



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. Ted Loh
TLDT Holdings, LLC
11053 Lavendar Hill Drive, Suite #160403
Las Vegas, Nevada 89135

**RE: EOT-64125 - EXTENSION OF TIME - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MAY 18, 2016**

Dear Mr. Loh:

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-55282) FOR A PROPOSED 1,960 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 823 South 3rd Street (APN 139-34-410-105), C-2 (General Commercial) Zone, Ward 3 (Coffin).

This approval is subject to the following conditions:

Planning

1. This Special Use Permit (SUP-55282) shall expire on October 29, 2017 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Special Use Permit (SUP-55282) 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. Ted Loh
Nevada Wellness Project, LLC
823 South 3rd Street
Las Vegas, Nevada 89101

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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/city of las vegas

May 5, 2016

Mr. Ted Loh
TLDT Holdings, LLC
11053 Lavendar Hill Drive, Suite #160403
Las Vegas, Nevada 89135

**RE: EOT-64125 - EXTENSION OF TIME - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MAY 18, 2016**

Dear Mr. Loh:

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. Ted Loh
Nevada Wellness Project, LLC
823 South 3rd Street
Las Vegas, Nevada 89101

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-64125

18b The Las Vegas Arts District
Art District Apartments
Beverly Green NA
Downtown Business Operators Council
Downtown Professional District
Eleventh Street Loft Owners Assn.
Fremont Apartments
Fremont Street Experience Business Association
Gateway Business Association
Hillside Heights NA
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
Mayfair NA
Molasky Corporate Center Owners Assn.
Newport Lofts
Orleans Square HOA
Rancho Manor NA
Rancho Oakey
Sahara - Southridge Association of Business
Saratoga Meadows
Scotch Eighty
SoHo Lofts HOA
Southridge NA
Stewart Arms Apartments
Stupak Neighborhood Success Team
The Ogden Unit Owners Assn.
Towne Terrace Apartments
West Huntridge NA

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-64125 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: NEVADA WELLNESS PROJECT, LLC - OWNER: TLDT HOLDINGS, LLC - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-55282) FOR A PROPOSED 1,960 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 823 South 3rd Street (APN 139-34-410-105), C-2 (General Commercial) Zone, Ward 3 (Coffin).

CITY COUNCIL: **MAY 18, 2016**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

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:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Nevada Wellness Project, LLC
 Project Address (Location): 823 S. 3rd Street
 Project Name: Downtown Dispensary Proposed Use: _____
 Assessor's Parcel #(s): 139-34-410-105 Ward #: 3
 General Plan: existing comm proposed _____ com _____ Zoning: existing C-2 proposed C-2
 Commercial Square Footage: 1 Floor Area Ratio: _____
 Gross Acres: 0.16 Lots/Units: 1 Density: _____
 Additional Information: _____

PROPERTY OWNER: TLDT Holdings, LLC Contact: Ted Loh
 Address: 11053 Lavender Hill Dr. Ste. 160403 Phone: 6509338023 Fax: _____
 City: Las Vegas State: NV Zip: 89135
 E-mail Address: ted@nevadawellnessproject.com

APPLICANT: Nevada Wellness Project, LLC Contact: Ted Loh
 Address: 823 S. 3rd Street Phone: 6509338023 Fax: _____
 City: Las Vegas State: NV Zip: 89101
 E-mail Address: _____

REPRESENTATIVE: _____ Contact: _____
 Address: _____ Phone: _____ Fax: _____
 City: _____ State: _____ Zip: _____
 E-mail Address: _____

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: Ted-Chuen Loh

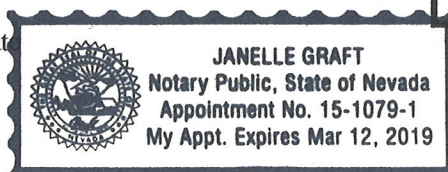
Subscribed and sworn before me

This 6th day of APRIL, 20 16

[Signature]

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK
 Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-64125</u>
Meeting Date:	<u>5-18-16</u>
Total Fee:	<u>\$ 300.00</u>
Date Received:*	<u>4-7-16</u>
Received By:	<u>[Signature]</u>

*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.

depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-64125** APN: 139-34-410-105

Name of Property Owner: TLDT Holdings, LLC

Name of Applicant: Nevada Wellness Project, LLC

Name of Representative: Ted Loh

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): _____

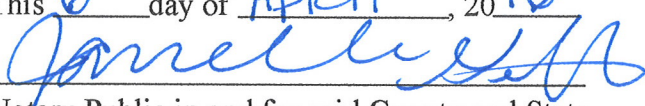
APN: _____

Signature of Property Owner: 

Print Name: Ted-Chuen Loh

Subscribed and sworn before me

This 6th day of April, 2016


Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK

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APR 07 2016



NEVADA WELLNESS PROJECT

April 6, 2016

By Hand Delivery

City of Las Vegas
Department of Planning
333 N. Rancho Drive.
Las Vegas, Nevada 89106

Re: Justification Letter
APN 139-34-410-105
823 S. 3rd Street, Las Vegas, Nevada 89101
Nevada Wellness Project, LLC

Dear Sir or Madam

Nevada Wellness Project, LLC hereby submits the enclosed application for a Medical Marijuana Establishment Special Use Permit (MME dispensary) to allow for the operation of a medical marijuana dispensary.

The documents identified on the City of Las Vegas MME Checklist are enclosed herein.

The purpose of Nevada Wellness Project, LLC is to contribute to the general prosperity, health, safety, and welfare of the City of Las Vegas community by providing compassionate service to all patients who require medically prescribed marijuana, especially those that are terminally ill. Doctors and patients that use marijuana do so because it has proven to better manage pain and depression with less dangerous side effects than their pharmaceutical counterparts, thus improving quality of life. The correct medication can provide a patient the ability to embrace life when facing serious medical challenges. Nevada Wellness Project, LLC plans to offer a variety of marijuana strains to cover most medical needs, with emphasis on developing new strains with cultivators to provide the best care to patients. This regulated retail service will be provided at the location and will not impose any undue burden on the surrounding area or adjacent property owners.

Based on the existing crime statistics for the area, there is no indication that Nevada Wellness Project will pose any undue threat to the security of the location, the products, the employees or the patients. Furthermore, Nevada Wellness Project, LLC has created an aggressive security and transportation plan that will deter criminal activity and exceeds the necessary state regulations that govern MMEs. These plans will also be verified with some of the best outside security firms that specialize in securing MMEs. From seed to sale, Nevada Wellness Project, LLC will ensure the highest level of security in product transport and building security while ensuring the safety of its patients and employees. Some high-

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APR 07 2016

lights of these plans include the following (i) an electronic facial recognition system to verify patients are valid (ii) offering escorted walk out service to all customers who request, or require the service, by licensed guards (iii) all personnel will be trained to look for suspicious activity and trained for special MME security considerations and (iv) installed panic buttons throughout the building for employees to use to alert law enforcement of any danger.

Providing compassionate care in a safe environment is the overall goal of Nevada Wellness Project, LLC. The exterior and interior design of the Nevada Wellness Project, LLC building is based on the premise of sustainability, wellness, and health for the surrounding community. A professional environment within the dispensary will be provided to ensure patients a safe and comfortable area to receive medication. Furthermore, we believe that this location in the Downtown Re-urbanization Area, will bring together people with common values of health, cultural enrichment, and inclusion. Nevada Wellness Project, LLC takes pride in being a part of the City of Las Vegas and by adding improvements to the existing infrastructure in the area it will inherently lead to more opportunities for economic diversification and sustainable quality of life in the community. Elevations have been included for your consideration.

Nevada Wellness Project, LLC is centrally located to serve local City of Las Vegas medical marijuana patients. The proposed location is proximately located to medical offices, pharmacies, neighborhood services or similar facilities. The location is easily accessible by way of public transportation and downtown bike paths. The central location of this dispensary will also allow for patients to conveniently access other facilities that serve their medical needs. Nevada Wellness Project, LLC will have convenient parking for both cars and bicycles and have handicap access.

Nevada Wellness Project, LLC is located in a properly zoned area for MMEs and meets all separation requirements. There are no waivers being requested with this application.

Nevada Wellness Project, LLC operations will provide an essential service to patients and will also provide for the community a new space that supports healthy lifestyles. This dispensary will operate with integrity and ensure that medical marijuana is safely available to those legally entitled to obtain it in the City of Las Vegas. If you have any questions or need any additional information regarding any aspect of this application please do not hesitate to call.

Very truly yours,
Nevada Wellness Project, LLC

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APR 07 2016

EOT-64125



October 30, 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

Five Guys on Third, LLC
10524 White Heath Court
Las Vegas, Nevada 89148

RE: SUP-55282 - SPECIAL USE PERMIT
SPECIAL CITY COUNCIL MEETING OF OCTOBER 29, 2014

Dear Applicant:

The City Council at a special meeting held October 29, 2014 APPROVED the request for a Special Use Permit FOR A PROPOSED 1,960 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 823 South 3rd Street (APN 139-34-410-105), 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. No physician or medical person making recommendations for medical marijuana may be located within a dispensary.
3. 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.
4. All development shall be in conformance with the site plan, building and sign elevations and floor plan, date stamped **10/07/14**, 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 of modifications.
5. 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.
6. A revised floor plan depicting a single public access point shall be submitted to the Department of Planning for approval, prior to or at the time of building permit submittal.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

EOT-64125

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7. Conformance to the associated final recommendation of the Downtown Design Review Committee (DDRC) shall be required.
8. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
9. 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.
10. 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.
11. 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.
12. Approval of this Special Use Permit does not constitute approval of a medical marijuana facility license.
13. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.
14. 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.
15. 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.
16. All medical marijuana products shall remain in the original manufacturer's configuration intended for off-sale.
17. 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.
18. Conformance to all regulations pertaining to Medical Marijuana Establishment found within Nevada Revised Statute 453A and Nevada Administrative Code NAC 453A.

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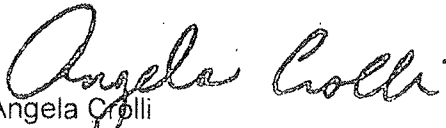
APR 07 2016

EOT-64125

Five Guys on Third, LLC
SUP-55282 – Page Three
November 3, 2014

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

Sincerely,


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

cc: Mr. Joey Vanas
Nevada Wellness Project, LLC
1301 South Sixth Street
Las Vegas, Nevada 89104

Mr. Ly Dao
Dao! Gurdison Design Group
817 South Main Street
Las Vegas, Nevada 89101

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APR 07 2015

EOT-64125

A.P.N.: 139-34-410-105
R.P.T.T.: \$3,187.50

Escrow #14-07-0909-KR

Mail tax bill to and
When recorded mail to:
TLDT Holdings LLC, a Nevada limited liability company
9812 Eagle Rock Court
Las Vegas, NV 89117

Inst #: 20141230-0004485
Fees: \$19.00 N/C Fee: \$0.00
RPTT: \$3187.50 Ex: #
12/30/2014 03:01:33 PM
Receipt #: 2267327
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: MJM Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Five Guys on 3rd, LLC**, 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 **TLDT Holdings, 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:
823 S. 3rd Street, Las Vegas, NV 89101

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.

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APR 07 2015

A.P.N.: 139-34-410-105
R.P.T.T.: \$3,187.50

Escrow #14-07-0909-KR

Mail tax bill to and
When recorded mail to:
TLDT Holdings LLC, a Nevada limited liability company
9812 Eagle Rock Court
Las Vegas, NV 89117

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Five Guys on 3rd, LLC**, 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 **TLDT Holdings, 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:
823 S. 3rd Street, Las Vegas, NV 89101

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.

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IN WITNESS WHEREOF, this instrument has been executed this 29 day of December, 2014

Five Guys on 3rd, LLC, a Nevada limited liability company

By: [Signature]

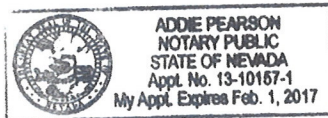
Print Name: Amnon Pahima

Title: owner, mgr

State of NEVADA }
County of Clark } ss:

This instrument was acknowledged before me on December 29, 2014
by Amnon Pahima as owner / manager
Of Five Guys on 3rd, LLC, a Nevada limited liability company

[Signature]
NOTARY PUBLIC
My Commission Expires: 2/1/17



Addie Pearson
No. 13-10157-1
Exp. 2/1/17

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APR 07 2015

State of Nevada
Declaration of Value Form

1. Assessor Parcel Number(s)

- a) 139-34-410-105
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 \$625,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$625,000.00
d. Real Property Transfer Tax Due \$3,187.50

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: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Five Guys on 3rd, LLC, a Nevada
limited liability company
Address: 10524 White Heath Ct
City: Las Vegas
State: NV Zip: 89144

Print Name: TLDT Holdings LLC, a Nevada
limited liability company
Address: 9812 Eagle Rock Ct
City: Las Vegas
State: NV Zip: 89117

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

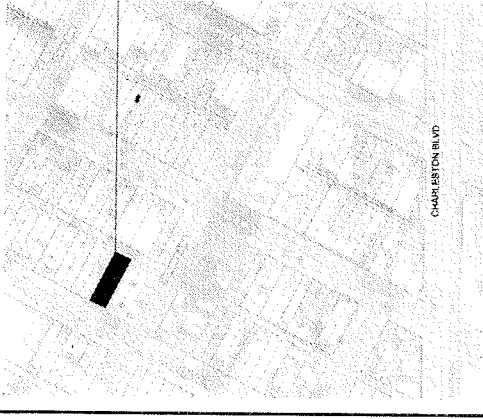
Print Name: Nevada Title Company Esc. #: 14-07-0909-KR
Address: 3993 Howard Hughes Parkway, Suite 120
City: Las Vegas State: NV Zip: 89169

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

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APR 07 2016

VICINITY MAP



SITE DATA

JURISDICTION: CLV - DOWNTOWN CENTENNIAL PLAN

APN #: 139-34-410-105

SITE ADDRESS: 823 S. 3RD STREET, LAS VEGAS, NV 89101

SITE AREA: 0.16 ACRES

BUILDING AREA:
DISPENSARY: 2,257 S.F.
FUTURE DISPENSARY OFFICE: 1,686 S.F.
TOTAL: 3,943 S.F.

ZONING: C-2 (NO CHANGE)

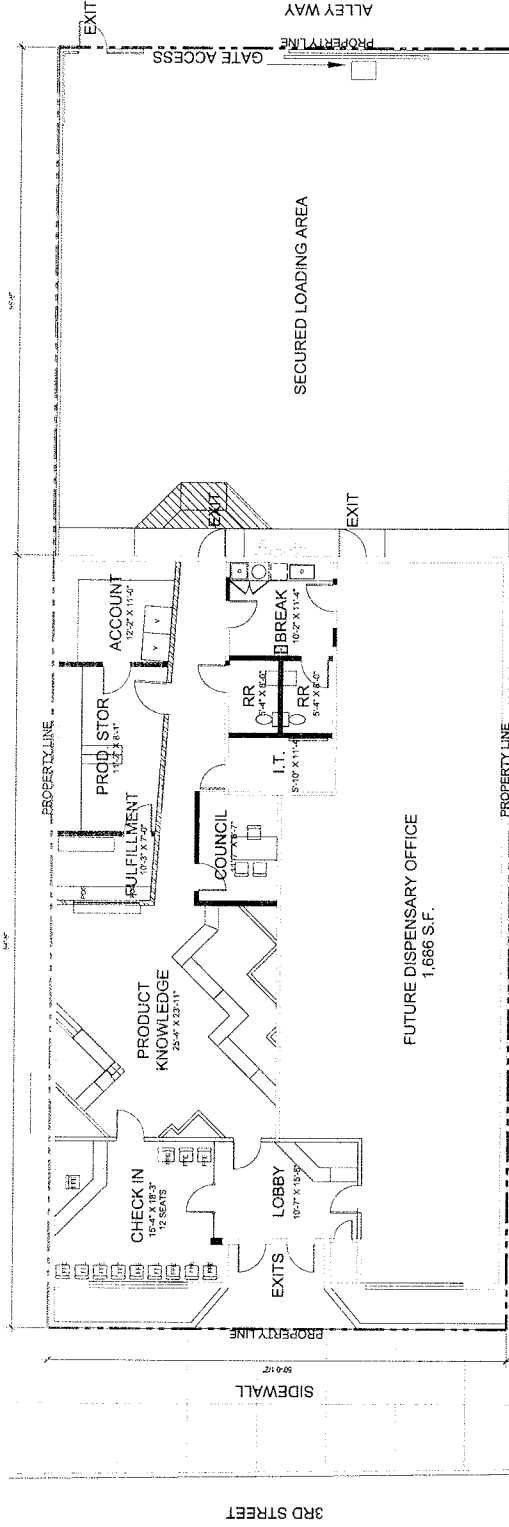
BUILDING USE: MME DISPENSARY (B) USE

BUILDING OCCUPANCY:
DISPENSARY: 49 OCCUPANTS
FUTURE DISPENSARY OFFICE: 17 OCCUPANTS
TOTAL: 66 OCCUPANTS

EXITS: 2 EXITS REQUIRED/ 4 PROVIDED

PARKING: 0 PARKING REQUIRED/ 0 PROVIDED

EXTENSION OF TIME
SITE PLAN & FLOOR PLAN



APARTMENT BUILDING - C2 ZONING

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APR 07 2015

A SITE PLAN & FLOOR PLAN

EOT-64125

05/18/16 CC

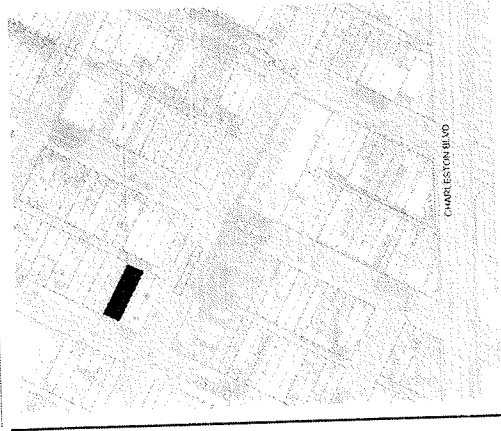
EOT-1.01

DATE: 05/18/15
42 X 30 SHEET
SHEET NUMBER

Downtown Dispensary
823 S. 3RD STREET, LAS VEGAS, NV 89101

Rob Gurdison
architect

VICINITY MAP



823 S. 3RD STREET

SITE DATA

JURISDICTION: CLV - DOWNTOWN CENTENNIAL PLAN

APN #: 139-34-410-105

SITE ADDRESS: 823 S. 3RD STREET, LAS VEGAS, NV 89101

SITE AREA:

0.16 ACRES

BUILDING AREA:

2,257 S.F.

DISPENSARY:

1686 S.F.

FUTURE DISPENSARY OFFICE:

3,943 S.F.

TOTAL:

ZONING: C-2 (NO CHANGE)

BUILDING USE: MME DISPENSARY (B) USE

BUILDING OCCUPANCY:

49 OCCUPANTS

DISPENSARY:

17 OCCUPANTS

FUTURE DISPENSARY OFFICE:

66 OCCUPANTS

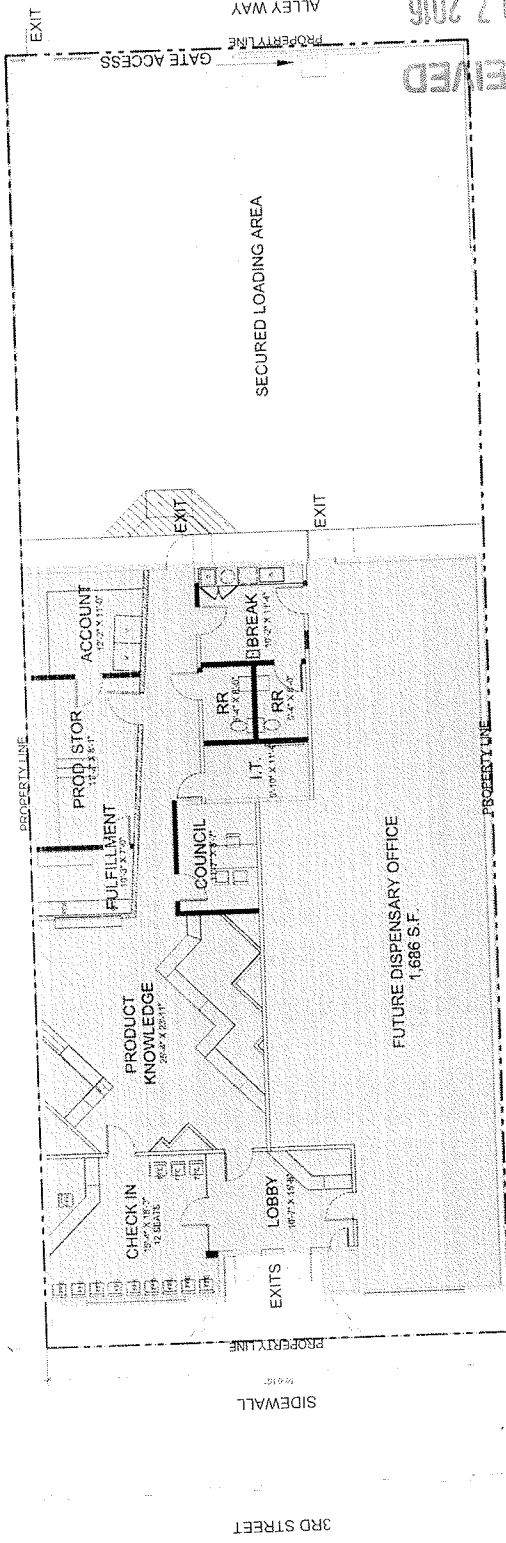
TOTAL:

2 EXITS REQUIRED/ 4 PROVIDED

0 PARKING REQUIRED/ 0 PROVIDED

EXTENSION OF TIME
SITE PLAN & FLOOR PLAN

Rob Gurdison
Architect



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APARTMENT BUILDING - C2 ZONING

A SITE PLAN & FLOOR PLAN

EOT-64125
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EOT-1.01

Downtown Dispensary
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