



HEALING HEALTHCARE

SPECIAL USE PERMIT REQUEST (SUP-002-15)

*Medicinal Marijuana Dispensary
Florence CHAA #95*

ROSE
LAW GROUP_{pc}
RICH ■ HURLEY

Simple straight-forward SUP

- **Complies with all county requirements**
- **In the right location**
- **Unprecedented support**
- **Staff recommending approval**

Simple straight-forward SUP

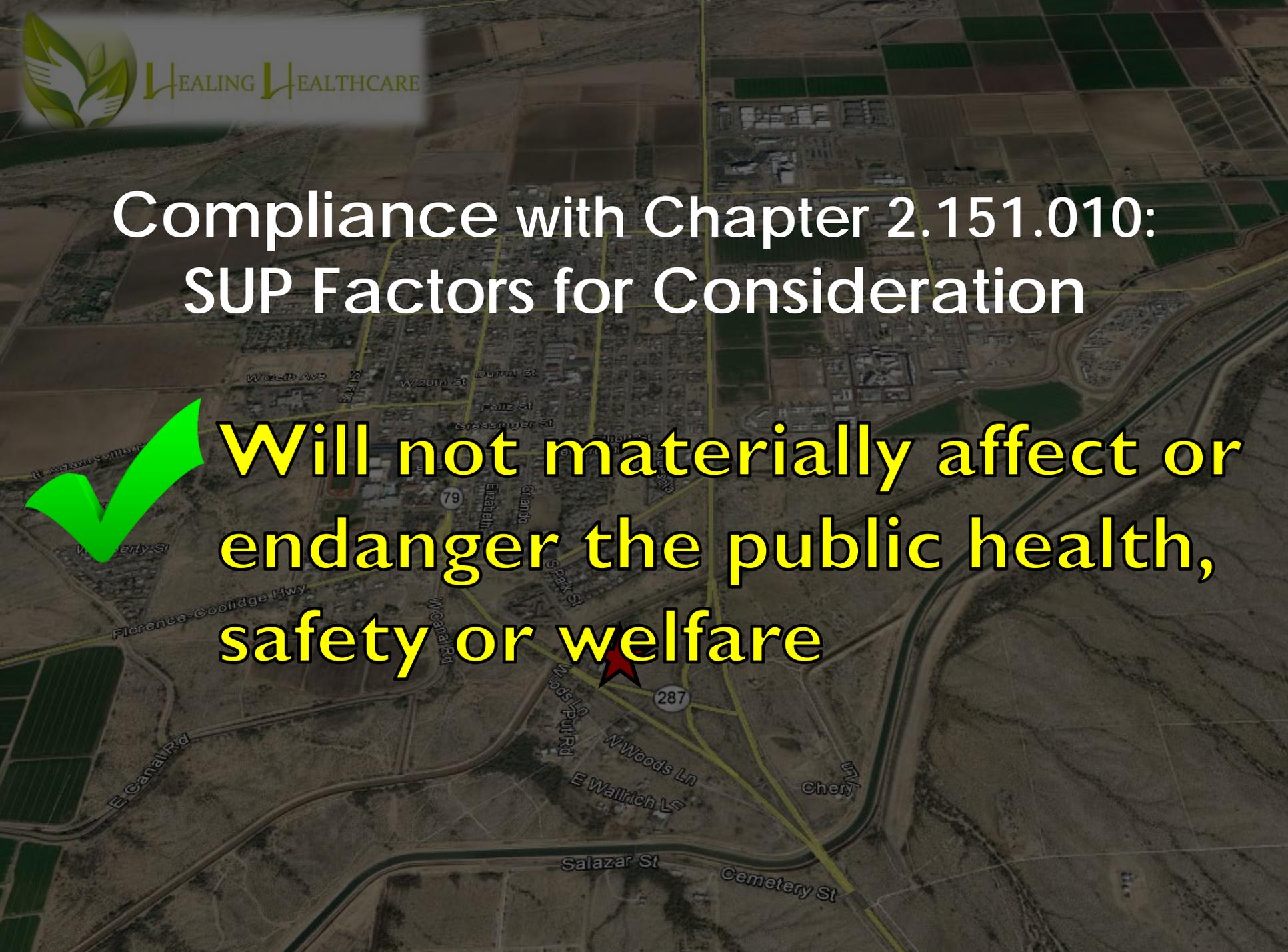
This is **NOT** about medical marijuana; it's about a **Use Permit for a permitted use**



Compliance with Chapter 2.151.010: SUP Factors for Consideration



Will not materially affect or endanger the public health, safety or welfare



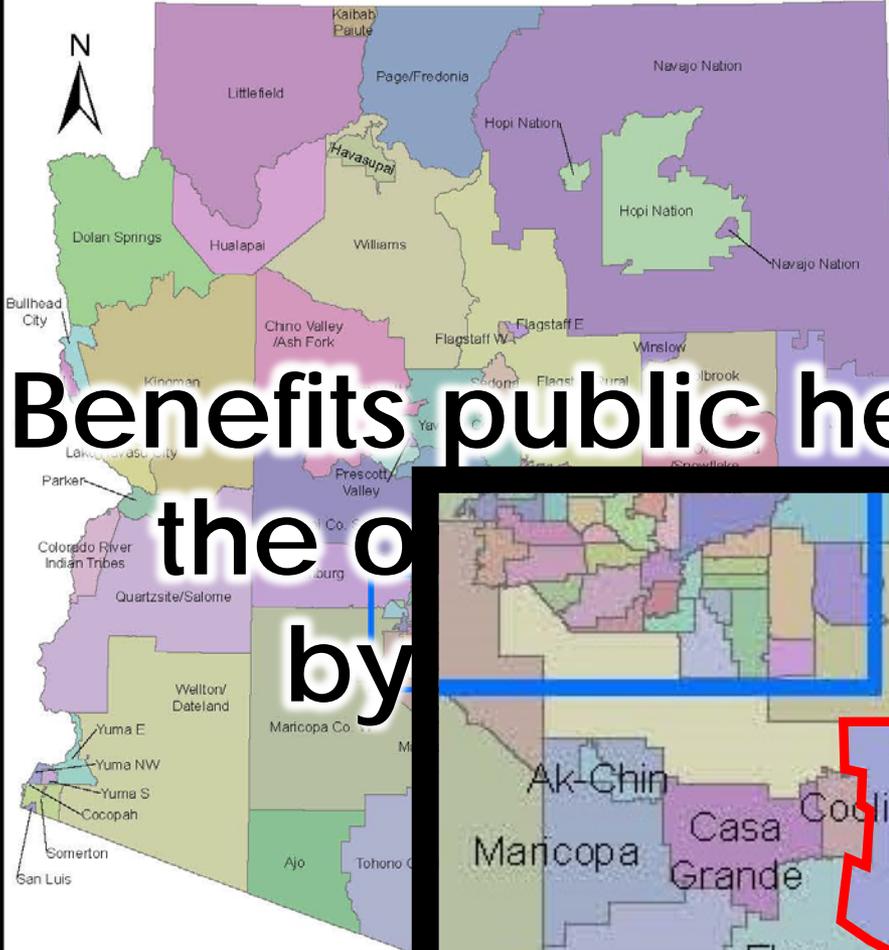
**Benefits public health and safety
by forbidding unregulated home
grow within 25 miles**



5051 N. Highway 79

25 mile radius

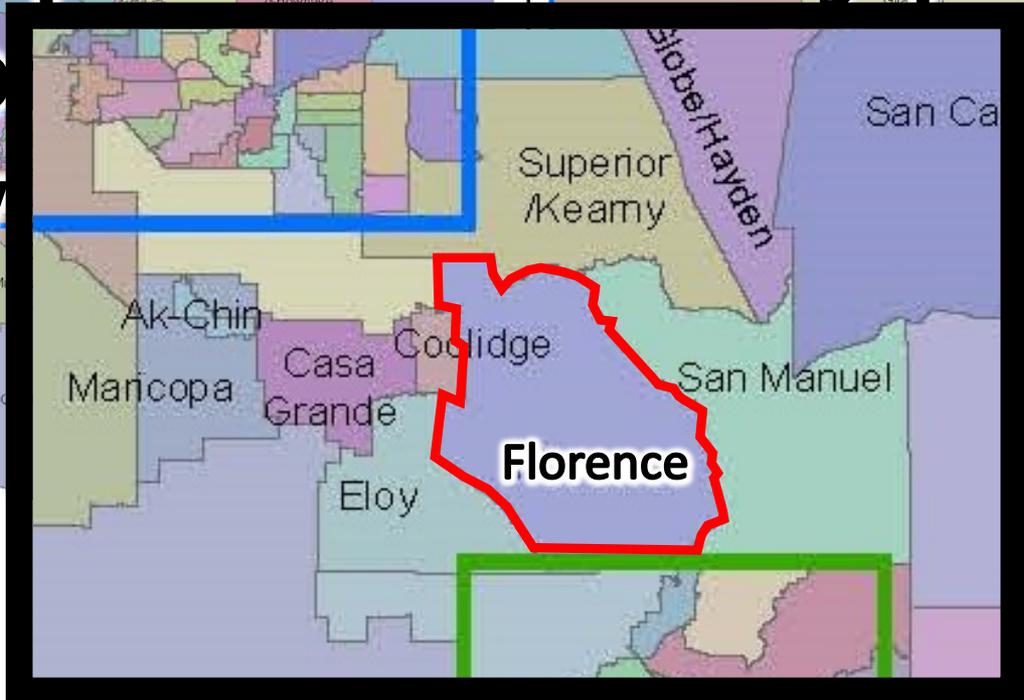
Community Health Analysis Areas



Metro Phoenix

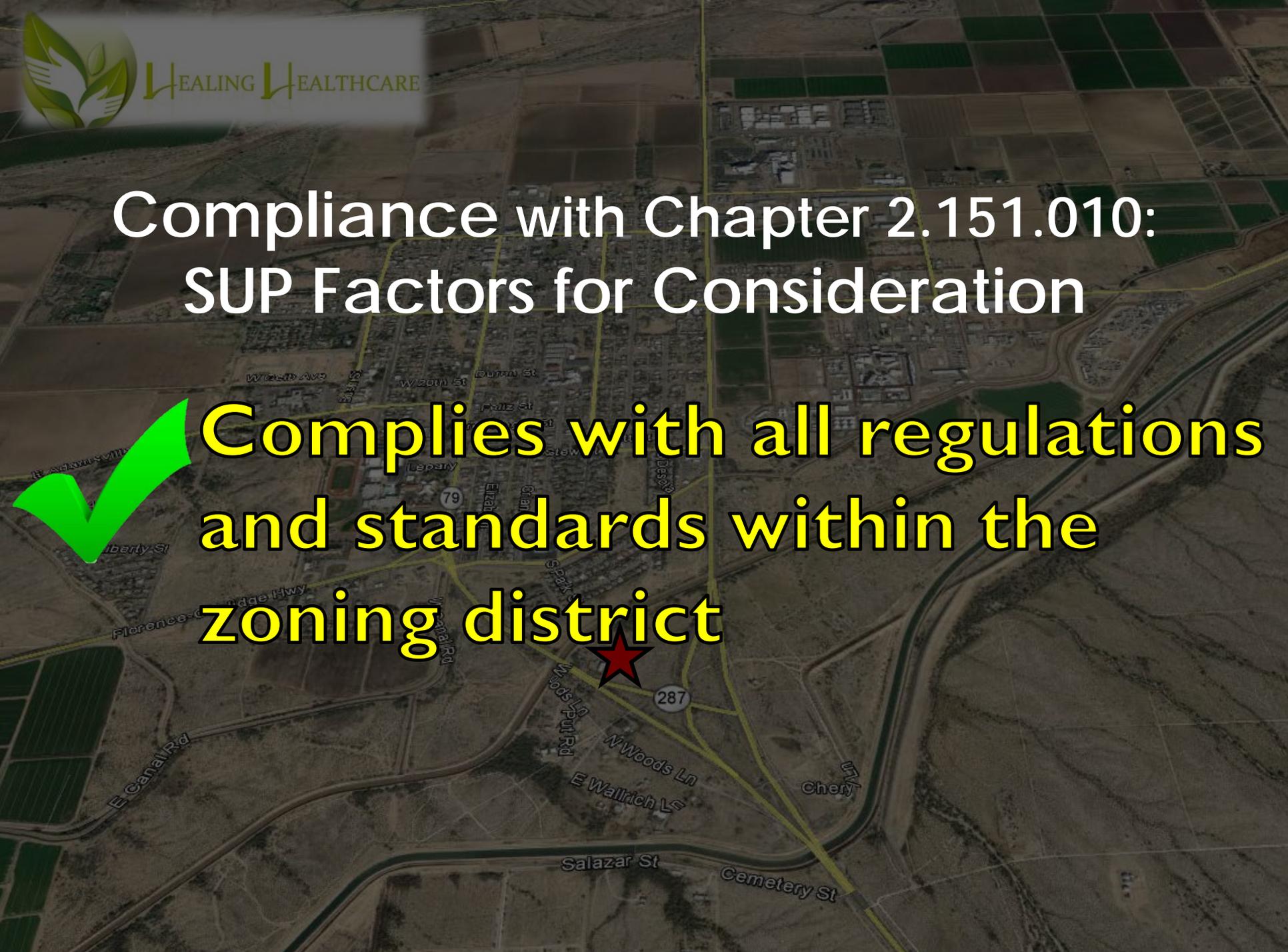


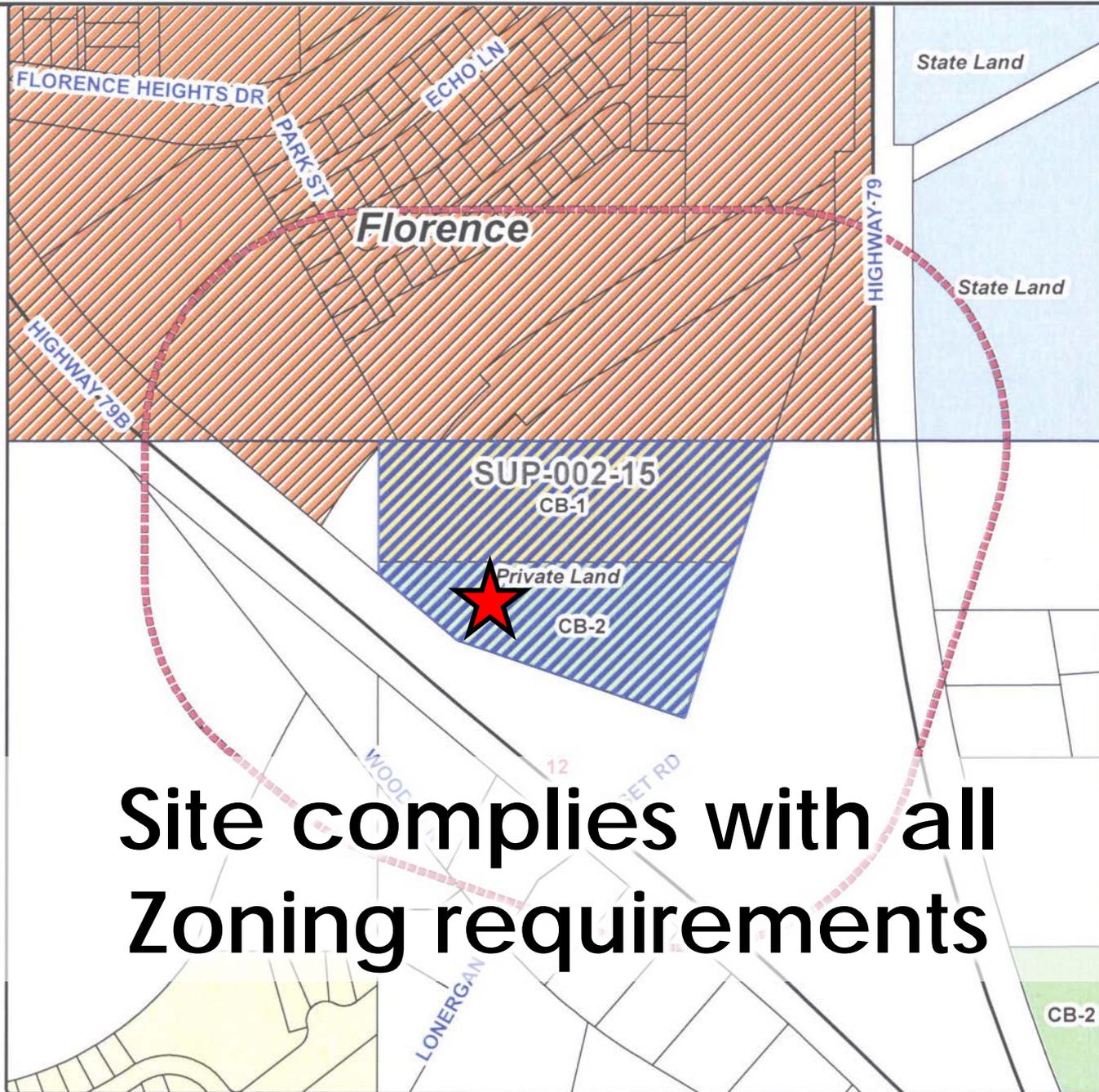
Benefits public health by providing the opportunity for a unified area



Compliance with Chapter 2.151.010: SUP Factors for Consideration

 **Complies with all regulations
and standards within the
zoning district**





**Site complies with all
Zoning requirements**

Compliance with Chapter 2.151.010: SUP Factors for Consideration



Compatible with existing adjacent uses and will not change or materially affect the adjoining property or surrounding area



Replacing intense automotive repair use with much less intense and quiet use



Replacing intense automotive repair use with much less intense and quiet use



Site has natural buffers



VACANT
LAND

Florence-Coolidge
Canal

12.2 acres

1.4 acres

State Highway 79 Business

ARIZONA
79

Woods Ln

Sunset Rd

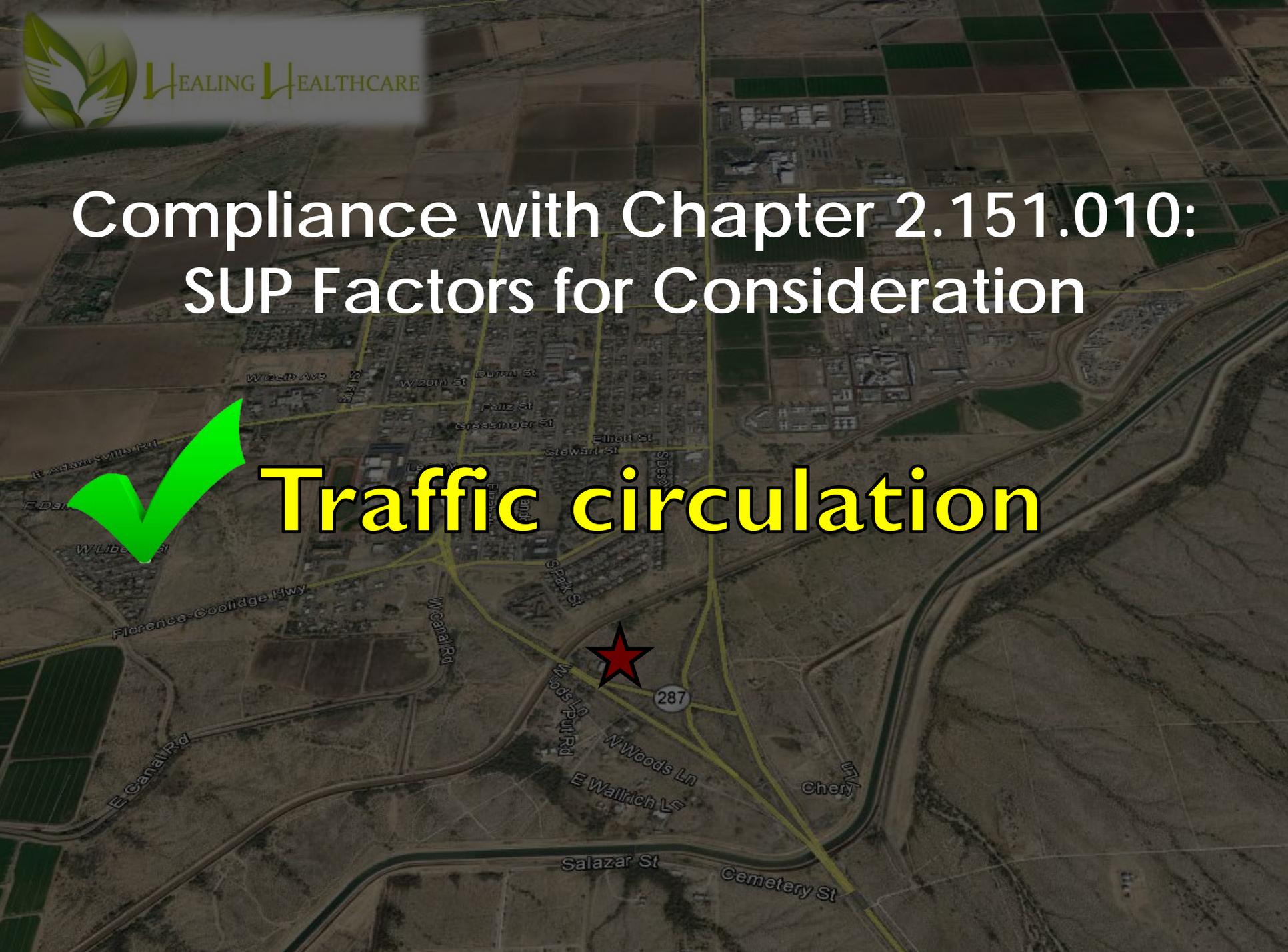
© 2015 Google

Google

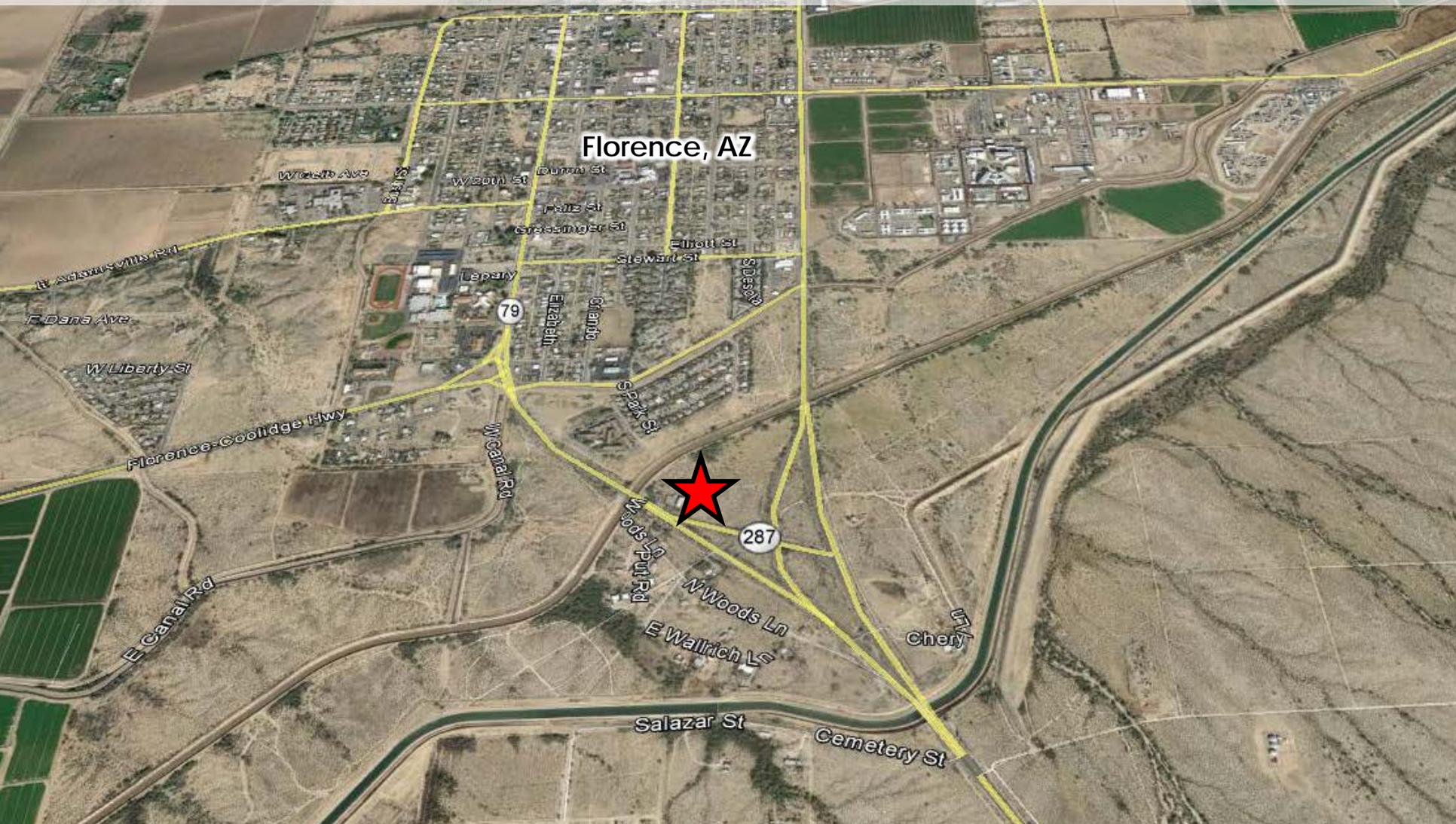
Compliance with Chapter 2.151.010: SUP Factors for Consideration



Traffic circulation



Located south of Florence.
Located on Highway 79 Business.



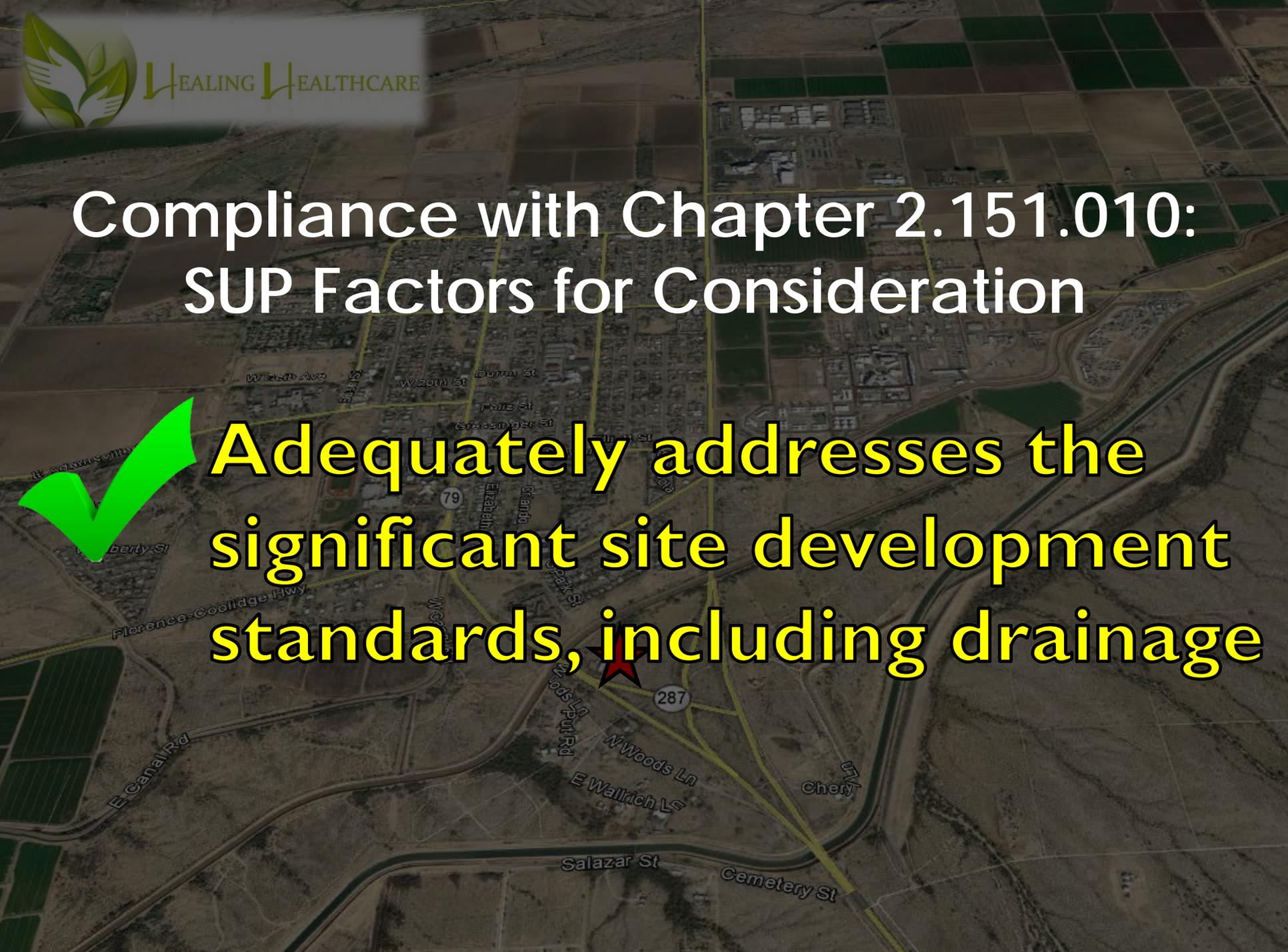
**Much less intense use.
Not open to the public.**



Compliance with Chapter 2.151.010: SUP Factors for Consideration



Adequately addresses the significant site development standards, including drainage



Compliance with Chapter 2.151.010: SUP Factors for Consideration



Adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water runoff



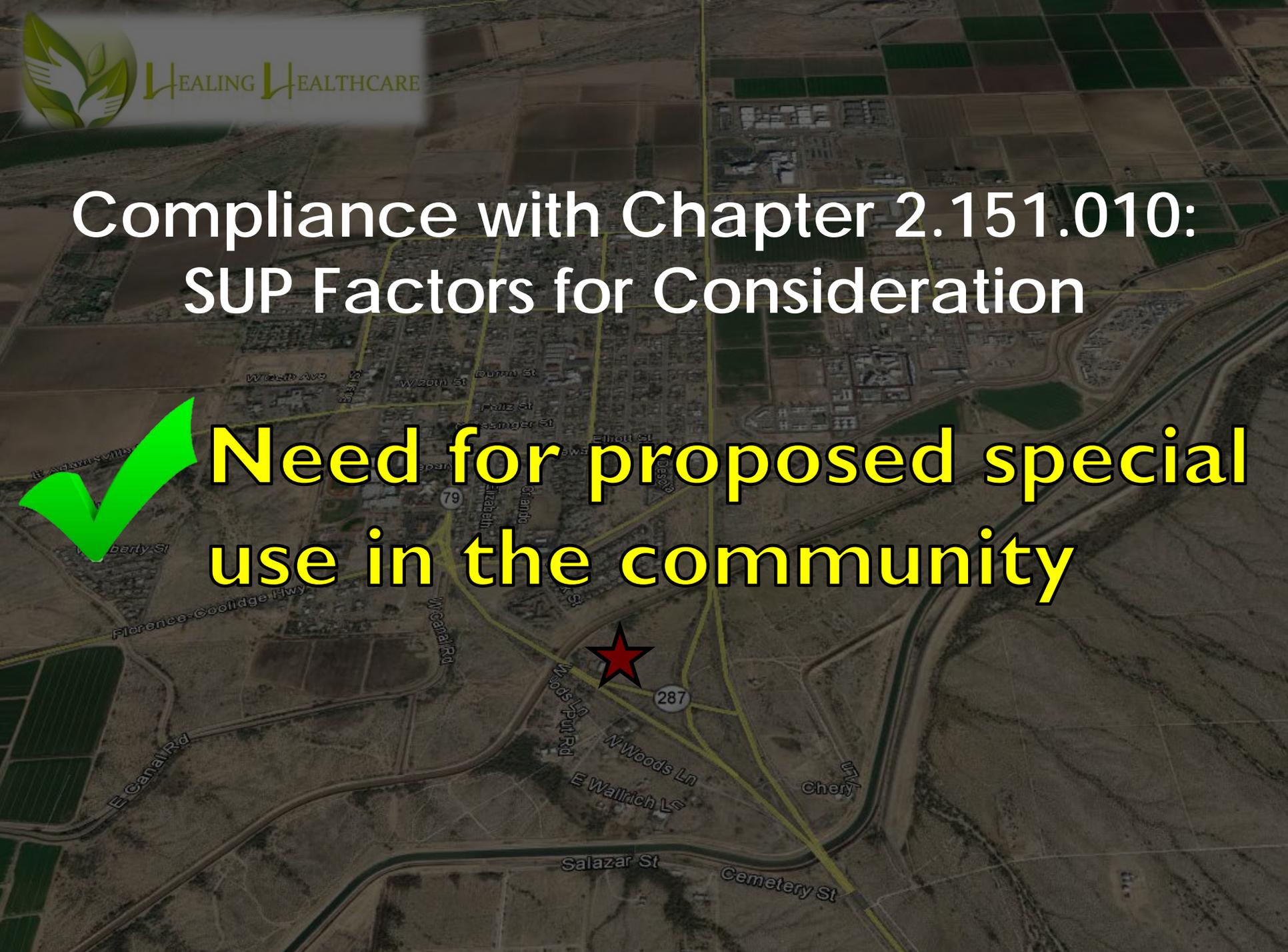
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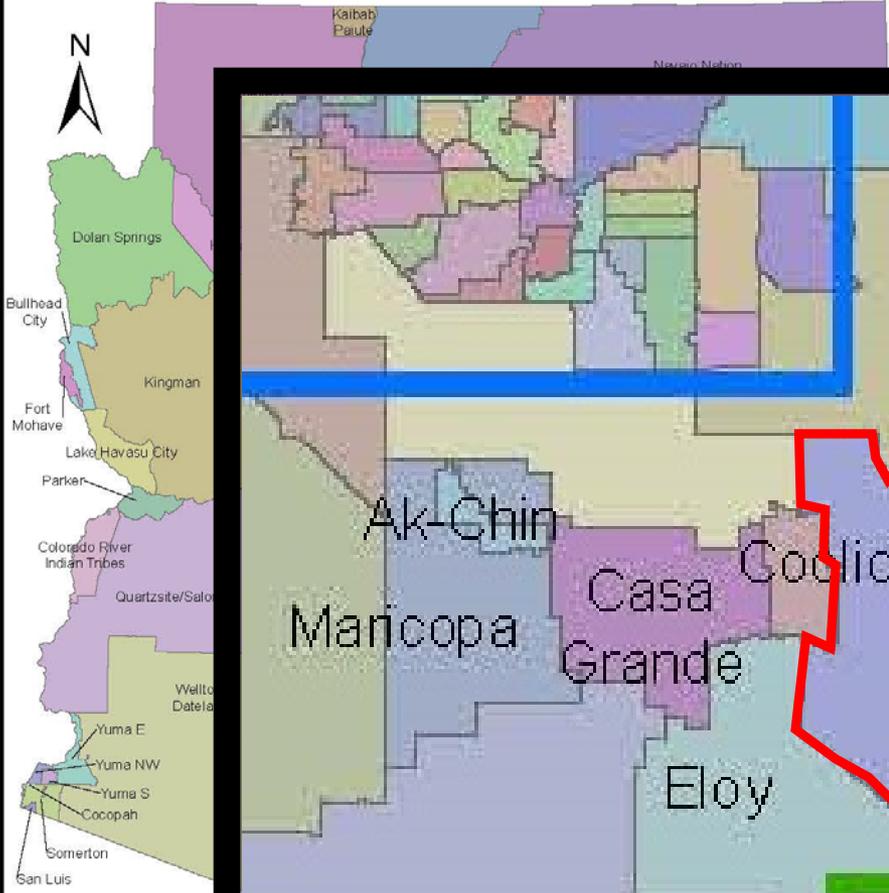
Compliance with Chapter 2.151.010: SUP Factors for Consideration



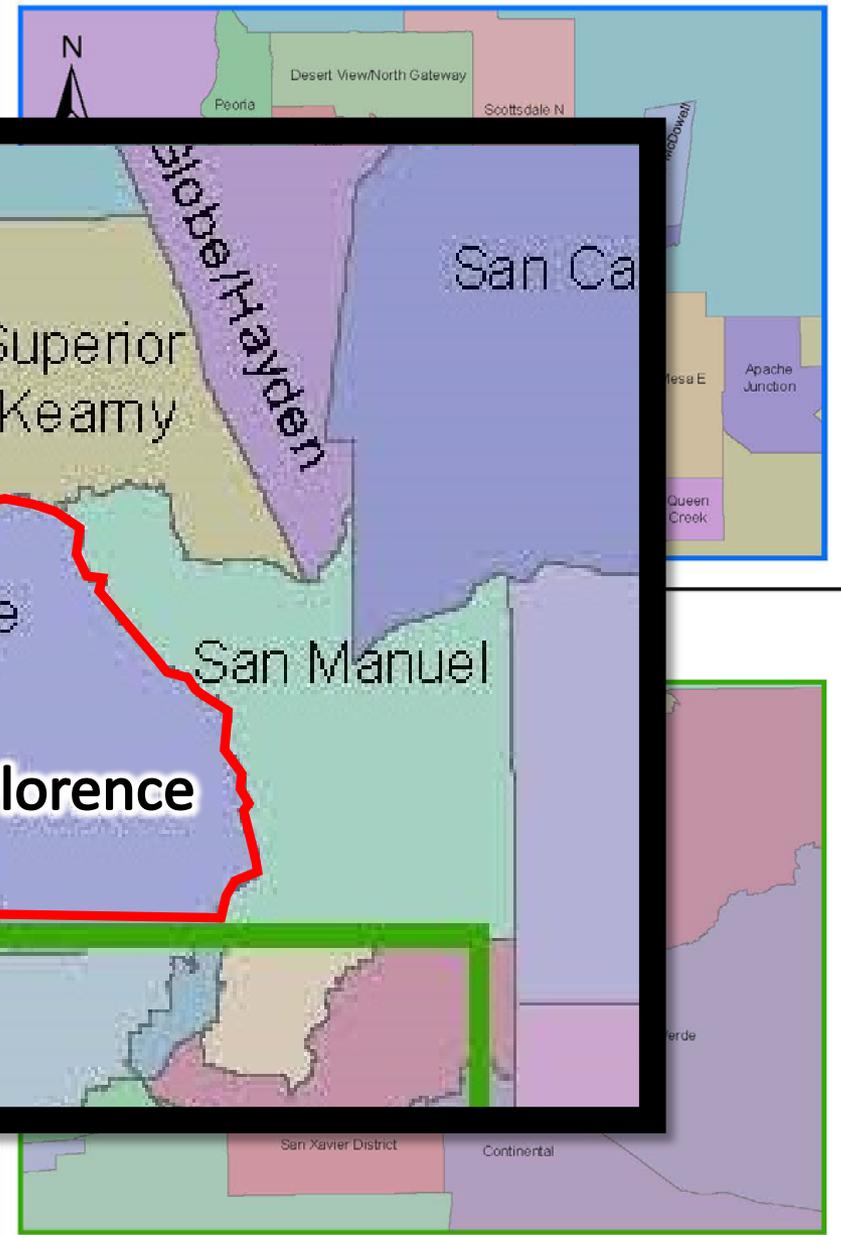
**Need for proposed special
use in the community**



Community Health Analysis Areas



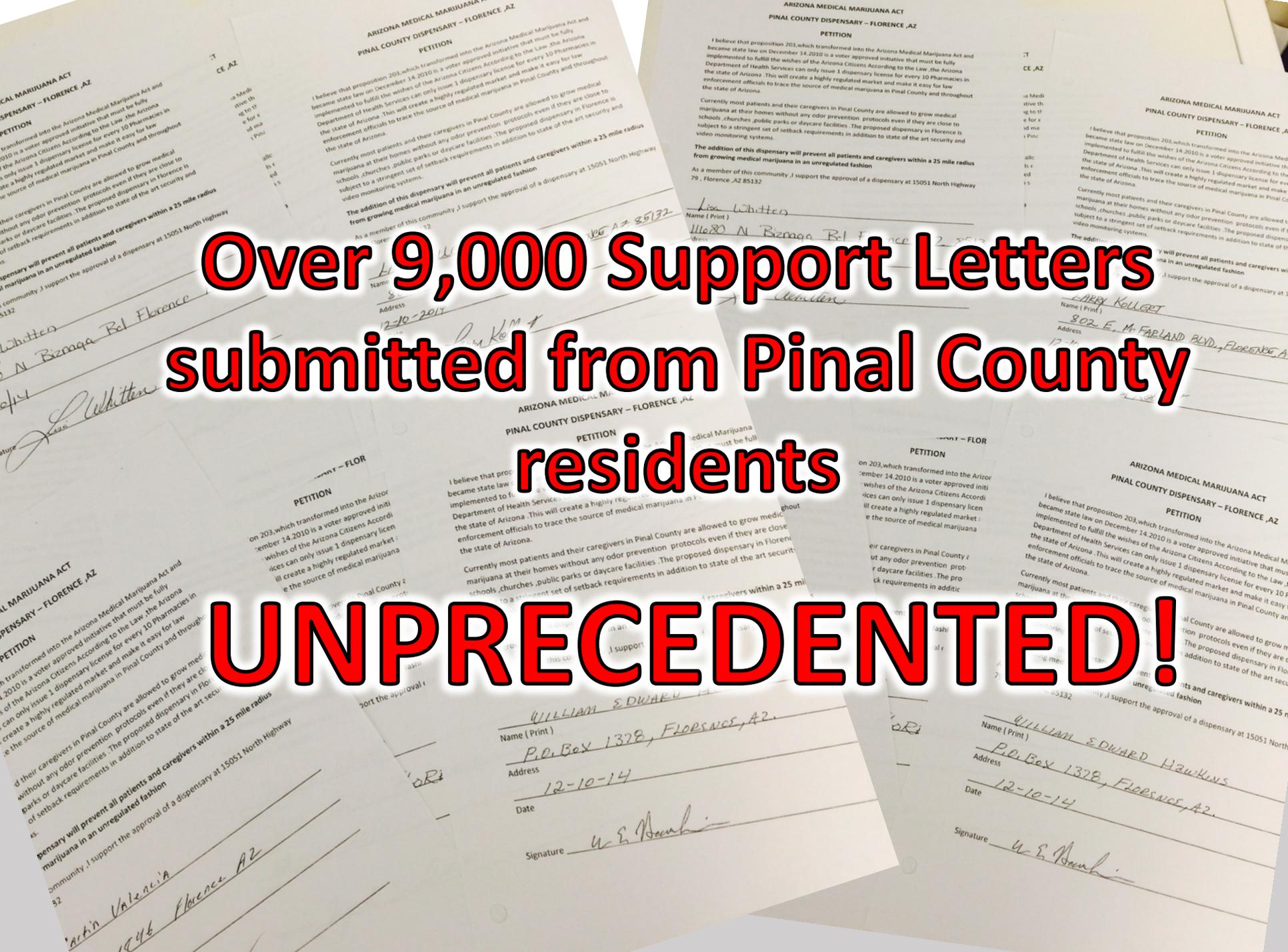
Metro Phoenix



Map Date:
October 2009

**Over 9,000 Support Letters
submitted from Pinal County
residents**

UNPRECEDENTED!





HEALING HEALTHCARE

SUP-002-15

Pinal County Dispensary Support letters

5/20/2015

Casa Grande	3375
Apache Junction	1676
Maricopa	1634
Florence	610
San Tan Valley	483
Eloy	412
AZ City	394
Coolidge	211
Unknown	181
Queen Creek	73
Gold Canyon	65
Sacaton	58
Stanfield	51
Sells	32
Ajo	24
Bapchule	24
Toltec	12
Superior	8
Picacho	7
Gila Bend	6
Queen Valley	11
Valley Farms	4
Kearny	4
Hayden	1
Mammoth	1
Winkelman	1
Dateland	1
Hayden	1
Youngtown	1

TOTAL SUPPORT LETTERS: 9361

ARIZONA MEDICAL MARIJUANA ACT
PINAL COUNTY DISPENSARY - FLORENCE, AZ

PETITION
transformed into the Arizona Medical Marijuana Act and
December 14, 2010 is a voter approved initiative that must be fully
of the Arizona Citizens According to the Law, the Arizona
Department of Health Services can only issue 1 dispensary license for every 10 Pharmacies in
This will create a highly regulated market and make it easy for law
to trace the source of medical marijuana in Pinal County and throughout
and their caregivers in Pinal County are allowed to grow medical
without any odor prevention protocols even if they are close to
parks or daycare facilities. The proposed dispensary in Florence is
of setback requirements in addition to state of the art security and
dispensary will prevent all patients and caregivers within a 25 mile radius
in an unregulated fashion
I support the approval of a dispensary at 15051 North Highway
Florence, AZ 85132

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N Bismarq Bel Florence AZ
Whitten

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Valencia
1946 Florence

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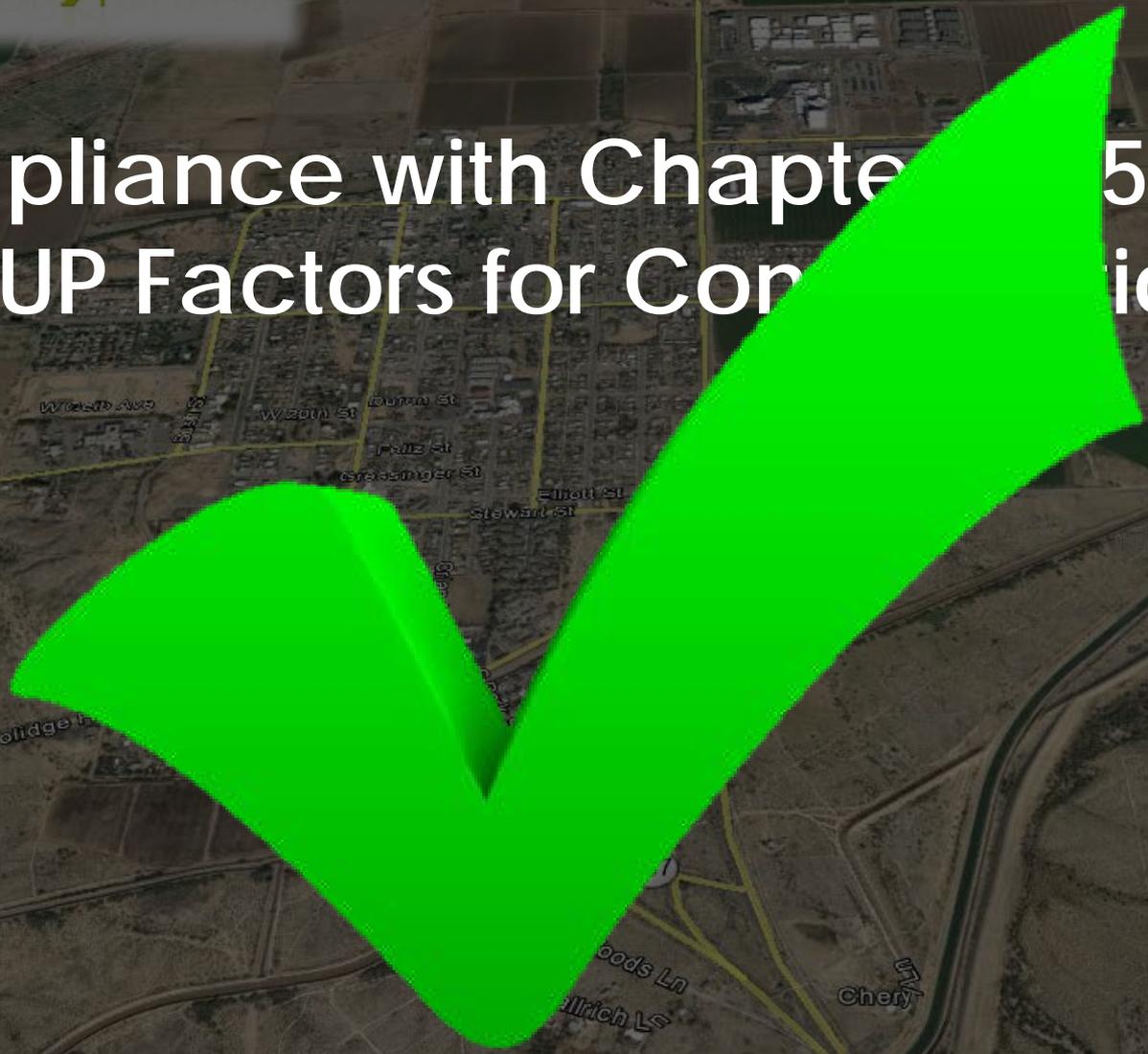
KOLLGET
E. Mc FARLAND BLVD, FLORENCE, AZ
Kollget

ARIZONA MEDICAL MARIJUANA ACT
PINAL COUNTY DISPENSARY - FLORENCE, AZ

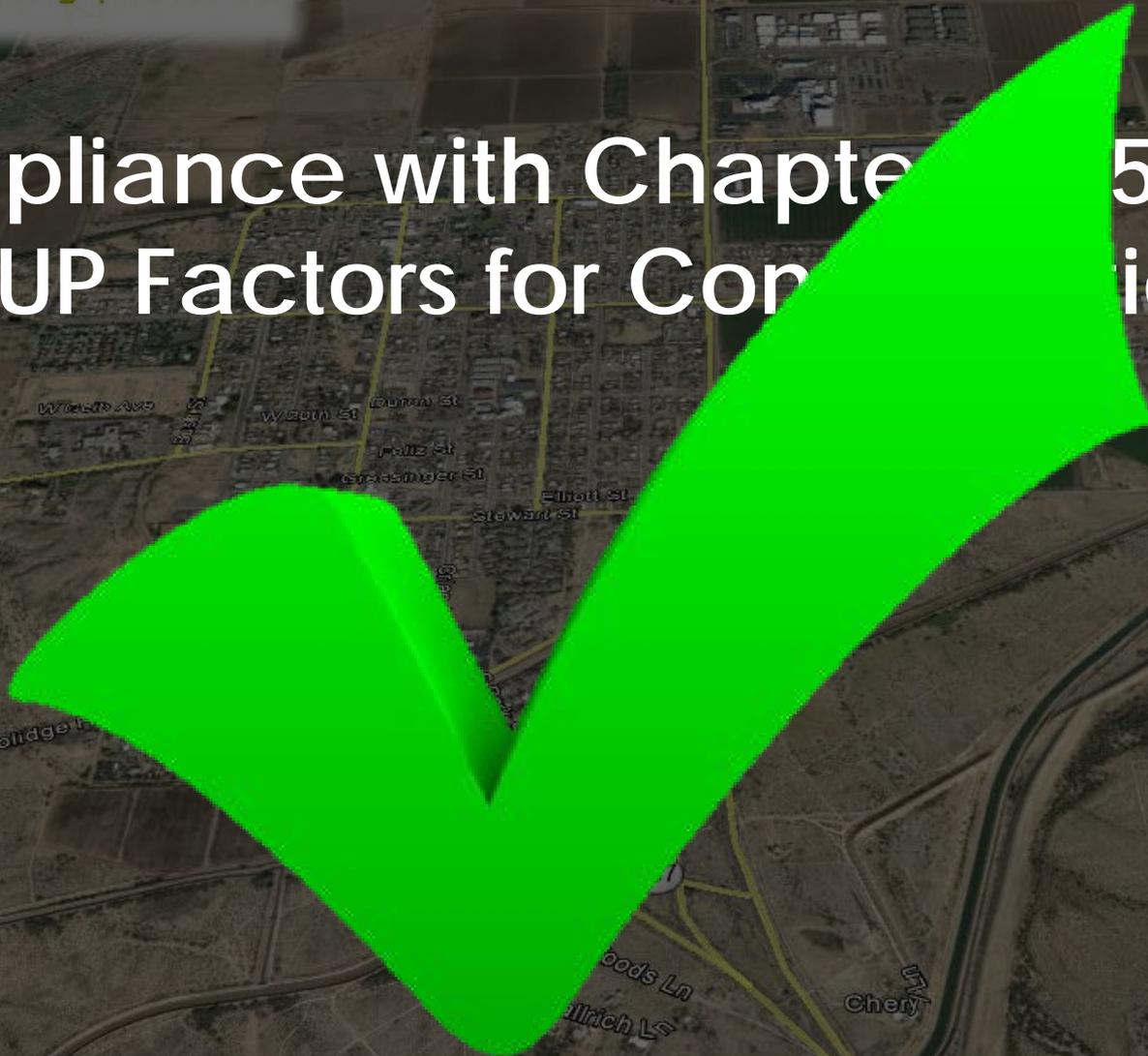
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HAWKINS
FLORENCE, AZ

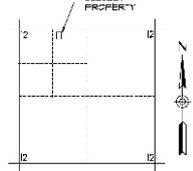
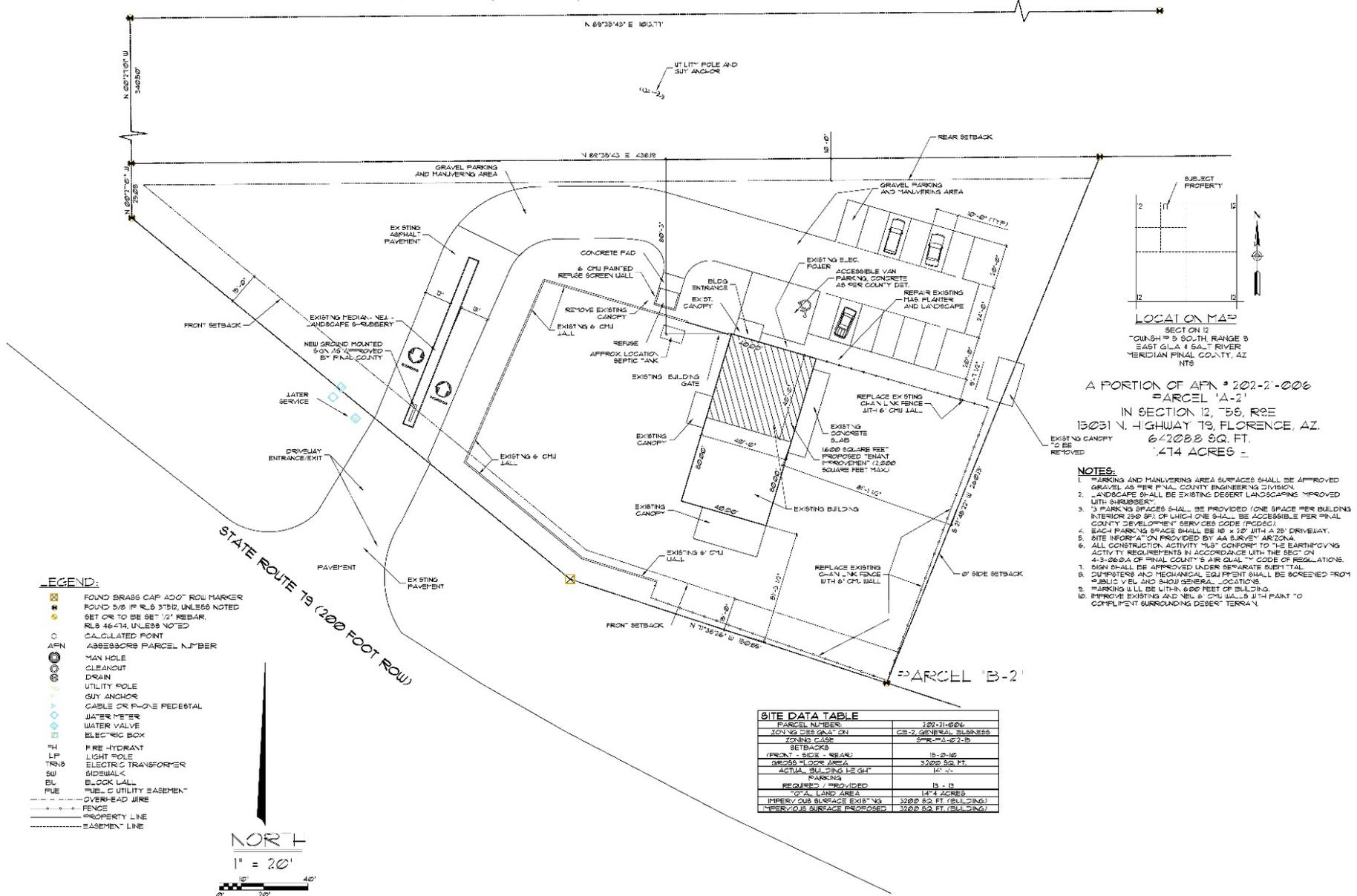
Compliance with Chapter 51.010: SUP Factors for Construction



Compliance with Chapter 51.010: SUP Factors for Construction



BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.



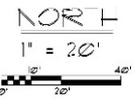
SECTION 12
TOWNSHIP 5 SOUTH, RANGE 9
EAST GILA & SALT RIVER
MERIDIAN PINAL COUNTY, AZ
NTS

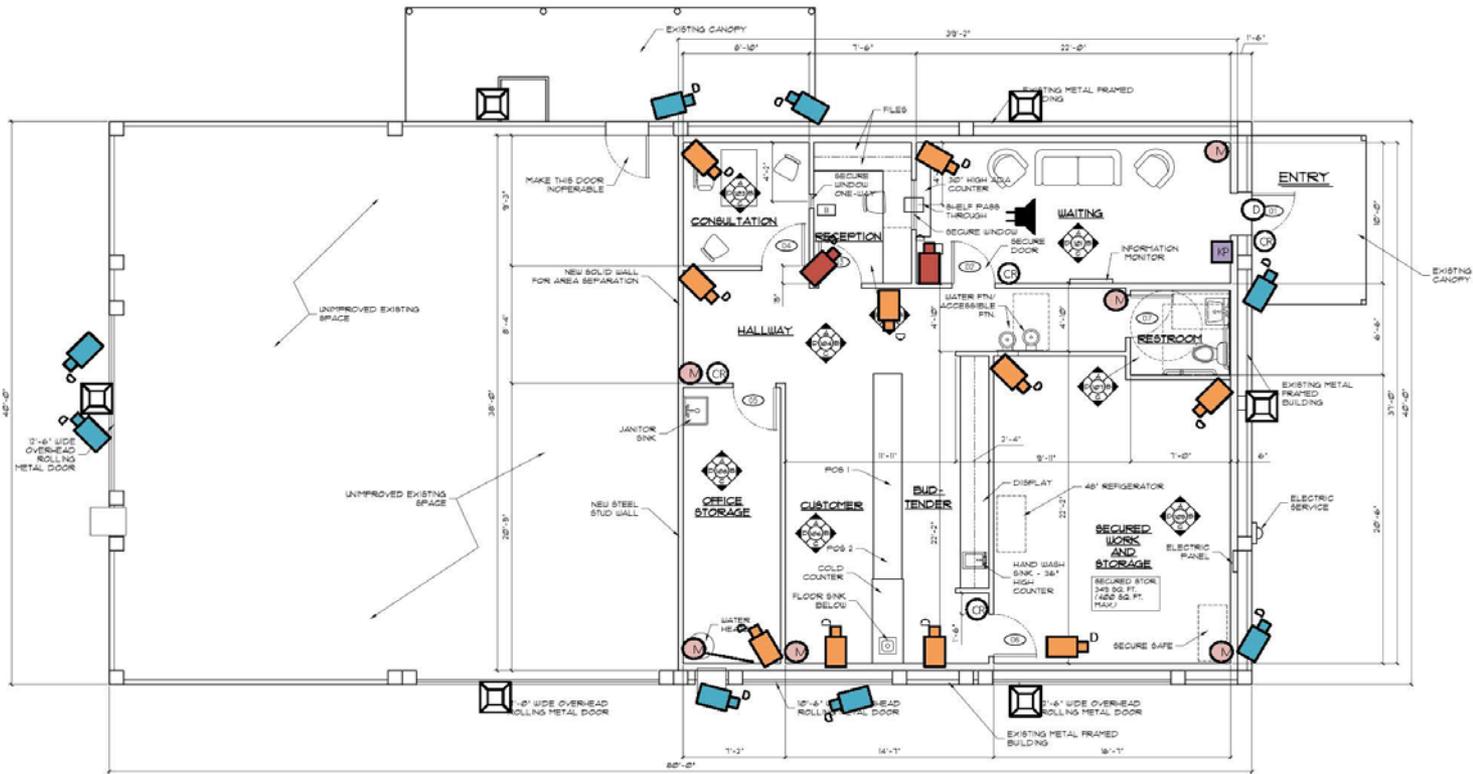
A PORTION OF APN # 202-2-006
PARCEL 'A-2'
IN SECTION 12, T5S, R9E
13051 N. HIGHWAY 79, FLORENCE, AZ.
642088 SQ. FT.
.474 ACRES

- NOTES:**
1. PARKING AND MANUEVERING AREA SURFACES SHALL BE APPROVED GRAVEL AS PER PINAL COUNTY ENGINEERING DIVISION.
 2. LANDSCAPE SHALL BE EXISTING DESERT LANDSCAPING IMPROVED WITH SURBERRY.
 3. 3 PARKING SPACES SHALL BE PROVIDED (ONE SPACE PER BUILDING INTERIOR 200 SQ. FT. OF WHICH ONE SHALL BE ACCESSIBLE PER PINAL COUNTY DEVELOPMENT SERVICES CODE (PCDSC)).
 4. EACH PARKING SPACE SHALL BE 10' X 20' WITH A 20' DRIVEWAY.
 5. SITE INFORMATION PROVIDED BY AA SURVEY ARIZONA.
 6. ALL CONSTRUCTION ACTIVITY SHALL CONFORM TO THE EARTHMOVING ACTIVITY REQUIREMENTS IN ACCORDANCE WITH THE SECTION 4-3-062(A) OF PINAL COUNTY'S AIR QUALITY CODE OF REGULATIONS.
 7. SIGN SHALL BE APPROVED UNDER SEPARATE SUBMITTAL.
 8. CURBSTOPS AND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND SHOW GENERAL LOCATIONS.
 9. PARKING LULL BE WITHIN 600 FEET OF BUILDING.
 10. IMPROVE EXISTING AND NEW 6" CULVERTS WITH PAINT TO COMPLEMENT SURROUNDING DESERT TERRAIN.

SITE DATA TABLE	
PARCEL NUMBER	202-2-006
ZONING DESIGNATION	OS-2 GENERAL BUSINESS
ZONING CASE	SR-24-02-15
SETBACKS	
(FRONT - SIDE - REAR)	15-0-15
SECOND FLOOR AREA	2400 SQ. FT.
ACTUAL BUILDING HEIGHT	10'-0"
PARKING	
REQUIRED (PROVIDED)	3 - 10
G.O.A. LAND AREA	14.4 ACRES
IMPERVIOUS SURFACE EXISTING	3200 SQ. FT. (BUILDING)
IMPERVIOUS SURFACE PROPOSED	3000 SQ. FT. (BUILDING)

- LEGEND:**
- ⊗ FOUND BRASS CAP 400" ROW MARKER
 - ⊕ FOUND 5/8" R L.S 3/10, UNLESS NOTED
 - ⊙ SET OR TO BE SET 1/2" REBAR, RLS 46414, UNLESS NOTED
 - CALCULATED POINT
 - APN ASSESSORS PARCEL NUMBER
 - ⊕ MAN HOLE
 - ⊕ CLEANOUT
 - ⊕ DRAIN
 - ⊕ UTILITY POLE
 - ⊕ GUY ANCHOR
 - ⊕ CABLE OR POLE PEDESTAL
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ ELECTRIC BOX
 - ⊕ FIRE HYDRANT
 - ⊕ LP LIGHT POLE
 - ⊕ TENS ELECTRIC TRANSFORMER
 - ⊕ SW SIBIRALC
 - ⊕ BL BLOCK LULL
 - ⊕ FUE "U.L.C. UTILITY BASEMENT"
 - OVER-HEAD WIRE
 - FENCE
 - PROPERTY LINE
 - BASEMENT LINE





Symbol Legend

	Card reader
	Interior 3.0 Mega pixel camera
	Exterior 3.0 Mega pixel camera
	Interior 3.0 Mega pixel camera with audio
	Intrusion keypad
	Intrusion motion detector
	Intrusion door contact
	Siren
	Flood light

Scope of Work

- Titan Alarm to provide new wiring and devices for all system shown above.
- Each access control door to include recessed door strike, proximity card reader, door position switch, and request-to-exit motion detector. Bid assumes that each door will be equipped with a classroom-style lockset (keyed lock from exterior, no lock from inside).
- Control panels to be installed inside office/storage room.
- Customer to provide three quad electrical outlets in location of control panels for powering Titan's systems.
- Customer to provide high speed internet on site for remote access.
- Customer to provide network connection on site with two available ports
- Upon completion, Titan to provide up to two hours of on site training and provide as-built drawings.
- *NOTE: Flood lighting is shown for illustrative purposes only. Titan Alarm does not install or design lighting systems and recommends customer consult with an electrician for optimal placement, fixture type, etc.*



Customer Name: Florence Dispensary	Page 1 of 1	Prepared by Danny Holmgren	Date 5/7/2015
System Type: Intrusion, access control, CCTV		Approved by Danny Holmgren	Date 5/8/2015