



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

May 19, 2016

Mr. Pejman Bady
2113 Investors, LLC
11115 Kilkerran Court
Las Vegas, Nevada 89141

**RE: EOT-64057 - EXTENSION OF TIME - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MAY 18, 2016**

Dear Mr. Bady:

The City Council at a regular meeting held on May 18, 2016 **APPROVED** a request for a an Extension of Time of an approved Special Use Permit (SUP-55264) FOR A PROPOSED 2,800 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 1324 South 3rd Street (APN 162-03-110-137), C-2 (General Commercial) Zone, Ward 3 (Coffin).

This approval is subject to the following conditions:

Planning

1. This approval shall expire 10/29/17 unless the Special Use Permit (SUP-55264) is exercised or another extension of time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-55264) and all other site related actions as required by the Department of Planning and Department of Public Works.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 19, 2016.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Pejman Bady
Clark NMSD, LLC
PO Box 6255
Pahrump, Nevada 89041

Mr. George Garcia
GC Garcia, Inc.
1055 Whitney Ranch Drive, Suite #210
Henderson, Nevada 89014

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702 229 6301
FAX 702 474 0352
TTY 7-1-1

www.lasvegasnevada.gov





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FAX 702.474.0352

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/city of las vegas

May 5, 2016

Mr. Pejman Bady
2113 Investors, LLC
11115 Kilkerran Court
Las Vegas, Nevada 89141

**RE: EOT-64057 - EXTENSION OF TIME - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MAY 18, 2016**

Dear Mr. Bady:

Please be advised the City Council at its regular meeting on *May 18, 2016* as referred to above, will consider your request. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will available on-line on *Thursday, May 12, 2016* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Pejman Bady
Clark NMSD, LLC
PO Box 6255
Pahrump, Nevada 89041

Mr. George Garcia
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2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

Development Notification

CC Meeting: May 18, 2016

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

EOT-64057

18b The Las Vegas Arts District
Allure HOA
Art District Apartments
Beverly Green NA
Downtown Business Operators Council
Downtown Professional District
Francisco Park NA
Gateway Business Association
Glen Heather Estates
Hoover Apartments
Horizon Studio Apartments
Huntridge Park NA
John S. Park NA
Juhl Unit-Owners Association
Las Vegas Historic District
L'Octaine Apartments Resident Council
Marycrest Manor HOA
Newport Lofts
Orleans Square HOA
Rancho Oakey
Sahara - Southridge Association of Business
Saratoga Meadows
Scotch Eighty
SoHo Lofts HOA
Southridge NA
Stupak Neighborhood Success Team
Sunlake Apartments
Towne Terrace Apartments
West Huntridge NA
Western - Highland Business Association

Issues and Revisions	Administrative	12/15/15
1	Administrative	12/15/15
2	Administrative	12/15/15
3	Administrative	12/15/15
4	Administrative	12/15/15
5	Administrative	12/15/15
6	Administrative	12/15/15
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97	Administrative	12/15/15
98	Administrative	12/15/15
99	Administrative	12/15/15
100	Administrative	12/15/15

BUILDING INFORMATION
BUILDING AREA: 3,482 S.F.
BUILDING PROPERTY AREA: 14,214 S.F.
FLOOR AREA RATIO: 0.246

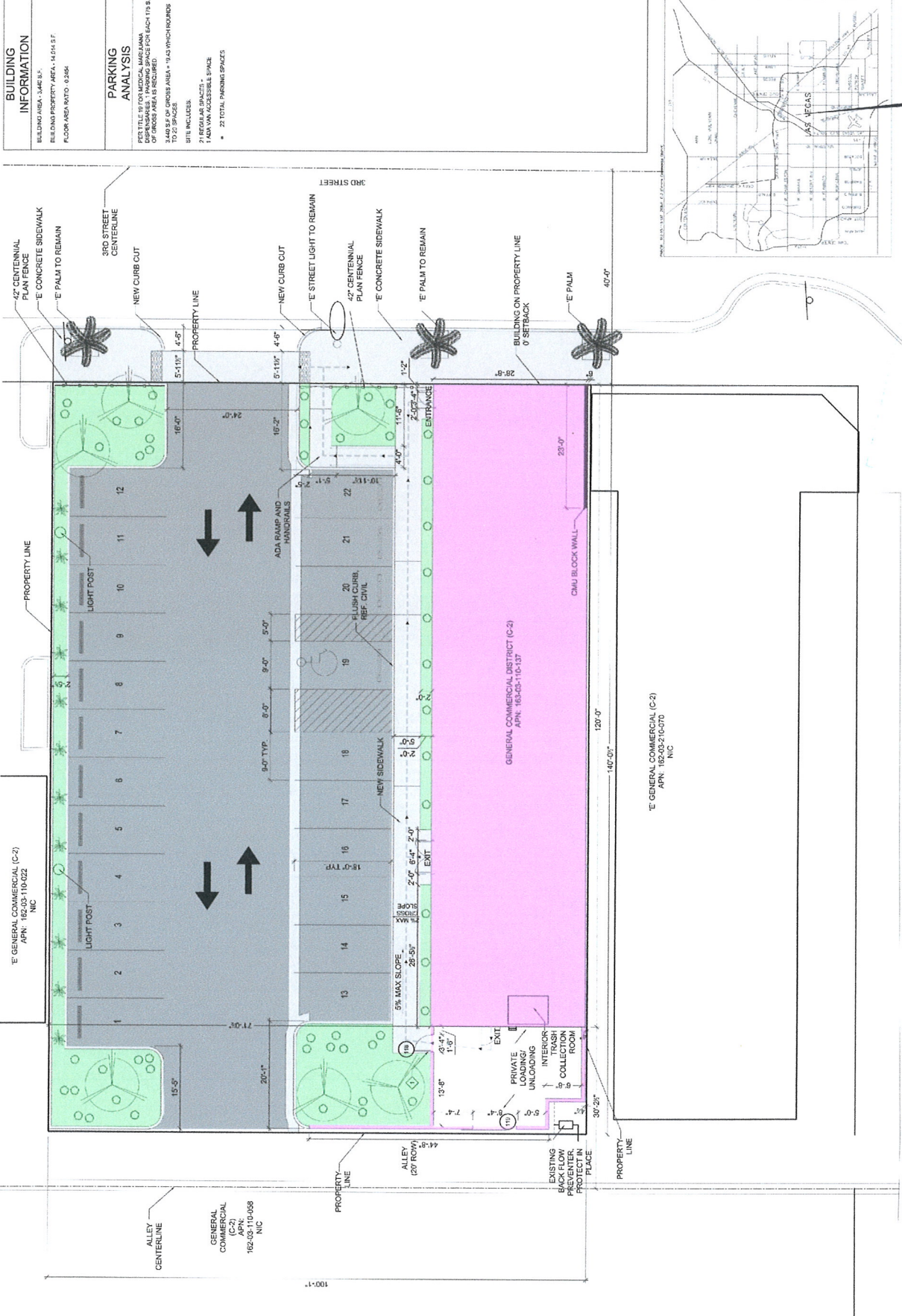
PARKING ANALYSIS
PER THE CITY OF LAS VEGAS DEVELOPMENT CODE, CHAPTER 179.86, OF GROSS AREA IS REQUIRED
3,482 S.F. OF GROSS AREA = 19.05 VEHICLE SPACES
21 REGULAR SPACES
1 VAN/ACCESSIBLE SPACE
22 TOTAL PARKING SPACES

Consultant:

Project:
NUVEDA CLV DISPENSARY
Site Plan
1324 S. 3rd Street Las Vegas, NV 89104

Project:
NUVEDA CLV DISPENSARY
Site Plan
1324 S. 3rd Street Las Vegas, NV 89104

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NUVEDA CLV DISPENSARY
Site Plan
1324 S. 3rd Street Las Vegas, NV 89104

EOT-64057

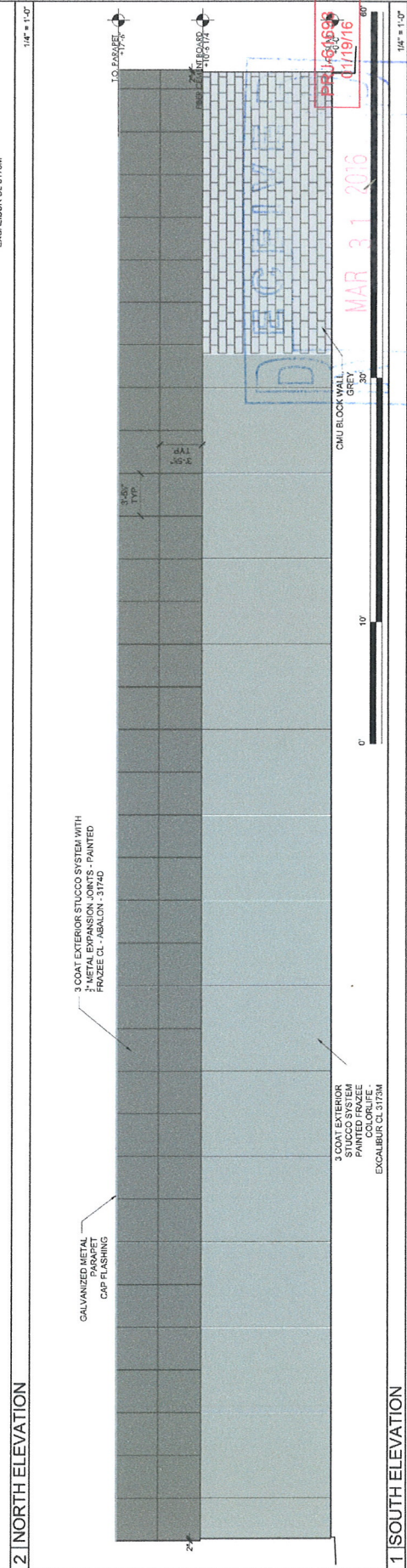
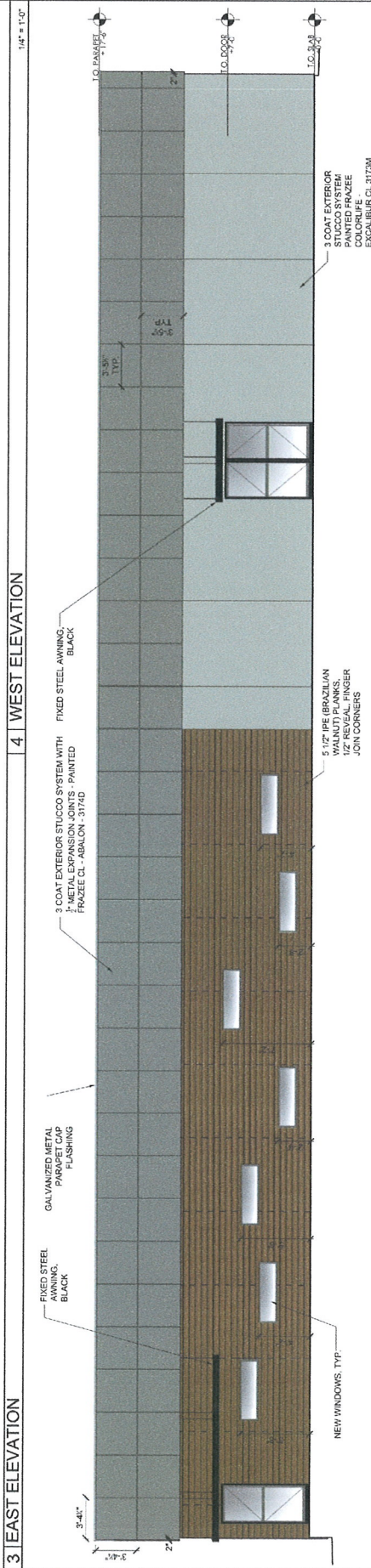
Consultant:

BUNNYFISH
studio
702 241 9751
124 S. 6th Street
Suite 270, Las Vegas
Nevada, 89101

These Documents, as Instruments of Service, are to be signed by the Parties and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Project No.: 15-0704
Sheet No.: A6.20.00

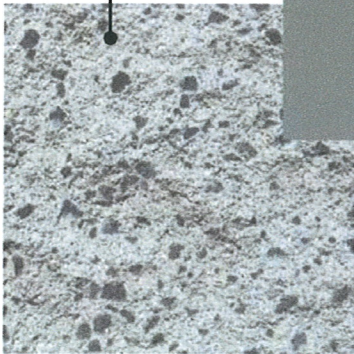


EOT-64057

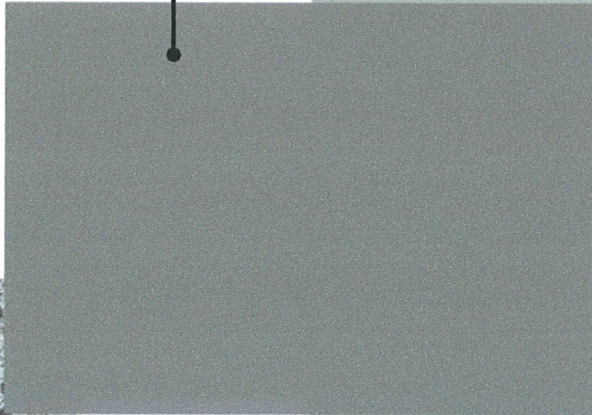


NuVeda Exterior Material Palette

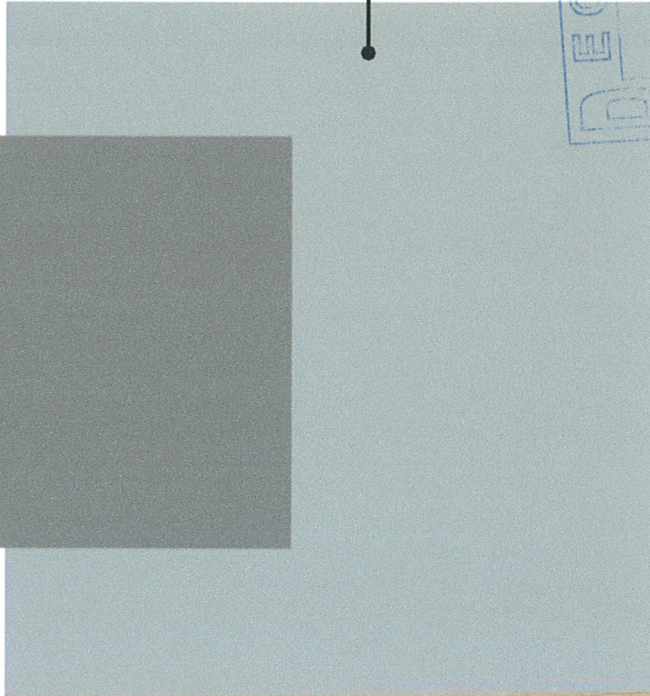
Gray CMU Block



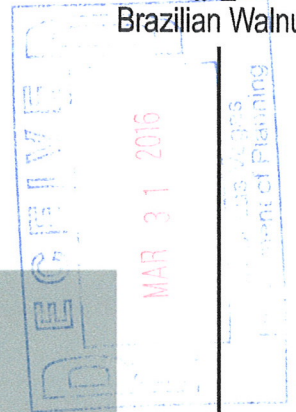
Frazee Colorlife Paint
Abalon CL 3174D

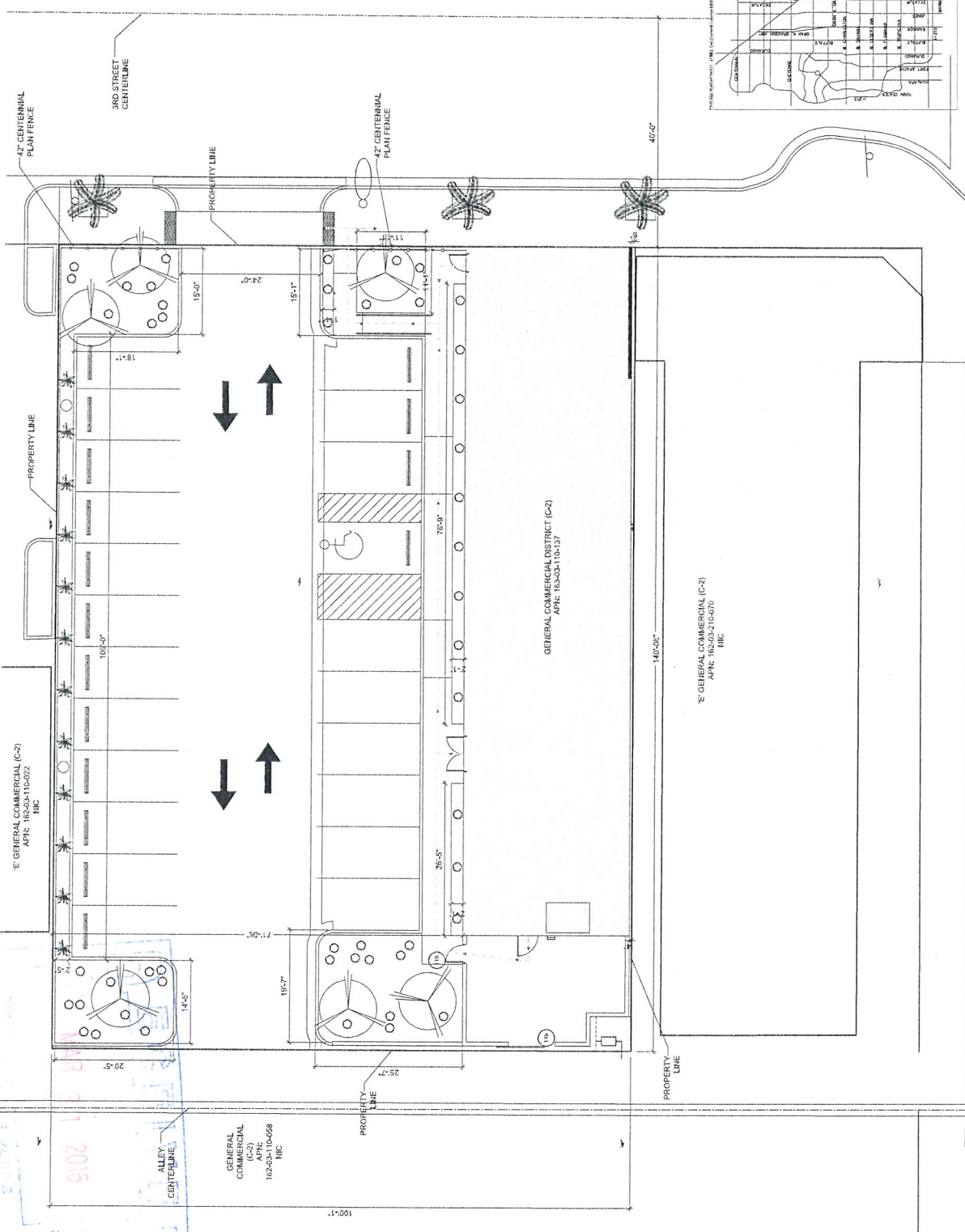


Frazee Colorlife Paint
Excalibur CL 3173M



IZE
Brazilian Walnut





Issues and Revisions	Administrative	SDH Review	12/15/15

Consultant:

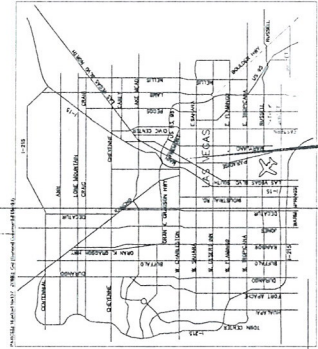
Product: **NUVEDA CLV DISPENSARY**
 1324 S. 3rd Street Las Vegas, NV 89104
 Drawing: **LANDSCAPE PLAN**

BUNNYFISH Studio
 702 241 9751
 124 S. 6th Street
 Suite 270, Las Vegas
 Nevada, 89101
 This drawing is the property of Bunnyfish Studio and shall remain the property of the Design Professional. No part of this drawing shall be reproduced without the written permission of Bunnyfish Studio.

Scale: 1" = 10'-0"

Project No.: 15-0764
 Sheet No.: **AL1.01.00**

PLANT SCHEDULE	
SYMBOL	QTY. (COMMON NAME)
	6 PANDANUS (DESERT MUSEUM 24" BOT PALM VERDE)
	3 EXISTING COLV PALM TREE
	12 AGAVE VILMORIALIANA (OCTOPUS AGAVE - 5 GAL.)
	50 AGAVE VICTORIAL REGINAL (QUEEN VICTORIA AGAVE - 5 GAL.)
	VISTA GOLD (VISTA GOLD PLANTING AREAS (UNLESS OTHERWISE) 2" DEPTH (TYP.) 10% WEIGHT, 10% WELL DRAINING SOIL)
LANDSCAPE 1,425 GROUND COVER	
PER THE LAS VEGAS CENTENNIAL PLANNING DEPARTMENT FOR EVERY 6 UNCOVERED SPACES: TOTAL PARKING SPACES: 22 TOTAL SHADE TREES REQUIRED: 4 TOTAL SHADE TREES PROVIDED: 4 PER THE LAS VEGAS CENTENNIAL PLANNING DEPARTMENT FOR LANDSCAPED SURFACE AREA FOR EACH PARKING SPACE: TOTAL PARKING SPACES: 22 TOTAL LANDSCAPED S.F. REQUIRED: 220 S.F. TOTAL LANDSCAPED S.F. PROVIDED: 1,425	



PROJECT VARIATION: PRJ-61693
 30' 10' 60'

1/8" = 1'-0"



LANDSCAPE PLAN

EOT-64057



CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

EOT-64057 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: CLARK NMSD, LLC
DBA NUVEDA - OWNER: 2113 INVESTORS, LLC - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-55264) FOR A PROPOSED 2,800 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 1324 South 3rd Street (APN 162-03-110-137), C-2 (General Commercial) Zone, Ward 3 (Coffin).

CITY COUNCIL: **MAY 18, 2016**

PLANNING SUPERVISOR: **STEVE GEBEKE**



CONSENT

Comments Due: **APRIL 15, 2016**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to: **Carman Burney** (cburney@lasvegasnevada.gov) and **Steve Gebeke** (sgebeke@lasvegasnevada.gov). If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

SS

Report Date 04/06/2016 09:31 AM

Submitted By

Page 1

A/P # 64057 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/31/2016 09:41	984387	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

EOT-64057 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: CLARK NMSD, LLC DBA NUVEDA - OWNER: 2113 INVESTORS, LLC - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-55264) FOR A PROPOSED 2,800 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 1324 South 3rd Street (APN 162-03-110-137), C-2 (General Commercial) Zone, Ward 3 (Coffin).

Parent A/P #	55264		
Project #	64057	Project/Phase Name	NUVEDA DISPENSARY
Size/Area	0.00	Size Description	
Proposed Start		Proposed Stop	
% Complete Formula		Phase #	
		Subdivision Code	
		% Completed	0.00

Property/Site Information

Parcel 16203110137

Location

Owner/Tenant

Contact ID	AC3024454	Name	2113 INVESTORS L L C	
Mailing Address	11115 KILKERRAN CT	Organization		
City	LAS VEGAS	State/Province	NV	
ZIP/PC	89141	Country		☐ Foreign
Day Phone	(310)753-5770 x	Evening Phone		
Fax		Mobile #		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1324 S 3RD ST
LAS VEGAS, 89104-

1320 S 3RD ST
LAS VEGAS, 89104-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

Report Date 04/06/2016 09:31 AM

Submitted By

Page 2

A/P Linked Parcels

16203110137

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC3024454	☐ Foreign
Effective		Expire				
Name	2113 INVESTORS L L C					
Day Phone	(310)753-5770 x					
Pager		Eve Phone		Organization		
Fax		PIN #		Position		
E-Mail		Mobile		Profession		
Address	11115 KILKERRAN CT LAS VEGAS, NV 89141					
Seasonal Addr						
Valid From		To				
Comments	No Comments					
CONTACT	ADDITIONAL					

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
-----------	---------------	--------	-------------	-----------------	----------------------

There are no items in this list

Primary	N	Capacity	APPL	Contact ID	AC3143017	☐ Foreign
Effective		Expire				
Name	CLARK NMSD, LLC					
Day Phone	(702)416-3892 x					
Pager		Eve Phone		Organization		
Fax		PIN #		Position		
E-Mail		Mobile		Profession		
Address	P.O BOX 6255 PAHRUMP, NV 89041					
Seasonal Addr						
Valid From		To				
Comments	Pejman Bady					

Report Date 04/06/2016 09:31 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Orientation Attended Percent Owned Waiver Health Card Director Letter Original Transcripts

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC1160303 ☐ Foreign
Effective Expire
Name GC GARCIA, INC
Day Phone (702)435-9909 x Eve Phone Organization
Pager PIN # Position
Fax (702)435-0457 Mobile Profession
E-Mail
Address 1055 WHITNEY MESA DRIVE SUITE 210
HENDERSON, NV 89014
Seasonal Addr

Valid From To
Comments George Garcia

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Orientation Attended Percent Owned Waiver Health Card Director Letter Original Transcripts

There are no items in this list

Report Date 04/06/2016 09:31 AM

Submitted By

Page 4

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	03/31/2016 09:53	300.00
Total Unpaid		0.00	Total Paid 300.00

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT)

Modified By MREX

Modified Date/Time 03/31/2016 09:41

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Application/Petition Form

Y Justificaton Letter

Y Laser Print Site Plan

Y Laser Print Floor Plan

Y Laser Print Elevation

Y Statement of Financial Interest

Y Copy of Approval Letter

Y Business Licensing Requirements Met

N Business License Exempt

EXTENSION OF TIME

Y Will this go to the City Council?

Y Will this go DIRECTLY to City Council?

Hearing Type

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type^{SUP}

Parent Project #⁵⁵²⁶⁴

Is this an Alcohol related Case?^N

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
05/18/2016	CC	SCHEDULED		0	0	0
MREX	03/31/2016					

City of Las Vegas495 S Main St
Las Vegas, NV 89101**EOT Application****Report Date** 04/06/2016 09:31 AM**Submitted By**

Page 5

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
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Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
982110	SWANTON	STEPHEN	L	Planning x4714

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

No Log Entries



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extension for SUP-55264

Project Address (Location) 1324 (pka 1320) S. 3rd Street

Project Name 1320 S. 3rd St Dispensary

Proposed Use Dispensary

Assessor's Parcel #(s) 162-03-110-137

Ward # 3

General Plan: existing C proposed N/A Zoning: existing C-2 proposed N/A

Commercial Square Footage 3440 sq ft Floor Area Ratio _____

Gross Acres 0.33+/- Lots/Units 1 Density _____

Additional Information _____

PROPERTY OWNER 2113 Investors, LLC

Contact Pejman Bady

Address 11115 Kilkerran Ct

Phone: _____ Fax: _____

City Las Vegas

State NV Zip 89141

E-mail Address _____

APPLICANT Clark NMSD, LLC dba NuVeda

Contact Pejman Bady

Address P. O. Box 6255

Phone: (702) 416-3892 Fax: _____

City Pahrump

State NV Zip 89041

E-mail Address pbady@me.com

REPRESENTATIVE G.C. Garcia, Inc.

Contact George Garcia

Address 1055 Whitney Ranch Dr., Suite 210

Phone: (702) 435-9909 Fax: (702) 435-0457

City Henderson

State NV Zip 89014

E-mail Address acole@gcgarciainc.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

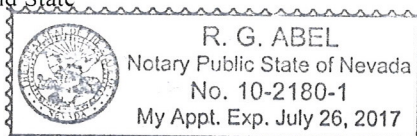
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name WAGNE M. KENNEDY FOR 2113 INVESTORS LLC

Subscribed and sworn before me [Signature]

This 3rd day of March, 20 16.

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # EOT-64057

Meeting Date: 5/18/16

Total Fee: 300⁰⁰

Date Received:* 3/31/16

Received By: M. Rely

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-64057** APN: 162-03-110-137

Name of Property Owner: 2113 Investors, LLC

Name of Applicant: Clark NMSD, LLC dba NuVeda

Name of Representative: G.C. Garcia, Inc.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: *[Signature]*

*State of Nevada
County of Clark*

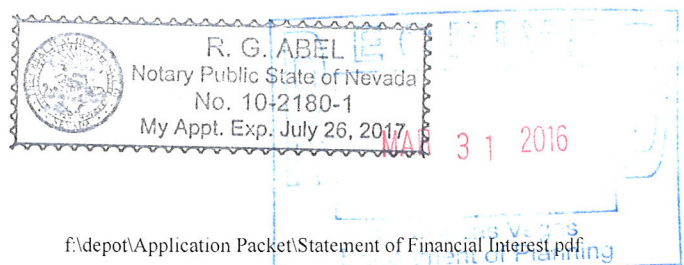
Print Name:

MICHAEL M. KENNEDY FOR 2113 INVESTORS LLC
MANAGING MEMBER

Subscribed and sworn before me

This 31st day of March, 2016

[Signature]
Notary Public in and for said County and State



March 31, 2016

Tom Perrigo, Director
Planning and Development Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: NuVeda Natural Medicinal Solutions – 1320 S. 3rd Street
Request: EOT for a SUP-55264, SUP-62794 and SDR-62795 for Medical
Marijuana Dispensary
APN: 162-03-110-137

Dear Mr. Perrigo:

On behalf of our client, Clark NMSD, LLC, d.b.a. NuVeda, please accept this justification letter for an Extension of Time for two Special Use Permits and a Site Development Plan Review for a Medical Marijuana Dispensary. This application is for a location on a 0.33 +/- net acre parcel located near the northwest corner of S. 3rd and E. Imperial.

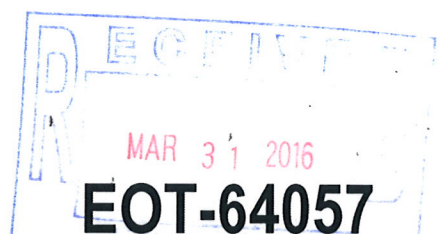
The request is for a two year Extension of Time for SUP-55264, SUP-62794 and SDR-62795 to allow for a Medical Marijuana Dispensary. The EOT will be subject to any conditions of approval. The reason an Extension of Time is needed is because as the project was moving forward the building collapsed. This created a delay in opening the dispensary. The collapse caused the approved plans to be obsolete (as the building was being modified) and new plans created, and go through the building approval process in order to move forward with the process. The building plans have been approved. The building construction is underway. The walls are going up and some utilities are in.

The project received an administrative two year Extension of Time on a SUP-62794 and SDR-62795 on February 1, 2016. The additional SUP was needed to expand the previously approved SUP (SUP-55264).

The site is planned and zoned for commercial: planned with a Land Use classification of Mixed Use & zoning district designation of C-2 (General Commercial District). It is within Downtown planning area of the City.

The Extension of Time is appropriate as this project still meets the purpose and intent of the City Council, as found in the Section 19.00.030 of the Development Code as wells meeting and supporting the City's General Plan, policies and regulations.


CCGARCIA



A Planning & Development Services Corporation

1055 Whitney Ranch, Suite 210, Henderson, Nevada 89014-3205

Telephone: 702.435.9909 Fax: 702.435.9457 E-Mail: ccgarcia@ccgarcia.com

Specifically, it preserves and enhances the qualities and advantage that exist in the City by creating a new Medical Marijuana Dispensary business supported by State legislation and City codes to help provide a needed medical product and service to the community. The new business will help with re-investment into an old neighborhood and property. Its rejuvenation will enhance the existing site in property value, appearance and function. It will be compatible and consistent and enable synergy with the revitalization of the area.

The Extension of Time will allow for the proposed project that will provide on-site parking, which this site currently lacks. Additionally, there will be improvement on the site with a new building, additional landscaping, security measures and lighting adding value to the surrounding area. The dispensary also fulfills a much needed service by bringing medicine to patients in a convenient and safe facility and will serve the residents and visitors in this area thus creating a safe and healthy City.

It will provide and economic benefit to the City by increased revenues through fees and taxes, and will help to revitalize the downtown area. Additionally, the applicants are longtime residents of the Las Vegas Valley that include medical practitioners who intend to be active and contribute in the downtown and neighborhood's revitalization as well as local charities.

This project also meets the goals and intent of the **Downtown Centennial Plan** for this District. The goal is "to continue to redevelop and contain an eclectic urban mix of business and residences including mixed-use developments within existing buildings and new development". This project takes an existing building and redevelops it, into a modern, aesthetically pleasing building that will enhance the neighborhood.

This project reinforces the goals found in the **Las Vegas 2020 Master Plan** as it provides growth, with the additional tax base it grows the economy; it improves the quality of life by providing medicine to people who desperately need it, improving their quality of life; it re-urbanizes the area by infusing new business into this neighborhood, and it is fiscally responsible, as it meets the requirements for this type of use to have the financial support to keep the business open.

This project falls in the Downtown Reurbanization Area of the Las Vegas 2020 Master Plan. The Goals for this area are as follows:

Goal 1: The Downtown area will emerge as the preeminent hub of business, residential, government, tourism and gaming activities in the City of Las Vegas and as a major hub of such activities in the Las Vegas Valley.

Objective 1.3: To recognize the role of gaming, tourism and entertainment as a principal focus of Downtown Las Vegas, while at the same time to expand the role of other commercial, government and cultural activities in the Downtown core.

Policy 1.3.2 That new retail and service commercial development be encouraged within the Downtown to service the emerging housing market. In particular, this development should be weighted towards restaurants, retail shops, and service businesses intended to serve the local residents as well as the tourist market.

This project is a retail shop that provides a service to the local residents as well as tourists with the reciprocal card.

EOT-64057

MAR 31 2016

Las Vegas
Department of Planning

Goal 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

Objective 2.1 To focus residential reinvestment on transitional sites within the central city area at densities that support mass transit usage.

Policy 2.1.4 The new commercial development be designed in a walkable and non-vehicular friendly manner, providing shelter from sun and wind, with outdoor seating and other amenities and parking areas located away from the street.

This project has been designed with wide sidewalks. The entrance has been changed so that it is oriented towards the street with a wide sidewalk connecting to the 3rd street improvements. Additionally, landscaping has been provided, which will give shade to those utilizing the sidewalk.

Policy 2.4.4 That crime prevention and public safety be that the primary priority for the city's neighborhoods, and that this priority be reflected in design and lighting of public spaces and in neighborhood design, using CPTED principles, providing that this approach does not contradict other important planning and design principles.

This project incorporates CPTED principles as it reorients the front of the building to face the street, providing more "eyes on the street". Additionally, because of the type of use security is required, creating a safer environment for the neighborhood.

Goal 4: The economy of the City of Las Vegas, while continuing to be strongly based on the gaming and tourism industries, will broaden to include other business sectors that can take advantage of the locational, climatic and work for advantages of Las Vegas.

Objective 4.1 to improve the economic resource base within the City by diversify the range of business opportunities.

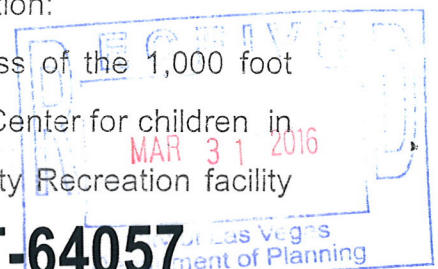
Policy 4.1.6 That the greater Downtown, including West Las Vegas, be recognized as an area of special emphasis and priority with regard to economic development opportunities.

This project is located in the Downtown and provides an economic benefit to the City. It allows for tourists to use the facility (with a reciprocal card) but does not rely on the tourism industry. The focus is on the neighborhood and those people that need medicine near their places of work and home.

The location of this project meets and exceeds the City **minimum Special Use Permit Requirements** for locating a Medical Marijuana Dispensary. As depicted on the stamped and sealed Separation of Use Map, the location:

- 1) Meets distance requirement from a School in excess of the 1,000 foot required minimum;
- 2) Meets distance requirement from an Individual Care Center for children in excess of the 300 foot required minimum;
- 3) Meets distance requirement from a public Community Recreation facility in excess of the 300 foot required minimum;

EOT-64057



- 4) Meets the distance requirement from a City Park facility in excess of the 300 foot required minimum;
- 5) Meets the distance requirement from a Church/House of Worship in excess of the 300 foot required minimum;

Additionally, the proposed location will have convenient access from 3rd Street a major collector; transit access is within about a block to the east and two blocks to the west; substantial physical separation and buffering from single family residential is by existing intervening commercial buildings and Las Vegas Boulevard.

The approval of this request would allow for the new building to continue to be constructed for a Medical Marijuana Dispensary with architectural embellishments, parking and additional landscaping. ADA access will be provided as well.

Parking is provided on the same parcel as the building for this use and meets or exceeds the code requirement for a Medical Marijuana Dispensary. There will be no outside storage and no drive through facilities. Old signage will be removed for the new signs that conform to the 30 square feet per frontage provided by the Code.

The hours of operation will be seven days a week from 6:00 a.m. until 10:00 p.m. The facility will be owned, run and managed by a group with two longtime medical practitioners. The dispensary will not sell edibles that emulate snacks attractive and consumed by minors. Security plans are embedded in the physical design as well as the operation of the facility including hiring, training, monitoring and compliance practices in all facets of the business. Additional details on these matters are part of the City and State licensing submittals.

This application will conform to all State Statutory and Regulatory requirements as well as all local Ordinances and Regulations including any City & State conditions of approval.

The location is within with the **Southeast Sector of the City's 2020 Plan** for Land Use and part of the Downtown District. This current request is fully compatible with those plans and designation.

Abutting Land Uses & Compatibility:

The surrounding uses are:

- 1) compatible in density and intensity;
- 2) compatible with existing adjacent land uses;
- 3) adequate facilities to accommodate the uses; &
- 4) conforms to other applicable plans and policies.

The site has existing approved and built commercial to the north, south, and east and some developed and undeveloped R-4 to the west. The surface road network is fully in place and capable of handling high volumes of traffic and providing transit routes. Any remaining dedications and infrastructure will be completed, if required by the Code or conditions of approval. The requested change as noted will be in conformance with the policies and practices of the City as reflected in prior approvals.

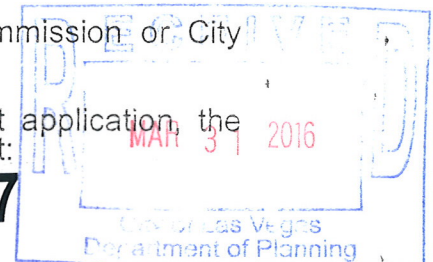
APPROVAL CRITERIA FOR A SPECIAL USE PERMIT LVMC 19.16.110

L. Special Use Permit Determinations-Approval

In order to approve a proposed SUP, the Planning Commission or City Council must determine that:

1. In order to approve a proposed Special Use Permit application, the Planning Commission or City Council must determine that:

EOT-64057



a. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan;

The use will allow a well-designed building with ample parking and will be operated in a harmonious manner. It is compatible with the commercial uses in the surrounding area and along the busy commercial corridor of 3rd Street. The hours of operation are will necessary to assure public access to medication seven days a week. The location will provide ample security measure to help improve the neighborhood. The location meets and exceeds all separation requirements (see attached Exhibits – Separation Maps).

The use is done in a manner consistent with the City zoning and General Plan and the specific State and City requirements for a Medical Marijuana Dispensary. The use and design will therefore comply with the SUP conditions of approval and all other State and City Code requirements.

b. The subject site is physically suitable for the type and intensity of land use being proposed;

The existing site is fully developed and suitable for this type and intensity of use. The location is: on the 3rd Street commercial corridor, with no abutting single family residential planned or pending; and in an area that is developed commercial or with multifamily uses. The location of the approved use abuts a major collector road with easy access and visibility. All necessary infrastructures are available; and transit stops are less than a block away. Therefore, the site is designed and suitable for the use with ample parking, major surface streets; and not abutting any single family residential. The use will be done in compliance with City and State requirements.

c. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and

The site was previously a four-plex and then later used as offices, which have equal or greater demands and therefore more than sufficient for the intended use. The location on 3rd Street provide sufficient access combined with the RTC transit routes that run on the street with bus stops within a few blocks in either direction. The use will not create any additional demand on the street or highway infrastructure. All necessary off-site infrastructures to serve use are already built, in place and approved or will be completed with the project.

d. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

The proposed business will not compromise the health, safety and welfare or objectives of the Plan or Ordinances of the State and City. It meets or exceeds the spirit and intent of Medical Marijuana Dispensary requirements of the State and City.

The investment into a vacant existing building will enhance the economic vitality of the area and not visibly impact the residential

EOT-64057

infrastructure of the City while providing an essential service and will thus serve to protect the health, safety and welfare.

The project, due to the previously approved remodeling of the existing building, and the creation of a new parking lot will require a Site Development Plan approval.

Site Development Plan LVMC 19.16.100

E. Criteria for Review of Site Development Plans

The review of Site Development Plans is intended to ensure that:

1. The proposed development is compatible with adjacent development and the development in the area;

The proposed development is compatible with the adjacent development and the development in the area. With the improvements of the new building the area will be enhanced and will add value to the surrounding area.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards and other duly-adopted city plans, policies and standards;

The proposed development brings this old dated facility closer to compliance consistent with the General Plan, this Title and the Design Standards Manual, the Landscape, Wall and Buffer Standards and other duly-adopted city plans, policies and standards.

3. Site access and circulation do not negatively impact the adjacent roadways or neighborhood traffic;

The site access and circulation do not negatively impact the adjacent roadways or neighborhood traffic. 3rd Street is a major collector with ample capacity to handle the traffic of the minor addition. With the approval of this plan, the site access and will circulation improve.

4. Building and landscape materials are appropriate for the area and for the City;

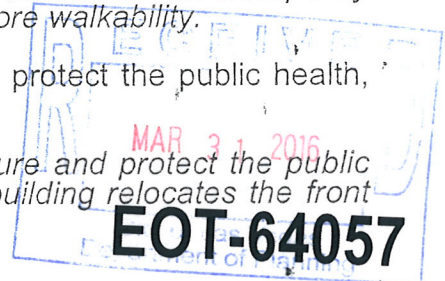
The building and landscape materials are appropriate for this area and for the City. They will be a great improvement over the existing building and provide for a more enhanced street presence with the front door being oriented to the street and the additional building features enhancements.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The building elevations, design characteristics and other architectural and aesthetic features are new and an upgrade from the previous building and therefore not unsightly, undesirable or obnoxious in appearance. The proposed elevations create an orderly and aesthetically pleasing environment and are compatible and harmonious with the development in the area. The new building will create a more conducive streetscape by adding an entry facing and the street creating more walkability.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Appropriate measures have been taken to secure and protect the public health, safety and general welfare. The new building relocates the front



doors and adds windows toward the street and on the north face of the building providing a safer, more open and friendly environment for the patrons of the business and the neighborhood. The applicant has a security consultant to ensure the design and operations of the dispensary will meet or exceed State and City requirements and create environment that is conducive to customers and the neighborhood.

SUMMARY JUSTIFICATION

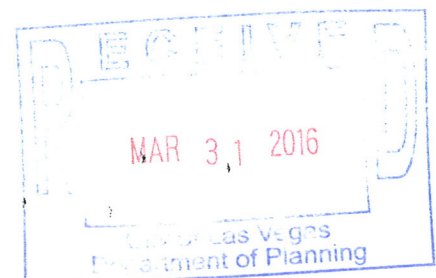
In summary, we believe the requested Extension of Time on the two Special Use Permits and the Site Development Review will enable an attractive, safe, accessible, compatible and appropriate development that is adequately served by public facilities, services and infrastructure that meets State and City requirements, goal, objectives, policies and intent.

The proposed project will provide much needed convenient access to medication in an attractive, functional and secure design that complies with State and local standards. Additionally, the new building design replaces an old dilapidated set of structures with a fresh design and enhanced landscaping, parking and will inject reinvestment into the neighborhood in a compatible, harmonious and appropriate manner. The proposed dispensary meets and/or exceeds all State and local regulations. It is located, designed and planned to be operated in a manner that at will not detrimentally impact the surrounding area but instead be beneficial.

We respectfully request you favorable consideration of this request. Please contact me if you have any questions or need additional information.

Sincerely,


George Garcia,
President



EOT-64057



November 3, 2014

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Ms. Karmen Fouled
Proview Series 11, LLC
11022 Santa Monica Boulevard, Suite #230
Los Angeles, California 90025

RE: SUP-55264 - SPECIAL USE PERMIT
RELATED TO SDR-55265
SPECIAL CITY COUNCIL MEETING OF OCTOBER 29, 2014

Dear Ms. Fouled:

The City Council at a special meeting held October 29, 2014 APPROVED the request for a Special Use Permit FOR A PROPOSED 2,800 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 1324 South 3rd Street (APN 162-03-110-137), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 30, 2014. This approval is subject to:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Medical Marijuana Dispensary use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-55265) shall be required.
3. Conformance to the associated final recommendation of the Downtown Design Review Committee (DDRC) shall be required.
4. No physician or medical person making recommendations for medical marijuana may be located within a dispensary.
5. There shall be no on-premise consumption (the use, smoking, ingestion or consumption of any marijuana, edible marijuana or marijuana infused product) on the licensed premises.
6. All development shall be in conformance with the site plan, building and sign elevations and floor plan, date stamped 07/23/14, except as amended by conditions herein. Any modification of the premises of a medical marijuana establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction or modifications.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

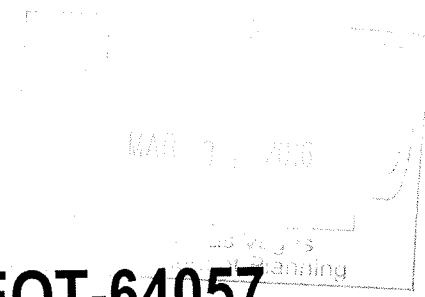
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

EOT-64057



Ms. Karmen Fouled
SUP-55264 – Page Two
November 3, 2014

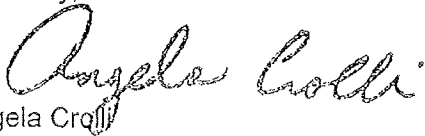
7. This approval shall be void eighteen months from the date of final approval, unless exercised pursuant upon the issuance of a business license. An Extension of Time may be filed for consideration by the City of Las Vegas.
8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
10. The presence of minors on the premises of a medical marijuana establishment is prohibited unless the minor is a qualified patient on the premises of a dispensary and is accompanied by his or her parent or legal guardian.
11. Approval of this Special Use Permit does not constitute approval of a medical marijuana facility license.
12. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.
13. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.
14. This Special Use Permit shall be reviewed biennially concurrently with the associated business license, at which time the City Council may require the termination of the use. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Medical Marijuana Dispensary be removed.
15. All medical marijuana products shall remain in the original manufacturer's configuration intended for off-sale.
16. A Medical Marijuana Dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.
17. Conformance to all regulations pertaining to Medical Marijuana Establishment found within Nevada Revised Statute 453A and Nevada Administrative Code NAC 453A.


EOT-64057

Ms. Karmen Fouled
SUP-55264 – Page Three
November 3, 2014

18. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

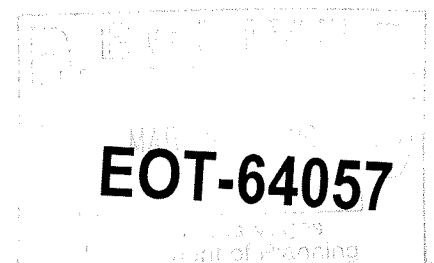
Sincerely,



Angela Crolli
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Shane Terry
Clark NMSD, LLC
848 North Rainbow Boulevard, Suite #1019
Las Vegas, Nevada 89104

Mr. George Garcia
GC Garcia
1055 Whitney Ranch Road, Suite #210
Henderson, Nevada 89014



A.P. N.: 162-03-110-137
R.P.T.T.: \$4,335.00

Escrow #14-07-0972-KR

Mail tax bill to and
When recorded mail to:
2113 Investors LLC, a Nevada limited liability company
11115 Kilkerran Court
Las Vegas, NV 89141

Inst #: 20150227-0003004
Fee: \$19.00 N/C Fee: \$0.00
RPTT: \$4335.00 Ex: #
02/27/2015 01:05:09 PM
Receipt #: 2330179
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: RNS Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Proview Series 11 L.L.C.**, a Nevada limited liability company, for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **2113 Investors LLC**, a Nevada limited liability company, all that real property situated in the County of **Clark**, State of Nevada, bounded and described as follows:

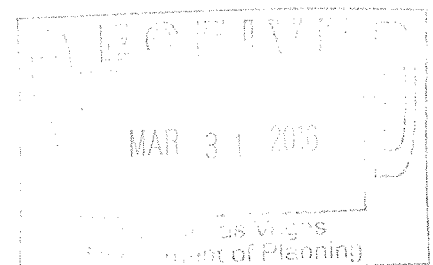
**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

COMMONLY KNOWN ADDRESS:
1320 South 3rd Street, Las Vegas, NV 89104

SUBJECT TO:

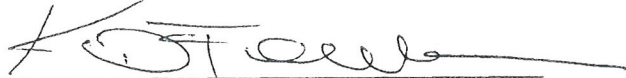
1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.



IN WITNESS WHEREOF, this instrument has been executed this 12 day of DEC., 2014.

Proview Series 11 L.L.C., a Nevada limited liability company



By: Kamran Fouladbakhsh, Manager

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on December 12, 2014

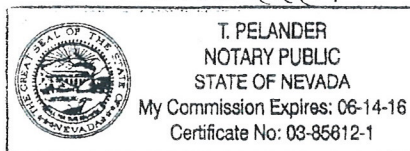
by Kamran Fouladbakhsh as Manager of Proview Series 11 L.L.C., a Nevada limited liability company



NOTARY PUBLIC

My Commission Expires: 06-14-16

T. Pelander



#03756121

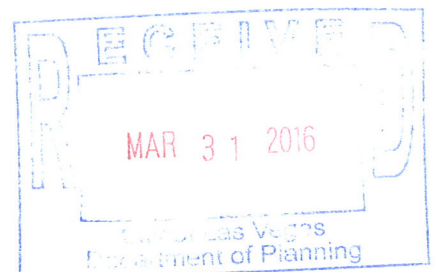
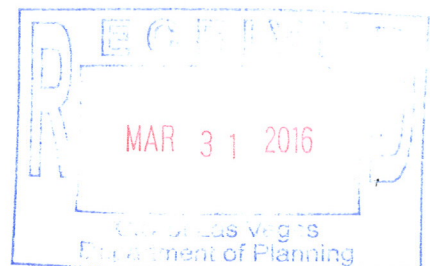


EXHIBIT "A"

LOTS FOURTEEN (14) AND FIFTEEN (15) IN BLOCK FIFTEEN (15) OF
BOULDER ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP
THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 52 IN THE OFFICE OF THE
COUNTY RECORDER OF CLARK COUNTY, NEVADA.

ASSESSOR'S COPY



State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)

- a) 162-03-110-137
b) _____
c) _____
d) _____

2. Type of Property:

- a. ☐ Vacant Land b. ☐ Sgl. Fam. Residence
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg. f. ☒ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
☐ Other _____

FOR RECORDER'S OPTIONAL USE
ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property

\$850,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

c. Transfer Tax Value:

\$850,000.00

d. Real Property Transfer Tax Due

\$4,335.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: GRANTOR/SELLER

Signature: [Signature] Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Proview Series 11 L.L.C., a
Nevada limited liability company

Print Name: 2113 Investors LLC, a Nevada
limited liability company

Address: 144 N. Bristol Ave

Address: 1115 Kilkerran Court

City: Los Angeles

City: Las Vegas

State: CA Zip: 90049

State: NV Zip: 89141

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Title Company

Esc. #: 14-07-0972-KR

Address: 3993 Howard Hughes Parkway, Suite 120

City: Las Vegas

State: NV

Zip: 89169

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

MAR 31 2016

County of Planning

2113 INVESTORS LLC

Business Entity Information			
Status:	Active	File Date:	12/29/2014
Type:	Domestic Limited-Liability Company	Entity Number:	E0644572014-5
Qualifying State:	NV	List of Officers Due:	12/31/2016
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20141784374	Business License Exp:	12/31/2016

Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	JOSEPH E. KENNEDY	Address 1:	11115 KILKERRAN CT
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89141
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

☒ Officers		☐ Include Inactive Officers	
Managing Member - JOSEPH E KENNEDY			
Address 1:	11115 KILKERRAN CT.	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89141	Country:	USA
Status:	Active	Email:	
Managing Member - VALERIE M KENNEDY			
Address 1:	11115 KILKERRAN CT.	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89141	Country:	USA
Status:	Active	Email:	

☒ Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20140825919-91	# of Pages:	1
File Date:	12/29/2014	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20140825920-23	# of Pages:	1
File Date:	12/29/2014	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20150081179-74	# of Pages:	1
File Date:	2/23/2015	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150553141-47	# of Pages:	1
File Date:	12/19/2015	Effective Date:	
(No notes for this action)			

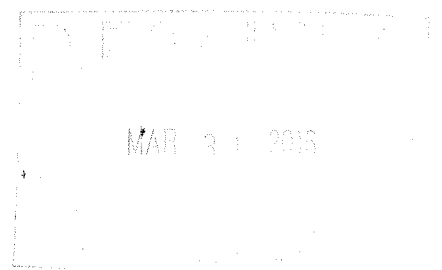
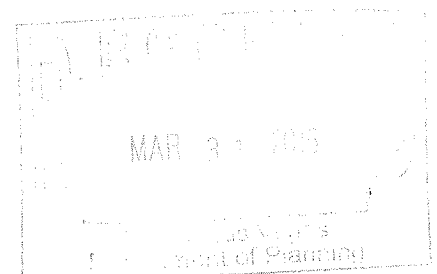


EXHIBIT "A"
LEGAL DESCRIPTION

APN: 162-03-110-137

LOTS FOURTEEN (14) AND FIFTEEN (15) IN BLOCK FIFTEEN (15) OF BOULDER
ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE
IN BOOK 1 OF PLATS, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF
CLARK COUNTY NEVADA.



NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0

100

200

400

600

800

ASSESSOR'S PARCELS - CLARK CO., NV.

Michele W. Shafe - Assessor

BOOK

T21S R61E

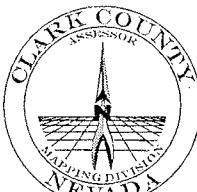
SEC.

3

MAP

N 2 NW 4

162-03-1



PARCEL BOUNDARY

SUB BOUNDARY

PM/LD BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PM/LD BOUNDARY

SECTION LINE

CONDOMINIUM UNIT

AIR SPACE PCL

RIGHT OF WAY PCL

SUB-SURFACE PCL

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUB/SEQ NUMBER

PB 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GL5 GOV. LOT NUMBER

138

139

140

163

162

161

6

5

4

3

2

1

7

8

9

10

11

12

18

17

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1

5

1

6

2

6

2

7

3

7

3

8

4

8

4

5

1

5

1

Scale: 1" = 200'

Rev: 10/28/2013

