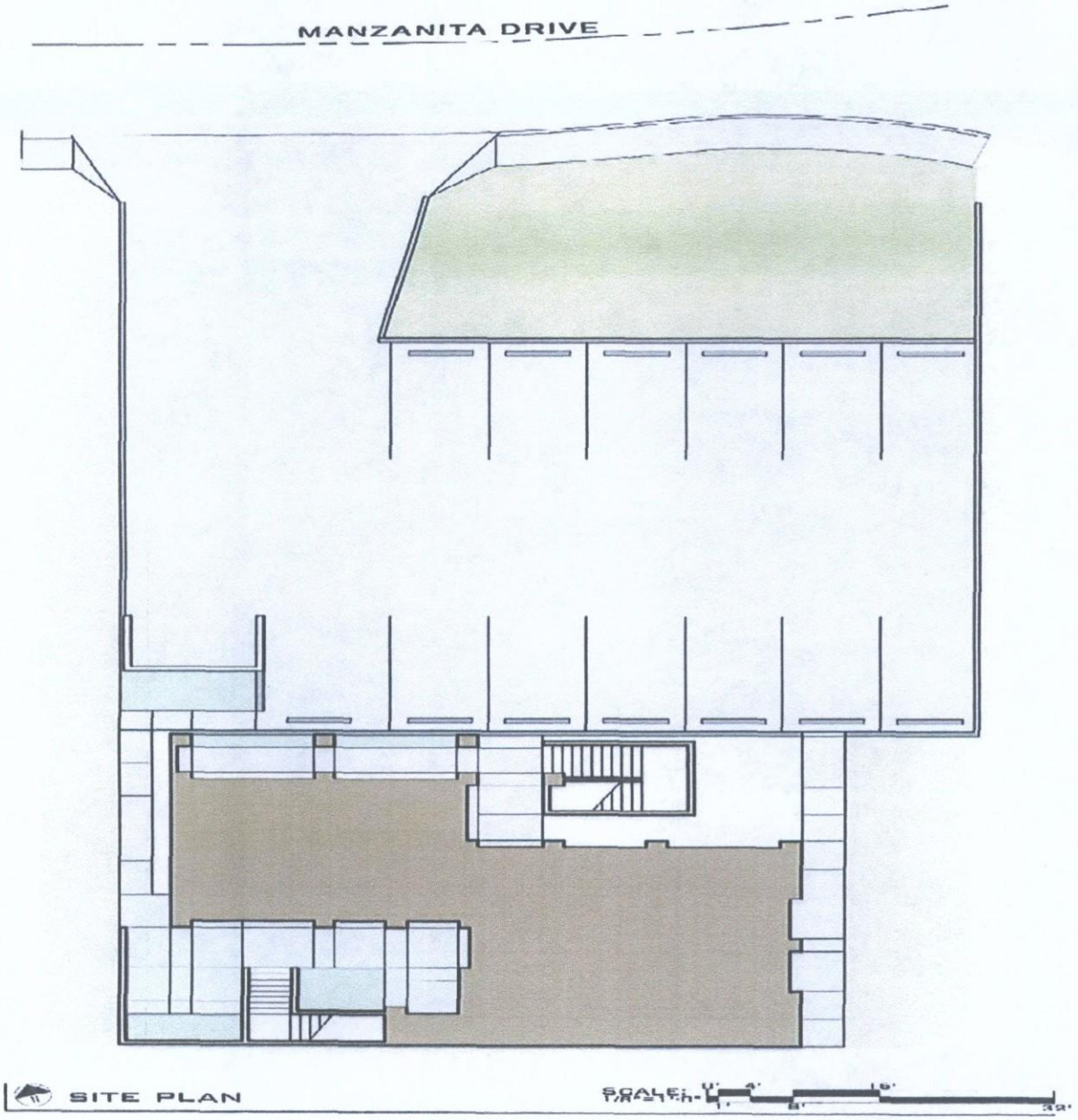
LEGEND

- DISPENSARY
- MILLWORK

SQAURE FOOTAGE

MAIN 1,585.6 SF

8-UP-2012
1st: 4/13/2012



FUNCTION

- DISPENSARY
- HARDSCAPE
- OUTDOOR

SQAURE FOOTAGE

MAIN

- 1,585.6 SF
- 6,400 SF

8-UP-2012
1st: 4/13/2012

Project Pre Application Number 156-PA-12

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.
☑	☑	1. **Completed Application Checklist** *(this form)*
☑	☑	2. **Application Fee** – $ 2440.00 (subject to change every July) $_____ (subject to change every July)
☑	☑	3. **Completed Application Form** *(form provided)*
☑		4. **Proposition 207 information handout** (sample agreement provided)
☑	☑	5. **Authorization** (from property owner(s) if property owner did not sign the application form) • List owners of property and/or list of principal of Limited Liability Company (LLC) controlling property • Affidavit of Authority to Act for Property Owner
☑	☑	6. **Project Narrative** *(form provided)* **Describe criteria in Sect. 1.400 and any additional criteria** **Add additional criteria :** ☐ **Bar** ☐ **Live Entertainment** ☐ **Other**
☑	☐	ok to accept without 7. **Current Title Report** (requirements form provided) • 8-1/2" x 11" – **1** copy • Include legal description and complete Schedule A and Schedule B.

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

8-UP-2012
1st: 4/13/2012

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)

- 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)

☐ ☐ **15. School District Notification:** map attached

☑ ☑ **16. Policy for Appeal of Required Dedications or Exactions** *(form provided)*

8-UP-2012
1st: 4/13/2012

Project Pre Application Number -PA-

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**
   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)* Dynamite Signs

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 that 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**

8-UP-2012
1st: 4/13/2012

Project Pre Application Number -PA-

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
    - 24" x 36" - **1** copy FOLDED ~~if applicable~~

11. **Lighting Site Plan,** include landscape lighting, building lighting and all other lighting
    - 24" x 36" - **1** copy FOLDED ~~if applicable~~

12. ☑ **Parking Analysis** on site plan or floor plan

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.

8-UP-2012
1st: 4/13/2012

Project Pre Application Number -PA-

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 480-312-7000. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; _____-PA-_____

Notes:

Coordinator

3-13-12
Date

This application needs a: ☐ New Project Number_____ or ☐ Old Project Number: _____

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

8-UP-2012
1st: 4/13/2012

Project Application

Project Number: 56 - PA - 12 **Case Number:** - - **Date:** 4-13-12

Staff Signature required PRIOR to submittal

This Document Constitutes A Public Disclosure Under ARS Section 39-121, Inspection of Public Records

Applicant to Complete Section Below

Case Type:

- ☐ Abandonment (AB)
- ☐ Changes to a Recorded Plat (PC)
- ☐ Change to Existing Lots (PC)
- ☐ Development Review (DR)
- ☐ General Plan Amendment (GP)
- ☐ Master Plan Map (MP)
- ☐ Master Sign Program (MS)
- ☐ Minor Subdivision (MD)
- ☐ Preliminary Plat (PP)
- ☐
- ☐ Rezoning (ZN)
- ☐ Text Amendment (TA)
- ☒ Use Permit (UP)
- ☐ Variance (BA)

Other:

Project Name: Monarch Wellness Centers, INC

Project Address: 8729 E. Manzanita Dr. Scottsdale, Az. 85258

Current Zoning District: C-O **Parcel Number(s):** 174-04-952- **Quarter Section:** -

Request: Conditional Use Permit for medical marijuana dispensary

The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. ***All contact for this project will be made through the applicant listed below.***

Owner: Robert D. Booth
Company N.L. Booth + Son, Inc
Phone: Fax:
E-mail:
Address:

Developer:
Company
Phone: Fax:
E-mail:
Address:

Architect:
Company
Phone: Fax:
E-mail:
Address:

Engineer:
Company
Phone: Fax:
E-mail:
Address:

Applicant Contact: Dustin Johnson Phone: (602) 571-2979
Applicant E-mail: djohnson42@gmail.com Fax: (480) 951-0444
Applicant Address: 7600 E. Doubletree Ranch Rd, St 150, Scottsdale, 85258

Owner Signature

Applicant Signature

OFFICIAL USE ONLY

Staff Signature: Date:

8-UP-2012
1st: 4/13/2012

Planning, Neighborhood & Transportation Division
7447 E. Indian School Road, Suite 100, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

WHEN RECORDED RETURN TO:
CITY OF SCOTTSDALE
ONE STOP SHOP//RECORDS
(_____)
7447 East Indian School Road, Suite 110
Scottsdale, AZ 85251

City of Scottsdale Case No._____

WAIVER OF RIGHT TO MAKE A CLAIM UNDER PROPOSTION 207
(A.R.S. § 12-1131 et.seq.)

The undersigned is the fee title Owner of property, (*Parcel No*) 174 - 04 - 952 - ____ located at 8129 E. Manzanita Dr. Scottsdale, 85253 Scottsdale, Maricopa County, Arizona, that is the subject of a request by owner for a:

☑ Use Permit ☐ Abandonment ☐ Land division ☐ Development Review

☐ Other _____

By signing this document, the undersigned Owner agrees and consents to all of the conditions and/or stipulations imposed by the Scottsdale Planning Commission, Development Review Board, city staff, or the City Council in conjunction with Owner's request for application of the city's land use laws to the Owner's property

Owner waives any right to compensation or diminution in value that may be asserted now or in the future under Proposition 207, the Private Property Rights Protection Act (A.R.S. § 12-1131, et.seq.), based upon Owners request in case no. _____.

Dated this 23rd day of February, 2012.

Owner: Robert D. Booth
(Type Name)

By: _____ V.P.
(Signature of Owner)

STATE OF ARIZONA)
County of ~~Maricopa~~ Yavapai) ss.

Subscribed and sworn before me this 23rd day of February, 2012 by _____.

Trevor W. Naugle
Notary Public

My Commission Expires:
June 26, 2015

TREVOR W. NAUGLE
Notary Public - Arizona
Yavapai County
My Commission Expires
June 26, 2015

City of Scottsdale Case No._____

REFUSAL TO SIGN WAIVER

OF RIGHT TO MAKE A CLAIM UNDER PROPOSITION 207

I, Robert D. Booth, the undersigned, being the free title Owner of the property, *(Parcel No.)* 174-04-952 located at 8729 E. Manzanita Dr., Scottsdale, Arizona In Scottsdale, Maricopa County, Arizona herby acknowledge receipt of a "Wavier of Right to Make a Claim under Proposition 207" and, upon review and consideration, decline to sign said waiver.

Dated this 23rd day of February 2012.

By: Robert D. Booth

(Printed Name of Owner)

Owner: Robert D. Booth

(Signature of Owner)

LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/BUILDING PERMITS/LAND USE ENTITLMENTS

Property Address: **8929 E. Manzanita Dr.**
Scottsdale, Arizona

Assessor's Parcel No. 174-04-952

I/We, **Robert D. Booth**, the owner(s) of the above described property, authorize Monarch Wellness Centers, LLC; to submit an application to obtain a use permit for the purpose of operating a Medical Marijuana Dispensary Facility at this location.

Signature of Property Owner: R. D. Booth V.P.

Date: 2/23/12

Owner Certification
Acknowledging Receipt
Of
Notice Of Right To Appeal
Exactions And Dedications

I hereby certify that I am the owner of property located at:

8729 E. Manzanita Dr., Scottsdale, Arizona

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.

Signature of Property Owner

2/23/12
Date

Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____ Project No: _____-PA-_____

Coordinator: _____ Case No: _____-__-_____

Project Name: _____

Project Location: 8729 E. Manzanita Dr. Scottsdale, Az. 85258

Property Details:

_____Single-Family Residential _____Multi-Family Residential ___✓___Commercial _____Industrial

Current Zoning: C-O Proposed Zoning: C-O

Number of Buildings: 1 Parcel Size: 10,400 sf

Gross Floor Area/Total Units: 3,337 / 3 Floor Area Ration/Density: _____

Parking Required: 12 Parking Provided: 13

Setbacks: N - 81' E - 16'4" S - 6" W - 5'

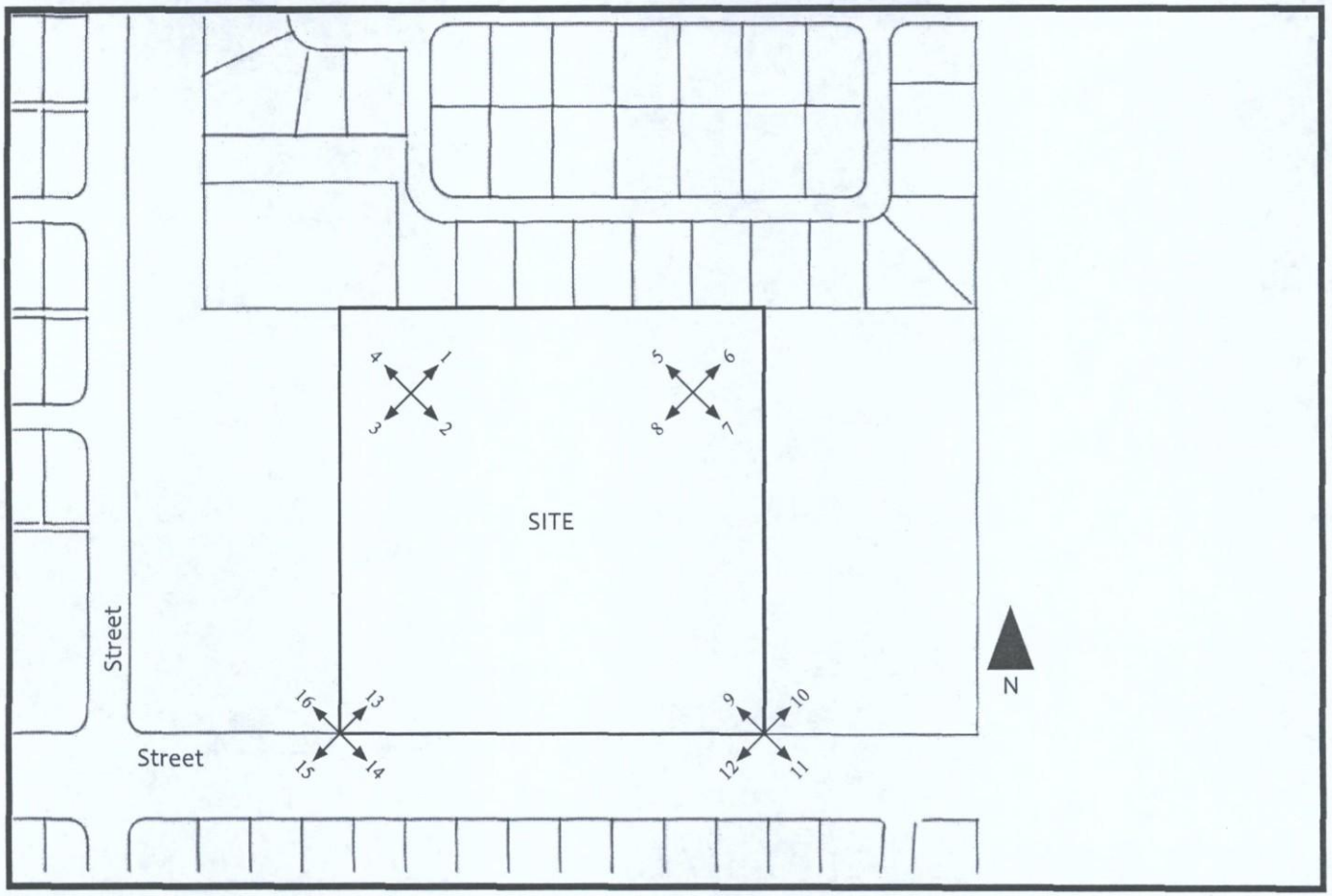
Description or Request: Conditional Use Permit for a Medical Marijuana Dispensary.

Planning, Neighborhood & Transportation Division

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

8-UP-2012
1st: 4/13/2012

Photos of Existing Conditions



Please Note:

= Photograph Number and Direction of View

Please Note:
Color photographs are to be taken indicating site conditions and adjacent property.
Color photographs are also to be taken of newly developed properties within ¼ mile - Please provide street address on photographs.

8-UP-2012
1st: 4/13/2012

8-UP-2012
1st: 4/13/2012



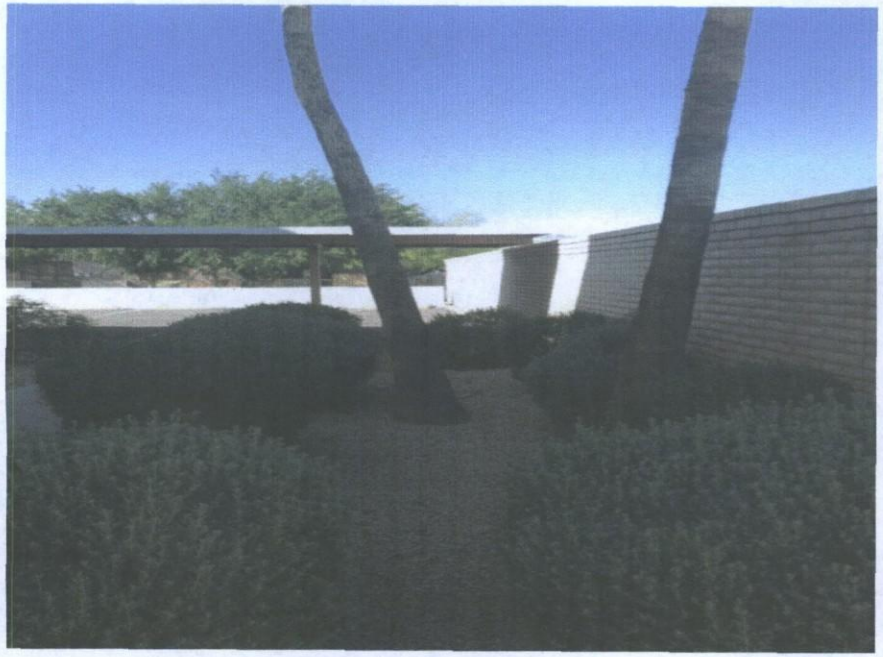






8-UP-2012
1st: 4/13/2012

8-UP-2012
1st: 4/13/2012









8-UP-2012
1st: 4/13/2012

-PA-

Neighborhood Notification Checklist

AB, BA, UP, DR, HE, MUMSP

Neighborhood notification is necessary for all Conditional Use Permits, including Municipal Use Master Site Permits, Abandonments, Development Review Board, Board of Adjustment, and Hardship Exemption cases. You are required to return this form with checked items completed, and your Neighborhood notification Report with your application submittal.
If you have questions on these requirements, please contact Planning & Development Services at 480-312-2328.

This application is for a:

- ☐ Abandon of ROW/GLO
- ☐ Board of Adjustment
- ☑ Conditional Use Permit
- ☐ Development Review Board
- ☐ Hardship Exemption
- ☐ Municipal Use Master Site Plan

If you are submitting an application for Re-Zoning, Zoning Ordinance Text Amendments, Zoning Stipulation Amendments, Council Approved Amended Standards, and City Council Site Plan Approval this is not the correct checklist; please obtain a copy of the Citizen Review Checklist from your project coordinator. If you are applying for a General Plan Amendment, please obtain a copy of the Neighborhood Involvement Checklist from your project coordinator.

*Complete the following marked items **prior to** submitting your application*

☑ **Step 1: Neighborhood Notification**

Provide information by:	To:
☑ 1st Class Letter or Postcard	☑ Property owners and HOAs within 750' (*required for all WCF)
☐ In Person	☐ Adjacent property owners/ tenants/HOAs
☐ Phone call	☐ School District(s)
☐ Certified Mail	☐ Interested Party list (provided by Project Coordinator)
☐ Door Hangers/Flyers	☐ Tenants, employees, and students (*required for all WCF)

** WCF requirements for Notification shall be completed a minimum of 15 days prior to the application submittal.*

Project Notification shall include the following information:

- Project request and description
- Location
- Size (e.g. Number of Acres of project, Square Footage of Lot)
- Zoning
- Site Plan
- Applicant and City contact names and phone numbers
- Any scheduled open house(s) - including time, date, and location

☐ **Step 2: Project Under Consideration**

- ☑ Post sign 10 calendar days prior to your Open House Meeting. (See Sign posting requirements)
- ☐ Post sign 15 calendar days prior to your formal application submittal. (See WFC requirements)

8-UP-2012
1st: 4/13/2012

Planning, Neighborhood & Transportation Division
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Neighborhood Notification Checklist

AB, BA, UP, DR, HE, MUMSP

☑ **Step 3: Hold An Open House Meeting**

You are required to hold a minimum of 1 Open House Meeting(s).

Provide open house date, time, and location to Project Coordinator ***at least*** 14 calendar days prior to the meeting. E-mail open house information to project coordinator and to: planninginfo@scottsdaleaz.gov.

☑ **Step 4: Complete a Neighborhood Notification Report**

Provide all of the checked items, in a report, with your submittal

☑ You are required to submit a Neighborhood Notification Report with your application.

☑ Submit either the original, or a copy of this marked Neighborhood Notification Packet.

☑ Document your Project Notification efforts as follows:

- Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
- Provide a map showing where notified neighbors are located.
- Provide the dates contacted, and the number of times contacted.
- Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery.
- Provide copies of letters or other means used to contact neighbors, the school district, and HOA's.
- Provide originals of all comments, letters, and correspondence received.
- Provide affidavit(s) of mailing(s).

☐ Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:

- Provide affidavit of posting, and pictures of sign, which are date and time stamped.
- Copy of Newspaper listings with date of publication.

☐ Document the Open House Meeting(s) as follows:

- List dates, times, and locations of open house meeting(s).
- Provide the sign-in sheets, list of people attended the meeting(s), comment sheets, and written summary of the comments, issues and concerns provided at the open house meeting(s).
- List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process.
- List dates, times, and locations of any follow-up with interested parties.

☐ List any other neighborhood, citizen involvement.

Related Resources:

☑ Project Under Consideration Sign Posting Requirements

☑ Affidavit of Posting

☑ Public Hearing Sign Posting Requirements

Planning, Neighborhood & Transportation Division

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UNITED STATES POSTAL SERVICE
8749 E Manzanita Dr
Scottsdale, AZ 85258

K B SAN ALBERTO LLC
8706 E San Alberto Dr
Scottsdale, AZ 85258

JOSE KANSHEPOLSKY
8719 E Manzanita Dr
Scottsdale, AZ 85258

UNITED STATES POSTAL SERVICE
8739 E Manzanita Dr
Scottsdale, AZ 85258

GOLD BASKET LLC
8205 N Via De Negocio
Scottsdale, AZ 85258-2312

KALAMCHI TRUST
8112 N 87th Pl
Scottsdale, AZ 85258-2368

EP VENTURE LLC
8098 N Via De Negocio
Scottsdale, AZ 85258-2370

DRL CORP
8777 E Via De Ventura
Scottsdale, AZ 85258-3343

SOLARI COMMERCIO LLC
8712 E Via De Commercio
Scottsdale, AZ 85258-3362

SOLARI COMMERCIO LLC
8712 E Via De Commercio
Scottsdale, AZ 85258-3362

UNITED STATES POSTAL SERVICE
8790 E Via De Ventura
Scottsdale, AZ 85258-3373

CPA CORP
8767 E Via De Ventura
Scottsdale, AZ 85258-3376

SUBWAY REGIONAL OFFICE LLC
8674 E San Alberto Dr
Scottsdale, AZ 85258-4306

12TH STREET & WASHINGTON ASSOCI/
8698 E San Alberto Dr
Scottsdale, AZ 85258-4306

MICAHEL L & VIVIAN L KAPANICAS
8689 E San Alberto Dr
Scottsdale, AZ 85258-4307

LORAN CO LLC
8669 E San Alberto Dr
Scottsdale, AZ 85258-4309

86TH PLACE LLC
8125 N 86th Pl
Scottsdale, AZ 85258-4310

VENTURA OFFICE HOLDINGS LLC
8145 N 86th Pl
Scottsdale, AZ 85258-4310

FAZEL FAMILY LLLP
8055 N Via De Negocio
Scottsdale, AZ 85258-4313

MEDIA THAT DELIVERS INC
8132 N 87th Pl
Scottsdale, AZ 85258-4335

DAVID A BURMEISTER
8719 E San Alberto Dr
Scottsdale, AZ 85258-4337

K B SAN ALBERTO LLC
8722 E San Alberto Dr
Scottsdale, AZ 85258-4353

K B SAN ALBERTO LLC
8722 E San Alberto Dr
Scottsdale, AZ 85258-4353

C & T MANZANITA PROP L LP
8706 E Manzanita Dr
Scottsdale, AZ 85258-4365

SAN ALBERTO L L C
8679 E San Alberto Dr Ste 100
Scottsdale, AZ 85258-4368

FAITH VENTURES LLC
8130 N Via De Negocio
Scottsdale, AZ 85258-4369

N L BOOTH & SON INC
8729 E Manzanita Dr
Scottsdale, AZ 85258-4379

[illegible] CO L L C
[illegible] E San Alberto Dr
Scottsdale, AZ 85258-4380

UNITED INSURANCE COMPANY OF AME
8169 N 87th Pl
Scottsdale, AZ 85258-4399

A & L INVESTMENT LLC
8129 N 87th Pl
Scottsdale, AZ 85258-4399

8-UP-2012
1st: 4/13/2012

A & L INVESTMENT LLC
8129 N 87th Pl
Scottsdale, AZ 85258-4399

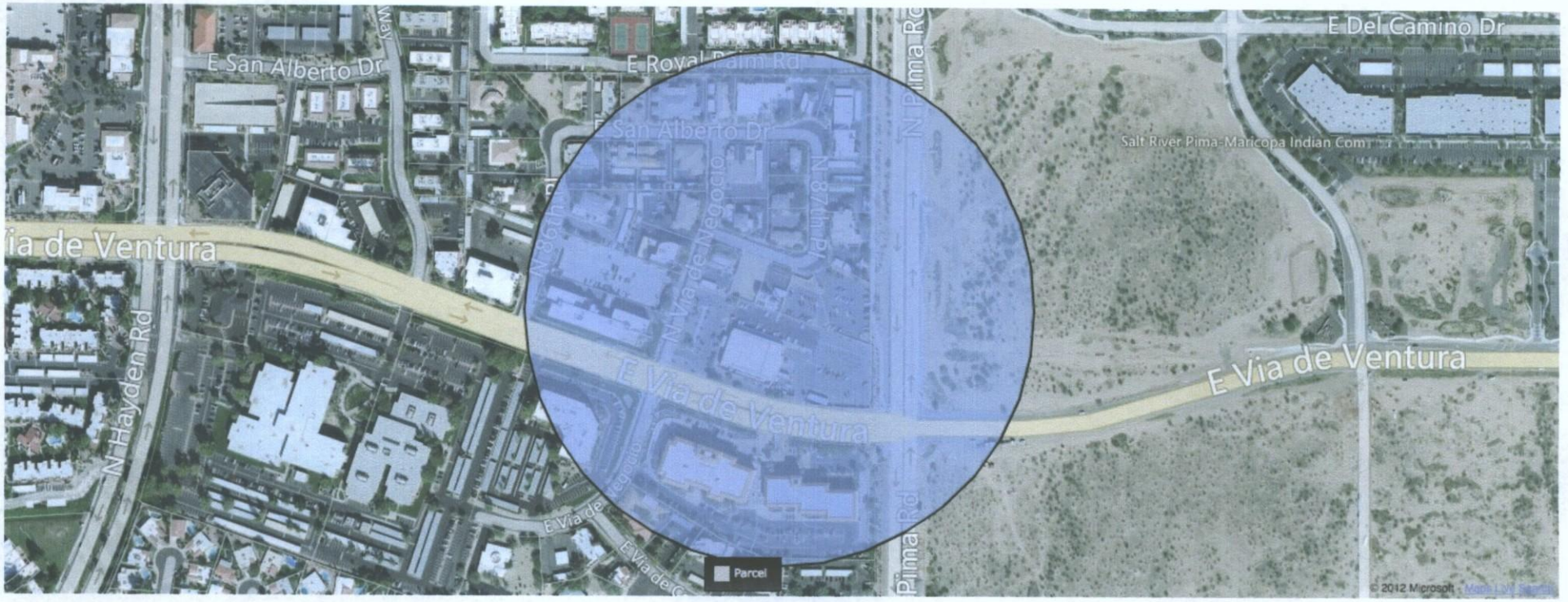
A & L INVESTMENT LLC
8129 N 87th Pl
Scottsdale, AZ 85258-4399

UNITED INSURANCE COMPANY OF AM
8149 N 87th Pl
Scottsdale, AZ 85258-4399

UNITED INSURANCE COMPANY OF AME
8149 N 87th Pl
Scottsdale, AZ 85258-4399

REALTY ASSOCIATES FUND VIII LP
8700 E Via De Ventura
Scottsdale, AZ 85258-4515

8-UP-2012
1st: 4/13/2012



- Map of all properties located within 750 ft. of the site.

8-UP-2012
1st: 4/13/2012

Of Dustir son, Arizona Regional MLS
ithin this repo compiled by Corel pgic from public and private sources. If desired, the accuracy of the data conta herein can be independently verified by the recipient of

Map

Monarch Wellness Centers, INC
Dustin M Johnson
C. 602 571 2979
E. djohnson42@gmail.com

April 12, 2012

Dear Property Owner,

This letter is being written to notify you that Monarch Wellness Centers, INC; an Arizona Not-For-Profit Corporation is seeking the approval of a Conditional Use Permit from the City of Scottsdale at 8729 E Manzanita Drive, Scottsdale, 85258. This Conditional Use Permit will be for the operation of a medical marijuana dispensary. There will not be a cultivation site at this facility.

A Conditional Use Permit was previously approved for this location on June 6th of last year for an identical use. Monarch's application will be very similar in all aspects to the previous application submitted by the Kush Clinic, LLC.

Monarch Wellness is committed to the task of creating the benchmark by which all other medical marijuana facilities are measured. Our goal is to maintain the highest standards of professionalism while operating in full compliance with all local and state laws and regulations.

We will be holding an open house at the property to answer any questions that you may have on:

April 26th, 2012 @ 5:00 PM

If you have any questions or concerns before that time, please feel free to contact me at the information provided above. You may also contact the City of Scottsdale representative at :

Greg Bloemberg
480-312-7000
gbloemberg@scottsdaleaz.gov

Thank you and we will look forward to seeing you.

Sincerely,

Dustin M Johnson
President
Monarch Wellness Centers, INC

8-UP-2012
1st: 4/13/2012

CONTACT NOTIFICATION REPORT

Contacted Parties

Attached is a list of all parties notified within 750ft of the property.

Contact Map

Attached is a tax parcel map indicating all properties located within 750ft of the property.

Contact Dates

A first class letter was sent to all parties within 750ft on April 12, 2012

Contact Method

All parties were notified by a first class letter

Contact Letter

A copy of the letter sent is attached hereto.

Mailing Affidavit

A copy of the mailing affidavit is attached hereto

Site Posting

A sign was posted on April 13th, 2012 with all pertinent information required by the City. The affidavit of posting was provided by Dynamite Signs.

8-UP-2012
1st: 4/13/2012

MONARCH WELLNESS CENTERS

APPLICATION FOR CONDITIONAL USE PERMIT

SUBMITTED: April 13, 2012

PROPERTY ADDRESS

8729 E Manzanita Rd.

Scottsdale, AZ. 85258

APN 174-04-972

APPLICANT

Monarch Wellness Centers, INC

A Not-For-Profit Corporation

8-UP-2012
1st: 4/13/2012

Monarch Guard Duties :

Amended 1/7/2013

By: Dustin Johnson / Executive Director

Monarch Wellness Centers will employ one full time security guard during all operational hours of the dispensary. Guard will arrive 30 minutes prior to the opening of the facility, and remain on premises until the last manager to leave has been escorted to their vehicle.

During operational hours, guard duties will be as follows :

- Assess and greet patients as the arrive at the facility
- Periodically roam the interior of the business to identify hazards, problems, and maintain patron safety
- Ensure that no persons are consuming marijuana on the dispensary property, or adjacent properties
- Conduct periodic roaming patrols of the property as 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 (30) minutes after closing.

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.



8-UP-2012

8-UP-12

SCANNED
Initial
Date

Instructions for
Security, Maintenance, and Operations Plans

Follow these steps for Review and Approval

Scottsdale Police Department Liquor Investigations

Step 1

Prepare Your Security, Maintenance, and Operations Plan (SMO Plan)

Step 2

Send a Copy of Your SMO Plan to the Scottsdale Police Department.

Detective John Miller
480.312.5252
JohMiller@scottsdaleaz.gov

Step 3

Contact Police Detective to Discuss Your Plan.

Step 4

Meet with Police Detective, If Necessary.

Step 5

Submit your reviewed plan to Scottsdale Planning and Development.

SECURITY, MAINTENANCE AND OPERATIONS PLAN

For Bars and Live Entertainment Use Permits

Scottsdale Police Department, 3700 North 75th Street, Scottsdale, AZ 85251

480.312.5000 FAX 480.312.7701

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

480-312-7000 FAX 480-312-7088

Assigned Planner: Greg Blaemberg

Police Detective: John Miller

Establishment: Monarch Wellness Center INC

Address: 8729 E. Manzanita Dr. Scottsdale, 85258

Business Phone: (480) 991-3752

Business FAX: —

Maximum Occupancy:

Effective Date of the Plan:

Date of Plan Review: 7/11/13

Use Permit Issue Date: 10/1/12

Liquor License Number:

Contact Person (1): Dustin M Johnson

Home Phone: (602) 371-8979

Contact Person (2): Michael Johnson

Home Phone: (480) 951-2785

Purpose of the Plan

To address security measures, maintenance/refuse and operations for an establishment whose use shall require a Security Plan pursuant to Scottsdale Revised Codes. These uses typically include a Bar Use Permit and a Live Entertainment Use Permit. The contents of this plan will address the listed concerns as well as community concerns regarding:

- Any significant increase in vehicular or pedestrian traffic, including effects on parking, traffic and circulation in the area.

- Adequate control of disruptive behavior both inside and outside the premises to include property damage and refuse issues.

- Compatibility with surrounding structures and uses.

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.

JM

Operations and Hours

1. Permittee: Monarch Wellness Center

   Type of Organization:
   - ☐ Arizona Corporation
   - ☐ Sole Proprietorship
   - ☐ Partnership
   - ☑ Corporation
   - ☐ LLC
   - ☐ Other

2. Managing Agents
   Name: Dustin Johnson
   Title: President / Executive Director
   Address: 8129 E. Manzanita Dr Scottsdale, Az. 85258
   Phone Numbers: (602) 571-2979
   Fax or Other Numbers:

3. Business Owner(s) (if different than Managing Agent) Name, Address, Phone: Michael Johnson. 7600 E. Doubletree Ranch Rd. Ste. 130, Scottsdale, 85258 (480) 951-2785

4. Property Owner or Property Manager (if different from Managing Agent) Name, Address, Phone: White Star Real Estate Holdings, LLC P.O. Box 64681, Phoenix, 85012

5. Hours of Operation: Manager: Mike Smith (602) 224-4500

	Peak/Non-Peak Night	Open to Customers	Liquor Sale Begin	Liquor Sale Ends	Closed to Customers
Monday			CLOSED		
Tuesday		10:00 AM			6:00 PM
Wednesday		10:00 AM			6:00 PM
Thursday		10:00 AM			6:00 PM
Friday		10:00 AM			6:00 PM
Saturday		10:00 AM			6:00 PM
Sunday		11:00 AM			4:00 PM

6. Promotional Events: *(Attach an addendum which describes week to week promotional events you plan to have throughout the year i.e. "Ladies night." Do no include special events)*

7. Program Format/Entertainment/Advertising: *(Complete for Live Entertainment Use Permit Only. Attach addendum that describes*

9

entertainment format i.e. DJ, Live music, Comedy acts etc.) See Scottsdale Revised Code – Appendix B, Zoning Ordinance for definitions.

8. Special Events:

Permittee must give notice to City of Scottsdale Planning and Development at least forty-five (45) days prior to conducting Special Events on the premises. "Special Events" are any program formats varying from the regular format and audiences described or provided above organized or planned by Permittee. Scottsdale requires separate licenses for outdoor special events.

9. 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:

Name: Dusty Johnson Address: Site Phone: (602) 571-2979

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. Security personnel should wear an appropriate styled shirt with the word "security" on both the front and back, in two (2) inch lettering and clearly visible. During cold weather, a jacket with the same inscription should be worn.

The use of radios should be employed between security staff and management when the size of the establishment limits communication efforts.

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.

JM

Civilian Security Officers will be responsible for patrolling the full property of the liquor establishment during all hours when patrons are in the establishment, outside the establishment, and in the establishment parking areas.

On peak nights, there will be a minimum of 2 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 guest safety.
2. 1 Security officer(s) will be responsible for checking identifications at the front door. Acceptable identification are those listed in Arizona Revised Statutes Title 4, section 241 A and apply to patrons accessing any area of the licensed premises, including the time period of After-Hours, if applicable. Additional responsibilities shall include: access control, counting of patrons, and prevention of intoxicated persons from entering the business.
3. 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.

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. Liquor establishment management and/or 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 State Department of Liquor Licenses.

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 (if applicable) 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 during peak nights.
2. There shall be a general manager and one assistant manager on duty all hours while open for business and for thirty minutes after closing.
3. A manager shall be identified as the "Security Manager" for the establishment 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.
4. At least one security manager will be on duty until one hour 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 intoxicated guests 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.
4. If a valet is utilized, maintain the peace in the area of the valet.
5. Assist Security Officers with maintaining order in the entrance line and assist in discovery of underage patrons attempting admittance.

- ☐ I plan to hire_____officer(s) during peak nights from (name of agency)_____
- ☑ I do not plan to hire off-duty law enforcement.

Parking
In order to reduce criminal activity that negatively affects the nearby businesses, the Permittee is responsible for the designated parking area to include any lots used by the Permittee's contracted valet company. It is the Permittee's responsibility to ensure that parking areas utilized by patrons and employees will be routinely patrolled by security staff so parking areas are not used: as a gathering place; for consumption of spirituous liquor; for violations of state or city law; for acts of violence, or disorderly conduct. Management will ensure that all patrons have left the parking areas within thirty minutes after the designated closing time.

If valet is used, it is the Permittee's responsibility to ensure the valet company meets all the requirements of the City of Scottsdale and has a valid valet license and permit prior to conducting valet business.

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.

At closing, management will be responsible for refuse pick-up and any appropriate cleaning, for any refuse found within a 300 foot (three hundred) radius of the business. This will also include patron parking lot(s), valet parking lot(s) and employee parking lot(s). All bottles, trash, bodily fluids or secretions and refuse found on streets, sidewalks, private property, and empty lots within the above designated areas will be placed in the refuse container or cleaned appropriately.

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 establishment.

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 and off-duty sworn law enforcement officer as well as the 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 shall terminate when the applicant's Use Permit terminates.

Enclosures

☑ Addendums attached (Exception to Uniforms)

☐ No enclosures

APPLICANT/MANAGEMENT:

Name: **Dustin Johnson**
Address: ~~**7600 East Doubletree Ranch Road #130**~~ 8724 E. Maranatha Dr, 85258
Phone: **602.571.2979**
Date:
Signature: _____

APPROVED BY:

Detective: **John Miller**
Phone: **480.312.5000**
Date: 7/11/13
Signature: _____

Dustin M Johnson
Monarch Wellness Centers, INC.
8729 E Manzanita Dr
Scottsdale, Az. 85258
(602) 571 2979 djohnson42@gmail.com

June 25th, 2013

John Miller
Detective, Scottsdale Police Department
Liquor, Investigations, and Enforcement
(480) 812 8333

Detective Miller -

Thank you very much for taking the time to meet today regarding the Security, Maintenance, and Operations Plan for Monarch Wellness Centers, INC. As discussed, we would like to request a uniform exception from the required 'security attire' stipulated in the plan. We have retained Trident Security to provide on site personnel, and are requesting that they are able to dress in the uniforms presented at today's meeting.

Thank you again for your time, and we look forward to working with you.

Regards,

Dustin M Johnson
Executive Director

Trident Uniform Description / Monarch Wellness Center

The uniform is comprised of approved AZ Department of Public Safety pieces. They include a black baseball style cap with Trident Security embroidered in the front. Standard black polyester uniform pants, a black leather uniform belt, a standard uniform shirt. The shirt is a polyester blend, Tan in color, long or short sleeve. It has shoulder epaulets, breast pocket flaps, permanent creases (stitched in place) on the front. The shirt is to be worn tucked in. On each shoulder is a AZ Department of Public Safety approved Trident Security shoulder patch. The left breast has a fabric AZ Department of Public Safety approved Trident Security badge. A white or black undershirt may be worn under the shirt. Solid black shoes are to be worn.

Thank you,

Carrie Bailes
Trident Security Services, Inc.
480-375-8556 (mobile)

