

7676 Lake Mead Buffalo, LLC
7676 W Lake Mead Blvd
Las Vegas, NV 89128
Parcel No.: 13821622006

December 17, 2024

City of Las Vegas Planning Department
495 S. Main St.
Las Vegas, NV 89101

RE: Special Use Permit Justification Letter for Retail Cannabis Dispensary at 7676 W Lake Mead Blvd

Dear City of Las Vegas Planning Department,

On behalf of 7676 Lake Mead Buffalo, LLC, I am submitting this justification letter in support of our request for a Special Use Permit (SUP) for the proposed development of a retail cannabis dispensary located at 7676 W Lake Mead Blvd (Parcel No. 13821622006). Below is a detailed description of the project, including its nature, development data, and anticipated operations.

The proposed project involves the development of a state-licensed retail cannabis dispensary to serve adult-use customers in compliance with all local and state regulations. The business will provide a secure, professional, and customer-focused environment for the legal sale of cannabis products, including flower, concentrates, edibles, and accessories.

The dispensary is strategically located at 7676 W Lake Mead Blvd, a parcel that is well-suited for commercial use. The property is 0.92 acres in size with an estimated 40,238 square feet of total land area. The site currently has no active development and is designated for commercial use under existing zoning regulations.

Development Data

- **Property Size:** 0.92 acres
- **Estimated Square Footage of Parcel:** 40,238 sq. ft.
- **Building Improvements:** Proposed renovation of a commercial retail facility to accommodate the dispensary.
- **Site Features:** Adequate parking, secure entry/exit points, and sufficient infrastructure for business operations.

The development will comply with all applicable city codes, including setback requirements, landscaping standards, parking ratios, and site safety measures.

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Currently, no specific waivers are anticipated for the project. However, should any minor deviations from city code be identified during the planning process, we are committed to working with the city to address and resolve any concerns.

The project will incorporate a comprehensive security plan, including but not limited to:

- 24/7 video surveillance and alarm systems.
- Controlled access to the facility with limited entry to restricted areas.
- Onsite security personnel during operating hours.
- Compliance with all security-related regulations set forth by the State Cannabis Compliance Board (CCB) and local jurisdictions.

The dispensary will operate in a professional and discreet manner, with no onsite consumption of cannabis products allowed. Measures will be implemented to ensure minimal impact on neighboring properties, including:

- Adequate parking to prevent overflow.
- Proper signage in compliance with city regulations.
- Traffic and pedestrian flow management to ensure safety and convenience.

Additionally, we are committed to creating economic opportunities by hiring local staff and engaging with the community to promote education and awareness of responsible cannabis use.

We believe the proposed retail cannabis dispensary at 7676 W Lake Mead Blvd is a suitable and responsible use of the property. The project aligns with the city's goals for economic development and public safety while providing a secure and professional environment for legal cannabis sales.

We respectfully request your approval of this Special Use Permit and look forward to collaborating with the Planning Department throughout the process. Should you have any questions or require further information, please do not hesitate to contact me.

Thank you for your time and consideration.

Sincerely,

Mersha Endalkachew
Manager, 7676 Lake Mead Buffalo, LLC
andymersha@gmail.com

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