



March 10, 2017

Shaawan Cannon  
NV Green, Inc.  
1580 Hymer Avenue, Ste 100  
Sparks, NV 89431

RE: PCN17-0008 - An Administrative Review request to allow for the establishment of a Medical Marijuana cultivation facility on a site 0.52 acres in size in the I (Industrial) zoning district located at 1475 Hymer Avenue, Sparks, NV

Dear Mr. Cannon:

On March 8, 2017, the Plan Review Committee of the Sparks Community Services Department reviewed your administrative review application to allow for the above referenced project. During the Plan Review meeting, the following items were discussed:

- Provision of a letter requesting approval of the relocation in a public hearing by City Council
- Provision of the provisional certificate from Nevada Division of Public and Behavioral Health for the cultivation facility.
- Updated floor plan showing the pharm pods located adjacent to the building and defining uses within building.
- Provision of details on the Pharm Pods with a maximum of 4 allowed on the outside of building.

In reviewing the NV Green Medical Marijuana cultivation facility, the project fulfills the following Goals and / or policies of the Sparks Comprehensive Plan. This project maintains the area South of I-80 as a commercial use (Policy MG2). The Medical Marijuana Establishment (MME) is a re-use of a vacant building which facilitates infill and redevelopment (Goal MG4). The MME provides for a new business in Sparks complying with Goal EV1 by growing an existing business and diversify Sparks' economy.

Following careful consideration by the Plan Review Committee, your application for this project was approved subject to the 8 conditions of approval on the attached tabulation. If you wish to appeal this decision or any condition, you may appeal to the City Council within 10 days from the date of this letter. To do so, please contact the City Clerk's Office.

You may not conduct or establish the use for which this application was approved until you have received your Administrative Review Permit. If you have any questions concerning this application, please contact me at 775-353-7878 or via email [kmelby@cityofspark.us](mailto:kmelby@cityofspark.us).

Sincerely,

A handwritten signature in black ink that reads "Karen L. Melby". The signature is fluid and cursive.

Karen L. Melby, AICP  
Development Services Manager

CC: File  
Angela Fuss, CFA, Inc, 1150 Corporate Blvd., Reno, NV 89502

Enclosures: Conditions of approval for PCN17-0008/AR17-0008 and SMC 20.03.026

**Conditions of Approval**  
**PCN17-0008/AR17-0008**  
**NV Green, Inc.**

1. APPROVAL:

THE PERMIT IS APPROVED AS SUBMITTED AND CONDITIONED. ANY SUBSTANTIAL CHANGES SHALL REQUIRE REVIEW AND APPROVAL BY THE ADMINISTRATOR AS AN AMENDMENT TO THIS ADMINISTRATIVE REVIEW.

1. EXPIRATION DATE:

THE ADMINISTRATIVE REVIEW SHALL EXPIRE EIGHTEEN (18) MONTHS FROM THE DATE OF THIS LETTER PURSUANT TO SPARKS MUNICIPAL CODE 20.03.025(19).

2. PHARM PODS:

THE MAXIMUM NUMBER OF ALLOWED PHARM PODS LOCATED ON THE OUTSIDE OF THE BUILDING SHALL BE FOUR (4). FINAL LOCATION AND ACCESS MUST BE REVIEWED AND APPROVED BY CITY STAFF PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.

3. STATE OF NEVADA CERTIFICATION OR REGISTRATION:

SHOULD THE APPLICANT LOSE THEIR STATE OF NEVADA CERTIFICATION OR REGISTRATION, THIS ADMINISTRATIVE REVIEW WILL BE REVOKED.

4. BUSINESS LICENSE:

THE APPLICANT SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE SPARKS MUNICIPAL CODE TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO ISSUANCE OF THE BUSINESS LICENSE OR AMENDMENT TO THE BUSINESS LICENSE AND SHALL MAINTAIN COMPLIANCE THROUGH THE LIFE OF THE FACILITY.

5. SECURITY LIGHTING:

THE EXTERIOR SECURITY LIGHTING SHALL HAVE FULL SHIELDING WITH DOWNWARD ANGLING TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT.

6. PUBLIC HEARING FOR RELOCATION:


PER NRS 453A.350 SECTION 26.5, THE APPROVAL OF THIS ADMINISTRATIVE REVIEW IS CONTINGENT UPON THE APPROVAL BY THE CITY COUNCIL IN A PUBLIC HEARING FOR THE RELOCATION OF THE OPERATION OF A DISPENSARY FROM 1492 LINDA WAY TO 1475 HYMER AVENUE IN SPARKS, NEVADA.

7. ENVIRONMENTAL CONTROL:

ENVIRONMENTAL CONTROL REQUIRES CULTIVATION/PRODUCTION FACILITIES TO BE A MONITORING SITE THE APPLICANT MUST DEMONSTRATE INSTALLATION OF THE MONITORING EQUIPMENT PRIOR TO ISSUANCE OF A BUSINESS LICENSES FOR CULTIVATION/PRODUCTION. IF THE OPERATION USES SOIL FOR GROWING THE MEDICAL MARIJUANA PLANTS, THERE SHALL BE CONSTRUCTED AN ENCLOSURE SIMILAR TO A TRASH ENCLOSURE WITH A BERM TO THE APPROVAL OF ENVIRONMENTAL CONTROL DIVISION PRIOR TO ISSUANCE OF BUILDING PERMIT AND ISSUANCE OF A BUSINESS LICENSES.

## Section 20.03.026 Medical Marijuana Production, Testing or Cultivation

↔ *Use Category: Public/Civic/Institutional – Medical*

 *The Nevada State law governing medical marijuana production, testing or cultivation does not limit the number permitted to operate in the City of Sparks, however the City of Sparks has limited the use to the "I" (Industrial) zoning district.*

### A. Applicability

This section applies to any Medical Marijuana Production or Cultivation which includes medical marijuana cultivation, testing and production of edible marijuana or marijuana-infused products.

### B. Standards

1. The applicant must receive administrative review approval for this use prior to establishment.
2. In the case a medical marijuana establishment loses their state of Nevada certification or registration the administrative review shall be revoked.
3. The medical marijuana cultivation facility, testing laboratory and production facility of edible marijuana or marijuana-infused products shall be located within a building complying with regulations in Nevada State laws and Regulations of the Division.
4. The medical marijuana cultivation facility, testing laboratory and production facility of edible marijuana or marijuana-infused products must comply with the location criteria listed in Nevada State laws.
5. The medical marijuana cultivation facility, testing laboratory and production facility of edible marijuana or marijuana-infused products shall be located in a permanent building that meets City of Sparks building and fire codes for a commercial building, and shall not be located in a manufactured or mobile home, trailer, cargo container, motor vehicle or similar personal property.
6. The medical marijuana cultivation facility, testing laboratory and production facility of edible marijuana or marijuana-infused products must have restricted access to the site and building (e.g., gated, limited number of driveways, controlled entrance, etc.), subject to City approval.
7. The loading or unloading of medical marijuana or items associated with operations shall, if feasible, be within the building of the permitted medical marijuana cultivation facility, testing laboratory and production facility of edible marijuana or marijuana-infused products or have a secured area to the approval of City.
8. Loading and unloading of medical marijuana or items associated with operations shall only occur between the hours of 6:00 a.m. and 5:00 p.m.

9. Medical marijuana cultivation facility, testing laboratory and production facility of edible marijuana or marijuana-infused products must comply with the operating standards in Nevada State laws and Regulations of the Division.
10. Medical marijuana remnants, medical marijuana-infused products, bi-products, and other waste material shall be disposed of in a safe, sanitary and secure manner, in a location and manner approved by the Division and subject to City approval.
11. The applicant must provide a written public safety plan, subject to City approval.
12. An approved administrative review shall expire in eighteen (18) months from the date of issuance of the registration certificate issued by the Division if it is not fully operational.
13. If a marijuana cultivation facility, independent testing laboratory and facility for the production of edible marijuana products or marijuana-infused products is closing, the manager of the establishment must notify the City of Sparks of the closing at least fifteen (15) days before the closure.
14. Emission of dust, fumes, vapors or odors into the environment from the premise must comply with Washoe County District Health regulations.
15. No medical marijuana shall be smoked, eaten or otherwise consumed on the premises of the medical marijuana cultivation facility, testing laboratory and production facility of edible marijuana or marijuana-infused products.
16. No medical marijuana shall be displayed or kept in a medical marijuana cultivation facility, testing laboratory and production facility of edible marijuana or marijuana-infused products so as to be visible from the outside of the premises