MARIJUANA ESTABLISHMENT (PRODUCTION) SUNSET RD/PINE ST (TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0335-ATAMIAN, HAIGAZ A & NORA G.:

USE PERMIT for a proposed marijuana establishment (production) within an existing office warehouse complex on 0.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located 560 feet north of Sunset Road, 225 feet west of Pine Street within Paradise. JG/al/ja (For possible action)

RELATED INFORMATION:

APN:
162-36-811-011

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary
• Site Address: 6420 Sunset Corporate Drive
• Site Acreage: 0.4
• Project Type: Marijuana production facility
• Number of Stories: 1
• Building Height (feet): 20
• Square Feet: 7,340
• Parking Required/Provided: 105/226 for complex

Site Plan
The proposed marijuana production facility is located within an existing office/warehouse building that is part of a 19.8 acre commercial/industrial complex that is located between Post Road and Sunset Road, 225 feet west of Pine Street. Access to the complex is provided from Post Road and Sunset Road. Access to the site is provided by a private street and shared drive aisles with the properties to the west, north, and south of the building.

Landscaping
No changes are proposed or required to existing landscape areas with this request. Existing landscape areas consisting of trees, shrubs, and groundcover are located adjacent to the building and within the parking areas.
Elevations
The plans depict an existing 1 story building with a flat roof and parapet walls. The maximum height of the building is 20 feet. The building was constructed of concrete tilt-up panels that are painted in earth tone colors.

Floor Plans
The facility has a total area of 7,340 square feet.

The plan depicts the following:
- Storage/warehouse space
- Offices
- Edible projection/preparation areas
- Extraction booth
- Freezer

Signage
Signage is not a part of this request.

Applicant’s Justification
The applicant states that the facility will not adversely impact the surrounding area as it is located in an area that is appropriate for this type of use.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
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<tr>
<td>ZC-1282-96</td>
<td>Reclassified 19.8 acres, including this site, to an M-D zone for a commercial/industrial complex</td>
<td>Approved by BCC</td>
<td>September 1996</td>
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Surrounding Land Use

<table>
<thead>
<tr>
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<th>Planned Land Use Category</th>
<th>Zoning District</th>
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<tr>
<td>North</td>
<td>Business and Design/Research Park</td>
<td>M-D</td>
<td>Office/warehouse developments</td>
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<tr>
<td>South</td>
<td>Business and Design/Research Park</td>
<td>M-D</td>
<td>Office/warehouse developments</td>
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<tr>
<td>East</td>
<td>Business and Design/Research Park</td>
<td>R-E</td>
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<tr>
<td>West</td>
<td>Business and Design/Research Park</td>
<td>M-D</td>
<td>Office/warehouse developments</td>
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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 shows that all the required separations are being met. The applicant has submitted the required security and transportation plans. The crime report indicates that within a 1 mile radius, 81 crime reports were filed by Metro in the 60 days prior to application submittal.

The security plan addresses the need for interior and exterior security of the facility, and the transportation plan discusses the security of delivery services. The plans indicate no changes are being made to the exterior of the building. Building elevations indicate that a professional appearance will be maintained. The proposed use is consistent and compatible with existing and planned land uses in the area.

Department of Aviation
The property lies within the AE-70 (70 - 75 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 establishment 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 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; 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.

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: NEVADA MEDICAL GROUP, LLC
CONTACT: NEVADA MEDICAL GROUP, LLC, 3375 PEPPER LANE, LAS VEGAS, NV 89120