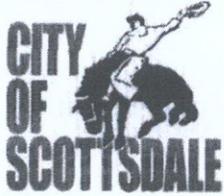


**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 433 - PA - 2016

Project Name: Level Up

Project Address: 14980 N. 78th Way Suite 204 Scottsdale AZ 85260

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: C. Michael Colburn
Print Name

Signature

City Use Only:

Submittal Date: _____ Case number: _____

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

9-UP-2015#2
10/03/16



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Property owner/Property owners agent: _____

Karine Dubner

Print Name

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

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9-UP-2015#2
10/03/16



Development Application

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input checked="" type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	Other Application Type Not Listed

Project Name: Level Up

Property's Address: 14980 N. 78th Way Suite 204 Scottsdale AZ 85260

Property's Current Zoning District Designation:

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: <u>Karine Dubner</u>	Agent/Applicant: <u>C. Michael Colburn</u>
Company: <u>Premiere Arizona Rentals, LLC</u>	Company: <u>CSI Solutions</u>
Address: <u>6131 Malbury Way, Vernon Ca 90058</u>	Address: <u>1817 E. Southern Ave #206, Tempe AZ 85282</u>
Phone: <u>480 283 7989</u> Fax:	Phone: <u>480-209-6424</u> Fax: <u>480 525 2730</u>
E-mail: <u>kdubner@gmail.com</u>	E-mail: <u>mike.grassroots@gmail.com</u>
Designer:	Engineer:
Company:	Company:
Address:	Address:
Phone: Fax:	Phone: Fax:
E-mail:	E-mail:

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications will be reviewed in a format similar to the Enhanced Application Review methodology.

<input type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input checked="" type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

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10/03/16



Development Application

Review Methodologies

Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

Planning, Neighborhood & Transportation

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Revision Date: 05/18/2015

9-UP-2015#2
10/03/16



Development Application

Arizona Revised Statues Notice

§9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

Planning, Neighborhood & Transportation

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City of Scottsdale's Website: www.scottsdaleaz.gov



City of Scottsdale Cash Transmittal

108128

Received From :

Michael Colburn
14980 N 78th Way STE 201
Scottsdale, AZ 85260
480-209-6424

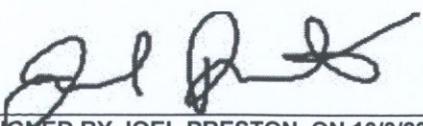
Bill To :

Michael Colburn
14980 N 78th Way STE 201
Scottsdale, AZ 85260
480-209-6424

Reference #	433-PA-2016	Issued Date	10/3/2016
Address	14980 N 78TH WY	Paid Date	
Subdivision	SCOTTSDALE INDUSTRIAL AIRPARK NO. 06	Payment Type	CASH
Marketing Name		Cost Center	
MCR	221-19	County	No
APN	215-56-224	Gross Lot Area	0
Owner Information		NAOS Lot Area	0
Premier Arizona Rentals, LLC		Net Lot Area	
14980 N 78th Way STE 206		Number of Units	1
Scottsdale, AZ 85260		Density	
480-283-7989		Water Zone	
		Water Type	
		Sewer Type	
		Meter Size	
		QS	34-46

Code	Description	Additional	Qty	Amount	Account Number
3175	USE PERMIT APPLICATION		1	\$615.00	100-21300-44221

9-UP-2015#2
10/03/16


SIGNED BY JOEL PRESTON ON 10/3/2016

Total Amount **\$615.00**

(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 # 108128

Scottsdale Dispensary Application Narrative

We are applying to renew our current conditional use permit to operate a dispensary in the Scottsdale Airpark per the City of Scottsdale's zoning ordinance. We will be making no changes to the exterior of the building with the exception of City approved signage.

Business Operations

CSI Solutions operates on a non-profit basis and is 100% compliant with all rules and regulations set forth by the AZDHS and the AMMA.

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

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

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

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

Patient Visit Illustration

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

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

Conditional Use Permit Criteria

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

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

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

2. The use will not create an impact on surrounding areas resulting from an unusual volume or character of traffic.
The location has sufficient parking available for patients and staff. There will not be any unusual volume or any change in the character of traffic to this property.
3. The use is reasonably compatible with the types of uses permitted in the surrounding areas.
The location is zoned I-1. There is currently one other Medical Marijuana Facility (Pure Bliss) located in the area and at least one other Dispensary applying for a conditional use permit for this use in the airpark.
4. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
This location meets or exceeds all other zoning requirements for the City of Scottsdale. The property is zoned I-1. It is greater than 500 feet away from all protected uses (public and private schools, R-1, R-2 and M-H zoned areas) and is greater than 1320 feet away from all other Medical Marijuana Businesses and applicants.
5. The additional conditions specified in Section 1.403.M, as applicable, have been satisfied.
This location meets or exceeds all zoning requirements for the City of Scottsdale as described below:
 - a. All operations are conducted within a completely enclosed building, in conformance with Arizona Revised Statutes, Title 36, Chapter 28.1, Arizona Medical Marijuana Act, and regulations issued thereunder, as amended.
 - b. The medical marijuana use is at least five hundred (500) feet away from any residential use in a residential district shown on Table 4.100.A., or the residential portion of a Planned Community PC or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., and any elementary or secondary school.
 - c. The medical marijuana use is at least one thousand three hundred twenty (1,320) feet from any Medical marijuana caregiver cultivation, or any other medical marijuana use.
 - d. All distances are measured from the wall of the medical marijuana use nearest to the district(s) or use(s) indicated above, to the nearest property line of the district(s) or use(s) indicated above.
 - e. The property owner has provided a written exterior refuse control plan, subject to City approval.
 - f. The property owner has provided a written public safety plan, subject to City approval.
 - g. The hours of operation for a medical marijuana use that provides, shares, exchanges, sells, or dispenses medical marijuana are no earlier than 6:00 a.m. and no later than 7:00 p.m.
 - h. There is no drive-through service, take-out window, or drive-in service.

6. All operations at the Dispensary will be conducted within the facility and in compliance with ARS, Title 36, Chapter 28.1.
Our Dispensary has always operated in total compliance with ARS, Title 36, Chapter 28.1 and will continue to do so.

7. The exterior refuse control plan as approved by the Arizona Department of Health Services.
The Dispensary currently has a plan for waste removal that has been approved by the Arizona Department of Health Services. The plan includes strict documentation of any and all waste removal. The waste is placed in a marked and locked container inside the facility. The waste is mixed with a proprietary formula that destroys any THC and renders the material useless. The material is then picked up on a weekly basis and removed from the facility and destroyed in accordance with generally accepted waste disposal methods.

8. The facility has a public safety plan in place.
The location is located in an area zoned I-1 and is surrounded by similar uses. We have submitted a security plan to the Scottsdale Police Department to ensure public safety. This plan include several items, including hours of operation, security guard on site, etc.

9. The facility will operate within the hours specified by the City.
Our hours of operation will be from 10am to 7pm. This is in full compliance with the Scottsdale zoning regulation which limit the hours of operation between 6am and 7pm.

10. The facility has no drive-through service, take-out window, or drive-in service.
The facility will comply with all City ordinances. We will not allow a drive-through service, drive-in service, or a take-out window.