

Case No. 21UR021

**Legal Description:**

Lot 1 of Tract 12 of Greenway Tract, located in Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota

## Puffy's LLC LETTER OF INTENT

Puffy's LLC started out as an idea by Kittrick Jeffries after working in the professional cannabis industry for the last six years. Kittrick started his cannabis industry journey after a Doctor at the Mayo Clinic in Rochester, Minnesota told his mom that there were only two options for treating breast cancer. Those two options were chemo-therapy and/or a mastectomy. He was not super thrilled that those were the only two options and decided to go explore different opportunities for treatment.

Kittrick moved out to Corvallis, Oregon in April 2014 with bright aspirations of starting his own Medical Marijuana Cultivation Establishment. With a partnership with two other individuals, they started Key to Bloom. Kittrick started working at Beaver Bowls Cannabis Dispensary where he eventually became the General Manager. He ended up dissolving the business with his partners and eventually started as the Director of Compliance with Nature's Path Farms LLC while simultaneously working with Beaver Bowls. Kittrick has always found himself working multiple jobs simultaneously since then, sometimes working as many as 6 jobs at one time. Kittrick was the General Manager of Beaver Bowls, Director of Compliance of Nature's Path Farms, METRC Consultant with CannXperts Consulting, running sales for Nature's Path, Fire Creek Farms, and Archive Portland. He was also appointed to the METRC User Group in Oregon by the Oregon Liquor and Cannabis Commission. In May 2019, Kittrick moved to Denver, Colorado to work with Colorado Cannabis Company where he was H&P Manager, which is a fancy way of saying distribution manager, where he gained experience with "Corporate Cannabis." Kittrick also works with Higher Yields Cannabis Consulting on their Compliance team to this day.

After having all of these wonderful experiences in the cannabis industry, Kittrick looked back to his home state of South Dakota after IM-26 and Amendment A passed with a majority vote. Kittrick registered the business Dakota Cannabis Consulting to help South Dakota investors with an opportunity to get into this emerging market. He also registered as a lobbyist with the Secretary of State to fight off any "carpetbaggers" coming to the state. Kittrick has also helped gear up local government by testifying at numerous City Council and County Commission meetings across the state on best practices for building the foundation of establishing this new program.

We looked forward to seeing what state and local governments were going to do with what was laid out within the purview of IM-26. As local governments decided to go down a path that increasingly made it difficult for small businesses to compete, Kittrick had the idea of founding Puffy's LLC. Puffy's allows the opportunity for small capital investors who are looking to get into the business to compete with the mega conglomerate cannabis businesses that will be infiltrating our state.

**Puffy's LLC has a wide variety of members that is composed of a wide variety of individuals who are invested in getting into this industry and making it work for South Dakota, by South Dakotans. Puffy's LLC is made up of 100% ownership of South Dakota Citizens and we plan on opening a cannabis dispensary that is in full compliance with rules, regulations and ordinances.**

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NOV 01 2021

RAPID CITY DEPARTMENT OF  
COMMUNITY DEVELOPMENT

## Parking Plan SCI Holdings LLC via Puffy's LLC 2120 W Main Unit #1

Office	5.00 per 1,000 SFGFA
Retail sales/service	5.00 per 1,000 SFGFA
Warehousing	0.25 per 1,000 SFGFA
Cocktail lounge/nightclub/tavern/bar	10.00 per 1,000 SFGFA

**Provided Parking:**

**66 Parking Spaces Total**

**3 ADA Spaces needed for 51-75 Total Spaces**

**3 ADA Spaces required, 4 proposed**

**RE: 2018 IBC 1106.1**

**Required Parking:**

- ADA - 5 Spaces
- 5,472.5 Sq ft of Retail sales/services @ 5.00 per 1,000 SFGFA = 28 Parking Spaces
- 10 Chairs of Hair Salon @ 3.00 per Chair = 30 Parking Spaces
- 3 Chairs of Tattoo Parlor @ 3.00 per Chair = 9 Parking Spaces
- 2,502 Sq ft of Restaurant @ 11.00 per SFGFA = 28 Parking Spaces
- 1,100 Sq ft of Office @ 5.00 per 1,000 SFGFA = 6 Parking Spaces
- Total - 106 Parking Spaces

**Parking Plan**

- Office to Retail = change in use.
- Both the lot we sit on and the lot adjacent to us are owned by JB Properties Inc.  
There was no parking agreement on file, however our landlord will sign a joint-parking agreement.

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RAPID CITY DEPARTMENT OF  
COMMUNITY DEVELOPMENT

BUILDING DEPT. ISSUE \_\_\_\_\_ 11.08.2022

**CUSTOMER**  
KITTRICK, JEFFRIES  
Dakota Cannabis Consulting  
kitt@dakotacannabisconsulting.com  
605.430.8724

SOUTH DAKOTA ENGINEERING FIRM  
C-8400

**SITE PLAN**  
2120 W. MAIN ST., UNIT #1  
RAPID CITY, SD  
DISPENSARY CUP

ENGINEERING COMPANY

**RENO JAMES**  
ENGINEERING

3760 VANCE ST #301  
WHEAT RIDGE, CO 80033

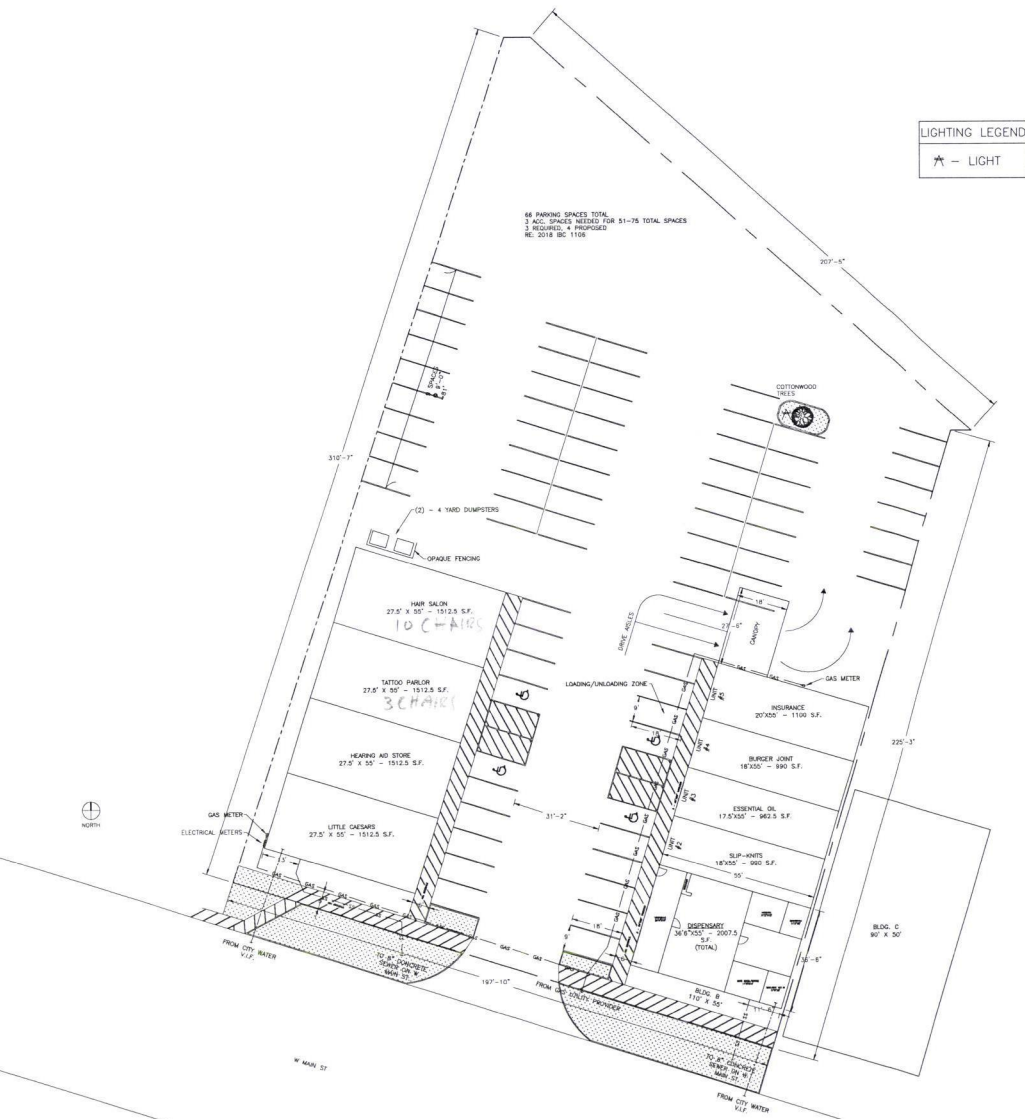
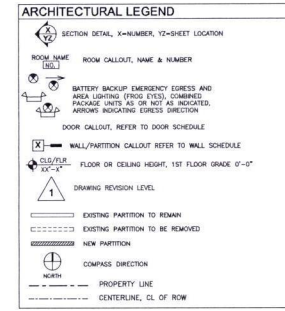
SOUTH DAKOTA FIRM C-8405

ENGINEER  
DAN KING, P.E.  
3760 VANCE ST #301  
WHEAT RIDGE, CO 80033  
303.800.5105  
DKING@RENOJAMES.COM

ENGINEERS STAND

CHECKED BY	DRK
DRAWN BY	MTS
RENO JAMES PROJECT NUMBER	21206
SHEET NO.	

SITE 1



**SITE PLAN**  
SCALE: 1" = 20'

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COMMUNITY DEVELOPMENT



LANDSCAPE CALCULATIONS  
PARCELS AREA: 53214 S.F.  
BUILDING AREA(S): 8050 S.F. = 12100 S.F.  
TOTAL LANDSCAPING POINTS NEEDED: 42114 PTS.  
- EXISTING LANDSCAPING: 8807 PTS.  
NEEDED POINTS: 34007  
PROPOSED LANDSCAPING: 42822 PTS.

LANDSCAPING LEGEND

	LARGE COTTONWOOD TREE
	GRASS
	SHRUBS

LANDSCAPING SCHEDULE

DESCRIPTION	QTY	POINTS	TOTAL POINTS
COTTONWOOD TREE	1	2000	2000
GRASS (PER SQ. YD.)	268.3	10	2683
COTTONWOOD TREES	8	2000	16000
SHRUBS	74	250	18500
GRASS (PER SQ. YD.)	113.8	10	1138
TOTAL			42822

LIGHTING LEGEND  
★ - LIGHT

36 PARKING SPACES TOTAL  
3 REQUIRED, 4 PROPOSED  
RE: 2018 RCD-11008

ARCHITECTURAL LEGEND

SECTION DETAIL, K=NUMBER, YZ= SHEET LOCATION

ROOM NAME ROOM CALLOUT, NAME & NUMBER

BATTERY BACKUP EMERGENCY EGRESS AND AREA LIGHTING (FLOOD EYES) COMBINED. PACKAGE EGRESS AS SHOWN AND INDICATED. ARROWS INDICATING EGRESS DIRECTION

DOOR CALLOUT: REFER TO DOOR SCHEDULE

WALL/PARTITION CALLOUT: REFER TO WALL SCHEDULE

FLOOR OR CEILING HEIGHT, 1ST FLOOR GRADE 0'-0"

DRAWING REVISION LEVEL

EXISTING PARTITION TO REMAIN

EXISTING PARTITION TO BE REMOVED

NEW PARTITION

COMPASS DIRECTION

PROPERTY LINE

CENTERLINE, CL OF ROW

REVISIONS

NO.	DATE	DESCRIPTION

CLIENT  
ATTORNEY: JEFFREY  
THOMAS CONSULTING  
JEFF@THOMASCONSULTING.COM  
605-430-8724

SOUTH DAKOTA ENGINEERING FIRM  
C-8405

LANDSCAPE PLAN  
2120 W. MAIN ST.  
RAPID CITY, SD  
DISTENDARY CUP

ENGINEERING COMPANY

**RENO JAMES ENGINEERING**

3760 VANCE ST #301  
WHEAT RIDGE, CO 80033  
303.803.9105  
DR@RENOJAMES.COM

REGISTERED PROFESSIONAL ENGINEER  
SOUTH DAKOTA FIRM C-8405

DATE: 11/13/2021  
DRAWING BY: DRK  
CHECKED BY: MTS  
RENO JAMES PROJECT NUMBER: 21006  
SHEET NO.

PROJECT NAME

PROJECT NAME

PROJECT NAME

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COMMUNITY DEVELOPMENT

LANDSCAPE PLAN  
SCALE: 1" = 20'



Proposed Sign Location

Essential OIL  
OUTLET

11ft

15ft

Proposed Sign

Puffy's  
DISPENSARY

3ft

5ft