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April 28, 2015

Planet Properties, LLC
1647 Collingwood Drive
San Diego, California 92109

RE: SUP-55219 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MARCH 4, 2015

Dear Applicant:

The City Council at a regular meeting held March 4, 2015 APPROVED the request for a Special Use Permit FOR A PROPOSED 943 SQUARE-FOOT MEDICAL MARIJUANA PRODUCTION FACILITY at 2900 Highland Drive (APN 162-09-202-009), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 5, 2015. The approval is subject to:

Added at Council:

- A. **Construction drawings prepared by a Nevada licensed mechanical engineer, environmental engineer or similar professional discipline acceptable to the Building and Safety Director are required at the time of building permit application submittal for approval by the Building and Safety Department. The construction drawings shall detail all construction and equipment required to be installed in accordance with the odor control concept plan that describes the approach and equipment to be utilized to contain, absorb and neutralize all odors emanating from the property, and the field testing methodology to be utilized to determine the effectiveness of the odor containment, absorption and neutralization design.**
- B. **Applicants are required to update their security plan and meet all code requirements and all camera placement requirements.**
- C. **Applicants must provide a detailed environmental and sustainability plan, which must be approved by the director prior to licensing. Proposed packaging plan must be updated to delete any items that directly resemble candy items found in the grocery store.**
- D. **Floor plans and odor plans must be approved by the Fire and Building departments and the applicant is encouraged to attend the training classes on those items that licensing is holding.**

Planning

1. **Conformance to all Minimum Requirements under LVMC Title 19.12 for a Medical Marijuana Production Facility use.**

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/city of las vegas

2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0072-71) shall be required.
3. An air filtration system to be designed by a Nevada licensed engineer shall be provided prior to the issuance of a certificate of occupancy.
4. A production facility may not use combustible solvents or gases to produce extracts for the sale to city licensed dispensaries.
5. There shall be no on-premise consumption (the use, smoking, ingestion or consumption of any marijuana, edible marijuana or marijuana infused product) on the licensed premises.
6. All development shall be in conformance with the site plan and floor plan, date stamped 08/04/14, except as amended by conditions herein. Any modification of the premises of a medical marijuana establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.
7. This approval shall be void eighteen months from the date of final approval, unless exercised pursuant upon the issuance of a business license. An Extension of Time may be filed for consideration by the City of Las Vegas.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
10. The presence of minors on the premises of a medical marijuana establishment is prohibited unless the minor is a qualified patient on the premises of a dispensary and is accompanied by his or her parent or legal guardian.
11. Approval of this Special Use Permit does not constitute approval of a medical marijuana facility license.
12. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.
13. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.

14. This Special Use Permit shall be reviewed biennially concurrently with the associated business license, at which time the City Council may require the termination of the use. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Medical Marijuana Production Facility be removed.
15. All medical marijuana products shall remain in the original manufacturer's configuration intended for off-sale.
16. A Medical Marijuana Production Facility shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.
17. Conformance to all regulations pertaining to Medical Marijuana Establishment found within Nevada Revised Statute 453A and Nevada Administrative Code NAC 453A.
18. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
19. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

20. Coordinate with the Environmental Compliance Section of the Department of Public Works to determine appropriate pretreatment procedures, if any, required for industrial effluent from this facility prior to occupancy of this site or a business license for this use. Comply with the recommendations of the Environmental Compliance Section. The Section may be contacted through John Solvie, 702-229-6547 or email at JSolvie@lasvegasnevada.gov

Sincerely,



Debra A. Outland
Deputy City Clerk for
LuAnn D. Holmes, MMC, Acting City Clerk



Thomas A. Perrigo
Acting Director
Planning

cc: Mr. Neal Tomlinson
Boulevard Medical, LLC
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Las Vegas, Nevada 89113

Ms. Lucy Stewart
LAS Consulting
1916 Trail Peak Lane
Las Vegas, Nevada 89134