

02/18/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0891-RAVAN REVOCABLE LIVING TRUST & RAVAN HAMID H TRS:**

**USE PERMIT** to allow a cannabis establishment (retail store) in conjunction with an existing shopping center on 2.19 acres in a CG (Commercial General) Zone.

Generally located north of Warm Springs Road and west of Durango Drive within Spring Valley.  
JJ/hw/cv (For possible action)

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RELATED INFORMATION:

**APN:**

176-05-820-002; 176-05-820-003 ptn

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 8860 W. Warm Springs Road
- Site Acreage: 2.19 (overall)/0.33 (site)
- Project Type: Cannabis establishment (retail store)
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 3,086 (pad)/27,573 (shopping center)
- Parking Required/Provided: 78/112 (existing throughout the shopping center)

**Site Plan & Request**

The plans depict an existing shopping center consisting of 2 buildings with a cumulative area of 27,753 square feet located north of Warm Springs Road and west of Durango Drive. The subject shopping center consists of a 24,487 square foot, L-shaped in-line retail building located along the north and west portions of the site and a 3,086 square foot pad building located in the southeast corner of the site. More specifically, the pad building currently serves as a quick service restaurant with a drive-thru. The drive-thru is located along the southern and eastern portion of the pad building and runs from west to east. The shopping center, with the proposed cannabis retail store included, will require 79 parking spaces where 112 parking spaces are provided. There are no proposed changes to the parking area with parking primarily located to the north and west of the pad building between the in-line building and the pad site. Cross access is provided between each building throughout the project site and with the shopping center to the east. Access to the site is granted via a commercial driveway located adjacent to Warm Springs Road in the southwestern corner of the site. Additional access is provided by a

cross access driveway just to the north of the pad building that provides additional access to Warms Springs Road and Durango Drive. An existing 5 foot wide attached sidewalk is located adjacent to Warm Springs Road.

The applicant is requesting the proposed use permit in order to relocate the currently operating cannabis retail store to the subject site within the pad commercial building. The applicant also proposes to utilize the existing drive-thru as is. There are no proposed site modifications with this request.

### Landscaping

All street and site landscaping exists, and no additional landscaping is required or proposed.

### Elevations

There are generally no changes to the exterior of the building with only some minor changes to the paint colors. The existing pad building is a typical commercial building and stands 24 feet tall. The exterior of the building is primarily black and grey-colored stucco with beige colored foam roof trimming elements. Red brick veneer accents are provided at various points along the corner and base of the building. Roof extensions, wall breaks, and wall pop-outs are found on all elevations. There are entrances located on the south and west façades of the building consisting of an aluminum commercial window/door system. A standard aluminum drive-thru window is provided on the eastern façade of the building.

### Floor Plans

The plans show the interior of the building will consist of 3,086 square feet with the main entrance to the building located on the west side of the building. This entrance will enter into a 221 square foot lobby, reception, and security area. This will then lead into the 1,369 square foot sales and retail area that will consist of an open space with display cases, registers, and a drive-thru order processing area. The remainder of the space is found in the northern portion of the building and consists of mainly support spaces, such as a 538 square foot vault, 148 square foot office, and 324 square breakroom.

### Applicant's Justification

The purpose of the request is to relocate an existing retail cannabis store that has been operating at its previous location with no issues. The proposed location is in close proximity to existing pharmacies and medical treatment facilities. There are no other cannabis retail stores within a mile of this location which should not indicate a concentration of such uses. The site is ideal for this use as it is located within a shopping center that has already had various uses approved that are similar or more intense compared to the proposed cannabis retail store.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-25-900241	Administrative design review to enclose the previously approved outside dining and patio area	Approved by ZA	April 2025

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0429	Use permit to allow a service bar in conjunction with a restaurant within the in-line portion of the shopping center	Approved by PC	September 2022
UC-0169-17	Use permit to allow a supper club in conjunction with a restaurant within the in-line portion of the shopping center	Approved by PC	April 2018
ADR-0646-16	Administrative design review for a patio cover addition to a previously approved outdoor dining area	Approved by ZA	August 2016
UC-0179-14	Use permit to allow an outside dining area along the southwest portion of the in-line retail building	Approved by PC	May 2014
UC-0618-10	Use permit to allow a service bar in conjunction with a restaurant within the in-line portion of the shopping center	Approved by PC	February 2011
UC-0611-09	Use permit to allow a service bar in conjunction with a restaurant within the in-line portion of the shopping center	Approved by PC	November 2009
WS-0224-09	Waiver of development standards for a freestanding sign with reduced separation and vehicular clearance	Approved by PC	May 2009
TM-0033-08	Tentative map for 1 lot commercial subdivision	Approved by PC	March 2008
WS-1478-07	Waiver of development standards for modifications to a previously approved shopping center to reduce parking and allow alternative street parking	Approved by BCC	February 2008
DR-1121-07	Design review for a fast food restaurant to move the location of the trash enclosure	Approved by BCC	November 2007
NZC-0483-07	Zone change from R-E to C-1 for a 27,300 square shopping center with restaurant pad site	Approved by BCC	July 2007

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) - Rhodes Ranch	R-4 (PCO)	Multi-family residential development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) - Rhodes Ranch	C-2 (PCO)	Shopping center
East	Corridor Mixed-Use	CG	Shopping center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

## **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### **Analysis**

#### **Comprehensive Planning**

##### Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the 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; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The separation survey shows all required separations from community facilities, schools, and non-restrictive gaming properties are being met. The separation survey also indicates there are no cultivation or production facilities within 660 feet of the site as well. A review of the surrounding area also shows there are no other cannabis retail stores within at least 1 mile of the proposed site. The crime report indicates, within a 1 mile radius, 62 crime reports were filed with the Las Vegas Metropolitan Police Department in the 60 days prior to the application submittal with 5 reports related to drugs and narcotics. Based on the plans submitted, staff finds the addition of a cannabis dispensary at the site should represent only a minor impact both on the site and the neighborhood, as there would be no noticeable changes to the exterior of the building which will maintain the same architectural appearance with minor changes to color. The use of the site as a general retail establishment has been in place since at least 2009 and there have been no apparent complaints regarding the uses on the property. Staff also finds the addition of a cannabis retail store would not be out of place for the area due to the building's former use as a quick service restaurant, so there should be no increase in traffic or impacts on surrounding businesses or residences due to the similarity in use of the site. For these reasons, staff can support this request.

#### **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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- A valid Clark County business license must be issued for this cannabis (retail store) establishment within 2 years of approval or the application will expire unless extended with approval of an extension of time;
- To prevent odor nuisances, an indoor odor control plan must be submitted to the Clark County Department of Environment and Sustainability.

- 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- 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:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MINT NEVADA, LLC

**CONTACT:** NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101