

To Whom it may concern,

This letter explains the proposed use of the property at 9140 W Sahara Ave, for which we require a Special Use Permit. We attempt to explain the nature of the business which we intend to operate, as well as any possible impediments to the surrounding businesses and community. Our hope is that this will adequately demonstrate that our use would not negatively affect the community in any way.

The property in question has previously been used as a Veterinary office and is zoned C-1 within the City of Las Vegas. Our proposed use is for a recreational cannabis dispensary, which is permitted in this zoning with a Special Use Permit. We have also done an initial survey, and this location clears all proximity criteria, being over 300 feet from any community facility, and 1000 feet from any school.

This building is a freestanding pad in the parking lot of a larger shopping center, with ample parking. Initial review shows 40 available parking spots on this parcel. This should be more than sufficient to serve employee and customer parking for all hours of operation.

Our proposed hours of operation for this retail site would be 9 AM to 12 PM. In our market research we found this to be the standard operating hours of other dispensaries in the area. Public access will be limited to 1 door in the front of the building. Product deliveries and service entry would be granted through a secured back entrance, ensuring that public access is well regulated and monitored.

The property is located on Sahara, a very busy thoroughfare. Traffic counts show that this location currently sees 60,000 cars a day. We do not anticipate that our business would contribute any new traffic to this count and would not alter the traffic flow in any noticeable way.

The site also has sufficient signage for our use. There is currently both a digital reader board as well as a post sign for the shopping center. We would not require any further signage. This includes any sort of signage or advertising on the facia of the building.

Overall, we would need to perform zero exterior alterations to the building, signage, or parking, resulting in no change to the current presentation of the property. We also do not anticipate any disruption the surrounding businesses or community. We look forward to working together to move this project forward and are excited to answer any questions you may have about this project or our company in general.

Thank you,



Ben Allmand
Director of Compliance
Golden Leaf Holdings

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