EXPAND RETAIL MARIJUANA CULTIVATION FACILITY
POLARIS AVE/HACIENDA AVE
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-0643-17 – JOSEPHS FAMILY, LP:

**DESIGN REVIEW** for a proposed building addition and expansion to an existing marijuana cultivation facility on a portion of 2.2 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District.

Generally located on the west side of Polaris Avenue, 280 feet south of Hacienda Avenue within Paradise. SS/dg/ml (For possible action)

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**RELATED INFORMATION:**

**APN:**
162-29-301-040 ptn

**LAND USE PLAN:**
WINCHESTER/PARADISE – COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**
- Site Address: 5385 Polaris Avenue
- Site Acreage: 2.2 (portion)
- Number of Stories: 1
- Building Height: 17 feet (existing)/18 to 21 feet (proposed)
- Square Feet: 9,690 (existing marijuana cultivation establishment)/2,050 (building addition)/7,658 (existing northern building that will be part of the expansion)/9,708 (total area expansion for the marijuana cultivation establishment)
- Parking Required/Provided: 64/79 (overall site)

**Site Plans**
The plans show an existing office/warehouse complex consisting of 3 buildings as follows: 1) northern building functions as an office/warehouse; 2) an approved and existing marijuana cultivation establishment is located in the middle building; and 3) an approved and existing marijuana production establishment is located in the southern building. The purpose of this application is to construct a proposed building addition that connects the middle building and northern building and expand the marijuana cultivation establishment to the area of the new construction and a portion of the northern building. The proposed building addition is set back 116 feet from Polaris Avenue. The area of the expansion of the marijuana cultivation establishment measures 9,708 square feet, for a total area of 19,708 square feet. The northern
building will include 7,658 square feet of expanded cultivation facility with 1,942 square feet of office use not related to the marijuana cultivation establishment. The establishment was recently approved to no longer differentiate between medical and retail uses by action of ADR-0825-17. Parking is located along the east, south, and west portions of the building. Access to the site is from Polaris Avenue.

**Landscaping**
No changes are proposed or required to the existing landscaping.

**Elevations**
The existing building is a 1 story, 17 foot high building consisting of EIFS with stucco exterior and decorative metal seam roofing and CMU block. The building addition and existing northern building will include stucco exterior, decorative metal seam roof, and new decorative masonry façade with flat roof and parapet walls.

**Floor Plans**
The plans depict a 9,708 square foot expansion to the existing marijuana cultivation establishment as follows: 1) 2,050 square foot building addition; and 2) 7,658 square foot conversion of an existing building. The expanded area consists of grow rooms with corridor walkways leading to the new grow rooms.

**Signage**
Signage is not a part of this request.

**Applicant’s Justification**
Polaris Wellness Center, LLC currently operates a marijuana cultivation facility at this location. A radius map survey was submitted and indicates that the expansion area is also within the allowable radius for prescribed uses. The site complies with required parking.

**Prior Land Use Requests**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADR-0825-17</td>
<td>Retail marijuana cultivation facility in conjunction with an existing medical marijuana production facility</td>
<td>Approved Administratively</td>
<td>July 2017</td>
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<tr>
<td>ADR-0824-17</td>
<td>Retail marijuana production facility in conjunction with an existing medical marijuana production facility</td>
<td>Approved Administratively</td>
<td>July 2017</td>
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<tr>
<td>UC-0316-14</td>
<td>Medical marijuana establishment (dispensary)</td>
<td>Denied by BCC</td>
<td>December 2014</td>
</tr>
<tr>
<td>UC-0317-14</td>
<td>Medical marijuana establishment (production)</td>
<td>Approved by BCC</td>
<td>June 2014</td>
</tr>
<tr>
<td>UC-0318-14</td>
<td>Medical marijuana establishment (cultivation)</td>
<td>Approved by BCC</td>
<td>June 2014</td>
</tr>
<tr>
<td>ZC-120-73</td>
<td>Reclassified this site to M-1 zoning</td>
<td>Approved by BCC</td>
<td>November 1973</td>
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</table>
### Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North &amp; South Commercial Tourist</td>
<td>M-1</td>
<td>Warehouse uses</td>
</tr>
<tr>
<td>East Commercial Tourist</td>
<td>H-1</td>
<td>Undeveloped</td>
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<tr>
<td>West Commercial Tourist</td>
<td>R-E</td>
<td>Automobile storage yard</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
Staff finds that the building addition and improvements to the site are consistent with the overall site and harmonious and compatible with development in the area. Staff finds that the design of the addition is consistent with the existing building design, materials, finish, and color and will complement the approved site and therefore, satisfies the following criteria for a design review: 1) the proposed addition is compatible with adjacent development; 2) the proposed development is consistent with the applicable land use plan and Title 30; 3) design characteristics and other aesthetic features are not unsightly or undesirable in appearance; and 4) are harmonious and compatible with development in the area.

### 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
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Department of Air Quality;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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; and that this application must commence within 2 years of approval date or it will expire.

#### Public Works – Development Review
- Replace existing pan driveways with commercial curb return driveways per Uniform Standard Drawings 222.1 and 225.
TAB/CAC:  Paradise – approval.
APPROVALS:  
PROTESTS:  

APPLICANT:  Polaris Wellness Center  
CONTACT:  ACG, Laurie Hrnciar, 4310 Cameron Street, Suite 12-A, Las Vegas, NV  89103