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September 16, 2020

COMPREHENSIVE PLANNING DEPARTMENT
333 N. Rancho Drive
Third Floor
Las Vegas, Nevada 89106

**Re: Justification Letter – Special Use Permit
Clear River, LLC
Charleston/Buffalo
APN: 138-33-803-002**

To Whom It May Concern:

This firm represents Clear River, LLC (the “Applicant”) in the above referenced matter. The property is located on approximately .51 acres on the northeast corner of Charleston Boulevard and Buffalo Drive (the “Property”). The Property is more particularly described as Assessor’s Parcel Number 138-33-803-002. The Property is zoned Limited Commercial District (C-1). The Applicant is requesting a special use permit to allow for a marijuana dispensary.

Marijuana dispensaries are permitted within C-1 zoned districts upon the approval of a special use permit. The proposed dispensary would occupy the existing building on the Property. No alterations (apart from updating the signage) to the outside of the building, landscaping or off-sites are proposed. An initial survey has been conducted and the Property meets all proximity criteria. Specifically, there are no current or active business licenses/uses for community facilities within the 300 feet separation requirement and the Property is not within 1,000 feet from any school.

The proposed hours of operation will be 24 hours a day. Public access will be limited to one door in the front of the building. Product deliveries and service entry would be granted through a secured side entrance, ensuring that public access is well regulated and monitored.

The Property is located on the corner of two heavily travelled arterial roads, and is therefore an ideal location for the proposed use. Directly adjacent to the north is an existing tavern open 24 hours a day. To the south across Charleston is an existing R-3 development and additional C-1 commercial uses. To the west is the Las Vegas Valley Water District and to the east is an existing R-1 development.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

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