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CITY COUNCIL

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CITY MANAGER

September 24, 2014

Mr. Rudy Cohen
Smady, LLC
17644 Rancho Street
Encino, California 91316

**RE: SDR-55270 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
SUP-55271
SPECIAL PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2014**

Dear Mr. Cohen:

Your request for possible action on a request for a Site Development Plan Review FOR A PROPOSED 6,222 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY on 1.37 acres at the northeast corner of Bonanza Road and Main Street (APNs 139-27-810-001 and 139-27-707-008), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on September 23, 2014.

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

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-55271) shall be required, if approved.
2. Conformance to the Conditions of Approval for Rezoning (Z-0046-02) shall be required.
3. 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.
4. All development shall be in conformance with the site plan and landscape plan, date stamped 08/25/14 and building elevations, date stamped 07/24/14, except as amended by conditions herein.
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
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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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
8. Trash enclosures shall be designed in conformance with the requirements of Title 19.08.040.
9. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - A. All required trees in the south perimeter landscape buffer shall be depicted so that trunks and canopy are fully onsite.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

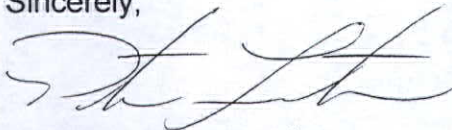
12. Dedicate up to five feet of right-of-way along Main Street for a total half street width of 45 feet where such does not exist concurrent with onsite development activities. Additionally, dedicate an appropriate area for a bus turn out and bus shelter pad on Main Street adjacent to this site concurrent with onsite development activity. Coordinate with the City Traffic Engineer to determine the exact location, geometric design and area of the required bus turnout and shelter prior to approval of construction drawings for this site. Construction of the bus turnout is not required.
13. Extend the median in Bonanza Road as directed by the City Traffic Engineer to restrict the driveway on Bonanza to right-in right-out only concurrent with onsite development activities.

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14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site 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.
15. 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.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. 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.

This item will be considered by the City Council on **October 28, 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. Sohrob Farudi
Red Rock Wellness, LLC
604 North Main Street
Las Vegas, Nevada 89101

Mr. Wade Takashima
TWC Construction
431 Eastgate Road, 3rd Floor
Henderson, Nevada 89024