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May 13, 2021

Man Street Investments III, LLC
3773 Howard Hughes Parkway, Ste. 5005
Las Vegas, Nevada 89169

**RE: 20-0236-SUP1 – ADMINISTRATIVE SPECIAL USE PERMIT
ADMINISTRATIVE CYCLE – MAY 2021**

Dear Applicant:

The Department of Planning has administratively **APPROVED** a request for a Minor Amendment of an approved Special Use Permit (SUP-76230) FOR THE 1,526 SQUARE-FOOT EXPANSION OF AN APPROVED 3,720 SQUARE-FOOT NONCONFORMING CANNABIS DISPENSARY USE AND RELOCATION ON THE SAME PARCEL at 1311, 1315, 1317 and 1319 South Main Street (APN 162-03-110-131), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-76230) shall be required, except as amended herein.
2. The gross floor area for the Cannabis Dispensary use shall not exceed 5,266 square feet unless another Special Use Permit is approved. The floor area shall be located within 1311, 1315 and 1317 South Main Street, and the use shall no longer apply to 1319 South Main Street.
3. This approval is a minor amendment to, and shall run concurrently with, the approval for Special Use Permit (SUP-76230). No further action is needed, as this approval is extended, exercised or expired with SUP-76230.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Public Works

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
8. Comply with all previous conditions of approval for SUP-76230 and all other site related actions.

This action by the Department of Planning staff on **May 13, 2021** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Mr. Jake McCrea
Nevada Organic Remedies, LLC
2015 E. Windmill Lane
Las Vegas, Nevada 89123

Mr. Ryan Arnold
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