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August 4, 2014

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

RE: Justification Letter-Dispensary-Compassionate Care of Las Vegas, LLC
2601 South Highland Drive
Las Vegas, NV, 89101
APN 162-09-110-017
SUP - 55276 Dispensary

To Whom it May Concern:

Please accept this letter as justification for a 3,004 sq ft dispensary (comprised of approximately 2,063 sq ft of retail space and 941 sq ft of office/administration space) located at the above referenced location. Compassionate Care of Las Vegas, LLC (the "Company") is dedicated to providing therapeutic pain relief by providing patients with high quality medicinal marijuana. The Company's goal is to provide the highest quality products and services to its customers. The Company believes in customer-centric decision making which includes customer feedback in everything it does, from the products offered to the way it reaches the market and the community.

The Company's number one priority is to make its customers happy by providing them with the best possible care in a clean, safe, compassionate, and respectful environment. The Company will provide its customers with high quality medicinal marijuana procured from an affiliated cultivation facility and licensed local growers so it can offer numerous strains and flavors. The products will be provided in small quantities in secure packaging with warning labels. Patients will be educated about proper use and storage of the product.

The key to the Company's success will include prompt, courteous service, quality products, strong relationship building and maintenance, keeping our customers happy no matter the cost, competitive marketing and advertising, and steady growth generated through a firm understanding of its customer's needs and their respective value drivers and tastes. The Company will offer the following core products to its customers, with additional products added as demand and upon receipt of feedback from its customers:

- Multiple strains and flavors of medical marijuana;

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- Baked goods;
- Products to complement the above; and
- Other items as identified during startup and based upon supplier offerings.

The Company will be funded from its owners which have sufficient startup capital to quickly complete renovation of an existing stand-alone facility located at 2601 South Highland Drive, Las Vegas, NV, 89101 and to purchase all necessary equipment and inventory required from local contractors and suppliers. The owners have more than sufficient capital and will provide a positive cash position for a minimum of one year of operations and expenses until the Company is self-sustaining through cash flow generated from operations.

The facility will be open daily (Sunday-Monday) from 6:00 am to 10:00 pm. The facility provides ample space to assure the customers have a comfortable environment and to house all necessary equipment. The Company is committed to the security of its employees, clients, and the general public. The facility will use state-of-the-art alarm systems, video surveillance and other measures to ensure the security of patients, employees and the general public, as well as the building and its contents.

The Company will have an affiliated cultivation facility¹ located in the same building as its dispensary. As such, much of the Company's product will come from the affiliated cultivation facility. The dispensary is strategically located near the Center of the City of Las Vegas' largest medical community. Within walking distance, there are four hospitals, and the University of Nevada Medical School is a transit ride away. Additionally, the dispensary is conveniently located within walking distance from the Regional Transportation Commission's (RTC) bus stop serving one of the busiest public transportation routes in the City of Las Vegas. Given the convenient location and vertically integrated facility, the Company will be able to supply patients with those products and strains (many of which are developed on site) to meet patient needs.

This facility conforms to the policies and standards of the City of Las Vegas as it is a free standing detached enclosed structure. The public health, safety and general welfare of the City are best promoted and protected by this facility meeting the minimum separation of 1000 feet of any school; or within 300 feet of any individual care center licensed for more than 12 children, community recreational facility (public), City park, or church/house of worship. In addition, the use conforms to, and is subject to, the provisions of LVMC Title 6. There will be no outside storage permitted. Public access to the facility will be from a single point of entry and exit, with no other access to the interior of the building permitted. There will be no drive-through access as a part of this facility. Moreover, any signage for the facility will be limited to one wall sign per street frontage, the face of any proposed sign will not to exceed thirty square feet in area and will not to exceed two feet in height. Any proposed sign will be internally illuminated and will not

¹ **Disclosure & Notification:** The Company has an affiliated entity under common ownership and control (Compassionate Team of Las Vegas, LLC) which will be applying for a cultivation license at the same location.

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

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

Here, the location meets the above requirements as follows:

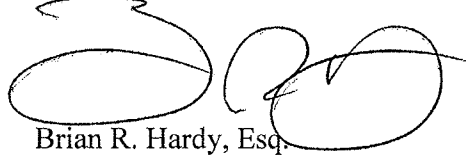
- a. The general plan is industrial and the property is zoned M. As dispensaries are permitted in M Zoning Districts, this is an appropriate location for a dispensary and is compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan;
- b. The subject site is an existing free standing building which is physically suitable for the type and intensity of land use being proposed and which has more than adequate room for the dispensing of medicinal marijuana;
- c. Given the industrial nature of the area, there already exists truck and delivery vehicle traffic along Highland Drive. As such, any additional truck or delivery traffic necessitated by the Company's operations should have minimal impact on the area. Moreover, consistent with City of Las Vegas City Code, the facility will have direct access (both ingress and egress) from Highland Drive; and
- d. This medical marijuana facility supports the General Plan and the public health and safety and welfare. Notably, the facility provides jobs to the community, medicine to people in need, and increases security in the area through the facilities use of cameras and security guards, making not only the facility a safe place but also provides enhanced security for the surrounding businesses. As such, 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.

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This location is compliant with and supports the City of Las Vegas Codes. Moreover, this location is suitable for a dispensary and, as such, the Company respectfully requests approval of this special use permit. As always, please do not hesitate to contact the undersigned with any questions regarding this request.

Sincerely,

MARQUIS AURBACH COFFING

A handwritten signature in black ink, appearing to read 'BRH', with a large, stylized flourish extending from the end.

Brian R. Hardy, Esq.

BRH:rw

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