

09/07/22 BCC AGENDA SHEET

CANNABIS ESTABLISHMENT
(TITLE 30)

HUALAPAI WAY/PEACE WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0419-FTH NEVADA, INC.:

USE PERMIT for a cannabis establishment (distributor) within an existing retail building in conjunction with a shopping center on a portion of 3.5 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Hualapai Way and the south side of Peace Way within Spring Valley. JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

163-19-316-003 through 163-19-316-007 ptn

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4510 Hualapai Way
- Site Acreage: 3.5 (portion)
- Project Type: Cannabis establishment (distributor)
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 4,400
- Parking Required/Provided: 168/186

History & Request

The Board of County Commissioners approved use permits for a cannabis retail store (UC-20-0586) and cannabis dispensary (UC-20-0572) in February 2021. The applicant is now requesting a use permit to operate as a distributor to transfer their cultivation and production products to their own dispensaries and others throughout the Las Vegas Valley.

Site Plan

The existing building is located at the northwest corner of the shopping center, adjacent to Hualapai Way and Peace Way. Access to the site is granted via existing commercial driveways

located along Hualapai Way and Peace Way. The shopping center requires 168 parking spaces where 186 parking spaces are provided.

Landscaping

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

Elevations

The plans depict an existing 1 story retail building with an overall height of 30 feet to the top of the parapet wall. The exterior of the building consists of a stucco finish and an aluminum storefront window system with door treatments. The building is painted with neutral, earth tone colors.

Floor Plans

The plans depict an existing 4,400 square foot building consisting of a product intake area, delivery storage, reception area, curbside/express pick-up area, inventory, office, lobby, display area, dispensary, breakroom, and restroom facilities.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states they recently acquired a distributor’s license and must transfer the license to the current location to deliver their cultivation and production products to their own dispensaries and others throughout the Las Vegas Valley. The proposed use is incidental to the overall dispensary and should not impact traffic in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0586	Cannabis retail store	Approved by BCC	February 2021
UC-20-0572	Cannabis dispensary	Approved by BCC	February 2021
TM-0281-05	1 lot commercial subdivision	Approved by PC	June 2005
DR-1445-04	Shopping center	Approved by PC	September 2004
ZC-0559-99	Reclassified the project site to C-2 zoning for a future commercial development	Approved by BCC	October 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential
South	Neighborhood Commercial	C-1	Mini-warehouse

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Compact Neighborhood (up to 18 du/ac)	R-3	Undeveloped
West	Summerlin South Single Family	R-2	Single family residential

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.

The separation survey shows that all the required separations from community facilities and schools are being met. The crime report indicates that within a 1 mile radius, 49 crime reports were filed by Metro in the 60 days prior to the application submittal. Building elevations indicate that a professional appearance will be maintained. Staff finds that the proposed cannabis distributor use will not have an adverse effect on adjacent properties and the character of the neighborhood. Therefore, staff recommends 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 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 cannabis distributor use 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.

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: NATURAL MEDICINE DBA GREEN

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