

MONARCH WELLNESS CENTERS



APPLICATION TO RENEW CONDITIONAL USE PERMIT

SUBMITTED: December 8, 2016

PROPERTY ADDRESS

8729 E Manzanita Rd.

Scottsdale, AZ. 85258

APN 174-04-972

APPLICANT

Monarch Wellness Centers, INC

A Not-For-Profit Corporation

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



OVERVIEW

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

One of the stipulations outlined in the AZDHS regulations, is that all facilities must be in compliance with the zoning requirements of the municipalities in which they are located. Therefore, Monarch Wellness Center, LLC is currently requesting the renewal of their existing Conditional Use Permit in order to continue to operate a dispensary at 8729 E Manzanita Rd in Scottsdale. There are no changes proposed to the current operation of this facility. It will not be used for cultivation, and will only continue to serve in a dispensary capacity.

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

One of Monarch's main objectives is to be recognized as a responsible service provider and good neighbor. As such, this organization is a proud member of Scottsdale's Chamber of Commerce. Furthermore, Monarch has supported and been actively involved in numerous organizations around the Valley since its inception. These charitable organizations include ICAN, Singleton Moms, The Crohn's & Colitis Foundation, and the POSA, just to name a few. Most recently in 2016, Monarch was the premium sponsor for the Singleton Moms "Fun Run", and actively involved in their "Christmas in July - Bare Necessities" Drive. Additionally, Monarch participated in the 2016 annual "Take Steps for Crohn's and Colitis Foundation - Walk at the Phoenix Zoo" with a team made up of staff and patients who collectively raised money for this great local cause. Monarch plans to continue their hard work and dedication with local charities and will continue to have a positive impact on Scottsdale and the greater community.

Monarch has also taken the necessary steps to insure that the operation and security requirements indicated by the AZDHS are greatly exceeded. Detailed operational manuals, patient privacy policies, and employee guidelines have been developed with the assistance of industry leaders and experts. We have developed benchmark training and human resource

tools along with systems that ensure consistency, compliance, and high performance throughout the entire staff. The safety of patients, employees, and the community are of top priority. Our security plan ensures the uncompromised safety of patients, staff, and the surrounding community. It is extensive and thorough, and includes a variety of topics covering video surveillance systems, transportation security, patient safety, and natural disaster preparedness plans; just to name a few. Monarch pledges to work continuously and diligently with members of local law enforcement and other security experts to provide constant review and updates to these security procedures.

Monarch Wellness initially made the decision to pursue a Conditional Use Permit for a dispensary facility in Scottsdale with the sole intent to set a standard of excellence for the entire industry. Through quality leadership, extensive research, significant funding, and a commitment to excel, Monarch has far exceeded this internal goal and welcomes the opportunity to continue to maintain it.

ZONING COMPLIANCE

Monarch Wellness is requesting to renew their existing Conditional Use Permit (case #8-UP-2012) for a dispensary at 8729 E Manzanita Rd. Scottsdale, 85258; parcel number 174-04-972. The site is currently zoned C-O, and is situated in a private and discreet location. Furthermore, this active dispensary continues to operate in full compliance with the recently adopted text amendment to Section 1.403 of the City's Zoning Ordinance as outlined below.

Section 1.403.M. Medical Marijuana Use Criteria

1. Active Medical Marijuana uses legally established and operating under a valid Conditional Use permit before September 30, 2016, including extensions, renewals and amendments to existing approvals, shall be subject to the following conditions:

All operations are conducted within a completely enclosed building;

This facility is not within 500 feet of any residential zoning district or residential portion of a Planned Community (PC) or any portion of a Planned Residential Development (PRD);

This facility is not within 500 feet of any elementary or secondary school or pre-school;

This facility is at least 1,320 feet from another medical marijuana use;

Monarch has provided a written public safety plan that was approved by Scottsdale's Police Department;

Monarch's hours of operation will continue to be no earlier than 6:00am and no later than 7:00pm;

There will never be a drive-through service, take-out window or drive-in service at this facility.

Additionally, Monarch does not allow on-site consumption of medication as well as prohibits loitering on the property.

CONDITIONAL USE PERMIT COMPLIANCE

Monarch Wellness will continue to meet or exceed all Conditional Use Permit requirements as set forth in Section 1.401 of the City's Zoning Ordinance as outlined below.

Section 1.401 Conditional Use Permit Issuance Criteria

A. The granting of this Use Permit will in no way be detrimental to the public health, safety or welfare of the surrounding area.

1. This use does not create damage or nuisance caused from noise, odor, dust, vibration or illumination. Monarch dispensary has been operating since 2012 with no issues or complaints regarding noise, odor, dust, vibration or illumination. It will continue to operate without nuisance just as any other medical office.

2. No Impact on surrounding area from traffic. Monarch is located in a commercialized area and is surrounded by other office type uses. This facility has not and will not generate abnormal amounts of increased traffic. It will operate just like every other business in the McCormick Ranch Office Park.

B. This use is compatible with surrounding uses. Again, this facility has been operational since 2012 and is surrounded by other office type businesses. There have been no concerns or complaints issued to the city.

C. This location meets all other additional conditions. As stated above, this location complies with all of the City of Scottsdale's zoning requirements.

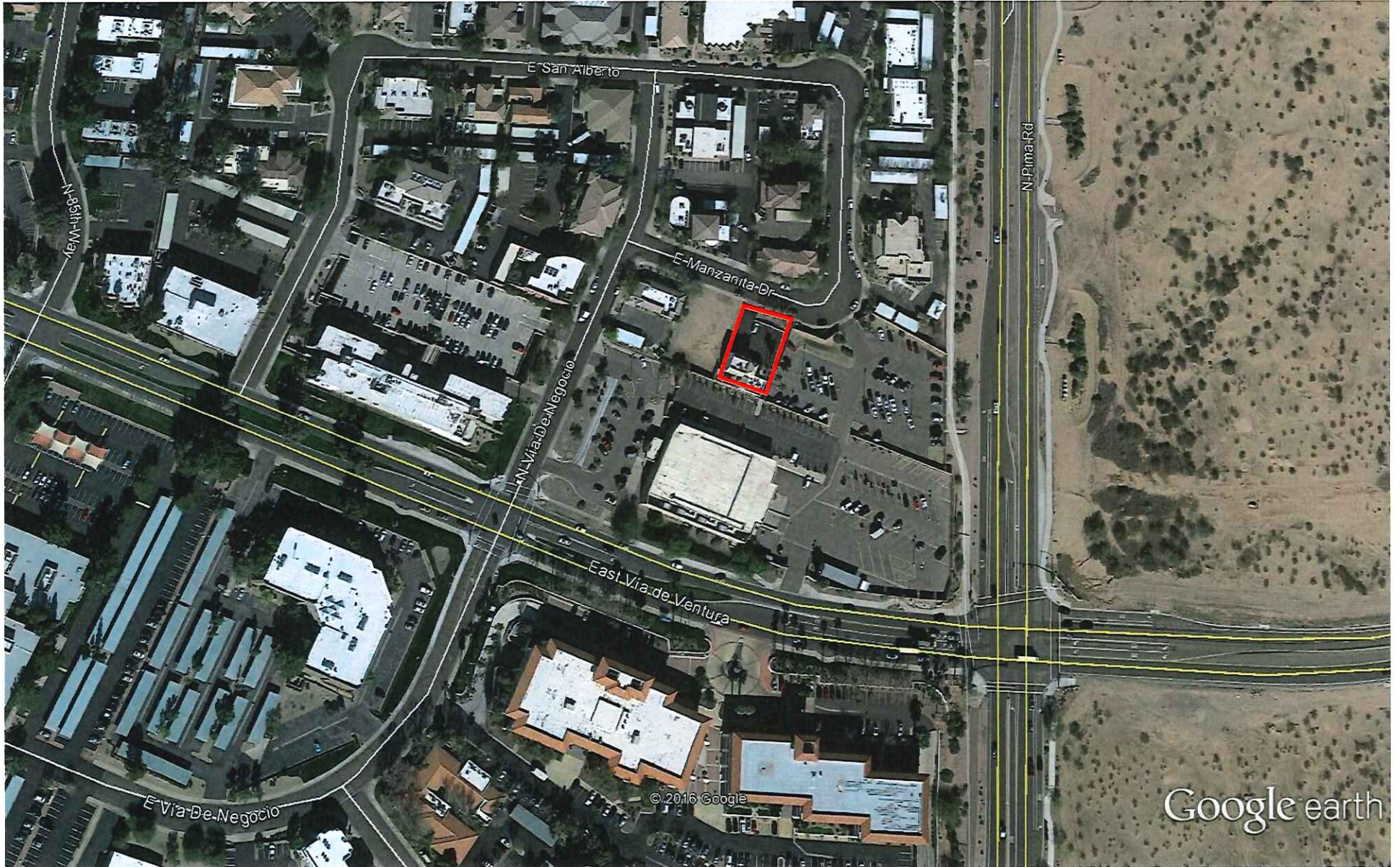
CONCLUSION

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. There are numerous stakeholders involved in this unique industry, including patients,

neighbors, legislators, law enforcement, the medical community, and the general public. Monarch Wellness continuously strives to present more than a mere idea based on speculative contingencies, but a well planned and achievable model that will adequately serve all those involved.

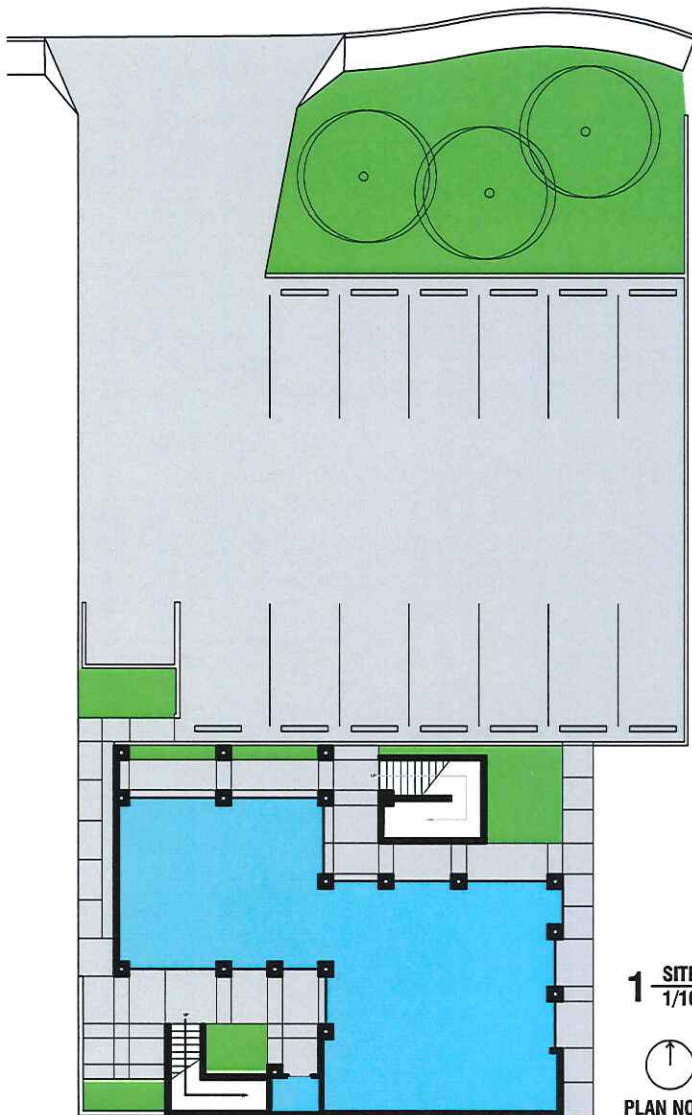
Monarch Wellness respectfully requests the renewal of their existing Conditional Use Permit for another five (5) years. This renewal will allow Monarch the opportunity to continue to be a positive role model to other facilities throughout the city and even throughout the state of Arizona.

Monarch Wellness Center
8729 E Manzanita Drive



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

MANZANITA DRIVE



1 SITE MAP
1/16"=12"
PLAN NORTH TRUE NORTH

LEGEND

- HARDSCAPE (6,400 SQ. FT.)
- SOFTSCAPE
- DISPENSARY (1,565.6 SQ. FT.)



1 VICINITY MAP
N.T.S. TRUE NORTH



PROJECT INFORMATION
OWNER:
 MUMFORD WELLNESS CENTRE, INC.
 7600 E. SCOTTSDALE PARKWAY, #150
 SCOTTSDALE, AZ 85258
CONTACT:
 DUSTIN JOHNSON
 P: 602-471-2078
PROJECT LOCATION
 6720 EAST MANZANITA DRIVE
 SCOTTSDALE, ARIZONA 85224
ZONING:
 CURRENT ZONING: C-4
 PARCEL SIZE: 18,400 SQ. FT.
 EXISTING GROSS BUILDING AREA:
 3,527 SQ. FT.
 PARKING REQUIREMENT: 12
 PARKING PROVIDED: 13
 SETBACKS:
 FRONT: 8'-0"
 SIDE: 10'-0"
 REAR: 5'-0"
 BACK: 0'-0"

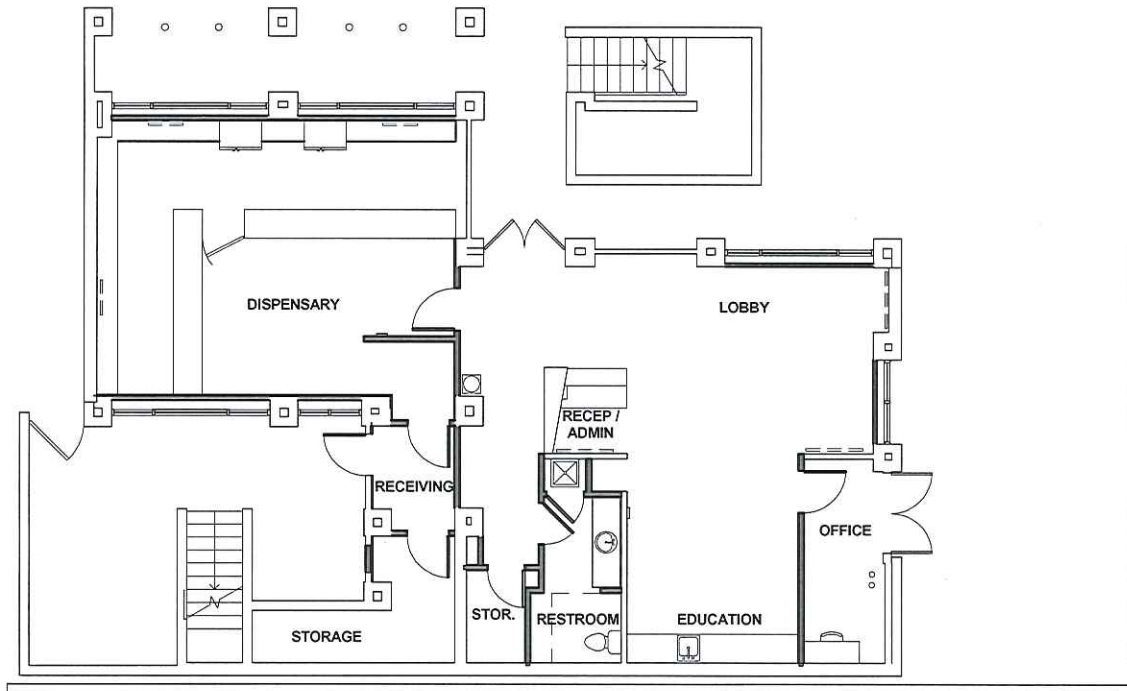
SITE MAP

SCHEMATIC DESIGN
 NOT FOR CONSTRUCTION

DATE:
 12 April 2012

BD1

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



1 FIRST FLOOR SKETCH
1/8" = 1'-0"




triARC
 architecture & design
 99 E. Virginia Ave. p 602 229 1100
 Suite #175 f 602 229 1101

**MONARCH WELLNESS
CENTER**

SUBMITTAL

SK-2

DATE

02/07/2013

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