

11/03/21 BCC AGENDA SHEET

CANNABIS ESTABLISHMENT
(DISTRIBUTOR)
(TITLE 30)

PONDEROSA WY/VALLEY VIEW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0542-STONEGATE INVESTMENTS 2016:

USE PERMIT for a cannabis establishment (distributor) in conjunction with a previously approved cannabis facility on 0.7 acres in an M-1 (Light Manufacturing) (AE-65) Zone.

Generally located on the south side of Ponderosa Way, 1,100 feet west of Valley View Boulevard within Paradise. MN/jvm/jo (For possible action)

RELATED INFORMATION:

APN:
162-31-611-008

LAND USE PLAN:
WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:
Project Description

General Summary

- Site Address: 4071 Ponderosa Way
- Site Acreage: 0.7
- Project Type: Cannabis distributor
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 19,960
- Parking Required/Provided: 40/29

Site Plans & Landscaping

The plans show an existing office/warehouse building located along the west property line. The purpose of this application is to add a cannabis distributor use to the existing cannabis facility. The parking and drive aisle are located on the east side of the building, with the majority of the parking area located behind a gated fence. Access to the site is from Ponderosa Way. No changes are proposed or required to the exterior of the building, site, or landscape areas.

Elevations

The plans depict an existing 2 story, 27 foot high building constructed of concrete tilt-up panels, stucco finish, metal canopies, and opaque glazing.

Floor Plans

The plans show the following:

- Vegetative rooms
- Flowering rooms
- Drying rooms
- Propagation room
- Office space
- Loading area
- Restrooms

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed location meets all requirements found in NRS 678 A-D and Clark County Title 30.44-1. In addition, the property is zoned M-1 and is at a distance of at least 1,500 feet from a business that holds a non-restricted gaming license, 1,000 feet from any school, and 300 feet from a community facility.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900634	Retail cannabis establishment (cultivation)	Approved by ZA	June 2017
ADR-21-900635	Retail cannabis establishment (production)	Approved by ZA	June 2017
WS-0885-14	Second floor addition and reduce parking	Approved by BCC	December 2014
UC-0434-14	Medical cannabis establishment (production)	Approved by BCC	June 2014
UC-0429-14	Medical cannabis establishment (cultivation)	Approved by BCC	June 2014
ADR-0169-02	Administrative design review for the existing office/warehouse building and site improvements	Approved by ZA	February 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Industrial	M-1	Office/warehouse
South	Industrial	M-1	Union Pacific Railway & office/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 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 78 occurrences within 1 mile of the facility over the 60 days prior to submittal of this application.

Staff finds that the proposed cannabis distributor use 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. Therefore, staff can support the request.

Department of Aviation

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.
- 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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SILVER SAGE WELLNESS, LLC

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