



March 28, 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 production 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 production 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.

Sincerely,

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 PRODUCTION 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.