

06/02/21 BCC AGENDA SHEET

CANNABIS RETAIL STORE  
(TITLE 30)

BLUE DIAMOND RD/HINSON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-21-0156-BRANDO HOLDINGS, LLC:**

**DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** cannabis retail store expansion on 0.6 acres in a C-2 (General Commercial) (AE-60) Zone.

Generally located on the south side of Blue Diamond Road, 300 feet east of Hinson Street within Enterprise. JJ/bb/jd (For possible action)

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RELATED INFORMATION:

**APN:**

177-18-602-003

**DESIGN REVIEWS:**

1. Increase finished grade up to 26 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 44% increase).
2. Commercial retail expansion (cannabis retail store).

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3725 Blue Diamond Road
- Site Acreage: 0.6
- Project Type: Cannabis retail store
- Number of Stories: 1
- Height (feet): 20
- Square Feet: 2,816 (existing)/2,769 (expansion)
- Parking Required/Provided: 24/28

**Site Plan**

This is a request to increase the finished grade by up to 26 inches during the expansion of a cannabis retail store. The existing 2,816 square foot commercial building will be expanded by 2,769 square feet to a total of 5,585 square feet. The existing building is located on the eastern

portion of the property. Only the existing eastern driveway on Blue Diamond Road will remain. The applicant is providing 28 parking spaces where 24 parking spaces are required.

#### Landscaping

The required parking spaces have existing landscaping along the perimeter of the site. The newly designed parking lot includes landscaping and revised access drive aisles.

#### Elevations

The plans depict an existing 1 story, 17 foot tall, commercial building with a flat roof and parapet walls. The exterior façade includes painted stucco, covered entry, and an aluminum storefront window system and door treatments. The expansion will include painting the existing brick and installing a new cornice up to 20 feet in height.

#### Floor Plans

The plans depict an existing 2,816 square foot building with a 2,769 square foot expansion to accommodate the larger sales floor, vault, restroom facilities, lockers, breakroom, IT room, security, and janitorial closet, for a total of 5,585 square feet.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The existing building was constructed over 20 years ago when Blue Diamond Road was only a 2 lane road. The expansion of Blue Diamond Road to a 4 lane road, substantially decreased the throat depth of the driveways. This resulted in the awkward layout of the parking lot and limited space for street frontage landscaping. The cross sections submitted with the application illustrate the increased finished grade is for the parking lot and driveway. The increased grade along the western boundary and entrance driveway will accommodate positive drainage for the site. The revised site plan will greatly benefit the aesthetics of the area.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-20-0238	Cannabis establishment (cannabis retail store)	Approved by BCC	August 2020
ZC-0136-13	Reclassified H-2 to C-2 zoning for an existing tavern	Approved by BCC	May 2013
VS-0390-97	Vacated and abandoned easements	Approved by BCC	May 1997
UC-0391-97	Cellular tower	Approved by PC	May 1997
UC-0093-91	Live entertainment	Approved by PC	June 1991

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General	C-2	Retail
South & East	Commercial Tourist	H-2	Undeveloped
West	Commercial Tourist	C-2	Retail

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Design Review #2

The proposed development is compatible with adjacent developments and developments in the area along Blue Diamond Road, including buildings, and structures. In addition, it is consistent with the applicable land use plan, Title 30, and other regulations, plans and policies of the County, including Commercial Tourist Policy 93, which states all structures on a development site should be of compatible architectural design, style, and color. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic and will be limited to 1 access point with the removal of the western driveway. Building and landscape materials are appropriate for the area and for the County. Elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance, and create an orderly and aesthetically pleasing environment. Appropriate measures are being taken to secure and protect the public health, safety, and general welfare through the use of an existing security plan. Staff can support this request.

#### **Public Works - Development Review**

##### Design Review #1

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

#### **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**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Building Department - Fire Prevention**

- No comment.

### **Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement; and that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0046-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DEEP ROOTS MEDICAL, LLC

**CONTACT:** KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120