

CANNABIS DISTRIBUTOR  
(TITLE 30)

CAMERON ST/NEVSO DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-22-0129-UNITED INVESTMENTS, LLC:**

**USE PERMIT** for a cannabis establishment (distributor) in conjunction with a previously approved cannabis establishment on 0.4 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the north side of Nevso Drive, 215 feet east of Cameron Street within Paradise. MN/nr/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
162-19-113-005; 162-19-113-006

**LAND USE PLAN:**  
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**  
**Project Description**

General Summary

- Site Address: 4160 Cameron Street
- Site Acreage: 0.4
- Project Type: Cannabis distributor
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 12,200
- Parking Required/Provided: 54/54 (entire complex)

Site Plan

The plan depicts a medical/retail cannabis establishment (cultivation) located within an existing 12,200 square foot office/warehouse building. The subject building is located on the east side of an existing office/warehouse complex. Access to the site is provided by driveways on both Cameron Street on the west side of the site and Nevso Drive on the south side of the site.

Landscaping

Landscaping is not a part of this request.

### Elevations

The elevations depict a 27 foot high building constructed of painted concrete tilt-up panels. Fabric awnings and storefront glazing are located at the entrances. Two overhead roll-up doors are depicted on the east elevation.

### Floor Plan

The first floor includes the following: bloom rooms, vegetative rooms, clone room, trim room, dry room, product room, storage room, locker room, offices, and restrooms. The second floor includes the following: bloom rooms, vegetative rooms, washroom, and dry room.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the proposed distributor use is an ancillary use under their cultivation license. The proposed use would allow the product to be moved from one licensed location to another.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-18-900649	Recreational cannabis establishment (cultivation)	Approved by ZA	October 2018
UC-0606-15	Medical cannabis establishment (cultivation) and waiver for separation	Approved by BCC	October 2015
VS-1093-96	Vacated and abandoned patent easements	Approved by PC	March 1996
TM-0042-96	Commercial & industrial subdivision	Approved by PC	March 1996
ZC-1900-95	Reclassified to M-D zoning for an office warehouse complex	Approved by BCC	January 1996

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Entertainment Mixed-Use	M-D	Office warehouse complex
South	Entertainment Mixed-Use	M-1	Outside storage
East	Entertainment Mixed-Use	M-1	Mini-warehouse

### **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 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.

Staff finds that the proposed cannabis distributor use will not have an undue adverse effect on adjacent properties and the character of the area. Furthermore, the request is in harmony with the goals and objectives of the Master Plan, specifically Goal 1 to promote economic viability, employment opportunities with developments that are compatible with adjacent land uses, the natural environment, and are well integrated with appropriate circulation systems, services, and facilities. Therefore, staff can support the 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:**

### **Current Planning**

- A valid Clark County business license must be issued for this business within 2 years of approval or the application will expire.
- 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; 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**

- 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:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SCOTT SIBLEY

**CONTACT:** SCOTT SIBLEY, PO BOX 98438, LAS VEGAS, NV 89193