



PARADISE TOWN ADVISORY BOARD

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV 89121

October 13, 2020

7:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: Jon Wardlaw - Chairperson
 John Williams, Vice Chairperson
 Susan Philipp
 Bart Donovan

Secretary: Maureen Helm 702-606-0747, mhelmtab@gmail.com

County Liaison(s): Blanca Vazquez 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) 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 Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for September 29, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

IV. Approval of the Agenda for October 13, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

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

Applications are available until Tuesday, December 1, 2020 for appointments by the Board of County Commissioners to serve on the Paradise TAB for a two-year term beginning January 2021

VI. Planning and Zoning

1. **UC-20-0415-RADHIKA INVESTMENTS, LLC:**

USE PERMIT for a marijuana establishment (retail) within an existing shopping center on a 0.6 acre portion of an overall 10 acre site in a C-1 (Local Business) Zone and C-2 (General Commercial) Zone. Generally located on the west side of Eastern Avenue, 580 feet south of Wigwam Avenue within Paradise. MN/al/xx (For possible action) **BCC 10/21/20**

2. **AR-20-400108 (UC-19-0582)-ISC SPE, LLC:**

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) allow additional sports related uses; 2) a restaurant; and 3) on-premises consumption of alcohol (a lounge) in conjunction with an existing recreational facility building on 2.8 acres in an R-E (Rural Estates Residential) (AE-65) Zone. Generally located on the south side of Oquendo Road and the west side of Topaz Street within Paradise. JG/jgh/jd (For possible action) **PC 11/3/20**

3. **UC-20-0395-KCSL, LLC:**

USE PERMIT for personal services (beauty salon) on a portion of 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue, approximately 400 feet south of Spring Mountain Road within Paradise. JJ/bb/jd (For possible action) **PC 11/3/20**

4. **AR-20-400097 (UC-18-0004) -DESERT INN PARTNERS, LLC:**

USE PERMIT SECOND APPLICATION FOR REVIEW to increase the number of vehicles (automobiles) displayed outside for an existing vehicle sales facility when the business has common parking with other businesses within an existing shopping center on a portion of 4.1 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/jd (For possible action)

BCC 11/4/20

5. **UC-20-0396-X-IT AT 215 PHASE II, LLC:**

USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing shopping center on a 0.5 acre portion of a 2.3 acre site in a C-2 (General Commercial) (AE-65) Zone. Generally located 200 feet north of Sunset Road, 200 feet east of Decatur Boulevard within Paradise. MN/sd/jd (For possible action) **BCC 11/4/20**

VII. General Business

Appoint a member and an alternate to the Community Development Advisory Committee (CDAC) for 2020-2021 (for possible action)

Since 1982, when Community Resources Management began its implementation of the CDBG program, we have worked extensively with our citizen committee, the Community Development Advisory Committee (CDAC), whose purpose is to review and make recommendations on project to the Board of County Commissioners to receive federal, state, and local funding. This 30+-member committee is composed of town board representatives, at-large community representatives selected by the Board of Commissioners, and members chosen by our participating cities. CDAC meets in the Winter and early Spring every year to provide recommendations to the Board of County Commissioners on the allocation of the Emergency Solutions Grant and HOME/LIHTF Program. Once every five years, CDAC also makes recommendations on Community Development Block Grant projects.

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 (3) 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 Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: October 27, 2020.

X. Adjournment.

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

Paradise Community Center – 4775 McLeod Dr

Clark County Library – 1401 E. Flamingo Rd.

Sunset Park – 2601 E. Sunset Rd.

Fire Station 38 – 1755 Silver Hawk Ave.

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager



Paradise Town Advisory Board

September 29, 2020

MINUTES

Board Members:	Jon Wardlaw –Chair- PRESENT John Williams —Vice Chair- PRESENT	Susan Philipp – PRESENT Bart Donovan- EXCUSED
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Mark Donohue; Planning, Blanca Vazquez; Town Liaison

Meeting was called to order by Chair Wardlaw at 7:00 p.m.

II. Public Comment:
None

III. Approval of September 8, 2020 Minutes

Moved by: Philipp

Action: Approval as submitted

Vote: 3-0 Unanimous

Approval of Agenda for September 29, 2020

Moved by: Williams

Action: Approve as submitted

Vote: 3 -0 Unanimous

IV. Informational Items

Applications are available until Tuesday, December 1, 2020 for appointments by the Board of County Commissioners to serve on the Paradise TAB for a two-year term beginning January 2021. Applications can be obtained from Blanca Vazquez; Town Liaison, Maureen Helm; TAB secretary or the website clarkcounty.gov

V. Planning & Zoning

1. **ET-20-400101 (WS-0666-17)-GRIMM NORTON 4, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) increase building height; and 2) alternative commercial driveway geometrics.
DESIGN REVIEW for a proposed multiple family residential development on 6.1 acres in an R-5 (Apartment Residential) Zone in a MUD-2 Overlay District. Generally located on the northwest corner of University Center Drive and Royal Crest Circle within Paradise. TS/jgh/jd (For possible action) **PC 10/20/20**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

2. **NZC-20-0348-C & C LAS VEGAS, LLC:**
ZONE CHANGE to reclassify 4.7 acres from R-2 (Medium Density Residential) Zone to R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce height/setback ratio; 3) alternative screening; and 4) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) increased finished grade. Generally located on the south side of Viking Road and the west side of US 95 within Paradise (description on file). TS/jt/jd (For possible action) **PC 10/20/20**

MOVED BY-Williams
APPROVE- Subject to IF approved staff conditions
VOTE: 3-0 Unanimous

3. **UC-20-0363-DINGEE, WENDY N. & DANA M. SR:**
USE PERMIT to allow on-site clients in conjunction with a home occupation at a single family residence on 0.4 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the west side of Rondonia Circle, 415 feet south of San Blas Drive within Paradise. JG/jt/jd (For possible action) **PC 10/20/20**

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
ADDED Condition
• 1 review as a public hearing
VOTE: 3-0 Unanimous

4. **UC-20-0383-MATE COMMERCIAL, LLC:**
USE PERMIT for a major training facility within a portion of an existing office/warehouse building on 1.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Helm Drive, approximately 635 feet west of Spencer Street within Paradise. JG/md/jd (For possible action)

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

5. **WS-20-0369-HAWKINS FAMILY TRUST ETAL & HAWKINS, JUSTIN L. TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing addition to a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Helaman Avenue, 375 feet east of Jarom Street within Paradise. JG/al/jd
(For possible action) **PC 10/20/20**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

6. **WS-20-0377-C C PROPERTIES:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; 2) allow a non-decorative fence; and 3) reduce the gate setback in conjunction with an existing vehicle sales establishment 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Boulder Highway and Mayorga Street within Paradise. TS/jor/jd (For possible action) **PC 10/20/20**

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

7. **ZC-20-0364-HARSCH INVESTMENT PROPERTIES, LLC:**
ZONE CHANGE to reclassify 3.2 acres from R-E (Rural Estates Residential) (AE-65 & AE-70) Zone to M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate loading spaces; and 2) alternative driveway geometrics.
DESIGN REVIEWS for a warehouse development. Generally located on the west side of Pine Street, approximately 240 feet north of Sunset Road within Paradise (description on file). JG/nr/jd (For possible action) **BCC 10/21/20**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

VI. General Business

FY 2020 budget request(s) were; Added lighting for Paradise Park, US and State Flags, flag poles and base for the meeting room. No public input was heard regarding suggestions for the 2022 Budget requests.

FY 2022 budget request(s) were; US and State Flags, Flag poles and base for the meeting room

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be October 13, 2020

IX. Adjournment
The meeting was adjourned at 8:30 p.m.

DRAFT

RETAIL MARIJUANA ESTABLISHMENT
(TITLE 30)

EASTERN AVE/WIGWAM AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0415-RADHIKA INVESTMENTS L L C:

USE PERMIT for a marijuana establishment (retail) within an existing shopping center on a 0.6 acre portion of an overall 10 acre site in a C-1 (Local Business) Zone and C-2 (General Commercial) Zone.

Generally located on the west side of Eastern Avenue, 580 feet south of Wigwam Avenue within Paradise. MN/al/xx (For possible action)

RELATED INFORMATION:

APN:
177-14-710-014

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 8605 South Eastern Avenue
- Site Acreage: 0.6
- Project Type: Marijuana establishment (retail)
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 6,000
- Parking Required/Provided: 752/787 (shopping center)

Site Plan

The request is to establish a marijuana establishment (retail) in an existing building on 0.6 acres located within a 10-acre shopping center. Access to the shopping center is provided from Wigwam Avenue, Eastern Avenue and Ford Avenue. The proposed retail marijuana establishment is centrally located along the Eastern Avenue street frontage within the shopping center.

Landscaping

No changes are proposed or required to existing landscape areas with this request.

Elevations

The existing building is 1 story approximately 18 feet in height. The building has a flat roof behind a parapet wall. The exterior of the building has a stucco finish painted in earth tone colors.

Floor Plans

The proposed facility will be located within a 6,000 square feet building. The plans indicate that retail marijuana establishment will occupy 2,092 square feet of the building with the remaining 3,908 square feet of the building to be set aside for future expansion. The facility will consist of separate entrance and exit vestibules, restrooms, sales area with reception area and service counter, offices, employee breakroom and a storage room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed facility is consistent and compatible with the surrounding area and will not result in a substantial or undue adverse effect on adjacent properties.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0419-14	A marijuana establishment (dispensary)	Denied by BCC	December 2014
DR-1349-04	Shopping center	Approved by BCC	September 2004
DR-1643-03	For a financial services (mortgage company) within a shopping center	Approved by BCC	November 2003
ZC-1326-00	Reclassified 20 acres, which included this site, for a shopping center in the C-P, C-1 & C-2 zoning districts	Approved by BCC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	U-V & C-2	Commercial development within the same shopping center
South	Commercial General	R-4 & R-2	Commercial development within the same shopping center
East	City of Henderson & Office Professional	C-2	Commercial development

West	Commercial General	U-V	Commercial development within the same shopping center
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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.

The proposed retail marijuana establishment will be located within an existing shopping center with substantial parking and easy access. Retail sales is a compatible use with other businesses located within the shopping center. A crime report submitted by the applicant indicates that there were 60 incidents reported within a half mile of the site prior to the submittal of the application. Additionally none of these reported incidents occurred within a quarter of a mile from the site. Staff finds that the proposed use will not result in a substantial or undue adverse effect on adjacent properties and is an appropriate use at the proposed location.

**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

- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Department of Air Quality.
- Applicant is advised that 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.

TAB/CAC:

APPROVALS:
PROTESTS:

APPLICANT: LIVFREE WELLNESS LLC
CONTACT: ALICIA ASHCRAFT, ARMSTRONG TEASDALE LLP, 3770 HOWARD
HUGHES PKWY, SUITE 200, LAS VEGAS, NV 89169

DRAFT



MARIJUANA ESTABLISHMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (AR) (ORIGINAL APPLICATION #) MARIJUANA ESTABLISHMENT <input type="checkbox"/> CULTIVATION FACILITY <input type="checkbox"/> DISPENSARY <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input type="checkbox"/> PRODUCTION FACILITY <input checked="" type="checkbox"/> RETAIL MARIJUANA STORE	STAFF APP. NUMBER: <u>UC-20-0415</u> DATE FILED: <u>9-16-2020</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Penadove</u> TAB/CAC DATE: <u>10-13-2020</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11-4-2020</u> FEE: <u>\$ 5175⁰⁰</u>
	PROPERTY OWNER NAME: <u>Radhika Investments, LLC</u> ADDRESS: <u>10624 S/ Eastern Ave., #A-425</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>(702) 644-0500</u> CELL: <u>(702) 606-3246</u> E-MAIL: <u>doctorshah@yahoo.com</u>

APPLICANT	NAME: <u>Livfree Wellness LLC</u> ADDRESS: <u>3770 Howard Hughes Pky #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>(702) 678-7050</u> CELL: <u>(702) 473-7079</u> E-MAIL: <u>clint@kynd.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Alicia R. Ashcraft, Esq.</u> ADDRESS: <u>3770 Howard Hughes Pky #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>(702) 678-7050</u> CELL: <u>(702) 473-7079</u> E-MAIL: <u>aashcraft@atllp.com</u> REF CONTACT ID #: _____
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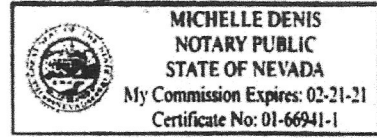
ASSESSOR'S PARCEL NUMBER(S): 177-14-710-014

PROPERTY ADDRESS and/or CROSS STREETS: 8605 S Eastern Ave, Las Vegas, NV 89123; Wigwam & Eastern
PROJECT DESCRIPTION: Adult-Use Cannabis 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 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.

Russell J. Shah
Property Owner (Signature) Russell J. Shah
Property Owner (Print)

STATE OF Nevada
COUNTY OF County of Clark
SUBSCRIBED AND SWORN BEFORE ME ON September 3, 2020 (DATE)
By Russell J. Shah
NOTARY PUBLIC: Michelle Denis



*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.



Alicia R. Ashcraft
Direct T 702.473.7079
aashcraft@atllp.com

UC-20-0415

August 20, 2020

Clark County Comprehensive Planning
500 Grand Central Parkway
P. O. Box 551744
Las Vegas, NV 89155-1744

**Re: Justification Letter – Retail Marijuana Store
Livfree Wellness LLC dba The Dispensary
8605 S. Eastern Avenue, Las Vegas, NV (Paradise Township)
APN 177-14-710-014**

Dear Sir or Madam:

The following justification letter is provided in connection with Livfree Wellness LLC's application for a special use permit (UC) for a proposed retail marijuana store at 8605 S. Eastern Avenue, Las Vegas, NV (Paradise Township) ("Location"). Pursuant to the Clark County Code, a special use permit is required for a retail marijuana store. Title 30 of the Code lists the following standards for approval in evaluating this request:

- A. The proposed use shall be in harmony with the purpose, goals, objectives and standards of the Plan and of [Title 30];
- B. 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 rights-of-way, or other matters affecting the public health, safety, and general welfare; and
- C. The proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

The following letter demonstrates applicant's compliance with the Code and provides the justification for approval of the use permit for the proposed Location:

1. Livfree Wellness currently operates a retail marijuana store in Unincorporated Clark County at 5347 S. Decatur since 2015, consistent with the requirements of Nevada Revised Statutes Title 56 and the Clark County Code, and will likewise operate a compliant facility consistent with NRS Title 56 and the Clark County Code at the proposed Location. The current land use of the proposed Location has produced an environment of stable and desirable character in harmony with the purpose, goals, objectives and standards of Title 30 of the Code and the Comprehensive Plan due in part to the area in which it services. The current zoning classification for this parcel is Local Business (C-1) and General Commercial (C-2).

2. The Applicant requires an UC for the proposed Location for the retail marijuana store. The Applicant anticipates receiving approval from the State of Nevada, Cannabis Compliance Board (“CCB”) for its ownership of the operating certificate for a retail marijuana store at the CCB’s regularly scheduled meeting on August 25, 2020.
3. The purpose of this application is to make the necessary application for an use permit for the location of the retail marijuana store in initially approximately 2,092 square feet of commercial space, with parking, located within a Local Business (C-1) and General Commercial (C-2) zone. The proposed Location also includes an additional approximately 3,908 square feet of space for future expansion. Pursuant to Clark County Code Title 30, a retail marijuana store is permitted within the jurisdiction of Clark County only in C-P, C-1, C-2, M-D, or M-1 zones.
4. The proposed use is consistent with the surrounding uses in this area. Immediately to the North of the Location is zone C-1, and to the East and West of the subject site is zoned CP, and to the South is zoned C-2.
6. The proposed use will not result in a substantial or undue adverse effect on adjacent properties, nor will it alter the character of the neighborhood, traffic conditions, parking, public improvements, public facilities and services, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare. Livfree Wellness’s proposed location is supported by the additional factors for consideration as set forth on Title 30:
 - a. The Applicant’s proposed location meets the distance separations as required by the Code. There are no schools located within 1,000 feet of the Property, nor are there community facilities within 300 feet.
 - b. The proposed location is not located with the Las Vegas Boulevard Gaming Corridor.
 - c. The site is located at the intersection of Eastern Avenue and Wigwam Parkway, with easy vehicular access via Eastern Avenue to Interstate-215 for safe transportation of product to and from the facility.
 - d. Additionally, there is adequate parking at this location for the owners, operators, and employees of the dispensary facility, with access to a parking lot containing 20 allocated and 98 shared parking spaces.
 - e. There is little major criminal activity in the vicinity of the proposed location, which pose little risk to the proposed operation, employee safety and/or product and building security. Incidents of serious property crime are limited in the area where the facility is located. Moreover, the facility will be under constant security supervision and monitoring, with video surveillance and alarmed points of access.
 - f. Livfree Wellness has submitted with its application a security and transportation plan that more than adequately address patron and employee safety, product and building security and the secure transport of marijuana from seed-to-sale including, but not limited to posting of “No Loitering” and “No Graffiti” signs.
 - g. Consistent with its prior and existing operations in Clark County and the State of Nevada, Livfree Wellness’s establishment will maintain a professional appearance, with standards meeting or exceeding those required by statute or regulation.

- h. The operation of a retail marijuana store is consistent with the other business uses surrounding the proposed Location. The Location is in the midst of a commercial office corridor, proximately located to medical offices, pharmacies, and similar facilities, such that the patrons can conveniently access other facilities serving their needs, even by methods of public transportation.
 - i. As more fully set forth in the Location Analysis submitted with Livfree Wellness's application, the proposed retail marijuana store Location is in harmony with Clark County's desire to have dispensaries and retail stores properly dispersed throughout the more populous areas of Clark County, for convenient access to authorized consumers, and that such Location does not adversely impact any one area by being located too closely to another dispensary / retail store. The proposed Location is adequately separated from other retail marijuana stores to prevent a high concentration of stores within close proximity.
 - j. The surrounding roadway infrastructure is adequate for each of the proposed uses and consequently, the use will not have an adverse effect on the roadways. Large heavy trucks will not be used in connection with the facility operations. Similarly, the use will not have an adverse effect on pedestrian traffic. Adequate lighting will illuminate the entry and parking area which, combined with security, will improve safety for all persons traveling near the facility by any means.
7. Livfree Wellness is owned and its facilities will be operated by individuals experienced in the dispensing and retail sales of adult-use cannabis for use by those possessing a valid identification card. The activity of the proposed land use should have negligible impact to the surrounding property and provide a more stable, higher and better use of the subject site. In addition, the location of the facility within an existing local business neighborhood will not create any negative impacts on adjacent properties.
8. Livfree Wellness will utilize public utilities and services, including electrical, water, and wastewater services. Commercial waste is disposed through and processed by Republic Services of Southern Nevada.
9. The proposed Location for a retail marijuana store will be adequately served by the existing public improvements, facilities, and services which will not impose an undue burden.
10. Livfree Wellness has and will continue to endeavor to provide a safe, professional, and secure facility for the dispensing of adult-use marijuana.
11. The request is for permanent use. Accordingly, Livfree Wellness has a vested interest in best business practices and harmony with the surrounding properties for long term benefits in operating from the subject location for future permanent and renewal applications.

Please feel free to contact me if you have any questions. Thank you.

Very truly yours,



Alicia R. Ashcraft

11/03/20 PC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

OQUENDO RD/TOPAZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-20-400108 (UC-19-0582)-ISC SPE, LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) allow additional sports related uses; 2) a restaurant; and 3) on-premises consumption of alcohol (a lounge) in conjunction with an existing recreational facility building on 2.8 acres in an R-E (Rural Estates Residential) (AE-65) Zone.

Generally located on the south side of Oquendo Road and the west side of Topaz Street within Paradise. JG/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

162-36-202-028

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 5975 Topaz Street
- Site Acreage: 2.8
- Project Type: Recreational facility with accessory commercial uses (restaurant & lounge)
- Number of Stories: 1
- Building Height (feet): 40
- Square Feet: 81,000
- Parking Required/Provided: 30/51

Request

The original request was to modify an existing recreational facility by allowing additional sports related activities within the facility, and by allowing a restaurant and lounge as accessory commercial uses in conjunction with the facility. The recreational facility was approved for tennis by UC-1544-04 in November 2004. UC-19-0582 was later approved to have the following additional sports related uses: soccer, lacrosse, basketball, dodgeball, volleyball, football, baseball, trampoline/bounce house, weightlifting/fitness, cycling (stationary), ping pong, foosball, and other sports related activities. The use permit also included a restaurant and on-

premises consumption of alcohol. No changes were proposed to the exterior of the building or the site layout.

Site Plan

The existing building is located on the southern portion of the lot with parking located to the north of the building. Access to the site is provided by an existing driveway from Oquendo Road.

Landscaping

The previously approved plans depict the existing landscaping. No changes are proposed or required for the landscaping with this request.

Elevations

The existing building is 1 story and 40 feet in height. The building is constructed of metal and painted in earth tone colors.

Floor Plans

The existing building has an area of approximately 81,000 square feet and consists of 10 indoor tennis courts, with 5 courts each within the northern and southern portions of the building. The center of the building, in an atrium area and is where the accessory commercial uses are located. Locker rooms, offices, and storage areas are in the western portion of the building. Portions of the tennis court areas have been modified to accommodate other sport related activities. The previously approved plan indicates the restaurant and lounge area will occupy approximately 4,000 square feet of the atrium area.

Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0582:

Current Planning

- 1 year to review as a public hearing.
- Applicant is advised that 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.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this review is regarding UC-19-0582, for a recreational facility with a restaurant and on-premises beer and wine consumption. The restaurant is located inside International Sports Center (dba Longevity Sports Center). The applicant states that they have complied with all conditions and are not aware of any reported problems since the original approval on September 17, 2019.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0582	Recreational facility with additional sports related uses; a restaurant; and on-premises consumption of alcohol	Approved by PC	September 2019
WS-0729-13	Reduced setbacks for an awning attached to the front of the building	Approved by PC	December 2013
WS-0986-05	Reduced the front setback for a previously approved tennis court facility building	Approved by PC	August 2005
UC-1544-04	Decorative metal recreational facility consisting of 10 indoor tennis courts and reduced the front setback to 18 feet along Topaz Street	Approved by PC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Cannon Middle School
South	Business and Design/Research Park	R-E & M-D	Undeveloped
East	Business and Design/Research Park	R-E & M-D	Undeveloped, single family residential, & office/warehouse
West	Business and Design/Research Park	R-E & M-D	Undeveloped, single family residential, & financial service

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

There have been no CCPRO complaints received. The applicants have complied with all conditions and are not aware of any reported problems since the original approval on September 17, 2019. Staff recommends approval with no additional concerns.

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

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: INTERNATIONAL SPORTS CENTER, LLC DBA LONGEVITY SPORTS CENTER

CONTACT: EMILY CHANDLER, 5975 TOPAZ ST, LAS VEGAS, NV 89120



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

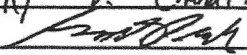
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

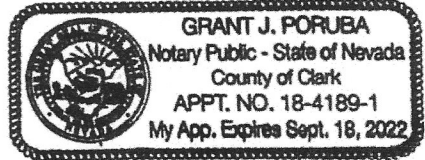
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>UC-19-0582</u> (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>AR-20-400108</u> DATE FILED: <u>9/14/20</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>10/13/2020</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/4/2020 9am</u> <u>7PM</u> FEE: <u>\$475</u>
	PROPERTY OWNER NAME: <u>ISC SPE, LLC</u> ADDRESS: <u>6975 Topaz</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-435-7000</u> CELL: <u>702-525-4576</u> E-MAIL: <u>emily@LSCLV.com</u>
	APPLICANT NAME: <u>International Sports Center, LLC</u> ADDRESS: <u>6975 Topaz</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-435-7000</u> CELL: <u>702-525-4576</u> E-MAIL: <u>emily@LSCLV.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Emily Chandler</u> ADDRESS: <u>6975 Topaz St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-435-7000</u> CELL: <u>702-525-4576</u> E-MAIL: <u>emily@LSCLV.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-30-202-028
 PROPERTY ADDRESS and/or CROSS STREETS: 6975 TOPAZ ST Las Vegas, NV 89120
 PROJECT DESCRIPTION: Required Review - UC-19-0582

(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.


 Property Owner (Signature)* Emily V. Chandler
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON August 11th, 2020 (DATE)
 BY Emily V. Chandler
 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.

JUSTIFICATION LETTER

August 21, 2020

Regarding the special use permit for recreational facility with Category 2 Restaurant and on premises beer and wine consumption inside International Sports Center dba Longevity Sports Center.

Owner of Property: I S C S P E, LLC

Applicant: International Sports Center, LLC dba Longevity Sports Center

Physical Address: 5975 Topaz Street, Las Vegas, NV 89120

APN: 162-36-202-028

Issue at Hand:

We have complied with all conditions and are not aware of any reported problems since the original approval on September 17, 2019.

Thank you for your consideration,

Emily Chandler, Managing Member
I S C S P E, LLC
Tel: 702.525.4576
Email: emily@lsclv.com

**PLANNER
COPY**

2

BEAUTY SALON
(TITLE 30)

SPRING MOUNTAIN RD/POLARIS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0395-KCSL, LLC:

USE PERMIT for personal services (beauty salon) on a portion of 1.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Polaris Avenue, approximately 400 feet south of Spring Mountain Road within Paradise. JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:
162-17-202-008

LAND USE PLAN:
WINCHESTER/PARADISE COMMERCIAL TOURIST

BACKGROUND:
Project Description

General Summary

- Site Address: 3595 Polaris Avenue
- Site Acreage: 1.2
- Project Type: Personal services (beauty salon)
- Number of Stories: 2
- Square Feet: 478 lease space/20,040 total
- Parking Required/Provided: 42/42

Site Plans

The plans show a 478 square foot lease space on the second floor of an existing 7,200 square foot building. The beauty salon is located in the 7,200 square foot building on the east side of the parcel, adjacent to Polaris Avenue. There is also an existing office/warehouse building on the west side of the site. Parking is distributed throughout the site.

Landscaping

No landscaping is required or proposed with this request.

Elevations

The plans depict a 2 story metal building adjacent to Polaris Avenue, and a 2 story warehouse building on the west side of the property. The 2 story office building has aluminum storefront

windows, vertical metal siding, metal roof, and 2 entry doors facing Polaris Avenue. The 2 story warehouse building has 3 roll-up doors and exterior stairs to second level offices.

Floor Plans

The plans depict a 2 story, 7,200 square foot building with office uses and storage space. The 478 square foot lease space is located on the second floor and includes a waiting room, storage space, 2 barber seats, and 3 rinse stations.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to operate a 2 station barbershop, by appointment only, with enough space to meet social distancing requirements. The shop will meet all sanitation requirements and provide additional cleaning services to ensure pandemic measures are met. The facility will have 2 chairs, a waiting room, storage area, and 3 sinks for rinses and washes.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0327-16	Mixed-use development	Approved by BCC	July 2016
UC-0196-15	Office as a principal use	Approved by PC	May 2015
ZC-0770-07 (ET-0102-14)	First extension of time to reclassify the subject parcel and adjacent parcel from M-1 to H-1 zoning - expired	Approved by BCC	October 2014
ZC-0770-07	Reclassified the subject parcel and adjacent parcel from M-1 to H-1 zoning (resolution of intent from M-1 & U-V to H-1 zoning) - expired	Approved by BCC	September 2007
ZC-1925-05	Reclassified to U-V zoning for a mixed-use development consisting of 1,738 residential units in 4 high-rise towers - expired	Approved by BCC	February 2006
ZC-1745-04	Mixed-use development consisting of 687 residential units in 4 high-rise towers - expired	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Commercial Tourist	M-1	Office & warehouse
East	Commercial Tourist	M-1	Office & warehouse complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

There is adequate parking throughout the site to accommodate the proposed use. The proposed use is of low intensity and similar applications have been approved for office and warehouse uses in the area. The proposal complies with Goal 7 of the Winchester/Paradise Land Use Plan which encourages providing opportunities for appropriate office uses. The proposed small scale use will be compatible with other surrounding areas and other uses within the building.

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

- No comment.

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: CARLO CONTRERAS

CONTACT: CARLO CONTRERAS, THE CUT LV, 3595 POLARIS AVE STE 202, LAS VEGAS, NV 89103

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	STAFF	STAFF 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 type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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	APP. NUMBER: <u>UC-20-0395</u> DATE FILED: <u>9-9-2020</u> PLANNER ASSIGNED: <u>BBB</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>10-13-2020</u> PC MEETING DATE: <u>11-3-2020</u> BCC MEETING DATE: _____ FEE: <u>\$1675</u>
	PROPERTY OWNER	NAME: <u>KCS LLC</u> ADDRESS: <u>26314 S. Western Ave. #200</u> CITY: <u>Lomita</u> STATE: <u>CA</u> ZIP: <u>90717</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>Carlo Contreras</u> ADDRESS: <u>3595 Polaris ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: _____ CELL: <u>(602) 278 2446</u> E-MAIL: <u>The cut las Vegas@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT	NAME: <u>Carlo Contreras</u> ADDRESS: <u>3595 Polaris ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: _____ CELL: <u>650 278 2446</u> E-MAIL: <u>The cut las Vegas@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-17-262-008
 PROPERTY ADDRESS and/or CROSS STREETS: 3595 Polaris Ave Las Vegas NV 89103
 PROJECT DESCRIPTION: M-1 zone / Personal services (Barbershop)

I, We, the undersigned owner 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 submit 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.

Property Owner (Signature) _____ 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.

3

20-0395
JL

The Cut LV
3595 Polaris ave
Las Vegas NV 89103
Suite 202

The Cut LV is the new and improved way of barbering. Due to COVID -19 this new appointment only, non walk in barbershop will help Secure the health of Las Vegas community and tourists. This concept will enforce more time to sanitize and control the amount of people in this establishment. A private sector that only allows one person at a time with a better time management. I believe that In this direction it can change health risk compared to traditional barber shops. This will be a two station barbershop with more than enough area for social distancing. Opening this establishment I believe this will have a huge impact on the barbering industry, complying for COVID-19 and any other future health risks.

Carlo Contreras/Users/CARLO/Desktop/Zone/Lease 2.HEIC
Owner of The Cut LV
6502782446

File Copy

PLANNER
COPY

UC-20-0395

Scanned as .pdf

11/04/20 BCC AGENDA SHEET

VEHICLE SALES FACILITY
(TITLE 30)

DESERT INN RD/SANDHILL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-20-400097 (UC-18-0004) -DESERT INN PARTNERS LLC:

USE PERMIT SECOND APPLICATION FOR REVIEW to increase the number of vehicles (automobiles) displayed outside for an existing vehicle sales facility when the business has common parking with other businesses within an existing shopping center on a portion of 4.1 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:

161-18-123-002 through 161-18-123-004 ptn

USE PERMIT:

Increase the number of displayed vehicles (automobiles) for sale outside to 15 spaces (approved by condition) where a maximum of 5 spaces are permitted when the business has common parking with other businesses per Table 30.44-1.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3799 E. Desert Inn Road and various
- Site Acreage: 4.1 (portion)
- Project Type: Vehicle sales facility
- Number of Stories: 1
- Building Height (feet): 16 to 32
- Square Feet: 1,119 (office area)
- Parking Required/Provided: 144/190 (overall site)

Site Plans

The approved plans depict an existing shopping center consisting of 3 retail buildings. Building A is located on the southern portion of the site, Building B is located on the northern portion of

the site, and Building C is located on the northeastern portion of the site. The site has access to Desert Inn Road and Sandhill Road via existing driveways. No changes are proposed to the existing drive aisles, parking areas, or site layout other than the installation of a barrier around the inventory area as required by the conditions of the original approval. The existing vehicle sales facility is located in Building C, Suite 4 located on the northeastern portion of the site. The applicant requested to use the existing parking lot located on the northwestern portion of the site as a vehicle inventory display/storage area for 15 automobiles as approved by UC-18-0004.

Landscaping

All on-site landscaping exists and no new landscaping is required or proposed.

Elevations

The approved plans depict existing retail buildings. Improvements to the façade of the building were recently approved and include new exterior plaster columns, new aluminum storefront, pop-outs, new exterior cement plaster, cornice treatment, and new mansard roof with concrete tile. The roofline varies in height with the highest point at 32 feet. No changes are proposed or required to the exterior of the building.

Floor Plans

There were no proposed changes to the existing floor plans of the building with the original request. The existing vehicle sales facility is located in Building C, Suite 4 located on the northeastern portion of the site.

Previous Conditions of Approval

Listed below are the approved conditions for AR-19-400046 (UC-18-0004):

Current Planning

- Until April 4, 2020 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Listed below are the approved conditions for UC-18-0004:

Current Planning

- 1 year to review as a public hearing;
- Coordinate with Current Planning staff to provide barriers around the inventory display area to separate the inventory vehicles from the parking area;
- Limited to 15 cars on display at any one time;
- All inventory to be restricted to the designated area on the northwest portion of the site.
- Applicant is advised that a violation of this application will be cause for revocation; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- Applicant to coordinate with Public Works - Development Review Division to correct the easement at the driveway.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; and that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Signage

Signage is not a part of this request.

Applicant's Justification

Simply Auto Sales is prepared to continue with a maximum of 15 vehicles for display and sales. In addition, due to the Covid-19 health crisis the applicant was late in submitting this application for review.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-19-400046 (UC-18-0004)	First application to review increased number of vehicles (automobiles) displayed outside for an existing vehicle sales facility	Approved by BCC	June 2019
UC-18-0004	Increased the number of vehicles (automobiles) displayed outside for an existing vehicle sales facility	Approved by BCC	April 2018
DR-0076-17	Exterior remodel/modifications to façade within the existing shopping center	Approved by PC	March 2017
UC-0172-16	Established a supper club within a portion of the retail building	Approved by PC	May 2016
ADR-1218-07	Established a 12,000 square foot retail building	Approved by ZA	September 2007
DR-0443-03	Established a 9,600 square foot retail building	Approved by PC	April 2003
UC-166-80	Established live entertainment (disco floor) in a restaurant within the existing shopping center	Approved by PC	September 1980

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1 & C-2	Commercial development
South & West	Residential High (8 to 18 du/ac)	R-3	Townhouse subdivision
East	Commercial General	C-2	Commercial development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

Review of the property records show that no zoning related issues have been reported to the County, including Public Response, in relation to operational uses or the amount of vehicles on-site; therefore, staff can support this review with no additional review.

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

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GRACIELA MADRIGAL

CONTACT: GRACIELA MADRIGAL, SIMPLE AUTO SALES, 3799 E DESERT INN RD, STE 4, LAS, NV 89121



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - UC-18-0004
 - (ORIGINAL APPLICATION #)
 - AR-20-400097

STAFF

DATE FILED: 8/25/20 APP. NUMBER: AR-20-400097
 PLANNER ASSIGNED: SWD TAB/CAC: Paradise
 ACCEPTED BY: SWD TAB/CAC MTG DAT: 10/13 .ME: ZPM
 FEE: 4475 PC MEETING DATE: _____
 CHECK #: _____ BCC MEETING DATE: 11-4-20
 COMMISSIONER: F.S ZONE / AE / RNP: C-2
 OVERLAY(S)? _____ PLANNED LAND USE: C-G
 PUBLIC HEARING? Y/N _____ NOTIFICATION RADIUS: 500 SIGN? Y/N _____
 TRAILS? Y/(N) _____ PFNA? Y/(N) _____ LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: BENJAMIN DONEL / Desert Inn Partners, LLC
 ADDRESS: 6125 Washington Blvd. #300
 CITY: Culver City STATE: CA ZIP: 90232
 TELEPHONE: 323)319-2580 CELL: 310-864-7600
 E-MAIL: Ben@sunsetequity.com

APPLICANT

NAME: Simple Auto Sales
 ADDRESS: 3799 E Desert Inn Rd Suite 4
 CITY: Las Vegas STATE: NV ZIP: 89121
 TELEPHONE: 702-431-2227 CELL: 702-278-4476
 E-MAIL: simpleautosaleslv@gmail.com REF CONTACT ID #: _____

CORRESPONDENT

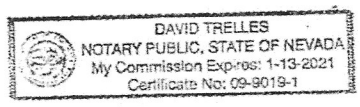
NAME: Graciela Madrisa
 ADDRESS: 3799 E. Desert Inn rd ste 4
 CITY: Las Vegas STATE: NV ZIP: 89121
 TELEPHONE: 702-278-4476 CELL: 702-278-4476
 E-MAIL: graciela20m@hotmail.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 16118123003 - 002 & 004
 PROPERTY ADDRESS and/or CROSS STREETS: Desert Inn / Sandhill
 PROJECT DESCRIPTION: auto sales

(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.

Benjamin Donel Property Owner (Signature)* Benjamin Donel Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 06-12-2020 (DATE)
 By BENJAMIN DONEL
 NOTARY PUBLIC: [Signature]




*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.

S

SIMPLE AUTO SALES

Justification Letter

In February of 2017, Simple Auto Sales was approved by parking space analysis to store 15 vehicles for sale. In 2018, Simple Auto Sales applied for a special land use permit to increase the vehicles allowed for display to 28. This permit was denied. Simple Auto Sales is prepared to continue with the initial ruling of 15 vehicles to be displayed for sale and is no longer interested in pursuing a special land use permit. This letter was meant to be submitted and processed before the end of April this year. Unfortunately, the ongoing health pandemic involving COVID-19 forced the dealership to close down for some time and in turn prevented the natural progression of this justification letter.



Graciela Madrigal 8/10/2020
Simple Auto Sales.

11/04/20 BCC AGENDA SHEET

MARIJUANA ESTABLISHMENT
(TITLE 30)

SUNSET RD/DECATUR BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0396-X-IT AT 215 PHASE II, LLC:

USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing shopping center on a 0.5 acre portion of a 2.3 acre site in a C-2 (General Commercial) (AE-65) Zone.

Generally located 200 feet north of Sunset Road, 200 feet east of Decatur Boulevard within Paradise. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:

162-31-411-002, 162-31-411-003, 162-31-411-005, 162-31-411-007 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 4850 W. Sunset Road
- Site Acreage: 0.5 (portion)
- Project Type: Marijuana establishment
- Number of Stories: 1
- Square Feet: 2,662
- Parking Required/Provided: 77/107 (overall complex)

Site Plans & History

The plans show a 4,770 square foot lease area in the easternmost portion of an existing in-line retail building located on the northern portion of the existing shopping center. Access to the site is from Sunset Road and Decatur Boulevard. The location was the location of Medizin Dispensary, also known as Planet 13. Planet 13 moved to another location near the Strip and expanded their use with the goal to reopen this location for the convenience of their customers.

Landscaping

Landscaping is not a part of this application.

Elevations

The photos depict an existing 1 story retail building constructed with a stucco finish and stone veneer accents. The building has a flat roof with corniced edges.

Floor Plans

The plans depict a marijuana establishment that is approximately 2,662 square feet with entrance lobby, verification zone, merchandise area, display area, restrooms, secure storage room, and security room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed retail marijuana store meets all State and County requirements. The facility is located on arterial streets (Decatur Boulevard and Sunset Road), and therefore, the proposed retail marijuana store will have minimal impact on traffic in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400126 (UC-0372-17)	Application review for marijuana establishment - expired	Approved by BCC	July 2018
UC-0372-17	Use permit for a marijuana establishment - expired	Approved by BCC	June 2017
UC-0511-15	Use permit for medical marijuana establishment - expired.	Approved by BCC	September 2015
UC-0375-14	Original request for a medical marijuana dispensary	Denied by BCC	December 2014
DR-1009-04	Design review for a shopping center	Approved by PC	August 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D & C-2	Office/warehouse complex & undeveloped
South	Business and Design/Research Park	C-2	Commercial retail
East	Business and Design/Research Park	C-2	Undeveloped/retail pad
West	Business and Design/Research Park	C-2	Convenience store with gas pumps within the same commercial center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

The applicant has submitted documentation from the State of Nevada indicating completion of the application evaluation process for a retail marijuana store license. The separation survey shows that all the required separations from community facilities, schools, and establishments with a non-restricted gaming license are being met. The applicant has submitted the required security and transportation plans. The submitted location analysis indicates the retail marijuana store is adequately separated from other retail marijuana stores to prevent a high concentration of stores within close proximity. Building elevations indicate that a professional appearance will be maintained; therefore, staff can support this request.

Department of Aviation

The property lies within the AE-65 (65 - 70 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

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

- A valid Clark County business license must be issued for this establishment within 6 months of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Department of Air Quality.
- Applicant is advised that this application is contingent upon obtaining a 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; 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.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998, and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- No comment.

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: MM DEVELOPMENT COMPANY, LLC

CONTACT: MM DEVELOPMENT COMPANY, LLC, 205 N. STEPHANIE, D-126,
HENDERSON, NV 89074



MARIJUANA ESTABLISHMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (AR) (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	APP. NUMBER: <u>uc-20-0396</u> DATE FILED: <u>9/15/20</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>10/13/20</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/4/20</u> FEE: <u>\$5,175</u>
		PROPERTY OWNER

APPLICANT	NAME: <u>MM Development Company, LLC dba Medizin</u> ADDRESS: <u>205 N. Stephanie D-126</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>775-910-9700</u> CELL: <u>775-910-9700</u> E-MAIL: <u>bob@planet13lasvegas.com</u> REF CONTACT ID #: _____
------------------	---

CORRESPONDENT	NAME: <u>same as applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 162-31-411-005

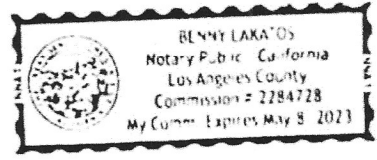
PROPERTY ADDRESS and/or CROSS STREETS: 4850 Sunset suite 130

PROJECT DESCRIPTION: marijuana 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 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.

Bert Adams BERT ADAMS
 Property Owner (Signature)* Property Owner (Print)

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES
 SUBSCRIBED AND SWORN BEFORE ME ON AUG. 28, 2020 (DATE)
 By Bert Adams
 NOTARY PUBLIC: Benny Lopez



*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.

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

UC-20-0396

August 30, 2020

Current Planning, Comprehensive Planning
500 Gran Central Pkwy, 1st floor
Las Vegas, NV 89155

RE: 4850 Sunset Suite 130; APN: 162-31-411-005

Dear Sir or Madam:

Please accept this letter as our request to locate our new retail marijuana dispensary (RD215) at 4850 Sunset Suite 130. Nevada Organics Remedies, LLC was approved for a retail dispensary when the state of Nevada issued several new licenses. This applicant (MM Development Company, LLC) was not granted one of the new licenses and filed a lawsuit. A settlement agreement between the parties was reached and accepted by the Cannabis Compliance Board (CCB), resulting in MM Development company, LLC being granted a license.

This location was the location of Medizin Dispensary, also known as Planet 13. Planet 13 moved to a location near the strip and expanded its size. They always intended to reopen this location for the convenience of their local 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. It previously operated as a dispensary at this location.

-The proposed marijuana facility will be located in a retail area. It will be within an enclosed building and will acquire marijuana from licensed cultivation and production facilities within the State of Nevada.

-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. It previously operated as a dispensary at this location.

The dispensary 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 by providing enhanced security for the building/area.

We respectfully request approval of this use permit.

Yours truly,

Lucy Stewart

Lucy Stewart