

LAW OFFICE

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May 16, 2022

City of Las Vegas Planning and Zoning  
495 South Main Street  
Las Vegas, Nevada 89101

**RE: GPA, Use Permit and Site Development Plan Review and for Blood Plasma Center 1610 Rancho Road 139-20-411-004, 016**

Dear Mr. Stewart;

Our client is interested in purchasing two properties at the northeast corner of Rancho Drive at Vegas Drive that are currently zoned C-2. The intent is to build a new Blood Plasma Donor Center. This involves demolishing a building addressed as 3045 Vegas Drive. Access to the project will remain at the current inlets on 3045 Vegas Drive as well as the ingress on Rancho Drive that historically accessed parcel 004.

**General Plan Amendment:** While the underlying zoning remains C-2, a GPA is required in order to merge the parcels to allow the building to build over what is currently a property line. The City of Las Vegas completed an area wide plan amendment to reclassify parcel 016 to NXU-U. This request is to classify parcel 004 to the same land use designation to meet mapping requirements.

**Site Development Plan Review:** The plan uses existing conditions to build and infill site. In particular, the design is benchmarked by existing access points to both properties as there is no shared access mapped on the adjacent irregularly shaped parcel. Note that parking, residential adjacency, parking lot landscaping requirements are met. Waivers were not identified in the site.

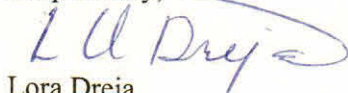
**Special Use Permit for Blood Plasma Center:** CSL Blood Plasma operates more than 180 centers across the USA including five in the Las Vegas Valley. Donations are used to treat hereditary bleeding disorders, immune deficiencies, hemophilia, respiratory conditions and burn traumas. All Blood Plasma centers use a National Donor Deferral Registry that is a permanent record of individuals tests. People that have tested for viruses (HIV, HPV, HCV) or illegal substances may no longer donate plasma. The industry is further regulated by the FDA.

Donors must be in good health, have not had tattoos or piercings within four months, carry state issued identification that demonstrates a permanent address.

The facility is open from 7:00 AM to 7:00 PM. Each location employs 40-60 people. Cash is not kept on-site as payment is made to VISA debit cards.

I can be reached at (702) 598-1408 to address additional questions and concerns.

Respectfully,



Lora Dreja  
Land Entitlements  
Brown, Brown and Premsrirut

22-0271  
05/19/2022

# Regulatory Compliance- Its all about Quality

FDA, GHA(German Health Authority), PPTA (Plasma Proteins Therapeutics Association), CLIA (Clinical Laboratory Improvements Amendments-State regulators) and other Applicable Agencies

Over 2600 Standard Operating Procedures (SOP's)

More than 200 Regulatory Inspections per year company wide

Plasma Safety

22-0271  
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# Donation Process



The donor is greeted by our friendly staff



The donor begins the SAHH (Self-Administered Health History) using their thumbprint for identification



The donor visits the vitals station or medical office



The plasma is sent to processing where samples are drawn and units are prepared for shipping



Upon completion, the donor is thanked for their donation and compensated with a Visa Debit Card



Our staff prepares the donor for their donation using a handheld PDA

22-0271  
05/19/2022



# CSL Plasma is an integral part of the communities in which we live and work

- Each Collection Center provides a broad range of entry level positions with career advancement opportunities. We employ approximately **40-60** employees:

Reception Technician  
Donor Support Technician  
Phlebotomist  
Medical Staff  
Plasma Processing Technician  
Training Coordinator  
Quality Management  
Operations Management and Supervision

- Comprehensive training is provided to ensure donor safety and compliance with regulatory and manufacturing requirements

- The majority of our employees and donors live within the local community.

## CSL Plasma

Proudly presents a community event  
Proceeds go to *Footprints of Michigan, Inc.*

## FOOD 4 FOOTWEAR

Food Truck Fundraiser



# Oct. 23 - 27

On corner of Cedar St. and Jolly Rd.

*Get Your Grub on for a Good Cause!*



Monday Tuesday Wednesday Thursday Friday  
-- Attention Businesses and Organizations --  
If you would like a table at this great community event please contact Becca Hollandsworth of CSL Plasma at (517) 855-9646.

Our Lansing Michigan Center recently sponsored a food truck event in their parking lot to benefit vets

Good for You. Great for Life.

## CSL Plasma

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# Why Plasma Donation Matters

## Who Needs Plasma Therapies?

**YOUR  
DONATION  
MATTERS!**

IT IS ESSENTIAL THAT WILLING,  
HEALTHY DONORS DONATE  
PLASMA BECAUSE EVERY YEAR,  
IT TAKES MORE THAN:



### Rare Diseases and Conditions

These therapies replace missing or deficient proteins that allow individuals to lead healthy and more productive lives. The patients that rely on these therapies generally require regular infusions or injections throughout their lives. The diseases and conditions treated by plasma protein therapies are considered rare diseases because they affect a relatively small percent of the population. Most are genetic, chronic conditions.

22-0271  
05/19/2022

Good for You. Great for Life.

CSL Plasma