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cityoflasvegas  
lasvegasnevada.gov

September 3, 2020

Mr. Gary L. Kantor  
GLK Holdings IV Bruce, LLC  
2816 Vista Del Sol  
Las Vegas, Nevada 89120

**RE: ABEYANCE - SUP-78301 [PRJ-78300] - SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF SEPTEMBER 2, 2020**

Dear Mr. Kantor:

The City Council at a regular meeting held on September 2, 2020 voted to **APPROVE** your request for a Special Use Permit FOR A PROPOSED 8,391 SQUARE-FOOT MARIJUANA DISPENSARY USE at 5991 West Cheyenne Avenue (APN 138-13-101-005), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-78300].

This approval is subject to the following conditions:

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Marijuana Dispensary use.
2. Conformance to the approved conditions for Reclassification of Property (Z-0041-94).
3. Handicap parking stalls shall be provided in accordance with Title 19.08.
4. This Special Use Permit shall be reviewed biennially concurrently with the associated business license, at which time the City Council may require the termination of the use. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the use be removed.
5. 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.

**23-0196**  
04/20/2023

6. All development shall be in conformance with the site plan date stamped 03/17/30 and the floor plan date stamped 01/30/20, except as amended by conditions herein. Any modification of the premises of a marijuana establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - One, 24-inch box shade tree shall be provided with four, 5-gallon shrubs within each parking lot landscape island.
  - One, 24-inch box shade tree shall be provided every 20 linear feet within the perimeter landscape buffers. Four, 5-gallon shrubs shall be provided for every required tree.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
9. The presence of minors on the premises of a marijuana establishment is prohibited unless the minor is a qualified patient on the premises of a dispensary and is accompanied by his or her parent or legal guardian.
10. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.

23-0196  
04/20/2023

Mr. Gary L. Kantor  
GLK Holdings IV Bruce, LLC  
SUP-78301 [PRJ-78300] - Page Three  
September 3, 2020

11. Approval of this Special Use Permit does not constitute approval of a Marijuana Dispensary license.
12. A Marijuana Dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.
13. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.
14. Conformance to all regulations pertaining to a Marijuana establishment found within Nevada Revised Statute (NRS) 453A and 453D, and Nevada Administrative Code (NAC) 453A and 453D.
15. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 3, 2020.

Sincerely,



Robert Summerfield, AICP<sup>®</sup>  
Director  
Department of Planning

RTS:PL:clb

cc: Mr. Jon Marshall  
Deep Roots Medical, LLC  
195 Willis Carrier Canyon  
Mesquite, Nevada 89034

Mr. Chris Molina  
McDonald Carano, LLP  
2300 West Sahara Avenue, Suite #1200  
Las Vegas, Nevada 89102

23-0196  
04/20/2023