

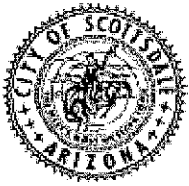


Application

Narrative

Cash Transmittal

Development Standards



City of Scottsdale Cash Transmittal

123675

123675
 4 01295089
 5/6/2020 PLN-1STOP
 ANNF HPZ2G4W004
 5/6/2020 1:49 PM
 \$980.00

Received From :

Harvest of House of Cannabis Scottsdale
 15190 N. Hayden Rd
 SCOTTSDALE, AZ 85260
 (480) 948-3737

Bill To :

Harvest of House of Cannabis Scottsdale
 15190 N. Hayden Rd
 SCOTTSDALE, AZ 85260
 (480) 948-3737

Reference # 1-TA-2020**Issued Date** 5/6/2020**Address** Citywide**Paid Date****Subdivision****Payment Type** CHECK**Marketing Name****Lot Number****Cost Center****MCR****Metes/Bounds** No**Jurisdiction** SCOTTSDALE**APN** 215-55-070**Gross Lot Area** 0**Water Zone****Owner Information****NAOS Lot Area** 0**Water Type**

Steve White

Net Lot Area 0**Sewer Type**

1155 W. Rio Salado Pkwy

Number of Units 1**Meter Size**

Tempe, AZ 85281

Density

QS

(480) 417-6781

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$980.00	100-21300-44221

City of Scottsdale

May 1, 2020

Check No. 16245

Document No.	Document Date	Posting Description	Amount	Discount	Net Amount
042420	4/24/2020	Scottsdale Text Amendment	980.00		980.00

Total 980.00Total Amount **\$980.00**

SIGNED BY GREG BLOOMBERG ON 5/6/2020

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

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 123675

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 checked="" 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 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)			General Plan Amendment (GP)		
<input type="checkbox"/>	Hardship Exemption (HE)		<input type="checkbox"/>	Subdivisions		<input type="checkbox"/>	In-Lieu Parking (IP)	
<input type="checkbox"/>	Special Exception (SX)		<input type="checkbox"/>	Condominium Conversion		<input type="checkbox"/>	Abandonment (AB)	
<input type="checkbox"/>	Variance (BA)		<input type="checkbox"/>	Perimeter Exceptions		Other Application Type Not Listed		
<input type="checkbox"/>	Minor Amendment (MA)		<input type="checkbox"/>	Plat Correction/Revision		<input type="checkbox"/>		

Project Name: Harvest Retail Hours of Operation Expansion

Property's Address: 15190 N HAYDEN RD, 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: Steve White	Agent/Applicant: Lauren Niehaus
Company: Harvest Health & Recreation Inc.	Company: Harvest Health & Recreation Inc
Address: 1155 W. Rio Salado Pkwy Ste 201, Tempe 85281	Address: 1155 W. Rio Salado Pkwy Ste 201, Tempe 85281
Phone: 480-417-6781 Fax: N/A	Phone: 303-827-9039 Fax: N/A
E-mail: Steve@Harvestinc.com	E-mail: LNiehaus@Harvestinc.com
Designer: N/A	Engineer: N/A
Company: N/A	Company: N/A
Address: N/A	Address: N/A
Phone: N/A Fax: N/A	Phone: N/A Fax: N/A
E-mail: N/A	E-mail: N/A

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

- Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
- 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 and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.scottsdaleaz.gov

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 checked="" 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 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)			General Plan Amendment (GP)		
<input type="checkbox"/>	Hardship Exemption (HE)		<input type="checkbox"/>	Subdivisions		<input type="checkbox"/>	In-Lieu Parking (IP)	
<input type="checkbox"/>	Special Exception (SX)		<input type="checkbox"/>	Condominium Conversion		<input type="checkbox"/>	Abandonment (AB)	
<input type="checkbox"/>	Variance (BA)		<input type="checkbox"/>	Perimeter Exceptions		Other Application Type Not Listed		
<input type="checkbox"/>	Minor Amendment (MA)		<input type="checkbox"/>	Plat Correction/Revision		<input type="checkbox"/>		

Project Name: Harvest Retail Hours of Operation Expansion

Property's Address: 15190 N HAYDEN RD, SCOTTSDALE, AZ 85260

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Owner: Steve White	Agent/Applicant: Lauren Niehaus
Company: Harvest Health & Recreation Inc.	Company: Harvest Health & Recreation Inc
Address: 1155 W. Rio Salado Pkwy Ste 201, Tempe 85281	Address: 1155 W. Rio Salado Pkwy Ste 201, Tempe 85281
Phone: 480-417-6781 Fax: N/A	Phone: 303-827-9039 Fax: N/A
E-mail: Steve@Harvestinc.com	E-mail: LNiehaus@Harvestinc.com
Designer: N/A	Engineer: N/A
Company: N/A	Company: N/A
Address: N/A	Address: N/A
Phone: N/A Fax: N/A	Phone: N/A Fax: N/A
E-mail: N/A	E-mail: N/A

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

- Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
- 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 and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.scottsdaleaz.gov

HARVEST

March 10, 2020

Below please find complete details regarding the Citizen Review Plan for Harvest of Scottsdale's Pre-Application Number 866-PA-2019

Harvest of Scottsdale, a medical marijuana dispensary located at 15190 N. Hayden Road, Scottsdale, Arizona 85260, is seeking a text amendment to Scottsdale city code regarding the extension of our operating hours. Harvest of Scottsdale is currently open from 7:00am – 7:00pm. We are seeking to extend our closing hour to 10:00pm to be in line with Arizona State Law.

Specific Community Outreach Activities:

- Harvest will be mailing an open house invite via 1st class letter to the City's interested party list, as provided by the City of Scottsdale on January 30, 2020. Letters will be mailed out prior to Monday, February 10, 2020.
 - o Letters were mailed to the below listed property owners located within 750 feet of Harvest of Scottsdale. Please see appendix A for a copy of the mailed letter.

Name	Address	City	State	Zip
COUNTY OF MARICOPA	2801 W DURANGO ST	PHOENIX	AZ	85009
HAYDEN 115 LLC	2944 N 44TH ST SUITE 250	PHOENIX	AZ	85018
JRM 15 LLC	PO BOX 2656	SCOTTSDALE	AZ	85252
CHEROKEE AVIATION HOLDINGS LLC	15059 N SCOTTSDALE RD SUITE 600	SCOTTSDALE	AZ	85254-2685
LEGERE BUILDING LLC	10108 E TOPAZ	SCOTTSDALE	AZ	85258
15150 SACC LLC	9393 N 90TH ST PMB 102-259	SCOTTSDALE	AZ	85258
AM EQUIPMENT INC	9414 E SAN SALVADOR STE 99	SCOTTSDALE	AZ	85258
HAYDEN AWS PROPERTIES LLC	9393 N 90TH ST STE 102-259	SCOTTSDALE	AZ	85258
AIRMORE LLC	15220 N 78TH WAY	SCOTTSDALE	AZ	85260
AIRPARK CORNER SQUARE LLC	14988 N 78TH WAY STE 112	SCOTTSDALE	AZ	85260
ARIZONA DESIGN LLC	15354 N 83RD WAY STE 102	SCOTTSDALE	AZ	85260
L & R REAL ESTATE HOLDINGS LLC	14950 N 83RD PL STE 4	SCOTTSDALE	AZ	85260
D C II L L C	15300 N 90TH ST #300	SCOTTSDALE	AZ	85260
VOLO HOLDINGS LLC	15270 N 83RD PL STE 200	SCOTTSDALE	AZ	85260
15275 N 83RD PLACE LLC	15475 N 84TH ST	SCOTTSDALE	AZ	85260
MTM INVESTMENTS L L C	15320 N HAYDEN RD	SCOTTSDALE	AZ	85260
MANNISTO GARY B TR	14982 N 83RD PL UNIT 200	SCOTTSDALE	AZ	85260-0000
GTS HOLDINGS LLC	35624 N 86TH PL	SCOTTSDALE	AZ	85262
BDC PROPERTIES L L C	30600 N PIMA RD #71	SCOTTSDALE	AZ	85262
CLG INVESTMENTS LLC	30600 N PIMA RD NO 75	SCOTTSDALE	AZ	85262
L G E CORPORATION	130 SO PRIEST DR	TEMPE	AZ	85281
LES AND NSS IRREVOCABLE TRUST	2877 PARADISE RD 2804	LAS VEGAS	NV	89109
RADIANT PROPERTY LLC	1006 SEGOVIA CIR	PLACENTIA	CA	92870
THE PRICE CO	999 LAKE DR STE 200	ISSAQUAH	WA	98027

- Harvest will be running a 1/8-page advertisement in the Daily Independent, alerting the public as to the scheduled open houses, which will appear in the February 17, 2020 edition of the printed paper.
 - o This advertisement ran in The Daily Independent on February 17, 2020. Please see appendix B for the affidavit of publication.

- Harvest will be holding two open houses to allow community members to ask questions of the Harvest team and gain a greater understanding of the requested text amendment.
 - o Harvest held two open houses as outlined below. Signage was placed in each hotel lobby direction interested parties to the open house conference room. Zero interested parties attended either open house. Please see Appendix C for sign in sheets and event photos.

Scheduled open houses:

Tuesday March 3rd – North Scottsdale

Location: Residence Inn Scottsdale North

Address: 17011 N. Scottsdale Road, Scottsdale, AZ 85255

Time: 5:30 – 8:00pm

Wednesday March 4th – South Scottsdale

Location: Courtyard Scottsdale Old Town

Address: 3311 North Scottsdale Road, Scottsdale, AZ 85251

Time: 5:30 – 8:00pm

Thank you,



Lauren Niehaus, Government Relations Specialist
Harvest Health and Recreation, Inc.

Appendix A

HARVEST

February 7, 2020

Dear interested property owner,

Harvest of Scottsdale, a medical marijuana dispensary located at 15190 N. Hayden Road, Scottsdale, Arizona 85260, is seeking a text amendment to Scottsdale city code regarding the extension of our operating hours.

Harvest of Scottsdale is currently open from 7:00am – 7:00pm. We are seeking to extend our closing hour to 10:00pm to be in line with Arizona State Law.

As required by the city of Scottsdale, we will be holding two open houses to allow community members to ask questions of the Harvest team. Full project and open house information can be found below.

Project Description: We are requesting an amendment to extend the operating hours at Harvest of Scottsdale. Currently, most cities adjacent to or nearby Scottsdale allow dispensaries to stay open later than 7:00 pm to match the state law closing hour of 10:00 pm. Scottsdale residents who work later hours are forced to either rush to make the 7:00 pm deadline or travel to a neighboring jurisdiction, causing Scottsdale to lose out on tax revenue.

Pre-Application Number: 866-PA-2019

Contact:

Lauren Niehaus
Government Relations Specialist, Harvest Health and Recreation, Inc.
LNiehaus@harvestinc.com
303.827.9039

Scheduled open houses:

Tuesday March 3rd – North Scottsdale
Location: Residence Inn Scottsdale North
Address: 17011 N. Scottsdale Road, Scottsdale, AZ 85255
Time: 5:30 – 8:00pm

Wednesday March 4th – South Scottsdale
Location: Courtyard Scottsdale Old Town
Address: 3311 North Scottsdale Road, Scottsdale, AZ 85251
Time: 5:30 – 8:00pm

Thank you,



Lauren Niehaus, Government Relations Specialist
Harvest Health and Recreation, Inc.

Appendix B

INDEPENDENT NEWSMEDIA INC. USA

17220 N. Boswell Blvd., Suite 101, Sun City, AZ 85373 • 1-800-282-8586

State of Arizona:

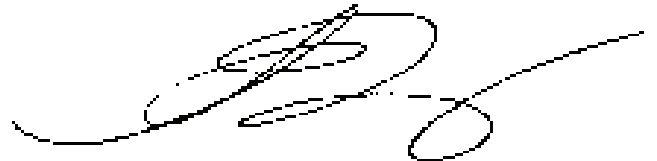
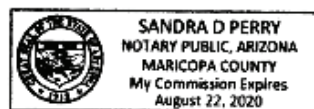
County of Maricopa:

Affidavit of Publication

I Charlene Bisson, Arizona group publisher of Independent Newsmedia Inc. USA, am authorized to make this affidavit of publication. Under oath, I state that the following is true and correct.

The Daily Independent is a newspaper which is published daily, is of general circulation and is in compliance with the Arizona Revised Statutes 10-140.34 & 39-201 A & B. I solemnly swear that the notice was published in the regular and entire section of the said newspaper and not in any supplement. The below listed advertisement appeared in the following issue (s)
02/17/20

Sworn to and subscribed before me this 17th Day of February, A.D., 2020



Ad Caption: Harvest Public Notice
Ad Number: 392233
Total Cost:\$108.00

Appendix C

Harvest of Scottsdale

Open House March 3, 2020
5:30pm – 8:00pm

Residence Inn Scottsdale North
17011 N. Scottsdale Road
Scottsdale, AZ 85255

Comments: _____

Harvest of Scottsdale

Open House March 3, 2020
5:30pm – 8:00pm

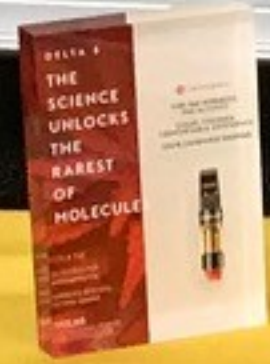
Residence Inn Scottsdale North
17011 N. Scottsdale Road
Scottsdale, AZ 85255

Comments: _____



HARVEST

HOUSE OF CANNABIS



co:lor's
 QUALITY cannabis oil since 2011.

NOTHING ARTIFICIAL
 ALL NATURAL FRUIT DERIVED FLAVORS
Void of harmful chemicals like diacetyl, DADP used in artificial flavors

NO Vitamin E oil • NO Vitamin E acetate •
 NO PG, VG or PEG

SUPERIOR QUALITY SCIENCE

CO2 EXTRACTED CANNABINOIDS
Advanced CO2 extraction technology results in pure cannabinoids & terpenes - no hydrocarbons such as butane, propane, or heptane.

100% CANNABIS DERIVED
EVOLAB has developed a proprietary Cannabis Derived Cutting Agent instead of potentially carcinogenic chemical cutting agents.

Co2lors.com

**2020
 PRODUCT
 PORTFOLIO**

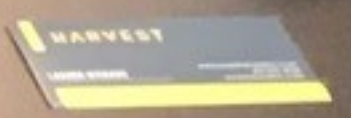
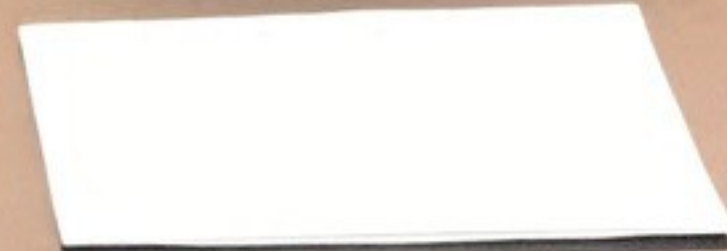
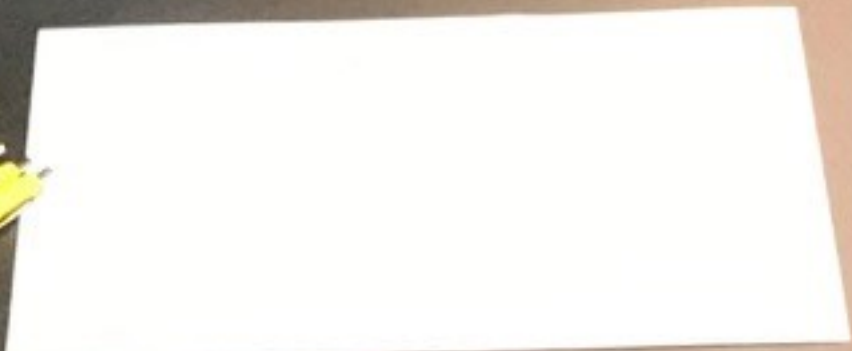
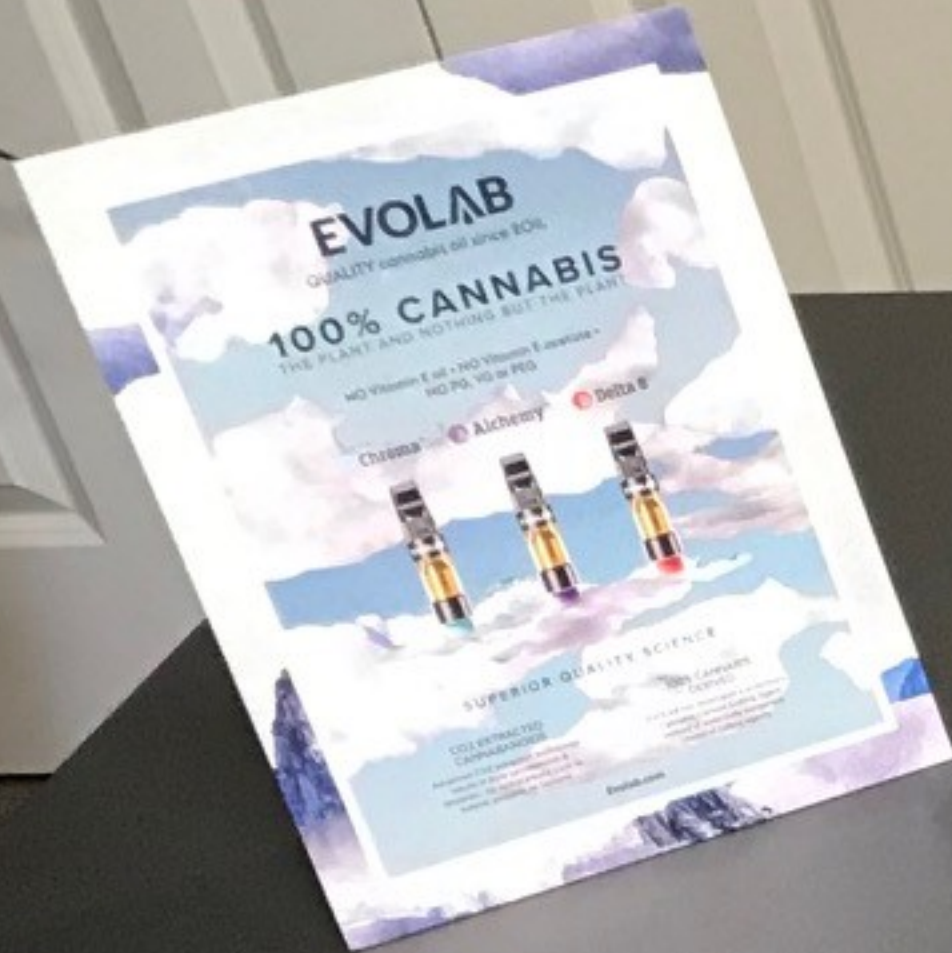
EVOLAB **co:lor's** HighPops

HighPops
 CANNABIS-INFUSED
 FROZEN TREATS
 5mg THC | 60mg THC
 12 COUNT

SUMMER IS A STATE OF MIND.
 High-Pops turn anytime into summertime. Every pop contains 5mg of THC and a whole lotta fun. So tear into one of our fruity flavors & elevate your chill.

MADE WITH NATURAL FLAVORS • 48 CALORIES PER POP

PRODUCT	PRODUCT DETAILS	AVAILABLE FLAVORS
High-Pops 12 pops per box	5mg THC per pop 60mg THC per box	Strawberry Lemon Haze Grape Stomper Very Berry High Cherry Lime Kush



South Scottsdale Open House

Harvest of Scottsdale

Open House March 4, 2020
5:30pm - 8:00pm

Courtyard Scottsdale Old Town
3311 North Scottsdale Road
Scottsdale, AZ 85251

Comments:

Harvest of Scottsdale

Open House March 4, 2020
5:30pm - 8:00pm

Courtyard Scottsdale Old Town
3311 North Scottsdale Road
Scottsdale, AZ 85251

Comments:



HARVEST

HOUSE OF CANNABIS



Appendix D

CrackerJax



Scottsdale
Airport



101

2. Permits Issued After September 30, 2016. Medical marijuana uses seeking a Conditional Use Permit after September 30, 2016, shall be subject to the following conditions:

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 one thousand five hundred (1,500) feet from the following uses within the City limits:

- (1) 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.
- (2) Any elementary or secondary school or pre-school.
- (3) Any Place of worship.
- (4) Any Day care.
- (5) Any Public park.

c. The medical marijuana use is at least two thousand six hundred forty (2,640) feet from the following uses within the City limits:

- (1) Medical marijuana caregiver cultivation use, or
- (2) Another medical marijuana use.

However, no separation between these uses is required in the Industrial Park I-1 where a medical marijuana caregiver cultivation use and a medical marijuana use hold a state issued caregiver registry identification card and a nonprofit medical marijuana dispensary registration certificate, respectively, under the same name or organization.

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~~ 10:00 p.m.

h. There is no drive-through service, take-out window, or drive-in service.