

IV. Approval of Agenda for October 29, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.

VI. Planning & Zoning

1. **UC-19-0778-LCR 3025 HIGHLAND, LLC:**

USE PERMIT for a marijuana establishment (dispensary).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** allow a roof sign; **3)** increase wall sign area; and **4)** allow an animated (video) sign.

DESIGN REVIEW for signage in conjunction with an approved marijuana establishment (retail marijuana store and dispensary) on 1.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Highland Drive, 750 feet south of Edna Avenue within Winchester. TS/sd/jd (For possible action) **11/20/19 BCC**

2. **UC-19-0779-LCR 3025 HIGHLAND, LLC:**

USE PERMIT for a proposed marijuana establishment (retail marijuana store) on 1.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Highland Drive, 750 feet south of Edna Avenue within Winchester. TS/sd/jd (For possible action) **11/20/19 BCC**

3. **WS-19-0803-LV – PCPS, LLC & LV – AM, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback from a future right-of-way (Las Vegas Boulevard South); and **2)** permit non-standard improvements (building, structures, and landscaping) within a future right-of-way (Las Vegas Boulevard South).

DESIGN REVIEW for renovation of porte-cochere, water feature and additions and revisions to include structures, and additional site enhancements for a remodel of an existing resort hotel on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the south side of Sahara Avenue within Winchester. TS/sd/ja (For possible action) **11/20/19 BCC**

VII. General Business

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: November 12, 2019

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Winchester Community Center: 3130 S McLeod Dr., Las Vegas NV 89121

Fast & Fresh Dry Cleaners: 2548 Desert Inn Rd., Las Vegas NV 89121

United States Postal Services: 2478 E. Desert Inn Rd., Las Vegas, NV 89121

Starbucks: 2412 E. Desert Inn Rd., Las Vegas, NV 89121

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES – MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager



Winchester Town Advisory Board

September 24, 2019

MINUTES

Board Members: John Delibos – Chair – **Present**
 Robert O. Mikes, Jr. – Vice Chair- **Present**
 Kenneth Dayton – **Present**
 Judith Siegel – **Present**
 Roxana Valladeres – **Excused**

Secretary: Victoria Bonner, 702-335-9205 victoriabelleb@gmail.com

Town Liaison: Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions Jillee Rowland; Planning, Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of September 10, 2019 Minutes
Moved by: Delibos
Approve minutes as submitted
Vote: 4-0 Unanimous
- IV. Approval of Agenda for September 24, 2019
Moved by: Delibos
Approve as submitted
Vote: 4-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)

Beatriz Martinez invited the community to Job Fair at the Clark County Government Center. This will

be held on September 27, 2019 from 9 a.m. – 2 p.m.

VI. Planning & Zoning:

1. **TM-19-500172-305CCD, LLC:**

TENTATIVE MAP for a commercial subdivision on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester. TS/sd/jd (For possible action) **10/01/19 PC**

**Moved By- Siegel
Approve- with staff conditions
Vote: 4-0 Unanimous**

2. **WS-19-0689-L C R 3025 HIGHLAND, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** reduce parking lot landscaping; and **3)** allow modified driveway design standards. **DESIGN REVIEWS** for the following: **1)** proposed industrial building; and **2)** vivid hues for a proposed industrial building on 1.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Highland Drive, 735 feet south of Edna Avenue within Winchester. TS/md/jd (For possible action) **10/15/19 PC**

**Moved By- Siegel
Approve- with staff conditions
Vote: 4-0 Unanimous**

3. **WS-19-0701-SUPHANTHUCHAT CHARLES:**

WAIVER OF DEVELOPMENT STANDARDS to increase the front yard hardscape in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of El Segundo Avenue and the east side of La Canada Street within Winchester. TS/lm/jd (For possible action) **10/15/19 PC**

**Moved By-Dayton
Approve- with staff conditions
Vote: 3-1**

4. **WS-19-0660-CONVENTION CENTER LV HOLDINGS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a freestanding sign.

DESIGN REVIEWS for the following: **1)** modify an existing freestanding sign including the addition of a video unit; and **2)** increase the area of a proposed animated sign (video unit) in conjunction with a freestanding sign in conjunction with an existing hotel on 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Convention Center Drive, 240 feet east of Channel 8 Drive (alignment) within Winchester. TS/jt/jd (For possible action) **10/16/19 BCC**

**Moved By- Delibos
Approve- Design Review
Development Standards
Vote: 3-0**

VI. General Business

VII. Public Comment
None

VIII. Next Meeting Date

The next regular meeting will be October 8, 2019

IX. Adjournment

The meeting was adjourned at 6:50 p.m.

DRAFT

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., OCTOBER 29, 2019**

11/20/19 BCC

1. **UC-19-0778-LCR 3025 HIGHLAND, LLC:**
USE PERMIT for a marijuana establishment (dispensary).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) allow a roof sign; 3) increase wall sign area; and 4) allow an animated (video) sign.
DESIGN REVIEW for signage in conjunction with an approved marijuana establishment (retail marijuana store and dispensary) on 1.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Highland Drive, 750 feet south of Edna Avenue within Winchester. TS/sd/jd (For possible action)

2. **UC-19-0779-LCR 3025 HIGHLAND, LLC:**
USE PERMIT for a proposed marijuana establishment (retail marijuana store) on 1.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Highland Drive, 750 feet south of Edna Avenue within Winchester. TS/sd/jd (For possible action)

3. **WS-19-0803-LV – PCPS, LLC & LV – AM, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback from a future right-of-way (Las Vegas Boulevard South); and 2) permit non-standard improvements (building, structures, and landscaping) within a future right-of-way (Las Vegas Boulevard South).
DESIGN REVIEW for renovation of porte-cochere, water feature and additions and revisions to include structures, and additional site enhancements for a remodel of an existing resort hotel on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the south side of Sahara Avenue within Winchester. TS/sd/ja (For possible action)

11/20/19 BCC AGENDA SHEET

MARIJUANA ESTABLISHMENT
(TITLE 30)

HIGHLAND DR/EDNA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0778-LCR 3025 HIGHLAND, LLC:

USE PERMIT for a marijuana establishment (dispensary).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** allow a roof sign; **3)** increase wall sign area; and **4)** allow an animated (video) sign.

DESIGN REVIEW for signage in conjunction with an approved marijuana establishment (retail marijuana store and dispensary) on 1.3 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Highland Drive, 750 feet south of Edna Avenue within Winchester. TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:

162-08-705-007; 162-08-705-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 68 spaces where 71 spaces are required per Table 30.60-1 (a 5% reduction)
2. Allow a roof sign where not permitted per Chapter 30.72.
3. Increase wall sign area to 5,280 square feet where a maximum of 30 square feet is permitted per Table 30.44-1 (a 17,170% increase).
4. Allow an animated (video) sign where no animation or electronic message units or display are permitted per Table 30.44-1.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3025 Highland Drive
- Site Acreage: 1.3
- Number of Lots/Units: 1
- Project Type: Marijuana Establishment (dispensary)
- Parking Required/Provided: 71/68
- Square Feet: 17,667

History

The applicant is currently operating a retail marijuana store in conjunction with a dispensary (Canna Copia) at 6332 Rainbow Boulevard and desires to relocate both establishments to the subject site. A related application for a design review and waiver of development standards for reduced street landscaping, reduced parking lot landscaping and modified driveway design standards, along with design review for vivid hues and industrial building were approved at the October 15, 2019 Board of County Commissioners meeting.

Site Plans

The plans depict a proposed 2 story industrial building consisting of 17,667 square feet on a 1.3 acre site. The proposed building is oriented towards the northeastern portion of the project site. The building is set back 40 feet from the east property line along Highland Drive and 15 feet from the north property line. The building is set back 109 feet and 50 feet from the west and south property lines, respectively. Bicycle spaces are provided adjacent to the southwest side of the building. The required trash enclosure is located at the northwest corner of the site, adjacent to the existing 20 foot wide alley. The required loading space is located to the south of the industrial building. An existing 5 foot wide sidewalk is located along Highland Drive with a proposed 5 foot wide pedestrian walkway connecting the attached sidewalk to the entrance of the building.

Landscaping

The plans depict a 40 foot wide landscape area that includes an existing 5 foot wide attached sidewalk adjacent to the northeast property line along Highland Drive. Five, small 24 inch box trees are planted within this area where a total of 6 small trees are required. A landscape area ranging between 6 feet to 15 feet in width is located adjacent to the southeast property line along Highland Drive. A total of 4 small trees are required and provided within this portion of the street landscape area. Shrubs and groundcover are also provided within the landscape area along Highland Drive. The portion of the landscape area located at the southeast corner of the site, is 6 feet in width, and has been reduced to accommodate the required deadend parking area that exceeds 20 spaces. Nineteen landscape finger islands are provided throughout the interior of the parking lot where 23 finger islands are required. A 4.5 foot wide landscape area is provided along the north and west property lines and includes a combination of 13 large and small trees. This landscape plan was approved via WS-19-0689.

Elevations

The plans depict a 2 story industrial building with a maximum height of 42 feet. The east elevation of the building features a predominantly glass exterior with metal paneling on portions of the first floor, located at the northeast and southeast ends of the building. The north and south elevations of the building feature a combination of textured vertical and horizontal metal paneling. The west elevation of the building features a combination of materials including a glass exterior with textured vertical and horizontal metal panels. The metal paneling is colored red which constitutes a vivid hue, which was approved via WS-19-0689.

Floor Plans

The plans depict a 2 story building consisting of 17,667 square feet. The commercial driveway entrance to the site divides the first floor of the building into 2 separate portions. The south portion of the building consists of 678 square feet and serves as an auxiliary entrance to the building leading to the second floor. The north portion of the building consists of 6,202 square feet and includes restroom facilities and a janitor's closet. The second floor of the building consists of 7,484 square feet and includes an open floor area, restroom facilities, and a locker room. A 2,088 square foot outdoor staff lounge is located at the northwest corner of the building on the second floor. The retail and dispensary store will be conducted on the first floor as the second floor is for storage.

Signage

The plans depict a roof sign, and an animated (video) wall sign. The roof sign is 71.5 square feet and constructed of open face pan channel letters with neon lighting. The animated (video) wall sign is 5,280 square feet and encompasses the entire east (front) elevation. The east (front) elevation is a glass curtain wall with diodes within the glass, capable of showing video images.

Applicant's Justification

The applicant states that the proposed signage complements the architecture of the building and will not impact the surrounding area since the area is industrial. Furthermore, the applicant states that other marijuana establishments in the valley have been approved with larger signs than allowed by Code. Additionally, the applicant states that the proposed animated (video) wall sign reflects changing technology, and should be considered more as an architectural feature. The reduction in parking for 3 spaces will have minimal impact as this location and is within proximity to the Las Vegas Strip and many of the customers will arrive by ride share (Lyft/Uber/taxi).

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0689	Reduced street landscaping and parking lot landscaping and modified driveway design standards, design review for industrial building and vivid hues	Approved by BCC	October 2019
WS-18-0643	Allowed for a hanging sign, roof sign, and increased wall sign, and allowed alternative wall design and allowed animated (video) sign, increase animated sign area	Approved by BCC	January 2019
UC-18-0127	Allowed a marijuana establishment (dispensary)	Approved by BCC	June 2018
UC-17-1118	Allowed a marijuana establishment (retail marijuana store) and waivers of development standards for reduced parking, cross access, pedestrian walkways, and non-decorative metal roofing	Approved by BCC	June 2018

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0649-16	Hookah lounge in conjunction with an existing tavern, permit a roof sign & increased sign area, exterior improvements to existing tavern & adult cabaret	Approved by BCC	November 2016
UC-0436-15	For an expansion and exterior remodel of a tavern within an existing commercial/warehouse complex with a design review	Approved by BCC	August 2015
WS-0200-02	Allowed an off-premises sign on the north parcel	Approved by PC	March 2002
WS-1105-01	Reduced parking for an appliance store and industrial uses	Approved by PC	October 2001
ADR-0761-01	Exterior remodel of an adult cabaret	Approved by ZA	August 2001
ADR-0535-01	Exterior remodel of an adult cabaret	Approved by ZA	June 2001
ADR-1019-00	Allowed an adult cabaret	Approved by ZA	December 2000
VC-0125-00	Reduced parking for a retail store, tavern, and warehouse	Approved by PC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	M-1	Adult cabaret & office/warehouse building
South & East	Business and Design/Research Park	M-1	Industrial buildings
West	Business and Design/Research Park	M-1	Industrial buildings & mini-warehouse facility

Related Applications

Application Number	Request
UC-19-0779	A use permit for a marijuana establishment (retail store) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Utilizing the most efficient vehicular route, the applicant proposes to move the existing establishment 9.5 miles northeast from the existing location to the new address. Additionally, based on the location analysis submitted by the applicant and when considering current dispensary applications there are 8 dispensaries within 2 miles and 3 dispensaries within 1 mile of the subject site. Additionally, the separation survey submitted by the application shows that all of the required separations to a community facility and school are being met.

The applicant has submitted the State of Nevada Medical Marijuana Establishment Registration Certificate, the Clark County Business License, and State Business License for the current establishments located at 6332 Rainbow Boulevard.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1 (parking reduction)

Staff acknowledges that the proposed facility will function as both a destination for tourists and local visitors who will utilize various transportation services to visit the facility. Staff finds that a reduction of 3 spaces for a total of 68 spaces on-site will have a minimal impact to the surrounding area. In addition, within proximity to Las Vegas Boulevard South (The Strip) many customers will arrive via personal transportation but also via alternative transportation modes, including ride share (Uber/Lyft), taxis and/or limos.

Waiver of Development Standards #2 & Design Review (roof sign)

The proposed roof sign will only be visible from above and will not be visible from the public at ground level and is not anticipated to have significant impacts to the immediate area. The proposed roof sign will be constructed of pan channel letters and neon lighting.

Waivers of Development Standards #3 & #4 & Design Review (wall & animated sign)

Staff finds the size of the animated (video) wall sign to be excessive. The proposed sign encompasses the entire front façade and overwhelms the overall architecture of the building. The request does not comply with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with building styles on-site and also with the surrounding development. A wall sign or animated sign of this size does not exist in the

surrounding area. This request is a significant increase than what was previously approved for a total of 2,592 square feet (WS-18-0643).

Staff Recommendation

No recommendation.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Expunge WS-18-0643 and UC-17-1118;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Department of Air Quality;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that this application is contingent upon obtaining a business license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study and compliance.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that permits may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MMOF VEGAS RETAIL, INC.
CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134

DRAFT

11/20/19 BCC AGENDA SHEET

MARIJUANA ESTABLISHMENT
(TITLE 30)

HIGHLAND DR/EDNA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0779-LCR 3025 HIGHLAND, LLC:

USE PERMIT for a proposed marijuana establishment (retail marijuana store) on 1.3 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Highland Drive, 750 feet south of Edna Avenue within Winchester. TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:

162-08-705-007; 162-08-705-008

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3025 Highland Drive
- Site Acreage: 1.3
- Project Type: Marijuana establishment (retail marijuana store)
- Parking Required/Provided: 71/68
- Square Feet: 17,667

History

The applicant is currently operating a retail marijuana store in conjunction with a dispensary (Canna Copia) at 6332 Rainbow Boulevard and desires to relocate both establishments to the subject site. A related application for a design review and waiver of development standards for reduced street landscaping, reduced parking lot landscaping and modified driveway design standards, along with design review for vivid hues and industrial building were approved at the October 15, 2019 Board of County Commissioners meeting.

Site Plans

The plans depict a proposed 2 story industrial building consisting of 17,667 square feet on a 1.3 acre site. The proposed building is oriented towards the northeastern portion of the project site. The building is set back 40 feet from the east property line along Highland Drive and 15 feet from the north property line. The building is set back 109 feet and 50 feet from the west and

south property lines, respectively. Bicycle spaces are provided adjacent to the southwest side of the building. The required trash enclosure is located at the northwest corner of the site, adjacent to the existing 20 foot wide alley. The required loading space is located to the south of the industrial building. An existing 5 foot wide sidewalk is located along Highland Drive with a proposed 5 foot wide pedestrian walkway connecting the attached sidewalk to the entrance of the building.

Landscaping

The plans depict a 40 foot wide landscape area that includes an existing 5 foot wide attached sidewalk adjacent to the northeast property line along Highland Drive. Five, small 24 inch box trees are planted within this area where a total of 6 small trees are required. A landscape area ranging between 6 feet to 15 feet in width is located adjacent to the southeast property line along Highland Drive. A total of 4 small trees are required and provided within this portion of the street landscape area. Shrubs and groundcover are also provided within the landscape area along Highland Drive. The portion of the landscape area located at the southeast corner of the site, is 6 feet in width, and has been reduced to accommodate the required deadend parking area that exceeds 20 spaces. Nineteen landscape finger islands are provided throughout the interior of the parking lot where 23 finger islands are required. A 4.5 foot wide landscape area is provided along the north and west property lines and includes a combination of 13 large and small trees. This landscape plan was approved via WS-19-0689.

Elevations

The plans depict a 2 story industrial building with a maximum height of 42 feet. The east elevation of the building features a predominantly glass exterior with metal paneling on portions of the first floor, located at the northeast and southeast ends of the building. The north and south elevations of the building feature a combination of textured vertical and horizontal metal paneling. The west elevation of the building features a combination of materials including a glass exterior with textured vertical and horizontal metal panels. The metal paneling is colored red which constitutes a vivid hue, which was approved via WS-19-0689.

Floor Plans

The plans depict a 2 story building consisting of 17,667 square feet. The commercial driveway entrance to the site divides the first floor of the building into 2 separate portions. The south portion of the building consists of 678 square feet and serves as an auxiliary entrance to the building leading to the second floor. The north portion of the building consists of 6,202 square feet and includes restroom facilities and a janitor's closet. The second floor of the building consists of 7,484 square feet and includes an open floor area, restroom facilities, and a locker room. A 2,088 square foot outdoor staff lounge is located at the northwest corner of the building on the second floor. The retail and dispensary store will be conducted on the first floor.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is currently operating a dispensary in conjunction with a retail marijuana store (Canna Copia) at 6332 Rainbow Boulevard and desires to relocate both establishments to the

subject site. The applicant states the proposed site is more centrally located within the Las Vegas Valley to service customers. The proposed use will not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, or other matters affecting the public health, safety, and general welfare.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0689	Reduced street landscaping and parking lot landscaping and modified driveway design standards, design review for industrial building and vivid hues	Approved by BCC	October 2019
WS-18-0643	Allowed for a hanging sign, roof sign, and increased wall sign, and allowed alternative wall design and allowed animated (video) sign, increased animated sign area	Approved by BCC	January 2019
UC-18-0127	Allowed a marijuana establishment (dispensary)	Approved by BCC	June 2018
UC-17-1118	Allowed a marijuana establishment (retail marijuana store) and waivers of development standards for reduced parking, cross access, pedestrian walkways, and non-decorative metal roofing	Approved by BCC	June 2018
UC-0649-16	Hookah lounge in conjunction with an existing tavern, permit a roof sign & increased sign area, exterior improvements to existing tavern & adult cabaret	Approved by BCC	November 2016
UC-0436-15	For an expansion and exterior remodel of a tavern within an existing commercial/warehouse complex with a design review	Approved by BCC	August 2015
WS-0200-02	Allowed an off-premises sign on the north parcel	Approved by PC	March 2002
WS-1105-01	Reduced parking for an appliance store and industrial uses	Approved by PC	October 2001
ADR-0761-01	Exterior remodel of an adult cabaret	Approved by ZA	August 2001
ADR-0535-01	Exterior remodel of an adult cabaret	Approved by ZA	June 2001
ADR-1019-00	Allowed an adult cabaret	Approved by ZA	December 2000
VC-0125-00	Reduced parking for a retail store, tavern, and warehouse	Approved by PC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	M-1	Adult cabaret & office/warehouse building
South & East	Business and Design/Research Park	M-1	Industrial buildings
West	Business and Design/Research Park	M-1	Industrial buildings & mini-warehouse facility

Related Applications

Application Number	Request
UC-19-0778	A use permit for a medical marijuana establishment with waivers of development standards for signage and parking is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Utilizing the most efficient vehicular route, the applicant proposes to move the existing establishment 9.5 miles northeast from the existing location to the new address. Additionally, based on the location analysis submitted by the applicant and when considering current marijuana applications there are 8 dispensaries within 2 miles and 3 dispensaries within 1 mile of the subject site. Additionally, the separation survey submitted by the application shows that all of the required separations to a community facility and school are being met.

The applicant has submitted the State of Nevada Medical Marijuana Establishment Registration Certificate, the Clark County Business License, and State Business License for the current establishments located at 6332 Rainbow Boulevard.

Staff Recommendation

No recommendation.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Expunge WS-18-0643 and UC-17-1118;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Department of Air Quality;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that this application is contingent upon obtaining a business license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study and compliance.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that permits may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: MMOF VEGAS RETAIL, INC.

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134

RESORT HOTEL
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0803-LV – PCPS, LLC & LV – AM, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback from a future right-of-way (Las Vegas Boulevard South); and **2)** permit non-standard improvements (building, structures, and landscaping) within a future right-of-way (Las Vegas Boulevard South).

DESIGN REVIEW for renovation of porte-cochere, water feature and additions and revisions to include structures, and additional site enhancements for a remodel of an existing resort hotel on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the east side of Las Vegas Boulevard South and the south side of Sahara Avenue within Winchester. TS/sd/ja (For possible action)

RELATED INFORMATION:

APN:

162-09-502-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce setback from future right-of-way (Las Vegas Boulevard South) to zero feet where 10 feet is required (a 100% reduction).
2. Permit non-standard improvements (building, structures, and landscaping) within a future right-of-way (Las Vegas Boulevard South).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 2535 S. Las Vegas Boulevard
- Site Acreage: 17.5
- Project Type: Remodel and expansion of porte-cochere

Site Plans

The plans depict an existing resort hotel located on Las Vegas Boulevard South and Sahara Avenue. The plans submitted show the expansion and renovation of an existing porte-cochere located at the west side of the existing resort hotel entry which is visible from Las Vegas

Boulevard South. The existing porte-cochere is an open roof structure at approximately 19,700 square feet, and is located within the future right of way. The proposed structure is approximately 19,700 square feet and setback 35 feet from the property line along Las Vegas Boulevard South. The proposed structure will not extend farther into the future right of way than what exists today. A new water feature, approximately 500 feet square feet is located at the center of the existing drive aisle.

Landscaping

Existing landscaping buffer along Las Vegas Boulevard South will remain intact and existing landscaping near the interior drive aisles and water feature perimeter will be enhanced.

Elevations

The porte-cochere structure is 45 feet tall at its highest point and primarily built of steel post and beam construction with metal framing. The roof is made of single ply membrane of light tan color with decorative faux finish under the canopy and will include indirect LED lighting with downlight and accent lighting to illuminate the drive aisle and walkways. The materials are non-combustible and is partially connected to the existing building on the east and open on the west.

Applicant's Justification

The renovation and expansion of the existing porte-cochere will provide an updated entry experience consistent with other resort properties along the Strip. There will be no impact to traffic or parking requirements for this project. The existing use of the property remains unchanged and changes are proposed to the main hotel and casino.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0555	Expansion and renovation of outdoor pool area	Approved by BCC	September 2019
DR-19-0417	Amended a comprehensive sign plan	Approved by BCC	July 2019
UC-0275-16	Reduced parking for the SLS Resort Hotel	Approved by BCC	May 2016
UC-0222-16	Increased building height and an amended sign plan for the SLS Resort Hotel	Approved by BCC	May 2016
UC-0789-13	Comprehensive sign plan for the SLS Resort Hotel	Approved by BCC	January 2014
UC-0416-11	Additions, revisions, and remodel of an existing resort hotel (SLS Las Vegas formerly Sahara)	Approved by BCC	November 2011
UC-1498-07	Additions and revisions to an existing resort hotel including a new hotel tower	Approved by BCC	February 2008
UC-1013-99	Additions and modifications to a resort hotel	Approved by PC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1 & C-2	Commercial development
South	Commercial Tourist	H-1	Undeveloped
East	Commercial Tourist	H-1	Parking lot & multi-family residential development
West	Commercial Tourist	H-1	Rock-N-Rio outdoor events facility

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Design Review

The proposed expansion and renovation of the existing porte-cochere along this portion of the Las Vegas Boulevard South frontage is consistent in its design with that of other approved resort hotels along Las Vegas Boulevard South. Staff finds the proposed changes are intended to improve the hotel with a new look that is similar to what other resort hotels have done. The proposed changes are similar to what has been approved for other properties; therefore, staff can support the design review.

Public Works - Development Review

Waivers of Development Standards

The applicant is required to dedicate a portion of the property in order to accommodate a proportionate share of a 200 foot wide right-of-way on Las Vegas Boulevard South according to Title 30 and the Clark County Transportation Element. Staff has no objection to deferring the dedication as long as the applicant enters into a future dedication agreement with the County which contains a provision that the dedication will occur automatically upon a specified date, as determined by the County, or automatically at the time of future development, whichever occurs first. Until the dedication occurs, staff has no objection to the proposed non-standard improvements (structures) within the future right-of-way and the reduction in setback from the future right-of-way.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Owner acknowledges that the proposed non-standard improvements (buildings, structures, and improvements) are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner or its successors, to grant easements or dedicate its proportionate share of all or portions of the planned right-of-way for Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements (buildings, structures, and improvements) related to this application or any future applications within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LV-PCPS, LLC, LV-AM, LLC, LV-MRPC, LLC

CONTACT: GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101



MARIJUANA ESTABLISHMENT APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS ON REVERSE FOR MORE INFORMATION

APPLICATION TYPE <input checked="" type="checkbox"/> USE PERMIT <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW <input type="checkbox"/> EXTENSION OF TIME (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (ORIGINAL APPLICATION #) MARIJUANA ESTABLISHMENT <input type="checkbox"/> CULTIVATION FACILITY <input checked="" type="checkbox"/> DISPENSARY <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input type="checkbox"/> PRODUCTION FACILITY <input type="checkbox"/> RETAIL MARIJUANA STORE	STAFF	DATE FILED: <u>10/2/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$70,352.5</u> CHECK #: <u>100551</u> COMMISSIONER: <u>T.S</u> OVERLAY(S)? <u>qldut use/mud#</u> TRAILS? Y/ <input checked="" type="checkbox"/> N PFNA? Y/ <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>LC-19-0778</u> TAB/CAC: <u>Winchester</u> TAB/CAC MTG DATE: <u>10/29</u> TIME: <u>6pm</u> BCC MEETING DATE: <u>-11/20/19</u> ZONE / AE: <u>M-1</u> PLANNED LAND USE: <u>BDRP</u> PUBLIC HEARING? _____ NOTIFICATION RADIUS: <u>500</u> <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N LETTER DUE DATE: _____
		PROPERTY OWNER	NAME: <u>LCR 3025 Highland, LLC</u> ADDRESS: <u>10115 Jefferson Blvd.</u> CITY: <u>Culver City</u> STATE: <u>CA</u> ZIP: <u>90232</u> TELEPHONE: <u>424-341-4972</u> CELL: _____ E-MAIL: <u>Raymond.Lewis@treehousereit.com</u>

APPLICANT	NAME: <u>MMOF Vegas Retail, Inc</u> ADDRESS: <u>10115 Jefferson Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>90232</u> TELEPHONE: <u>323-593-5110</u> CELL: _____ E-MAIL: <u>dan.edwards@medmen.com</u> REF CONTACT ID #: _____
------------------	--

CORRESPONDENT	NAME: <u>LAS Consulting</u> ADDRESS: <u>1930 Village Center Circle Bldg 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: _____ E-MAIL: <u>stewplanb@gmail.com</u> REF CONTACT ID #: <u>165577</u>
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 162-08-705-007, 008

PROPERTY ADDRESS and/or CROSS STREETS: 3025 Highland

PROJECT DESCRIPTION: Medical Dispensary

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached herelo, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature] RAYMOND LEWIS
 Property Owner (Signature)* Property Owner (Print)

STATE OF _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON see attached (DATE)
 By _____

NOTARY PUBLIC: _____

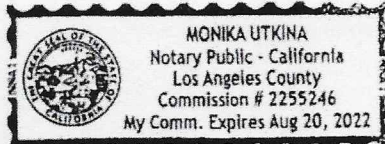
*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 24th
day of September, 2019, by Raymond Lewis

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in black ink, appearing to read 'Raymond Lewis', written over a horizontal line.

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

UC-19-0218

September 29, 2019

Mr. Steve De Merritt, Senior Planner
Current Planning
500 Grand Central Pkwy, 1st floor
Las Vegas, NV 89155

RE: -Medical Dispensary, 3025 & 3035 Highland

Dear Mr. De Merritt:

Please accept this letter as our request for a special use permit to relocate our medical marijuana dispensary. In addition, we are requesting waivers and a design review for signage. The applicant purchased Cannacopia Cannabis Dispensary a couple of years ago and would like to relocate it to this location. A design review for building itself is scheduled for the October 15th Planning Commission. The transfer of ownership was approved by the state and approved for the change of ownership by Clark County Business License. The medical/retail dispensary is located at 6332 S Rainbow Blvd #105, Las Vegas, NV 89118. This request is to relocate the medical portion of the dispensary only. A companion use permit is being submitted to relocate the retail dispensary with this medical dispensary.

The relocation was approved for the northern portion of the property last year. In addition, waivers were approved for the LED sign was approved across the building. Because the approval was only for one parcel, we are requesting to reapprove the LED across the building as signage.

-The existing dispensary has received a Clark County Business License and has been inspected by the State of Nevada. The Dispensary has received its State Certificate and complied with the rules and regulations for a medical Marijuana Store. The applicants proposed to move CannaCopia to Highland to be closer to the strip and tourists. They determined this new location will provide a greater service area for both the patients and the customers.

-The proposed use shall be in harmony with the purpose, goals, objectives and standards of the plan and title. This proposed location meets all state requirements of NRS 453D and Clark

County Title 30-44. It is zoned and is more than 1,000 feet from the closest school. It is also more than 300 feet from a community facility as defined in NRS 453A and Clark County Title 30.08.030.

-The proposed medical facility will be co-located with the retail marijuana facility (a companion use permit) and located in a stand-alone building. The dispensary will be within an enclosed building and will acquire marijuana from licensed cultivation and production facilities within the State of Nevada. The proposed retail marijuana store will operate during authorized hours and does not have a drive through window.

-The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right of way, or other matters affecting the public health, safety, and general welfare.

The applicant will provide their customers with high quality marijuana and products, procured from local growers who are licensed to sell to legal dispensaries and will offer numerous strains and flavors. The applicant will have a significant security system. This will not only provide a safe, secure, professional atmosphere for their customers, but also provide a professional, safe addition to the neighborhood.

We believe this to be an excellent location and respectfully request your approval.

Yours truly,

Lucy Stewart

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

October 2, 2019

Mr. Steve De Merritt, Senior Planner
Current Planning
500 Grand Central Pkwy, 1st floor
Las Vegas, NV 89155

RE: -Medical Dispensary, 3025 & 3035 Highland

Dear Mr. De Merritt:

Please accept this letter as our request for a special use permit to relocate our medical marijuana dispensary. In addition, we are requesting waivers and a design review for signage. The applicant purchased Cannacopia Cannabis Dispensary a couple of years ago and would like to relocate it to this location. The transfer of ownership was approved by the state and approved for the change of ownership by Clark County Business License. The medical/retail dispensary is located at 6332 S Rainbow Blvd #105, Las Vegas, NV 89118. Approval to relocate the medical and retail dispensaries were approved last year. Approval was granted for a smaller building on the northern lot. The applicant purchased the southern lot through their REIT and is combining it with the northern lot. The addition of the southern lot allows the building size to increase, but the parking waiver to be reduced. Previously a parking reduction of 42.7% was approved for the dispensary on the northern lot. This new plan reduces the parking by 3 spaces, or 4.2 %, 10 times less than the previous waiver. Because of the proximity to the Las Vegas strip, many of the clients/patients will arrive by ride share (Uber/Lyft), taxicabs or limos.

A design review for building itself is scheduled for the October 15th Planning Commission. This request is to relocate the medical portion of the dispensary only. A companion use permit is being submitted to relocate the retail dispensary with this medical dispensary.

The relocation was approved for the northern portion of the property last year. In addition, waivers were approved for an LED and expanded signs were approved across the building. Because the approval was only for one parcel, we are requesting to reapprove the LED across the building as signage. The design review request and another waiver are requested for the

signage. The Medmen sign is attached to the parapet wall. The previous building was 8898 square feet and the new building is 17,667 square feet.

We are requesting animation on the LED face of the building. The width of the building is 176 feet, and the height of the building where the LED glass will be is 30 feet in height for a total square footage 5,280.

-The existing dispensary has received a Clark County Business License and has been inspected by the State of Nevada. The Dispensary has received its State Certificate and complied with the rules and regulations for a medical Marijuana Store. The applicants proposed to move CannaCopia to Highland to be closer to the strip and tourists. They determined this new location will provide a greater service area for both the patients and the customers.

-The proposed use shall be in harmony with the purpose, goals, objectives and standards of the plan and title. This proposed location meets all state requirements of NRS 453D and Clark County Title 30-44. It is zoned and is more than 1,000 feet from the closest school. It is also more than 300 feet from a community facility as defined in NRS 453A and Clark County Title 30.08.030.

-The proposed medical facility will be co-located with the retail marijuana facility (a companion use permit) and located in a stand-alone building. The dispensary will be within an enclosed building and will acquire marijuana from licensed cultivation and production facilities within the State of Nevada. The proposed retail marijuana store will operate during authorized hours and does not have a drive through window.

-The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right of way, or other matters affecting the public health, safety, and general welfare.

The applicant will provide their customers with high quality marijuana and products, procured from local growers who are licensed to sell to legal dispensaries and will offer numerous strains and flavors. The applicant will have a significant security system. This will not only provide a safe, secure, professional atmosphere for their customers, but also provide a professional, safe addition to the neighborhood.

We believe this to be an excellent location and respectfully request your approval.

Yours truly,

Lucy Stewart



MARIJUANA ESTABLISHMENT APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS ON REVERSE FOR MORE INFORMATION

APPLICATION TYPE <input checked="" type="checkbox"/> USE PERMIT <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW <input type="checkbox"/> EXTENSION OF TIME (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (ORIGINAL APPLICATION #) MARIJUANA ESTABLISHMENT <input type="checkbox"/> CULTIVATION FACILITY <input checked="" type="checkbox"/> DISPENSARY <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input type="checkbox"/> PRODUCTION FACILITY <input type="checkbox"/> RETAIL MARIJUANA STORE	STAFF	DATE FILED: <u>10/2/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$5,125</u> CHECK #: <u>100551</u> COMMISSIONER: <u>T.S</u> OVERLAY(S)? <u>adult use / MUD-1</u> TRAILS? Y <input checked="" type="checkbox"/> / N <input type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/> / N <input type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0779</u> TAB/CAC: <u>Winchester</u> TAB/CAC MTG DATE: <u>10/29</u> TIME: <u>6pm</u> BCC MEETING DATE: <u>11/20/19</u> ZONE / AE: <u>M-1</u> PLANNED LAND USE: <u>BDRP</u> PUBLIC HEARING? _____ <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N NOTIFICATION RADIUS: <u>500</u> LETTER DUE DATE: _____
		PROPERTY OWNER	NAME: <u>LCR 3025 Highland, LLC</u> ADDRESS: <u>10115 Jefferson Blvd.</u> CITY: <u>Culver City</u> STATE: <u>CA</u> ZIP: <u>90232</u> TELEPHONE: <u>424-341-4972</u> CELL: _____ E-MAIL: <u>Raymond.Lewis@Treehousereit.com</u>

APPLICANT	NAME: <u>MMOF Vegas Retail, Inc</u> ADDRESS: <u>10115 Jefferson Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>90232</u> TELEPHONE: <u>323-593-5110</u> CELL: _____ E-MAIL: <u>dan.edwards@medmen.com</u> REF CONTACT ID #: _____
------------------	--

CORRESPONDENT	NAME: <u>LAS Consulting</u> ADDRESS: <u>1930 Village Center Circle Bldg 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: _____ E-MAIL: <u>stewplanb@gmail.com</u> REF CONTACT ID #: <u>165577</u>
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 162-08-705-007, 008

PROPERTY ADDRESS and/or CROSS STREETS: 3025 Highland

PROJECT DESCRIPTION: Retail Marijuana Store

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Raymond Lewis
Property Owner (Signature)*

RAYMOND Lewis
Property Owner (Print)

STATE OF _____
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
By _____
NOTARY PUBLIC: _____

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 24th
day of September, 2019, by Raymond Lewis

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in black ink, appearing to read 'Raymond Lewis', written over a horizontal line.

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

UB-19-0779

September 29, 2019

Mr. Steve De Merritt, Senior Planner
Current Planning
500 Grand Central Pkwy, 1st floor
Las Vegas, NV 89155

RE: -Retail Dispensary, 3025 & 3035 Highland

Dear Mr. De Merritt:

Please accept this letter as our request for a special use permit to relocate our recreational/retail marijuana dispensary. The applicant purchased Cannacopia Cannabis Dispensary a couple of years ago and would like to relocate it to this location. A design review for building itself is scheduled for the October 15th Planning Commission. The transfer of ownership was approved by the state and approved for the change of ownership by Clark County Business License. The medical/retail dispensary is located at 6332 S Rainbow Blvd #105, Las Vegas, NV 89118. This request is to relocate the retail portion of the dispensary only. A companion use permit is being submitted to relocate the retail dispensary with this medical dispensary.

The relocation was approved for the northern portion of the property last year. Because we added an additional parcel, we need a ne use permit.

-The existing dispensary has received a Clark County Business License and has been inspected by the State of Nevada. The Dispensary has received its State Certificate and complied with the rules and regulations for a retail Marijuana Store. The applicants proposed to move CannaCopia to Highland to be closer to the strip and tourists. They determined this new location will provide a greater service area for both the patients and the customers.

-The proposed use shall be in harmony with the purpose, goals, objectives and standards of the plan and title. This proposed location meets all state requirements of NRS 453D and Clark County Title 30-44. It is zoned and is more than 1,000 feet from the closest school. It is also

more than 300 feet from a community facility as defined in NRS 453A and Clark County Title 30.08.030.

-The proposed retail facility will be co-located with the medical marijuana facility (a companion use permit) and located in a stand-alone building. The dispensary will be within an enclosed building and will acquire marijuana from licensed cultivation and production facilities within the State of Nevada. The proposed retail marijuana store will operate during authorized hours and does not have a drive through window.

-The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right of way, or other matters affecting the public health, safety, and general welfare.

The applicant will provide their customers with high quality marijuana and products, procured from local growers who are licensed to sell to legal dispensaries and will offer numerous strains and flavors. The applicant will have a significant security system. This will not only provide a safe, secure, professional atmosphere for their customers, but also provide a professional, safe addition to the neighborhood.

We believe this to be an excellent location and respectfully request your approval.

Yours truly,

Lucy Stewart



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>10/9/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$6150</u> CHECK #: <u>2847</u> COMMISSIONER: <u>T.S</u> OVERLAY(S)? <u>MUD-1</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0803</u> TAB/CAC: <u>Winchester</u> TAB/CAC MTG DATE: <u>10/29</u> TIME: <u>6PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/20/19</u> ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>C-1</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>LV-PCPS LLC, LV-AM LLC, LV-MRPC LLC</u> ADDRESS: <u>2535 Las Vegas Blvd., South</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702 761 7703</u> CELL: <u>702 300 0955</u> E-MAIL: <u>paul.hobson@saharalavasvegas.com</u>	
	APPLICANT	NAME: <u>"Same"</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Greg Borgel</u> ADDRESS: <u>300 S. Fourth Street, 14th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702 791 8219</u> CELL: <u>702 791 8219</u> E-MAIL: <u>gborgel@fclaw.com</u> REF CONTACT ID #: <u>172242</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-09-502-001
 PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd., South & Sahara Ave.
 PROJECT DESCRIPTION: New Porte Cochere Canopy at Entry

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Paul Hobson Paul Hobson
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON SEPTEMBER 24, 2019 (DATE)
 By PAUL HOBSON
 NOTARY PUBLIC: Carol Anne



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

JUSTIFICATION LETTER

Date: October 8, 2019

WS-19-0803

Project: **SAHARA LAS VEGAS / PORTE COCHERE ADDITION**

This Submittal is for DESIGN REVIEW and a WAIVER OF DEVELOPMENT STANDARDS for a single-story Porte Cochere structure at the main entry of the SAHARA Las Vegas located at the SE corner of Las Vegas Blvd. South and Sahara Ave.

A WAIVER OF DEVELOPMENT STANDARDS is required since the Porte Cochere structure falls within the future 100' right-of-way for Las Vegas Blvd. South.

The Porte Cochere is located at the west side of the existing casino complex entry and will be partially visible from Las Vegas Blvd. South. further to the west.

The proposed structure is located within the interior of the existing property and is setback 35 feet from the property line at Las Vegas Blvd., equal to the same setback of the existing entry overhang. Overall height is limited to 45 ft at its highest point from the existing pavement.

The noncombustible open-air canopy roof structure is approximately 19,700 sf. Its function is to provide weather and sun protection for vehicular traffic as well as for the main entry lobby of the existing resort. The structure is partially connected to the existing building on the east and is open to the west. It has no occupant load. The canopy is fully sprinkled.

The structure is primarily steel post-and-beam construction with metal framing infill. The roof is intended to be a single ply membrane of a light tan color with decorative faux finishes under the canopy and at the columns. A combination of dimmable indirect LED lighting, downlights and accent lighting will be used to illuminate the drive aisles and walkways. Walkway and driving surfaces will be refinished.

A new recirculating water feature, approximately 500 sq. ft. in water surface area (25-foot diameter), is located near grade at the center of the existing drive aisles. Per Title 30, 30.64.060 (3) vii, this is well within the requirement for less than 2% for the first 10 acres of site area in conjunction with a resort hotel.

The existing landscape buffer along Las Vegas Blvd. frontage is to remain intact. Existing landscaping near the interior drive aisles and at the water feature perimeter is to be enhanced with approved drought-resistant and ornamental plants as approved by Clark County.

There is no traffic impact or additional parking requirements for this structure. The existing use remains unchanged as a as temporary drop-off and pick up for patrons at the Main Entry. The existing occupant load of the resort is not impacted.

The new Porte Cohere provides an upgraded entry experience consistent with other major resort developments elsewhere on the Las Vegas Strip. It fits within the Comprehensive Master Plan and its intended uses. There is no additional impact to adjacent properties. Additional public utilities and services are readily available but are not impacted. There are no anticipated

detrimental impacts of this proposal and it is consistent with the standards of approval for other major resort properties.

The project is slated for construction upon obtaining all applicable permits and approvals through Clark County Comprehensive Planning and Building & Fire Prevention.

Construction is targeted to commence in 2020.