

Neighborhood Notification
Open House Information
Citizen Comments
Affidavit of Posting
Site Sign
Legal Protest

December 8, 2016

Neighborhood Notification Report

Conditional Use Permit Renewal (#485-PA-16)

**8729 E. Manzanita Drive
Scottsdale, Arizona**

Prepared By

ROSE | LAW GROUP_{pc}
RICH ■ HURLEY

**8-UP-2012#2
12/8/16**

Project Proposal

The following documents the citizen notification efforts for the Monarch Wellness Center's request to renew their existing Conditional Use Permit ("CUP"). (#485-PA-2016). Monarch Wellness has been operating a medical marijuana dispensary at 8729 E. Manzanita Drive since 2012 without incident. This application will simply allow the operation to continue for another five (5) years.

Notification Area Map

Attached is a map of the 750-foot area within which all property owners were notified of the CUP renewal request.

Contacted Parties

A complete list of the property owners, neighborhood associations and interested parties contacted through the outreach efforts is attached. Property ownership was determined based on records at the Maricopa County Assessor's office. City of Scottsdale staff provided a list of neighborhood associations and interested parties within one mile of the Applicant's site.

Contact Dates and Methods

Notification was made by First Class U.S. Mail in a letter postmarked on December 6, 2016. Each letter contained all of the required information regarding the renewal request (copy attached).

Site Posting

The site will be posted with upcoming public hearing details at least 15 days prior to the hearing date.

Comments and Correspondence Received

At this time no public input has been received. All correspondence and communication received by the Applicant or the Applicant's representative will be summarized in an updated version of this Neighborhood Notification Report which will be submitted to the city prior to the first public hearing.

ROSE
LAW GROUP_{pc}
RICH ■ HURLEY ■ CARTER

JENNIFER HALL
7144 E. Stetson Drive, Suite 300
Scottsdale, Arizona 85251
Phone 480.505.3938 480.505.3925
JHall@RoseLawGroup.com
www.RoseLawGroup.com

December 6, 2016

Dear Property Owner and/or Neighborhood Association:

This letter is to inform you that an application is being submitted on behalf of Monarch Wellness Center in order to renew their existing Conditional Use Permit and allow the continual operation of the dispensary located at 8729 E. Manzanita Drive in Scottsdale.

Monarch Wellness has been operating a dispensary at this location since 2012 without incident. There are no proposed changes to the existing operation nor to the facility. Approval of this application will solely renew the Use Permit for an additional five (5) years.

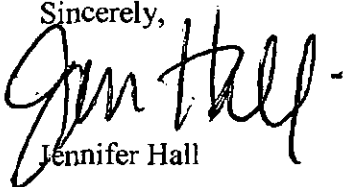
This site is ideal as it is located just east of Hayden Road in McCormick Ranch Office Park and the property is zoned C-O which allows dispensaries with a Conditional Use Permit. Furthermore, this site meets all of the separation setback requirements for protected uses, such as residential districts and schools.

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

No public hearings are scheduled at this time; however, if you would like additional information regarding this renewal application please do not hesitate to contact me directly at 480-505-3938 or jhall@roselawgroup.com. Or if you prefer to speak with city staff please contact Greg Bloemberg at 480-312-7000 or gbloemberg@scottsdaleaz.gov and reference case #485-PA-2016.

Thank you for your time.

Sincerely,


Jennifer Hall

MCCORMICK RANCH PROPERTY
OWNERS ASSN INC
9248 N 94TH ST
SCOTTSDALE, AZ 85258

UNITED STATES POSTAL SERVICE
1441 E BUCKEYE RD
PHOENIX, AZ 85034

CMSA HOLDINGS 2 LLC
8630 E VIA DE VENTURA NO 201
SCOTTSDALE, AZ 85258

SCOTTSDALE 8700 LLC
10 TRAMWAY LOOP NE
ALBUQUERQUE, NM 87122

8130 LLC
10600 E RANCH GATE RD
SCOTTSDALE, AZ 85255

HUTCHISON PLACE LLC
8150 N 86TH PL
SCOTTSDALE, AZ 85258

NP NOTE 10 LLC
6991 E CAMELBACK RD SUITE D-216
SCOTTSDALE, AZ 85251

C & C PARTNERSHIP
8658 E SAN ALBERTO DR
SCOTTSDALE, AZ 85258

HANS PROPERTY LLC
8666 E SAN ALBERTO DR
SCOTTSDALE, AZ 85258

SUBWAY REGIONAL OFFICE LLC
8674 E SAN ALBERTO
SCOTTSDALE, AZ 85258

STELLA MARINA LLC
2522 E MALIBU DR
TEMPE, AZ 85282

VANTAGE HOLDINGS LLC
8698 E SAN ALBERTO
SCOTTSDALE, AZ 85258

MACK MANAGEMENT LLC
15721 E TEPEE DR
FOUNTAIN HILLS, AZ 85268

MACK MANAGEMENT LLC
15721 E TEPEE DR
FOUNTAIN HILLS, AZ 85268

MACK MANAGEMENT LLC
15721 E TEPEE DR
FOUNTAIN HILLS, AZ 85268

UNITED INSURANCE COMPANY OF
AMERICA
1 E WACKER DR STE 900
CHICAGO, IL 60601

UNITED INSURANCE COMPANY OF
AMERICA
1 E WACKER DR STE 900
CHICAGO, IL 60601

UNITED INSURANCE COMPANY OF
AMERICA
1 E WACKER DR STE 900
CHICAGO, IL 60601

PAF PROPERTY LLC
7301 E 2ND ST SUITE 200
SCOTTSDALE, AZ 85251

PAF PROPERTY LLC
7301 E 2ND ST SUITE 200
SCOTTSDALE, AZ 85251

PAF PROPERTY LLC
7301 E 2ND ST SUITE 200
SCOTTSDALE, AZ 85251

UNITED STATES POSTAL SERVICE
850 CHERRY AVE
SAN BRUNO, CA 940990330

UNITED STATES POSTAL SERVICE
850 CHERRY AVE
SAN BRUNO, CA 940990330

REAL ESTATE HOLDINGS GROUP LLC
5013 E WASHINGTON ST SUITE 100
PHOENIX, AZ 85034

REAL ESTATE HOLDINGS GROUP LLC
5013 E WASHINGTON ST SUITE 100
PHOENIX, AZ 85034

FAZEL FAMILY LLLP
6725 N 65TH PL
PARADISE VALLEY, AZ 85253

FAITH VENTURES LLC
PO BOX 4270
SCOTTSDALE, AZ 85261

TIMCO HOLDINGS LLC
PO BOX 99
BOZEMAN, MT 59771

86TH PLACE LLC
8125 N 86TH PL
SCOTTSDALE, AZ 85258

PRESIDENTIAL PRAYER TEAM INC
PO BOX 69010
TUCSON, AZ 85755

Monarch Wellness Center
8729 E. Manzanita Drive
750 ft Notification Map



Community Classified

TO PLACE AN AD, PLEASE CALL 602-444-4444

6830 Public Notices 6830 Public Notices 6830 Public Notices 6830 Public Notices 6830 Public Notices 6830 Public Notices 6830 Public Notices 6830 Public Notices 6830 Public Notices 6830 Public Notices 6830 Public Notices 6830 Public Notices



NOTICE OF CITY COUNCIL HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hold a public hearing on January 24, 2017, at 5:00 PM in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

18-ZN-2013#2 (Scottsdale Quarter - Block L & M) Request by owner for a Zoning District Map Amendment to delete stipulation #5 from the previously approved zoning case for Phase III Blocks L & M of Scottsdale Quarter (18-ZN-2013), regarding floor area for residential uses on a +/- 23.52-acre site, as well as site plan and density modifications in the Development Plan for Block L, on a +/- 6.07-acre site located at the northwest corner of E. Butherus Drive and N. 73rd Street. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Paul Gilbert, 480-429-3000.

19-ZN-2002#5 (BCB Group Investments) Request by owner for a Zoning District Map Amendment from Planned Community District, Planned Regional Center (PCD PRC) to Planned Community District, Planned Regional Center, Planned Shared Development (PCD PRC PSD) on a +/- 10-acre site located at the northeast corner of Scottsdale Road and Chauncey Lane. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Alexandra Schuchter, 480-947-8830.

20-ZN-2016 (Quail Crest Estates) Request by owner for a Zoning District Map Amendment from Single-Family Residential, Environmentally Sensitive Lands (R1-130 ESL), to Single-Family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoning on a +/- 16.7-acre site located at the southeast corner of N. 132nd Street and E. Quail Track Road. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Keith Nichter, 480-994-9994.

21-ZN-2016 (Main Street Scottsdale Development) Request by owner for a Zoning District Map Amendment from Central Business, Downtown Overlay and Parking P-2; Passenger Vehicle Parking, Downtown Overlay (C-2/DD and P-2/DD) to Downtown/Downtown Multiple Use - Type 2 Downtown Overlay (D/DMU-2 DD) zoning on a +/- 1.93-acre site located at the southeast corner of North 69th Street and East Main Street, and approximately 95 feet east of the northeast corner North 69th Street and East 1st Street (6903, 6909, 6915, and 6939 E. Main Street and 6914, 6920, and 6930 E. 1st Street). Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is John Berry, 480-385-2727.

23-ZN-2016 (6922 Mixed Use) Request by owner for a Zoning District Map Amendment from Central Business, Downtown Overlay (C-2 DD) to Downtown/Downtown Multiple Use - Type 2 Downtown Overlay (D/DMU-2 DD) zoning with amended development standards on a +/- 2.063 sq. ft. site located at 6922 E 5th Avenue. Staff contact person is Dan Symer, AICP, 480-312-4218. Applicant contact person is Brian Stark, 602-505-9116.

7-ZN-2016 (Palmeria) Request by owner for a Zoning District Map Amendment from Resort/Townhouse Residential (R-4R) zoning to Planned Regional Center (PRC) zoning, with approval of a Development Plan, on a +/- 20-acre site located at 6990 N. Scottsdale Road. Staff contact person is Brad Dan, AICP, 480-312-7713. Applicant contact person is George Pasquel III, 602-230-0600.

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING

City Hall, 3939 N. Drinkwater Boulevard



NOTICE OF PLANNING COMMISSION HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Scottsdale, Arizona, will hold a public hearing on January 25, 2017, at 5:00 PM in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

9-UP-2012#2 (Monarch Wellness Centers Medical Marijuana) Request by owner for a renewal of an existing Conditional Use Permit for a Medical Marijuana Use in a +/- 1,585 square-foot facility located at 8729 E. Manzanita Drive, with Commercial Office District, Planned Community District (C-O PCD) zoning. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Jennifer Bell, 480-505-3937.

9-UP-2016 (Fry's Fuel Center #621) Request by owner for an amendment to an existing Conditional Use Permit to allow for the expansion of an existing fuel center with four (4) additional dispensers on a +/- 9.5-acre site located at 8350 N. 90th Street with Planned Community (PC) zoning, with comparable Highway Commercial (C-3) zoning district land uses and property development standards. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Joanna Bartholomew, 480-588-7226.

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING

City Hall, 3939 N. Drinkwater Boulevard
Online at: <http://www.ScottsdaleAZ.gov/Boards/planning-commission>

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

ALL NON-REMOTE SITE PUBLIC HEARINGS ARE HELD IN THE COUNCIL CHAMBERS, SCOTTSDALE CITY HALL, 3939 N. DRINKWATER BOULEVARD, SCOTTSDALE, ARIZONA

CHAIRMAN
Attest
Lorraine Castro
Planning Specialist

For additional information visit our web site at www.scottsdaleaz.gov

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING LORRAINE CASTRO (480-312-7620). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT LORRAINE CASTRO (480-312-7620).



NOTICE OF CITY COUNCIL HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hold a public hearing on January 24, 2017, at 5:00 PM in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

6-ZN-2016 (South Scottsdale Mixed-Use) Request by owner for a Zoning District Map Amendment from Highway Commercial District (C-3) to Planned Unit Development District (PUD), including a Development Plan and amended development standards, on a +/- 3.3-acre site located at 2040 and 2042 N. Scottsdale Road. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Lance Baker, 480-948-9766.

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING

City Hall, 3939 N. Drinkwater Boulevard

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.
ALL NON-REMOTE SITE PUBLIC HEARINGS ARE HELD IN THE COUNCIL CHAMBERS, SCOTTSDALE CITY HALL, 3939 N. DRINKWATER BOULEVARD, SCOTTSDALE, ARIZONA.

CITY COUNCIL
Attest
ALEX ACEVEDO

For additional information visit our web site at www.scottsdaleaz.gov

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING ALEX ACEVEDO (480-312-2542). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT ALEX ACEVEDO (480-312-2542).

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NOTICE OF CITY COUNCIL HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Scottsdale, Arizona, will hold a public hearing on March 07, 2017, at 5:00 P.M. in the City Hall Kiva, 3939 N. Drinkwater Boulevard, Scottsdale, Arizona, for the purpose of hearing all persons who wish to comment on the following:

7-2N-2016 (Palmerate) Request by owner for a Zoning District Map Amendment from Resort/Townhouse Residential (R-4R) zoning to Planned Regional Center (PRC) zoning, with approval of a Development Plan, on a +/- 20-acre site located at 6990 N. Scottsdale Road. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is George Pasquel III, 602-230-0600.

8-UP-2012#2 (Monarch Wellness Centers) Request by owner for a renewal of an existing Conditional Use Permit for a Medical Marijuana Use in a +/- 1,585-square foot facility located at 8729 E. Manzanita Drive, with Commercial Office District, Planned Community District (C-O PCD) zoning. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Court Rich, 480-505-3937.

9-UP-2016 (Fry's Fuel Center #621) Request by owner for an amendment to an existing Conditional Use Permit to allow for the expansion of an existing Gas Station to add four (4) dispensers on a +/- 9.5-acre site located at 9350 N. 90th Street with Planned Community (PC) zoning, with comparable Highway Commercial (C-3) zoning district land uses and property development standards. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Joanna Bartholomew, 480-568-7226.

A case file on the subject properties is on file at 7447 E. Indian School Road, Suite 105, where it may be viewed by any interested person.

A COPY OF A FULL AGENDA, INCLUDING ITEMS CONTINUED FROM PREVIOUS MEETINGS IS AVAILABLE AT LEAST 24 HOURS PRIOR TO THE MEETING AT THE FOLLOWING

City Hall, 3939 N. Drinkwater Boulevard

ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

ALL NON-REMOTE SITE PUBLIC HEARINGS ARE HELD IN THE COUNCIL CHAMBERS, SCOTTSDALE CITY HALL, 3939 N. DRINKWATER BOULEVARD, SCOTTSDALE, ARIZONA

CITY COUNCIL

Attest
Lorraine Castro
Planning Specialist

For additional information visit our web site at www.scottsdaleaz.gov

PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING LORRAINE CASTRO (480-312-7620). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT LORRAINE CASTRO (480-312-7620).



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- Home sales
- Recent crimes
- Restaurants, bars, movie theaters and more



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azcentral.com



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White)

Public Hearing Notice Sign (Red)

Case Number: 8-UP-2012#2

Project Name: Monarch Wellness Centers Medical Marijuana

Location: 8729 E Manzanita Dr

Site Posting Date: Originally Posted 1/6/17; Updated 2/7/17

Applicant Name: Court Rich

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Riggett
Applicant Signature

2/9/17
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 7th day of February 2017



Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

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



City of Scottsdale
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

City Hall
3939 N. Drinkwater Boulevard
<https://eservices.scottsdaleaz.gov/bldgresources/Cases>

PLANNING COMMISSION: 5:00 P.M., 1/25/2017

CITY COUNCIL: 5:00 P.M., 3/07/2017

REQUEST: by owner for a renewal of an existing Conditional Use Permit for a Medical Marijuana Use in a +/-1,585- Square foot facility located at 8729 E. Manzanita Drive, with Commercial Office District, Planned Community District (C-O PCD) zoning.

LOCATION: 8729 E. Manzanita Drive

Case Number: 8-UP-2012#2

Applicant Contact:

Court Rich 480-505-3937
crich@roselawgroup.com

City Contact:

Greg Bloemberg 480-312-4306
gbloemberg@scottsdaleaz.gov

Case File Available at City of Scottsdale

480-312-7000
Posting Date: 01/06/17

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases>
Penalty for removing or defacing sign prior to date of last hearing - Applicant Responsible for Sign Removal

2/7/17 06:43:34



Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White) Public Hearing Notice Sign (Red)

Case Number: 8-UP-2012#2

Project Name: Monarch Wellness Centers Medical Marijuana

Location: 8729 E Manzanita Dr

Site Posting Date: January 6, 2017

Applicant Name: Court Rich

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

1-6-17
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 6th day of January 2017



Marybeth Conrad
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

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



City of Scottsdale
PUBLIC NOTICE

ZONING/PUBLIC HEARINGS

City Hall
3938 N. Drinkwater Boulevard
<http://cityofscottsdaleaz.gov/1/jarresources/Casgs>

PLANNING COMMISSION: 5:00 P.M., 1/25/2017

CITY COUNCIL: 5:00 P.M., TBD

REQUEST: by owner for a renewal of an existing Conditional Use Permit for a Medical Marijuana Use in a +/-1,585- Square foot facility located at 8729 E. Manzanita Drive, with Commercial Office District, Planned Community District (C-O PCD) zoning.

LOCATION: 8729 E. Manzanita Drive

Case Number: 8-UP-2012#2

Applicant Contact:

Court Rich 480-505-8937
crich@rosolawgroup.com

City Contact:

Greg Bloemberg 480-312-4306
gbloemberg@scottsdaleaz.gov

Case File Available at City of Scottsdale

Posting Date: 01/06/17 480-312-7000

*Project information is provided as a public notice. It is not intended to constitute an offer of any services. Liability for completion of projects and other matters is the responsibility of the client. *Not responsible for sign message.

1/6/17 11:57:41