

04/21/21 BCC AGENDA SHEET

CANNABIS ESTABLISHMENT
(TITLE 30)

OQUENDO RD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0107-M M OQUENDO, LLC:

USE PERMIT for a cannabis establishment (production facility) within an existing building on a 1.1 acre site in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone in the Adult Use Overlay District.

Generally located on the north side of Oquendo Road, 280 feet east of Valley View Boulevard within Paradise. MN/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

162-32-101-028

LAND USE PLAN:

WINCHESTER/PARADISE – COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3670 Oquendo Road
- Site Acreage: 1.1
- Project Type: Cannabis production facility
- Number of Stories: 2
- Square Feet: 28,420
- Parking Required/Provided: 30/38

History & Site Plan

The site plan depicts a developed industrial parcel which consists of an existing automotive related use which was established via ZC-1618-03. The existing building is located in the north and northeast portions of the parcel with parking located to the south and west (covered) of the building. Access to the property is via a driveway from Oquendo Road.

Landscaping

Street landscaping is provided in a planter behind an attached sidewalk along Oquendo Road. No additional landscaping is required with this request.

Elevations

The elevations depict a 2 story structure composed of concrete tilt-up panels with aluminum windows, roll-up doors, and a flat roof behind parapet walls.

Floor Plans

The floor plans depict a total area of 28,420 square feet, with 3,000 square feet being utilized as space for the distributor use, 4,000 square feet for the production facility, 7,400 square feet of office space, and the remaining 14,000 square feet for warehouse and future expansion.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that it is their belief that the surrounding properties will not be unduly effected by this facility nor will the proposed use negatively impact the health, safety, or welfare of the public.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1618-03	Reclassified the site to M-1 zoning for an industrial building	Approved by BCC	December 2003

Surrounding Land Use

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

Related Applications

Application Number	Request
UC-21-0108	A use permit for a cannabis establishment (distributor) is a companion item on this agenda.

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 separation survey indicates that all required separations are being met. The crime report indicates that there were 92 occurrences within 1 mile of the facility over the 60 days prior to submittal of this application.

Staff finds that the proposed cannabis production facility will not have an undue adverse effect on adjacent properties and the character of the neighborhood. Furthermore, the request is in harmony with the goals and objectives of the Comprehensive Master Plan, specifically Goal 1 to promote economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment, and is well integrated with appropriate circulation systems, services, and facilities.

Department of Aviation

A portion of 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 business within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- 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.

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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADA ORGANIC REMEDIES

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