

**REPORT TO:
THE PLANNING AND ZONING COMMISSION
CITY COUNCIL**

CASE NO. CUP-12-09A Cannabis Research Group/Tim Moore
DRT MEETING: September 10, 2012
PLANNING & ZONING COMMISSION MEETING: September 20, 2012
CITY COUNCIL MEETING: September 27, 2012
REQUEST: by Tim Moore for Conditional Use Permit
PROPOSED NEW LAND USES: Medical Marijuana Dispensary
SITE LOCATION: APN 200-07-006B
(341 E Route 66, the old Pouquette Realty Building)
SITE SIZE: **approx. .30 acre**
BUILDING SIZE: **approx. 660 sq. ft.**

CONFORMANCE TO CITY OF WILLIAMS GENERAL PLAN:

The subject parcel is designated for commercial use (CBD). The proposed use does conform to the general plan, and is an allowed conditional use. (Ordinance# 916)

EXISTING AND SURROUNDING ZONING:

On-site: CBD (Central Business District)
North, East, South & West: CBD (Central Business District)

EXISTING AND SURROUNDING LAND USE:

On-site: Commercial
North, East, South & West: Commercial

EXISTING UTILITIES AND SERVICES STATUS:

Water, Sewer, Police Protection & Trash Collection: City of Williams
Fire Protection: City of Williams Volunteer Fire Dept.
Power: APS
Natural Gas: UniSource
Telephone: Century Link

BACKGROUND:

1. Application and supporting documents were submitted September 5th 2012 requesting a Conditional Use Permit to operate a Medical Marijuana Dispensary.
2. Application and Plans were reviewed by staff and are complete and in compliance with Ordinance# 916.
3. Notice of public hearing was sent to the Williams-Grand Canyon News September 6, 2012 for publication September 12th & September 19th.
4. Notice was posted at City Hall and was mailed to property owners within 300 feet of the site September 6, 2012
5. DRT reviewed the case September 10, 2012 and referred it to P&Z.
6. Notice was posted on site September 6, 2012
7. To date no written response has been received.

STAFF COMMENTS:

1. There is a Handicap care facility (Bellwether Ranch Foundation) 110 feet south of the proposed dispensary location. There are no separation requirements for this use. I spoke with the care provider and she had no concerns at all with a Medical Marijuana Dispensary at this location.

2. **Sanitation:** Trash will be 2-90 gallon containers, which will be rolled out to Lewis St. on pick up day.
3. **Police:** Security system looks to be in compliance with state requirements.
4. **Building Dept.:** If conditional use permit is approved owners are required to secure building permit and sign permit prior to remodel work.

MODEL MOTIONS –

FOR APPROVAL:

FOR DISAPPROVAL:

EMAIL: Hand@Cox.net

**City of Williams
Planning and Zoning Application Form**

Owner of the Property Name	<u>WWS Holding LLC</u>	Date	_____
Address (Street)	<u>916 E. Baseline Rd</u>	(City)	<u>Mesa</u> (State) <u>AZ</u> (Zip) <u>85204</u>
Telephone (Home)	<u>480 820 5070</u>	(Business)	<u>480 820-5070</u>
Person Responsible for the Application (Attach authorization letter from owner)			
Name	<u>Tim Moore</u>	Telephone (Home)	<u>623 5822626</u> (Business)
Address (Street)	<u>3721 W. Fatlock Trl.</u>	(City)	<u>Phoenix</u> (State) <u>AZ</u> (Zip) <u>85083</u>
Property Location Address (Street)	<u>341 E. Rt. 66</u>	Acreage	_____ APN <u>200-07-006B</u>
Fees Received \$	_____	Received by	_____ Date <u>9-5-12</u>

Type of Application

Fees

- | | |
|---|--|
| <input type="checkbox"/> Concept Plan Review | \$50.00 |
| <input checked="" type="checkbox"/> Conditional Use Permit
(20 copies of plan) | \$250.00 plus \$250.00 per principal building over two (2) plus \$100.00 per sheet over one (1). ✓ |
| <input type="checkbox"/> Development Master Plan
(20 copies of plan) | \$250.00 plus \$25.00 per each ten (10) acres over one-hundred (100) acres plus \$100.00 per sheet over one (1). |
| <input type="checkbox"/> Minor Subdivision
(20 copies of plan) | \$250.00 |
| <input type="checkbox"/> Rezoning
(20 copies of plan) | \$250.00 per each zoning district plus \$100.00 per sheet over one (1). |
| <input type="checkbox"/> Site Plan - Preliminary
(20 copies) Final | \$250.00 plus \$250.00 per principal building over two (2) plus \$100.00 per sheet over one (1). |
| <input type="checkbox"/> Subdivision - Preliminary Plat
(20 copies of plan) | \$250.00 plus \$25.00 per lot over five (5) plus \$100.00 per sheet over one (1) |
| <input type="checkbox"/> Subdivision - Final Plat
(20 copies of plan) | \$250.00 plus \$25.00 per lot over five (5) plus \$100.00 per sheet over one (1) |
| <input type="checkbox"/> ROW Vacation
(6 copies of plan) | \$500.00 per each. |
| <input type="checkbox"/> Special Use Permit
(6 copies) | \$250.00 per each. |
| <input type="checkbox"/> Variance or Appeal
(20 copies of plan) | \$250.00 per each variance or appeal. |

I choose to begin Rezoning and Subdivision - Preliminary Plat at my OWN RISK before water allocation has been received and Final Plat Application is filed. Date _____

Name _____ Signature _____

MGF

FUNDING, INC.

SHORT-TERM COMMERCIAL
REAL-ESTATE EQUITY LOANS

September 5, 2012

TO: City of Williams

RE: Conditional Use Permit for Medical Marijuana Dispensary

LOCATION OF PREMISES.

341 E. Route 66, Williams, AZ 86046

APN: Part of #200-07-006-B

Stone building at the corner of East Rte 66 and Lewis Street

MAIL:
PO BOX 41941
MESA, AZ 85274

TELEPHONE:
480-820-5070

FACSIMILE
480-345-0844

OFFICES:
916 E. BASELINE RD
SUITE 106
MESA, AZ 85204

I, Brian Mortensen, as president of MGF Funding, Inc., and MGF Funding, Inc. being the sole member of WWJ Holding, LLC, and WWJ Holding, LLC being the owner of the premises described above, give permission for Timothy K. Moore as President of Cannabis Research Group, Inc to apply for and obtain a Conditional Use Permit for a Medical Marijuana Dispensary at the described location.

If you should need further information please contact me.

Sincerely,



Brian Mortensen
480-820-5070 (direct)
bmortensen@cox.net (email)

