

June 27, 2018

Justification:

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

Re: Justification Letter – MME Land Use Application;
Nevada Medical Group, LLC (the “Applicant”)
1591 N. Buffalo Drive; APN 138-28-501-009
Requested Uses: Dispensary

City of Las Vegas Planning:

On behalf of Nevada Medical Group, LLC (“Applicant”) we are seeking approval of a medical and recreational marijuana establishment (Dispensary) at 1591 N Buffalo Drive, Las Vegas, NV 89128. This justification letter is submitted pursuant to the submittal requirements

Category:

Subject project is within the city limits of Las Vegas, Nevada and thus subject to Title 19 of the Unified Development Code for real property improvements/development. The Parcel 138-28-501-009 is a pre-existing retail property/ gas islands, single story, totaling 10,603 SF. The applicant plans to occupy suite 120/130 approximately 2,646 SF.

The proposed use is compatible with the existing C1 planned use category. The applicant is not applying for a “Cultivation” use, “Independent Testing Facility” use or “Production Facility” use at this property address, only Dispensary use.

Sustainability:

The proposed project will not be participating in the City of Las Vegas Green Building Program. Nonetheless, conventional practices that represent standard in the industry construction means/methods will be employed.

Findings:

Per Determinations of Approval for Applications per Title 19.18 – please see below findings:

General Plan Amendment Determination:

1. The density and intensity of proposed project remains unchanged from existing conditions. Subject property remains as is regarding this category.
2. Existing zoning designation remains as is. No changes.

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3. Existing transportation, recreation, utility and other facilities remain as is. No added infrastructure load to occur.
4. This proposed amendment/project conforms to Title 19.
5. There is no community facility within a 300 foot area, and no School within 1,000 foot area. The Applicant's proposed location meets the distance separations as required by the Code.

Rezoning Determinations:

1. No rezoning is to occur with this application.

Prior Approval

1. The subject property was approved by the City of Las Vegas in 2015 for a dispensary location.

Criteria for Site Development Plans:

1. The proposed development is compatible with adjacent development & existing conditions.
2. The proposed development is consistent with the General Plan and all Title 19 requirements.
3. Site access & circulation remains unchanged.
4. Building & Landscape materials are appropriate for the immediate area and will improve existing conditions/aesthetics.
5. The public health, safety and welfare will not be negatively impacted by this improvement project.
6. Adjacent parcel to the south C-1 commercial

Variance

Conclusion

A marijuana dispensary establishment at this location will not have an adverse impact on the adjacent property or properties in the area. The proposed use will not result in any adverse impacts. More important, this request is compatible with the surrounding properties and located in an area designated by the City of Las Vegas as a suitable location. The proposed uses fully comply with all the spacing standards established in the Code and is located within a commercial complex setting ideal for retail use. Accordingly, this application is consistent with the general purpose and stated goals of the amendments to Title 19

Nevada Medical Group, LLC

Robert Hasman

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