BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 12/20/2022

**= Mandatory, information must be provided*

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

P22CU00009 MANZANITA INVESTMENT GROUP LLC – W. VALENCIA ROAD

***Introduction/Background:**

This is a request for a Type III Conditional Use Permit for a Marijuana Dispensary in accordance with Section 18.43.030B of the Pima County Zoning Code.

***Discussion:**

The property is located at 3000 W. Valencia Road (Assessors Parcel No. 137-22-0250), within an existing shopping center at the northwest corner of Valencia Road and Cardinal Avenue. The properties at all four corners of this intersection are zoned CB-1 and similarly developed with commercial/retail uses of comparable intensity to that of the subject property's shopping center.

***Conclusion:**

The Pima County Zoning code requires a Type III Conditional Use Permit for a marijuana dispensary in the CB-1 zone.

***Recommendation:**

The Hearing Administrator and the Planning & Zoning Commission recommend APPROVAL of this Type III Conditional Use Permit subject to the Standard and Special Conditions.

***Fiscal Impact:**

N/A

***Board of Supervisor District:**

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☑ 5 ☐ All

Department: Development Services, Planning Division Telephone: 520-724-8800

Contact: Thomas Drzazgowski, Chief Zoning Inspector Telephone: 520-724-6675

Department Director Signature: for Date: 11-28-2022

Deputy County Administrator Signature: Date: 12/1/2022

County Administrator Signature: Date: 12/1/2022

PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Adelita Grijalva, District 5

FROM: Chris Poirier, Deputy Director Tom Drzazgowski
Public Works-Development Services Department-Planning Division

DATE: November 29, 2022

SUBJECT: **P22CU00009 MANZANITA INVESTMENT GROUP LLC – W. VALENCIA ROAD**
(Conditional Use Type III – Marijuana Dispensary)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY, December 20, 2022** hearing.

REQUEST: For a **Type III Conditional Use Permit for a Marijuana Dispensary,** in accordance with Section 18.43.030.B of the Pima County Zoning Code on property located at **3000 W. Valencia Road,** in the CB-1 (Local Business) zone. (District 5)

OWNER: Manzanita Investment Group LLC
6298 E Grant Rd, STE 100
Tucson, AZ 85712

AGENT: Lazarus & Silvyn
Attn: Keri Silvyn
5983 E Grant Rd., Ste. 290
Tucson, AZ 85712

DISTRICT: 5

STAFF CONTACT: Spencer Hickman, Senior Planner

PUBLIC COMMENT TO DATE: As of November 29, 2022, no comments have been received.

PLANNING AND ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS

HEARING ADMINISTATOR RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS): The project is outside of the Maeveen Behan Conservation Lands System.

TD/EP/ds
Attachments

PIMA COUNTY

DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: P22CU00009

FOR DECEMBER 20, 2022 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Deputy Director Ton Drzazgowski
Public Works-Development Services Department-Planning Division

DATE: November 29, 2022

ADVERTISED ITEM FOR PUBLIC HEARING

CONDITIONAL USE PERMIT

P22CU00009 MANZANITA INVESTMENT GROUP LLC – W. VALENCIA ROAD

Manzanita Investment Group LLC, represented by 3000 W. Valencia LLC and Lazarus & Silvyn, request a **Type III Conditional Use Permit for a Marijuana Dispensary**, in accordance with Section 18.43.030.B of the Pima County Zoning Code on property located at **3000 W. Valencia Road,** in the CB-1 (Local Business) zone. On motion, the Planning and Zoning Commission voted 10-0 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.** The Hearing Administrator recommends **APPROVAL SUBJECT TO SPECIAL AND STANDARD CONDITIONS.** (District 5)

Summary of the Planning and Zoning Commission Hearing (October 26, 2022)

The Planning & Zoning Commission hearing on this case took place on October 26, 2022. At same, the Commission heard staff's and the applicant's presentation as to the particular details of the request. The Commission's follow-up questions and comments pertained to the various security and details of the dispensary as covered in the applicant's extensive presentation.

No (0) members of the public appeared to speak on the matter. Staff had received no public comments, phone calls, or emails on the case. The applicant had held a neighborhood meeting, wherein the only attendees were affiliated with the ownership of the shopping center.

After closing the public hearing, the Commission voted 10-0 (motion by Maese, seconded by Becker) to recommend APPROVAL of this CUP request to the Board of Supervisors, said recommendation recognizing and embracing the following standard and special conditions as promulgated by the Hearing Administrator:

Standard Conditions

Compliance with all specialized requirements enumerated in Section 18.43.030.B.59 of the Pima County Zoning Code.

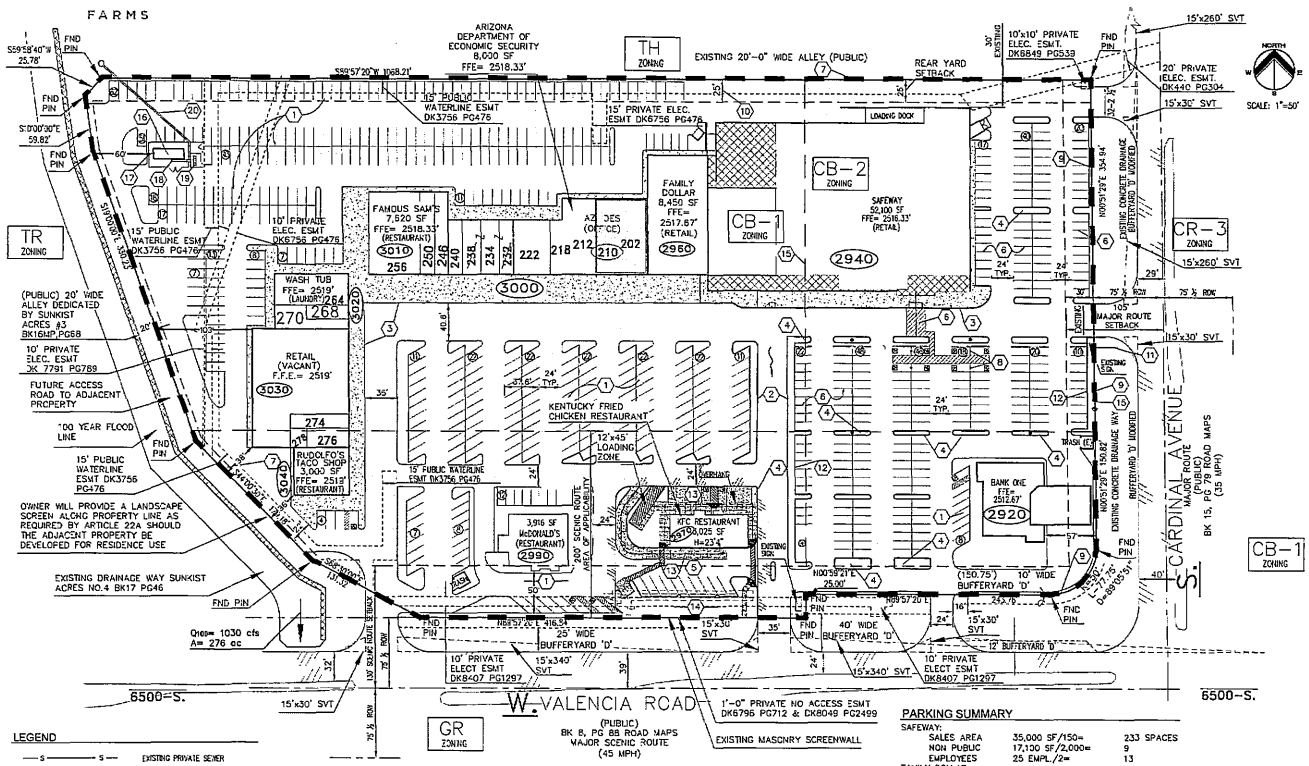
Special Conditions

1. This conditional use permit approval is for a marijuana dispensary as permitted per Section 18.43 (Local Business Zone) of the Code. No other non-residential or commercial conditional uses other than the above are authorized of implied.
2. This marijuana facility shall be operated in substantial accordance with the business operations, floorplan, and other particulars as described in the applicant's submitted materials.

TD/EP/ds
Attachments

C: Lazarus & Silvyn

COPPERSTATE FARMS



SITE DATA

PROPOSED USE: MARIJUANA DISPENSARY IN EXISTING SHOPPING CENTER
ADDRESS: 3000 W. VALENCIA ROAD, TUCSON, AZ 85746
PARCEL #: 137-22-0250

ZONING: CB-1 AND CB-2
PROPOSED USE LOCATED IN CB-1 ZONE
PROPOSED USE REQUIRES TYPE III CONDITIONAL USE PERMIT

PARCEL AREA: 556,783 SF, OR 12.782 ACRES
GROSS FLOOR AREA: 25,238 SF
EXISTING SHOPPING CENTER PARKING SPACES ON PARCEL PER PREVIOUSLY APPROVED SHOPPING CENTER PLANS: 673

DISPENSARY RETAIL SPACE (3000 W. VALENCIA ROAD, SUITE 210)
SALES FLOOR AREA: 2,500 SF
CUSTOMER WAITING AREA: 1,063 SF
OFFICE AND STORAGE AREA: 1,337 SF
GROSS DISPENSARY FLOOR AREA: 4,900 SF

SALES FLOOR/CUSTOMER WAITING AREA RATIO:
- **REQUIRED:** MINIMUM 25%
- **PROVIDED:** 43%

PARCEL BOUNDARY
DISPENSARY RETAIL SPACE

LEGEND

- EXISTING PRIVATE SEWER
- EXISTING PUBLIC SEWER
- EXISTING PUBLIC SEWER MANHOLE
- NUMBER OF PARKING SPACES
- PROPERTY LINE
- STREET CENTERLINE
- CONCRETE
- EDGE OF EXISTING PAVEMENT
- NEW PAVEMENT ELEVATION
- EXISTING PAVEMENT ELEVATION
- DRAINAGE FLOW DIRECTION
- EASEMENT
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- TRANSFORMER

KEY NOTES:

1. EXISTING ASPHALTIC CONCRETE PAVING AND STRIPING
2. EXISTING CONCRETE CURB AND WALK
3. 6" HIGH CONCRETE CURB AND 4" THICK CONCRETE WALK.
4. PLANTER ISLAND WITH 6" HIGH VERTICAL CONCRETE CURB. (TYPICAL.)
5. NEW ASPHALTIC CONCRETE PAVING
6. 4" WIDE PAVNT STRIPING.
7. EXISTING MASONRY WALL
8. "ACCESSIBLE PARKING ONLY" SIGN.
9. 5'-0" HIGH WROUGHT IRON FENCE
10. EXISTING 25'-0" WATER EASEMENT.
11. END OF WROUGHT IRON FENCE.
12. 6" HIGH CAST-IN-PLACE VERTICAL CURB.
13. NEW 6" CONCRETE PAVEMENT
14. NEW LANDSCAPE AREA.
15. ZONING BOUNDARY LINE
16. EXISTING EQUIPMENT SHELTER
17. EXISTING 6'-0" HIGH CHAIN LINK FENCE.
18. EXISTING ANTENNAS
19. EXISTING T-MOBILE EQUIPMENT CABINETS
20. EXISTING UNDERGROUND POWER AND TELCO ROUTE.

SHOP AREA SUMMARY:

UNIT	USE	AREA
222	VACANT	2348
232	DIAMOND NAILS	900
234	STATE FARM	1500
238	DESERT OPTICAL	1200
240	KANDY'S BEAUTY	900
264	WASH TUB	2400
267&268	LEES TEES	2350
272	VACANT	10,843
274	ALL STATE	1250
276	CHECK ADVANCE	955
278	MANAGEMENT OFFICE	392
KIOSK	WATER MILL	200
	TOTAL=	25,238

PARKING SUMMARY

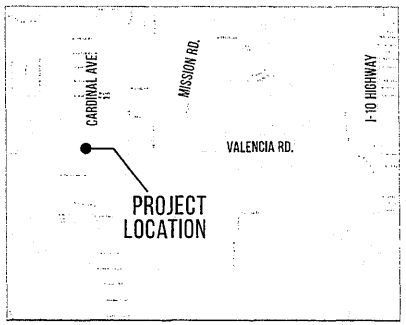
SAFEWAY:		
SALES AREA	35,000 SF/150=	233 SPACES
NON PUBLIC	17,100 SF/2,000=	9
EMPLOYEES	25 EMPL./2=	13
FAMILY DOLLAR:		
SALES AREA	6,450 SF/150=	43
NON PUBLIC	2,000 SF/2,000=	1
EMPLOYEES	6 EMPL./2=	3
AZ. DES (OFFICE):		
GROSS AREA	8000/200=	40
SHOPS: (SEE CHART AT RIGHT)		
GROSS AREA	25,238 SF/200=	126
EMPLOYEES	30 EMPL./2=	15
BANK ONE: (5,473 SF)		
	8 TELLER WINDOWS x 3 =	24
	7 SERVICE DESKS x 1 =	7
	10 EMPLOYEES/2 =	10
RESTAURANTS: (18,570 SF)		
KENTUCKY FRIED	11 TABLES/1=	11
	6 EMPLOYEES/2 =	3
MACDONALDS	22 TABLES/1 =	22
	10 EMPLOYEES/2 =	5
FAMOUS SAMS	40 TABLES/1 =	40
	50 STOOLS/2 =	25
	12 EMPLOYEES/2 =	6
RUDOLFO'S TACO	10 TABLES/1 =	10
	2 EMPLOYEES/2 =	1
		647 SPACES

SHARED PARKING REDUCTION:
20 TENANTS x 1% = 20% REDUCTION (647 x .20) = (129 SPACES)

TOTAL PARKING REQUIRED: 518 SPACES
TOTAL PARKING PROVIDED: 673 SPACES

PRIOR COUNTY APPROVED SITE PLAN DATED 6.16.08 (SEE NEXT PAGE)

DO NOT SCALE MAP - FOR REFERENCE ONLY
0 50 100 200 FEET



3000 W. VALENCIA ROAD - NEW MARIJUANA DISPENSARY - COPPERSTATE FARMS

PIMA COUNTY, AZ

SITE PLAN

9.2.2022

GENERAL NOTES:

1. GROSS AREA OF DEVELOPMENT PLAN IS 12.782 ACRES
2. NET AREA OF DEVELOPMENT SITE IS 12.782 ACRES
3. ASSESSORS TAX PARCEL# 137-22-0250
4. THE WATER COMPANY THAT WILL SERVE THIS DEVELOPMENT IS TUCSON WATER.
5. ANY RELOCATION, MODIFICATION, ETC. OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
6. TOTAL FIXTURE UNITS= 373 UNITS SEWER REQUIREMENTS ENTIRE PROJECT
7. KENTUCKY FRIED CHICKEN WILL HAVE 40 EXISTING AND 40 PROPOSED WASTEWATER FIXTURE UNIT EQUIVALENTS PER TABLE 13.20.045(E)(1) IN PIMA COUNTY CODE 13.20.045(E).
8. ANY WASTEWATER DISCHARGE INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, AS NEEDED).

PERMITTING NOTES:

1. EXISTING ZONING IS CB-1 AND CB-2
2. THIS PROJECT IS SUBJECT TO SECTION TO CHAPTER 18.77 (SCENIC ROUTES)
3. THE USES OF THIS PROJECT ARE RETAIL AND RESTAURANT AND ARE PERMITTED IN ACCORDANCE WITH SECTION 18.43.030 OF THE PIMA COUNTY ZONING CODE.
4. AREAS AND SPACES DESIGNATED FOR REQUIRED PARKING SHALL NOT BE CONVERTED TO OTHER USES UNLESS IT CAN BE DEMONSTRATED THAT SUFFICIENT ON SITE PARKING EXISTS.
5. PRIOR TO THE REQUEST FOR FINAL INSPECTION, A LETTER CERTIFYING COMPLETION IN CONFORMANCE WITH THE APPROVED PLANS, SEALED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT MUST BE SUBMITTED TO THE DEVELOPMENT REVIEW DIVISON.
6. NO BUILDING PERMITS SHALL BE ISSUED UNTIL A TYPE 2 GRADING PERMIT IS ISSUED.
7. THERE SHALL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING OF THIS PARCEL WITHOUT A REVISED DEVELOPMENT PLAN AND APPROVAL OF THE SDRC.
8. THIS PROJECT IS SUBJECT TO BOARD OF SUPERVISORS REZONING CONDITIONS AS FOUND IN CASE NUMBERS Co9-61-88, Co9-95-33, AND Co9-63-113 AS APPROVED ON _____
9. THIS PROJECT IS SUBJECT TO SECTION 18.77.040, SCENIC ROUTES.
10. THE ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS, AND IN ACCORDANCE WITH AN APPROVED OPERATION AND MAINTENANCE PLAN, IF REQUIRED. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT.
11. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
12. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.

BASIS OF BEARING:

SUNKIST ACRES No3 BOOK 16 OF MAPS - PAGE 68

BASIS OF ELEVATION:

X CTR OF HEADWALL OF 2 CELL C.B.C. N/W CORNER VALENCIA RD. CARDINAL
ELEV= 2511.871 NAVD 88

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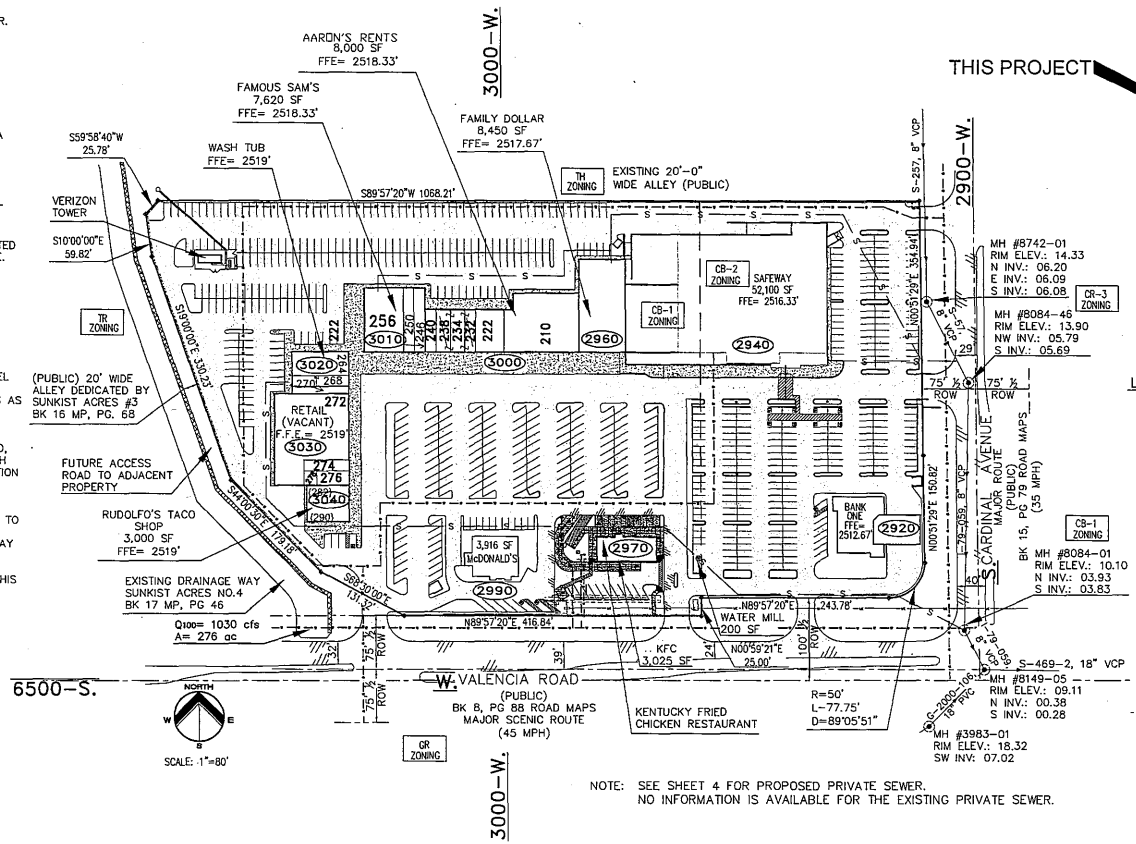
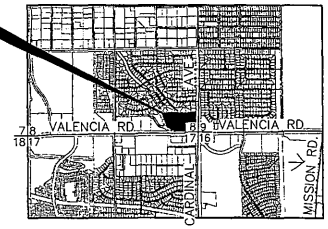


NOTE: SEE SHEET 4 FOR PROPOSED PRIVATE SEWER.
NO INFORMATION IS AVAILABLE FOR THE EXISTING PRIVATE SEWER.



LOCATION MAP

SECTION 8, T15S R13E
GILA AND SALT RIVER BASE & MERIDIAN
PIMA COUNTY, ARIZONA
3"=1 MILE

LEGEND

- EXISTING PRIVATE SEWER
- EXISTING PUBLIC SEWER
- EXISTING PUBLIC SEWER MANHOLE
- NUMBER OF PARKING SPACES
- PROPERTY LINE
- STREET CENTERLINE
- CONCRETE
- EDGE OF EXISTING PAVEMENT
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- DRAINAGE FLOW DIRECTION
- EASEMENT
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- TRANSFORMER

PIMA COUNTY
PROJ#: P1208-054
ZONE: CB-1, CB-2
Adm. Address:
2900 W VALENCIA RD

OWNER:

MAZANITA HOLDINGS INC.
AN ARIZONA CORPORATION
2960 W. VALENCIA #104
TUCSON, ARIZONA 85746
(520) 578-9570

DEVELOPER

YUM BRANDS!
146 MILL RUN LN.
ST. PETERS, MO. 63376
CONTACT: NOLAN GRADE
(314) 435-1311

ADDRESS:

2900 W. VALENCIA RD.

SHOP AREA SUMMARY:

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222	VACANT	2348
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267&268	LEES TEES	2350
272	VACANT	10,843
274	ALL STATE	1250
276	CHECK ADVANCE	955
278	MANAGEMENT OFFICE	392
KIOSK	WATER MILL	200
	TOTAL=	25,238

IMPACT FEES- KENTUCKY FRIED CHICKEN

BENEFIT AREA	SAN XAVIER
LAND USE	COMMERCIAL BUILDING RESTAURANT
NUMBER OF UNITS	3025/100= 3.025 KFC

NOTE: THIS INFORMATION IS BASED ON THIS DEVELOPMENT PLAN. ACTUAL SQUARE FOOTAGE OF USES AND APPLICABLE FEES WILL BE DETERMINED UPON APPLICATION AND ISSUANCE OF PERMITS.

APPROVED BY THE SUBDIVISION AND DEVELOPMENT REVIEW COMMITTEE:

SUBDIVISION COORDINATOR — DATE 10/29/08

Two working days before you dig CALL FOR THE BLUE STAKES 1-800-782-5348 Blue Stake Center CALL COLLECT

Looker & Cappello Architects Inc.
2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
(480) 730-1776
FAX: 480-968-6571

P1208-054
Co9-61-88
Co9-95-33
Co9-63-113
P1297-057

STANLEY
ENGINEERING & DRAINAGE, INC.
PO BOX 1888 TUCSON, ARIZONA 85702
(520) 623-3945

EXP. 6-30-2010

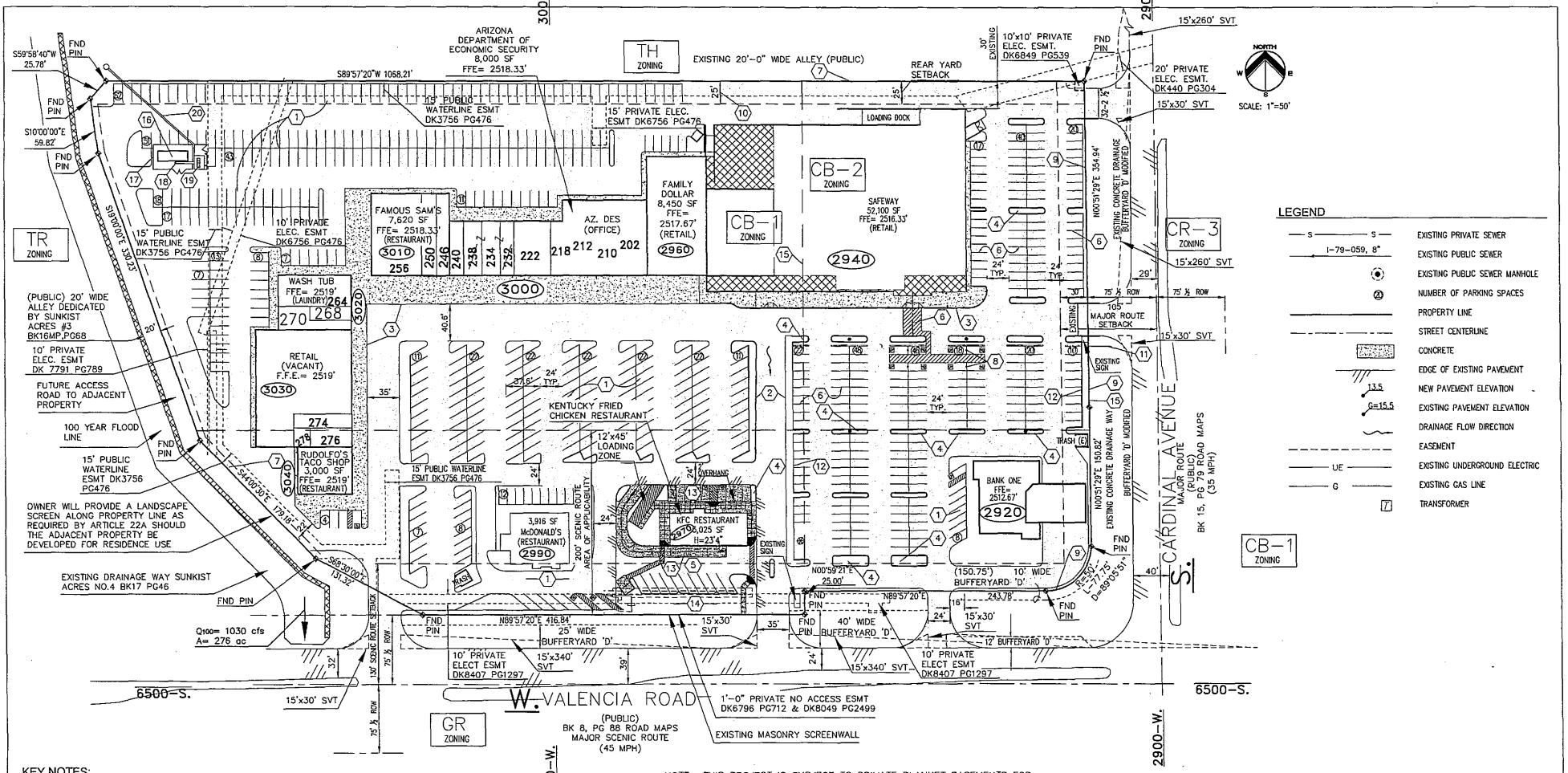
DEVELOPMENT PLAN
MANZANITA PLAZA- REV. 2

A PORTION OF LOT 25 OF SUNKIST ACRES NO.3
BOOK 16, PAGE 68 M&P
PIMA COUNTY, ARIZONA
SECTION 8, TOWNSHIP 15, RANGE 13 E G&RM,
PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DRWN BY JC
DSGN BY AC
CHKD BY JS
DATE 6/16/2008
JOB NO.
SCALE: H:1"=80' V:1"=X
C.I. = X
1 OF 4

DP BK 33 PG 93 SHT 1 OF 4



KEY NOTES:

1. EXISTING ASPHALTIC CONCRETE PAVING AND STRIPING
2. EXISTING CONCRETE CURB AND WALK
3. 6" HIGH CONCRETE CURB AND 4" THICK CONCRETE WALK.
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18. EXISTING ANTENNAS
19. EXISTING T-MOBILE EQUIPMENT CABINETS
20. EXISTING UNDERGROUND POWER AND TELCO ROUTE.

NOTE: THIS PROJECT IS SUBJECT TO PRIVATE BLANKET EASEMENTS FOR AGREEMENT, SURFACE DRAINAGE, UTILITIES, INGRESS, EGRESS, PARKING AND INCIDENTAL PURPOSES EASEMENTS AS RECORDED IN DOCKET 7748, PAGE 771 AND DOCKET 7748, PAGE 776.

Co9-61-88
Co9-95-33
Co9-63-113
P1297-057

P1208-054

Two working days before you dig CALL FOR THE BLUE STAKES 1-800-782-5348 Blue Stake Center CALL COLLECT

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FAX: 480-968-6571

STANLEY
ENGINEERING & DRAINAGE, INC.
PO BOX 1888 TUCSON, ARIZONA 85702
(520) 623-3945

15263 JEFFREY A. STANLEY ARIZONA U.S.A.
EXP. 6-30-2010

DEVELOPMENT PLAN
MANZANITA PLAZA- REV. 2
A PORTION OF LOT 25 OF SUNKIST ACRES NO.3
BOOK 16, PAGE 68 M&P
PIMA COUNTY, ARIZONA
SECTION 8, TOWNSHIP 15, RANGE 13 E G&RM,
PIMA COUNTY, ARIZONA

NO.	REVISION	DATE			
			DRWN BY	JG	DATE 6/16/2008
			DSGN BY	AC	JOB NO.
			CHKD BY	JS	SCALE: H: 1"=50' V: 1"=X C.I. = X

2 OF 4

DP BK 33 PG 93 SHT 2 OF 4

PIMA COUNTY DEVELOPMENT SERVICES REPORT TO THE PIMA COUNTY PLANNING & ZONING COMMISSION

CASE: **P22CU00009**
MANZANITA INVESTMENT GROUP, LLC — W. VALENCIA ROAD

OWNERSHIP: Manzanita Investment Group, LLC
6298 E. Grant Road – Suite 100
Tucson, AZ 85712

APPLICANT: Lazarus & Silvyn, P.C
c/o Keri Silvyn & Robin Large
5983 E. Grant Road Suite 290
Tucson, AZ 85712

On Behalf of: 3000 W Valencia, LLC
A Subsidiary of Copperstate Farms

LOCATION: The property is located at 3000 W. Valencia Road (Assessors Parcel No. 137-22-0250), within an existing shopping center at the northwest corner of Valencia Road @ Cardinal Avenue. The properties at all four corners of this intersection are zoned and similarly developed with commercial/retail uses of comparable intensity to that of the subject property's shopping center.

REQUEST: This is a Type III Conditional Use Permit request for a **marijuana dispensary,** submitted in accordance with Section 18.43 (CB-1 Local Business Zone) and being subject to this Type III conditional use process. The applicant has submitted a detailed narrative, along with supporting exhibits, that substantiates compliance with the specialized Code requirements which attend marijuana dispensaries.

PETITIONER'S STATEMENT REGARDING THE TYPE OF USE PROPOSED

The Commission members are referred to the detailed Project Narrative submitted by the applicant. Same provides their overview of this request, together with a detailed description of compliance with all of the terms and requirements that apply to marijuana dispensaries per Sub-Section 18.43.030.B.59 (CB-1 Local Business Zone) of the Code.

HEARING ADMINISTRATOR'S CONSIDERATIONS

This is a conditional use permit request to operate a marijuana dispensary within an established shopping center. The following considerations apply.

Comprehensive Plan Considerations

The Pima County Comprehensive Plan (Pima Prospers) designates this property as *Community Activity Center (CAC),* the purpose of which is "to designate medium and higher intensity mixed use districts designed to provide a full range of goods and services, office and medical uses, hotels, research and development opportunities, etc., etc."

The proposed marijuana dispensary clearly falls within the above scope of uses and is complementary to the other established businesses within the same community shopping center.

This being the case, it is the Hearing Administrator's position that the proposed facility is not in conflict with the goals, objectives and purposes of *Community Activity Centers* as put forth by Pima Prospers.

Zoning and Surrounding Land Use Considerations

The subject parcel is within an existing shopping center that is zoned a combination of CB-1 and CB-2. All four quadrants surrounding the Valencia Road/Cardinal Avenue intersection are zoned CB-1 and contain similar commercial/retail uses. This is a highly urbanized context along a major arterial street.

The property abutting the subject shopping center to the north is zoned TH and contains single-family residences in a combination of site-built and manufactured homes. The property to the immediate west is zoned TR and is vacant. Physical barriers exist between these properties and the shopping center in the form of an intervening channelized drainage and a masonry wall.

The subject property and the proposed marijuana dispensary operation meet or exceed all of the Code-required parameters of Section 18.43.030.B.59, more particularly pertaining to maximum floor area, location within a permanent building, hours of operation, provision of an indoor customer waiting area, no outdoor seating, mitigation of odors, compliance with all State laws, and the minimum physical separation criteria from schools, libraries, parks, substance/rehab facilities, and other dispensaries.

Hearing Administrator Required Standards & Findings

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

1. **It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.**

   See the above Comprehensive Plan Considerations. The Hearing Administrator's finds that the proposed facility is not in conflict with the goals, objectives and purposes of Community Activity Centers as put forth by Pima Prospers.

2. **It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.**

   The Hearing Administrator finds that the proposed marijuana dispensary will not have any impacts upon any of the surrounding properties in a way that prohibits any of their legal or permitted uses.

3. **It has adequate accessibility to the County road network.**

   The site lies at the intersection of W. Valencia Road and Cardinal Avenue, both of which are designated major streets on the Pima County Major Streets & Routes Plan (MSRP). Access is found to be adequate.

4. **It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.**

   Parking sufficiency and compliance with the Zoning Code in this regard is a matter verified at the time of permitting.

5. **It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.**

   The Hearing Administrator finds that proposed use is found to not threaten the surrounding properties in any of the above ways.

6. **Hours of operation will not be detrimental to adjoining residents.**

   Hours of operation (7:00 AM to 10:00 PM) accord with those mandated by the Code.

7. **Landscaping will be fully in conformance with zoning code regulations.**

   Landscaping requirements, if any, are a matter enforced at the time of permitting.

DEPARTMENTAL COMMENTS ON THIS REQUEST

Department of Transportation

DOT has no objection to this conditional use permit and recommends approval.

Regional Wastewater Reclamation District

The District has no objection subject to approval, subject to standard system connection and building-permit requirements.

HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property, considering all of the above, and reviewing the applicant's submitted materials, the Hearing Administrator finds the proposed **marijuana dispensary** to be an appropriate acceptable use on the subject property that conforms with all specialized Code requirements that attend such dispensaries per Section 18.43 (Local Business Zone).

It is therefore the recommendation of the Hearing Administrator that the Planning & Zoning Commission recommend **APPROVAL** of this Type III conditional use permit subject to the following Standard and Special Conditions:

Standard Conditions

Compliance with all specialized requirements enumerated in Section 18.43.030.B.59 of the Pima County Zoning Code.

Special Conditions

1. This conditional use permit approval is for a marijuana dispensary as permitted per Section 18.43 (Local Business Zone) of the Code. No other non-residential or commercial conditional uses other than the above are authorized of implied.
2. This marijuana facility shall be operated in substantial accordance with the business operations, floorplan, and other particulars as described in the applicant's submitted materials.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the
Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions,
comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

- Important Riparian Areas — 95% undisturbed natural open space
- Biological Core Management Areas — 80% undisturbed natural open space
- Special Species Management Areas — 80% undisturbed natural open space
- Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The property lies **OUTSIDE OF** the MMB-CLS within a wholly urbanized region.

Biological Impacts Report

On July 17, 2001, the Board of Supervisors adopted Ordinance No. 2001-103, which requires the applicant's notice to the US Fish and Wildlife Service (USFWS) staff regarding the pending matter, and staff commentary on biological resources and development impacts of the subject site and proposal.

Staff Commentary on Biological Impacts

Staff has reviewed this application and finds that: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) that it will not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update.

This site is located within an established shopping center and within a larger region that is wholly and intensely urbanized. For all intents and purposes, no environmental issues attend this request.

Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The site is not located within the Priority Conservation Area (PCA) for this species.

Western Burrowing Owl. The property not within the Priority Conservation Area (PCA) for this species.

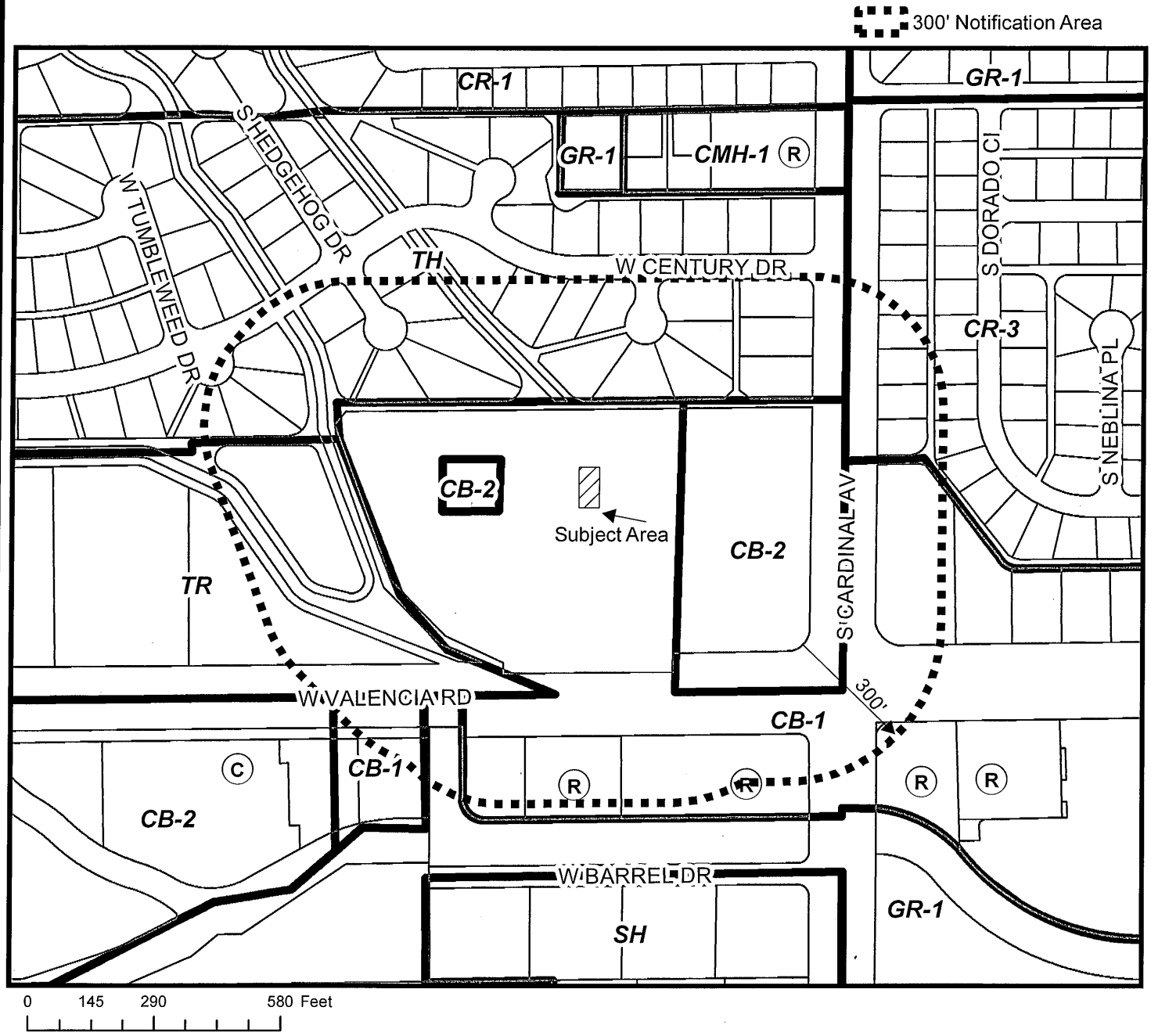
Pima Pineapple Cactus. The property is not located within an area that is within the known range of the Pima Pineapple Cactus and is not within the Priority Conservation Area (PCA) for this species.

Needle-Spined Pineapple Cactus. The subject property is not located within an area that is within the known range of the Needle-Spined Pineapple cactus and is not within the Priority Conservation Area (PCA) for this species.

attachments

cc: Carla Blackwell, Director, Development Services
Dan Ice, Chief Building Official
Chris Poirier Planning Official
Tom Drzazgowski, Chief Zoning Inspector
Manzanita Investment Group, LLC, Owner
Lazarus & Silvyn, LLC, Applicant
On Behalf of 3000 W Valencia, LLC & Copperstate Farms

Case #: P22CU00009
Case Name: MANZANITA INVESTMENT GROUP LLC - W. VALENCIA ROAD
Tax Code(s): Portion of Parcel 137-22-0250



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

PIMA COUNTY
DEVELOPMENT SERVICES

Notes: **CONDITIONAL USE PERMIT - TYPE III**

Map Scale: 1:4,000

Map Date: 9/26/2022 - ds

N W E S

PIMA COUNTY

DEVELOPMENT SERVICES

201 N. Stone Avenue, Tucson, AZ 85701
(520) 724-9000
www.pima.gov/developmentservices

BIOLOGICAL IMPACT REPORT

(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

INSTRUCTIONS FOR SAVING FORM: 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

Project ID *(case no., APN no., address, or other identifying info)*:

3000 W. Valencia Road (APN 137-22-0250)

Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) NA
   Important Riparian Area
   Biological Core
   Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area? No
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? No
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No
5. Is the project located within a Priority Conservation Area for any of the following species?
   a. Cactus ferruginous pygmy-owl: No
   b. Western burrowing owl: No
   c. Pima pineapple cactus: No
   d. Needle-spined pineapple cactus: No

Part II. Information Provided by the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No
   If yes, provide a summary of those communications:

2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No		No
Western burrowing owl	No		No
Pima pineapple cactus	No		No
Needle-spined pineapple cactus	No		No

Questions about this form?
Contact the Office of Sustainability and Conservation at (520) 724-6940.

PIMA COUNTY
DEVELOPMENT SERVICES

Conditional Use Permit Application

Property Owner: Manzanita Investment Group, LLC Phone: (520) 296-0200

Owner's Mailing Address, City, State & Zip: 6298 E. Grant Rd., Ste. 100, Tucson, AZ 85712

Applicant (if different from owner): Lazarus & Silvyn/3000 W Phone: (520) 207-4464

Applicant's Mailing Address, City, State & Zip: c/o 5983 E. Grant Rd., Ste. 290, Tucson, AZ 8571

Applicant's or Owner's Email Address: KSilvyn@LSLawAZ.com; RLarge@LSLawAZ.com

Property Address or Tax Code: 3000 W. Valencia Road (137-22-0250)

Type of Use Proposed for the Property: Marijuana Dispensary

Discuss the proposed use and it's compatibility with the surrounding area:
(see attached Project Narrative)

☒ The applicant agrees to contact the Regional Flood Control District to discuss the proposal prior to application submittal.

☒ The applicant agrees to contact United States Fish and Wildlife Service at scott_richardson@fws.gov and provide a written notice that an application for a conditional use permit has been submitted a minimum of 15 days prior to the public hearing date.

This application is for a (Select one):

☐ Type I Conditional Use ☐ Type II Conditional Use ☒ Type III Conditional Use

Terms and Conditions

☒ I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Date: September 5, 2022

Project Narrative
3000 W Valencia, LLC
Application for Marijuana Dispensary CUP

This is a request for a Type III Conditional Use Permit ("CUP") for an adult-use marijuana dispensary (the "Project") for the property at 3000 W. Valencia Road, Suite 210, Pima County, 85746 (the "Property"). The Property is zoned CB-1 and is permitted for a Marijuana Dispensary use subject to the Type III CUP. As described below, this Property is an appropriate location for a Marijuana Dispensary as it meets the criteria established in the County Code Title 18 ("Code"), and it will provide safe and legal access to marijuana for the area's residents. For these reasons we respectfully request approval of this CUP request.

1. Applicant Overview

The Applicant (3000 W Valencia, LLC) is a special-purpose entity, which is a subsidiary of Copperstate Farms. Copperstate Farms manages several retail adult-use and medical marijuana dispensaries under the Sol Flower brand name throughout Arizona. Copperstate Farms was founded to bring best practices from big agriculture, consumer packaged goods, and pharmaceutical industries to create one of the top medical and adult-use marijuana companies in North America. Copperstate Farms is dedicated to bringing growth to the local and state economy through the hiring of local laborers, material suppliers, and contractors. Copperstate currently employs nearly 700 Arizonans.

Copperstate Farms partnered with qualified social equity applicant Jesse Ortiz through the "Your Bright Horizon" program, which resulted in Jesse and YBH 127, LLC being awarded a provisional adult-use marijuana license which authorizes the entity to operate a single adult-use marijuana dispensary (see **Exhibit A—YBH 127, LLC Provisional License**). Mr. Ortiz qualified for the social equity program due to previous charges related to marijuana possession.

Copperstate Farms launched the Your Bright Horizon as a scholarship program to create partnerships and give assistance to people like Mr. Ortiz during the social equity application process. Your Bright Horizon gave social equity applicants a support system and the infrastructure to submit a strong dispensary application and ultimately improve their chances of securing an adult-use Arizona dispensary license. All Your Bright Horizon social equity applicants were given the opportunity to expunge marijuana convictions. Independent legal counsel was provided to applicants before and after entering a partnership with Your Bright Horizon, and each applicant remains the majority owner of the entity and the awarded license. Copperstate Farms will assist social equity applicants through the entire process of setting up and running a successful and compliant cannabis dispensary.

Locating the Property and applying for this CUP is a vital first step to ensuring that Mr. Ortiz can open a dispensary within the 18-month time frame required by AZ Department of Health Services ("AZDHS"). If a dispensary is not opened by October of 2023, Mr. Ortiz and YBH 127, LLC will lose its provisional license entirely and irrevocably.

2. Project Compliance with CB-1 Marijuana Dispensary Criteria

The proposed dispensary will be located in the Manzanita Plaza retail shopping center on the northwest corner of Valencia Rd. and Cardinal Ave. The intersection is currently populated by retail development with a variety of uses, including retail, banks, pharmacy, and restaurants. Behind the retail uses are single family residential homes. Adjacent to the property on the west is vacant land currently zoned TR-Transitional, which would be appropriate for multi-family, hotel or personal services.

Pursuant to the Code, CB-1 zoning permits Marijuana Dispensary use subject to the criteria outlined in Section 18.43.030.B.59. Those criteria are addressed below and correlate to the Code subsections.

a. ***The total maximum floor area of a marijuana dispensary shall not exceed 10,000 square feet.***

   As shown on the floor plan attached as **Exhibit B – Floor Plan**, the total gross floor area of the Marijuana Dispensary is 4,900 square feet ("SF"), which is well below the 10,000 SF threshold.

b. ***A marijuana dispensary shall be located in a permanent building and shall not be located in a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicle or other motor vehicle.***

   The Project will be located in a permanent building in an existing suite in the Manzanita Plaza Shopping Center. The suite will be built-out and operated under the YBH 127, LLC Provisional License as a Sol Flower adult-use marijuana dispensary.

c. ***The permitted hours of operation of a marijuana dispensary are from 7:00 a.m. to 10:00 p.m.***

   Hours of operation will be limited to between 7:00 a.m. and 10:00 p.m. as required.

d. ***Interior customer waiting area must be equal to a minimum of 25% of the sales floor area.***

   As shown on the attached floor plan (**Exhibit B**), this dispensary will be a total of 4,900 SF, of which approximately 2,500 SF will be the sales floor and approximately 1,063 SF will be dedicated to the lobby/waiting area. The remaining areas will be apportioned between offices, bathrooms, and inventory storage as shown on the Floor Plan. Therefore, the waiting area is well over the 25% minimum (42.5%).

e. ***Marijuana dispensary shall not have outdoor seating areas.***

   As shown on the attached floor plan (**Exhibit B**), there is no outdoor seating area.

f. ***Marijuana dispensary may deliver medical marijuana to the extent permitted by Arizona law. A marijuana dispensary may deliver recreational marijuana once rules permitting and regulating delivery are approved by the Arizona Department of Health Services and become effective and shall comply with Arizona law and all lawful applicable health regulations including those promulgated by the Arizona Department of Health Services and any other authorized regulatory agency.***

AZDHS has adopted the regulations for recreational marijuana. To obtain its operational authority from AZDHS, the dispensary will have to demonstrate that it meets all the requirements of the AZ adult-use marijuana law and AZDHS regulations and all other applicable laws and regulations (e.g., department of revenue). Further, the dispensary must submit to and obtain approval from AZDHS for all operating policies and procedures to ensure compliance with regulations.

The Sol Flower dispensaries have a long (5 years) and excellent track record of legal and regulatory compliance and to date have not received a single complaint from neighbors at any Sol Flower location.

AZDHS Rules require strict and comprehensive security measures, which will be implemented and approved prior to operation. This will include camera coverage of the entire interior and exterior of the Property and a single secure entrance for customers. Although not required by regulation, Sol Flower also maintains in-house security guards at all locations.

g-i. ***CB-1 zoning permits Marijuana Dispensary subject to certain minimum separation requirements listed below.***

The Property exceeds the strict separation requirements for dispensaries, schools, libraries, parks and substance/rehabilitation uses as outlined in the Code (see **Exhibit C—Separation Map**) as follows:

Protected Use	Min. Separation Required by Code	Property Separation
Substance/Rehab	500ft	12,000ft
School	500ft	3,000ft
Library	500ft	17,000ft
Park	500ft	3,000ft
Other Dispensary	2000ft	28,000ft.

The Property is an appropriate location for a dispensary, is consistent with the uses in the area and will provide the area's residents with safe and legal access.

j. ***The expansion of an existing marijuana dispensary shall be setback a minimum of 500 feet from a K-12 public, private or charter school measured in a straight and direct horizontal line from the closest exterior or applicable interior suite wall of the marijuana dispensary to the closest property line of a school.***

Not applicable as this is not an expansion.

k. ***A marijuana dispensary shall comply with all lawful applicable health regulations, including those promulgated by the Arizona Department of Health Services and any other authorized regulatory agency.***

As stated above, the dispensary will comply with all AZDHS and other regulatory requirements. Copperstate and Sol Flower dispensaries have a track record of compliance.

l. ***Odor Mitigation.***

This section of the Code requires compliance with specific odor mitigation and requires submittal of a mitigation plan with the initial building permit application. All Sol Flower retail locations utilize 100% pre-packed marijuana, which results in no significant odor emitted from the building. However, out of an abundance of caution, the Project will utilize state-of-the-art activated carbon filters on any exhaust from the building to ensure the Project is odor free. Sol Flower has not had a single complaint regarding odor at any of its existing 5 dispensaries including those in multi-tenant properties. The specifics of this odor control plan will be submitted for approval by the County prior to construction of the tenant improvements.

3. Project Compliance with CUP Requirements

As described below the Project and the Property meet or exceed all the standards for CUP approval including those specific for a marijuana dispensary:

a. ***The use will not be in conflict with the objectives of the general land use plan or the area plan in which situated.***

The proposed dispensary will be located in an existing suite of an existing retail shopping plaza. The Use and the Property are consistent with the County's Comprehensive Plan, which designates the shopping plaza as Multi-Functional Corridor ("MFC"). The MFC designation is designed to be a mixed-use district, which provides a full range of commercial goods and services adjacent to medium- and high-density residential clusters along major transportation corridors. Currently there are no marijuana dispensaries within the MFC located at the Valencia and Cardinal intersection. Thus, approval of this CUP request would be consistent with the intent to provide a full range of goods and services within this MFC and is consistent with the myriad other retail uses on this corner and at this intersection and the adjacent medium and high density residential.

b. ***The proposed use will provide safeguards for the protection of adjacent developed Property.***

The intersection and the majority of surrounding properties are already developed and are consistent with the proposed retail dispensary use on the Property. The vacant parcel to the west is zoned TR-Transitional and would be appropriate for hotel, personal, services or high-density residential consistent with the MFC planning designation, all of which are consistent with the proposed use in the existing plaza. As discussed above, and demonstrated on **Exhibit C**, the use will exceed the required setbacks from any protected uses. By occupying and improving a vacant suite, the proposed use will improve the shopping plaza and the surrounding area and will provide a vital service to the area. There will be no substantial increase in traffic or parking as the proposed use intensity is the same as other retail uses that could be located by-right in the plaza. The increase in security and oversight required by AZDHS regulations will be a net-positive to the security of the plaza and the surrounding area by providing 24-hour video coverage and 30-day video storage and on-site security during operating hours.

c. ***The proposed use has adequate accessibility to the County road network.***

The Project will be accessible by southbound traffic on Cardinal Avenue and by west and eastbound traffic on Valencia Road.

d. ***The proposed use has sufficient off-street parking and loading facilities that will be developed in accordance with County engineering standards.***

The Project has ample existing off-street parking within the shopping plaza that meets County engineering standards for a retail dispensary use. The shopping plaza has a total of 673 parking spaces and Sol Flower will have access to these. Occasional deliveries to the dispensary can be handled at the rear of the building which has staff-only access.

e. ***The proposed use will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids, and solid wastes.***

The Project will meet all the County standards for nuisance and environmental issues. All Sol Flower retail locations utilize 100% pre-packed marijuana, which results in no significant odor emitted from the building. However, out of an abundance of caution, the Project will utilize state-of-the-art activated carbon filters on any exhaust from the building to ensure the Project is odor free. Sol Flower has not had a single complaint regarding odor at any of its existing 5 dispensaries, including those in multi-tenant properties. The specifics of this odor control plan will be submitted for approval by the County prior to construction of the tenant improvements. There will be no significant noise, smoke, heat, vibrations, fly, ash, dust, fumes, vapors, gasses, solids or liquids emitted from the Project.

f. ***The hours of operation will not be detrimental to adjoining residents.***

The dispensary will be open between the hours of 7:00 a.m. and 10:00 p.m. as required by the County's ordinance. These hours are consistent with the other retail uses in the plaza and the surrounding area.

g. ***Landscaping will be fully in conformance with zoning code regulations.***

The shopping plaza is already fully built-out and the existing landscaping will remain.

4. Conclusion

The Proposed dispensary Project meets or exceeds all requirements of the Code, the Comprehensive Plan and the CUP requirements. Copperstate and Sol Flower have a long track record of compliant operations and positive relationships with neighboring uses. The Project is consistent with surrounding retail uses in the plaza and at the intersection and will provide a needed service to the residents of the area. We respectfully request approval of this CUP application. Thank you.

ARIZONA
DEPARTMENT
OF HEALTH SERVICES

EXHIBIT A

Your Bright Horizon 127, LLC

5590 S Bonney Ave Trailer 2, Tucson, AZ 85706

The establishment listed above has been issued an Establishment License. This license has been issued under the authority of Title 36, Chapter 28.2, Arizona Revised Statutes and pursuant to the Arizona Administrative Code Title 9, Chapter 18 Department of Health Services' rules and regulations.

Establishment License Number: 0000166ESTNU15027116

Effective Date: April 8, 2022

Expiration Date: April 7, 2024

THE ARIZONA MARIJUANA ACT DOES NOT AUTHORIZE THE HOLDER OF AN ESTABLISHMENT LICENSE TO CULTIVATE, POSSESS, MANUFACTURE OR SELL MARIJUANA PRIOR TO RECEIVING APPROVAL TO OPERATE FROM THE DEPARTMENT.

THE APPLICANT AGREES NOT TO OPERATE THE ESTABLISHMENT UNTIL THE ESTABLISHMENT IS INSPECTED AND THE APPLICANT OBTAINS APPROVAL TO OPERATE FROM ADHS.

A Registration License issued by the Arizona Department of Health Services pursuant to A.R.S. Title 36, Chapter 28.2 and A.C.C. Title 9, Chapter 18 does not protect the holder from legal action by local, city, state, or federal authorities, including possible criminal prosecution for violations of federal law for the sale, manufacture, distribution, use, dispensing, possession, etc. of marijuana. The acquisition, possession, cultivation, manufacturing, delivery, transfer, transportation, supplying, selling, distributing, or dispensing marijuana under state law is lawful only if done in strict compliance with the requirements of the State Marijuana Act ("Act"), A.R.S Title 36, Chapter 28.2 and A.A.C. Title 9, Chapter 18. Any failure to comply with the Act may result in revocation of the Registration License issued by the Arizona Department of Health Services, and possible arrest, prosecution, imprisonment, and fines for violation of state drug laws. The State of Arizona, including but not limited to the employees of the Arizona Department of Health Services, is not facilitating or participating in any way with my acquisition, possession, cultivation, manufacturing, delivery, transfer, transportation, supplying, selling, distributing, or dispensing marijuana.

Megan Whitby

Recommended By: Megan Whitby
Bureau Chief

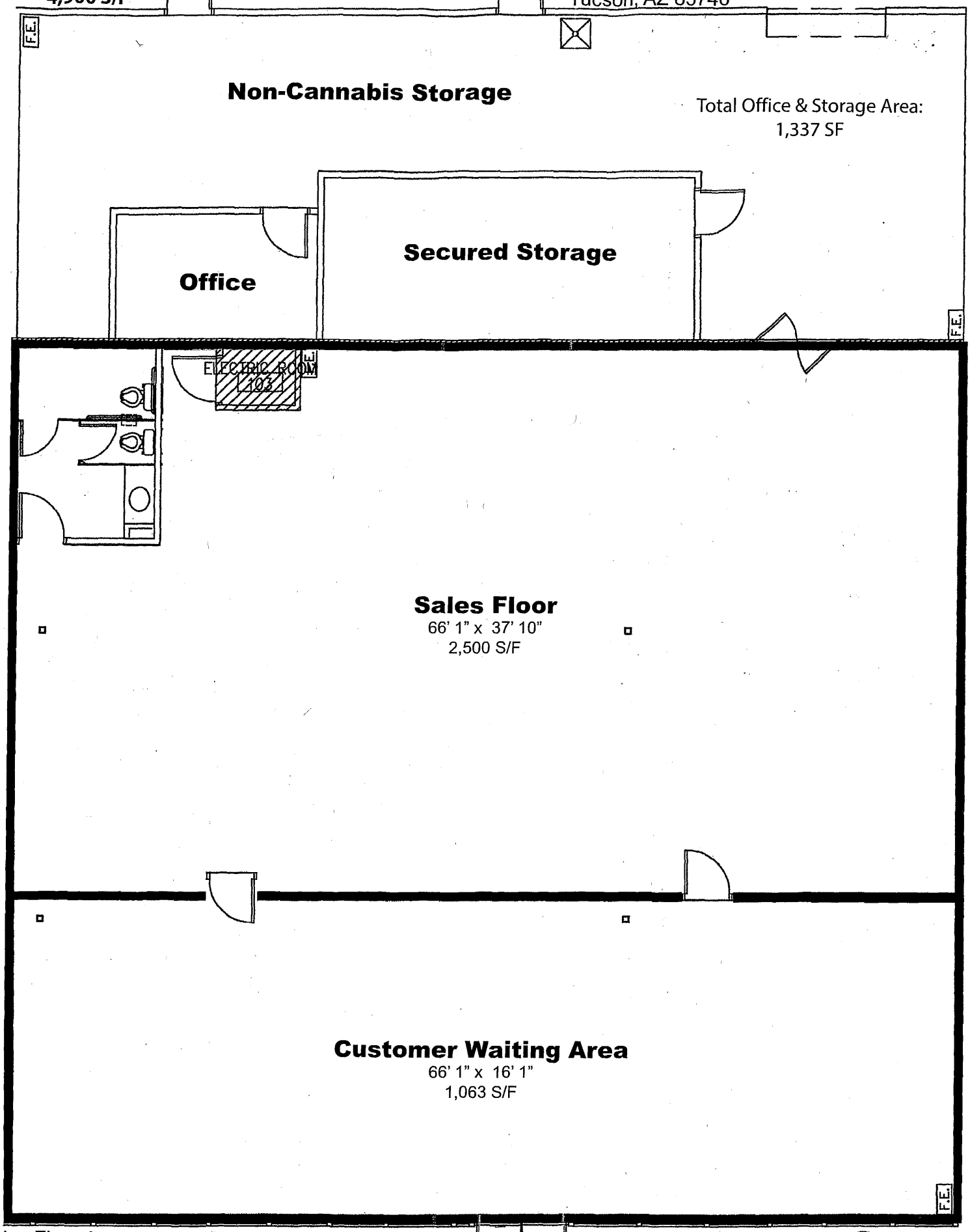
Tom

Issued By: Tom Salow
Interim Assistant Director

Suite 210
4,900 S/F

EXHIBIT B

3000 W Valencia Rd, Suite 210
Tucson, AZ 85746



ıles Floor Area: 2,500 S/F
ıstomer Waiting Area: 1,063 S/F

$\frac{1{,}063 \text{ S/F}}{2{,}500 \text{ S/F}} = .4252$

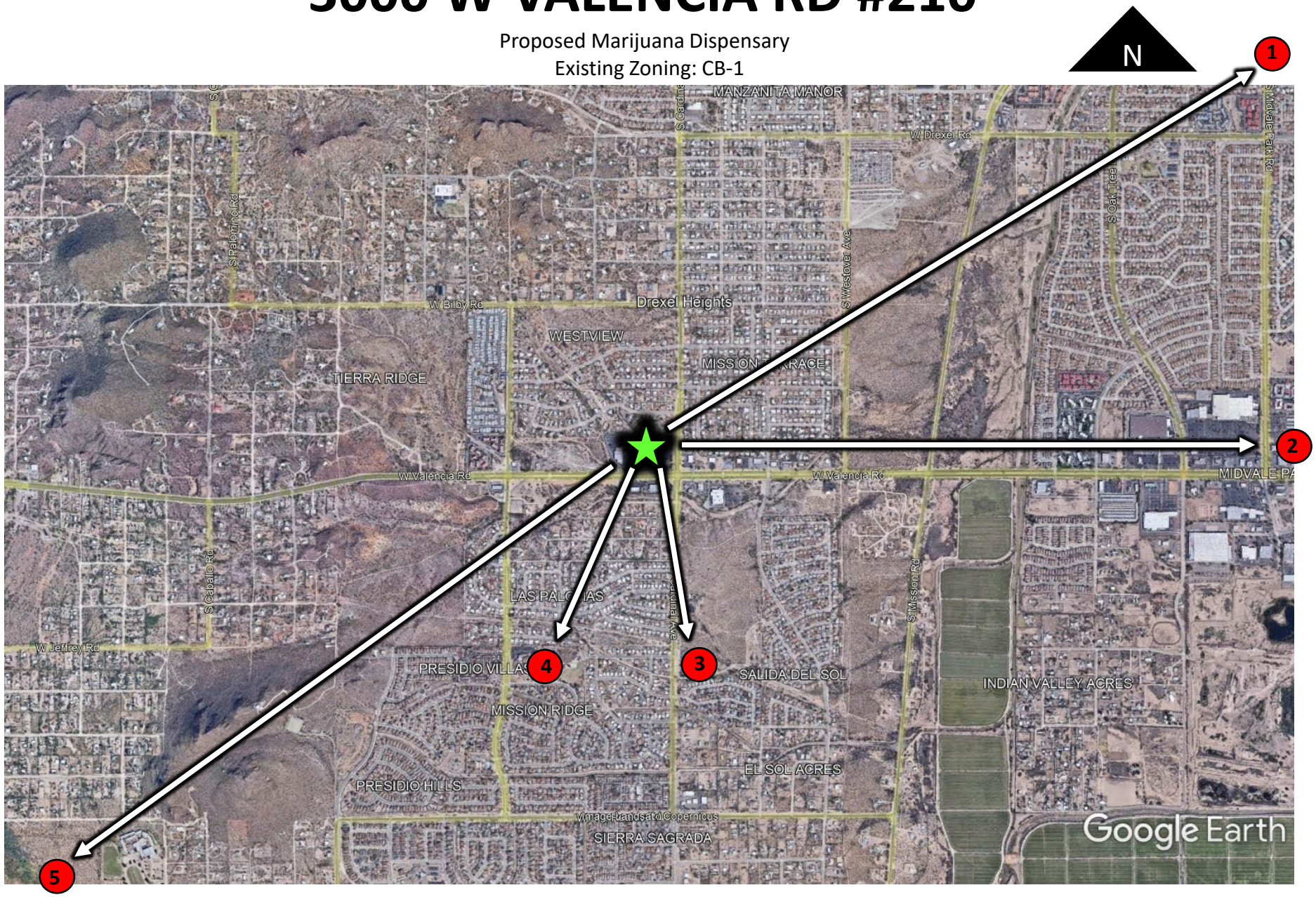
The customer waiting area is 42.52% of the sales floor area.

EXIT PLAN
SCALE: 1/8"=1'-0"

EXHIBIT C

3000 W VALENCIA RD #210

Proposed Marijuana Dispensary
Existing Zoning: CB-1

1. Earth's Healing South ~28,000 ft
2. Valencia Library ~17,000 ft
3. Ebonee Maria Mooy Park ~3,000 ft
4. Miller Elementary School ~3,000 ft
5. New Beginnings Treatment ~12,000 ft

All measurements are approximate
Using online mapping tools