



ARCHITECTURE
+ PLANNING

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Mr. Courey Stewart, Planning Department
City of Las Vegas
333 N. Rancho, 3rd Floor
Las Vegas, NV 8910

RE: Justification letter - PRJ74000_JF001

Dear Mr. Stewart:

Please accept this letter as our request for a major amendment to SUP 55282, approval for a medical marijuana dispensary. In 2014, medical marijuana dispensaries were approved by both the state and the City of Las Vegas. Last year, recreational marijuana was added to medical marijuana dispensaries, including this one. This year, the property and business were sold to MMOF FRE Fremont, LLC. The new owners would like to upgrade the property, expand the size and clean up the elevation. They filed for a pre-app and were directed to file a major amendment instead of a minor amendment.

In 2014, this site was approved for 1960 square feet of the dispensary, the remaining portion of the building was dedicated to a yoga studio. The new owners would like to use the entire building and enclose the front portion of the building, adding another 49 feet, and increasing the height of the building from 11 and a half feet, to increase the interior ceiling height. The increased height will match the existing exterior wall with the same brick material. The previous owners painted the building black with stripes across it, these owners will paint it red, their signature corporate color and all of their dispensary buildings are red. There is secured parking for employees only. No customer parking is proved on site, but there is ample street parking available.

This major amendment improves the appearance of the building, both inside and out. It also will allow for a more efficient operation for the patients and customers. We respectfully request approval of this major amendment to SUP 55282.

Yours Truly,
NADEL NEVADA, INC

Mark B. Mikelson, AIA
Principal