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CITY MANAGER

October 1, 2014

Ms. Karmen Fouled
Proview Series 11, LLC
11022 Santa Monica Boulevard, Suite #230
Los Angeles, California 90025

**RE: SDR-55265 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
SUP-55264
SPECIAL PLANNING COMMISSION MEETING OF SEPTEMBER 30, 2014**

Dear Ms. Fouled:

Your request for possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,800 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN DEVELOPMENT STANDARDS TO ALLOW A BUILDING TO HAVE A ZERO PERCENT ALIGNMENT ALONG THE FRONT PROPERTY LINE WHERE 70 PERCENT IS REQUIRED on 0.33 acres at 1324 South 3rd Street (APN 162-03-110-137), Ward 3 (Coffin), was considered by the Planning Commission on September 30, 2014.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following conditions:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/23/14, except as amended by conditions herein.
3. Provide parking lot screening per the Downtown Centennial Plan Development Standards along the 3rd Street frontage.
4. A Waiver from the Downtown Centennial Plan Development Standards is hereby approved, to allow a building to have zero property line frontage along 3rd Street where a minimum 70 percent is required.
5. 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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

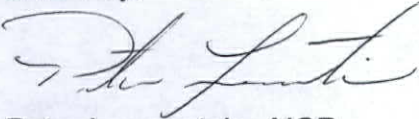
Public Works

10. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
11. The proposed new driveway accessing this site from 3rd Street shall meet the approval of the City Traffic Engineer prior to the approval of construction drawings for this site.
12. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

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This item will be considered by the City Council on **October 29, 2014**, at **9:00 A.M.** in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Shane Terry
Clark NMSD, LLC
848 North Rainbow Boulevard, Suite #1019
Las Vegas, Nevada 89104

Mr. George Garcia
GC Garcia
1055 Whitney Ranch Road, Suite #210
Henderson, Nevada 89014