



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

August 27, 2024

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: April Mench, Chairperson
 Dorothy Gold, Vice Chairperson
 Judith Siegel
 Cristhian Barneond
 Christopher Hooper

Secretary: Beatriz Martinez, (702) 455-0560, and beatriz.martinez@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, (702) 455-0560, and beatriz.martinez@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for August 13, 2024. (For possible action)
- IV. Approval of the Agenda for August 27, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **UC-24-0382-E-J CLUB, LLC:**
 - a. **USE PERMIT** for an office in conjunction with an existing commercial/industrial building on 1.02 acres in an IL (Industrial Light) Zone. Generally located on the west side of Sammy Davis Jr. Drive, 550 feet south of Circus Circus Drive within Winchester. TS/mh/syp (For possible action) **09/27/24 BCC**
 - 2. **UC-24-0395-SAIA, GABRIEL GOMES JR. REVOCABLE LIVING TRUST & SAIA, GABRIEL GOMES JR. TRS:**
 - a. **USE PERMITS** for the following: **1)** a museum; **2)** a banquet facility; and **3)** a recreational facility in conjunction with an existing cannabis establishment within an existing office/warehouse complex on 14.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. TS/hw/syp (For possible action) **09/27/24 BCC**
- VII. General Business
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: September 10, 2024.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
3130 S. McLeod Dr., Las Vegas, NV 89121
<https://notice.nv.gov>



Winchester Town Advisory Board

August 14, 2024

MINUTES

Board Members: Dorothy Gold – Member – PRESENT April Mench – Member – PRESENT
Judith Siegel – Member – PRESENT Cristhian Barneond – Member – PRESENT
Christopher Hooper – Member – PRESENT

Secretary: NAME PHONE EMAIL
County Liaison: Beatriz Martinez (702) 455-0560 beatriz.martinez@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison & Secretary, Tyler Delorenzo – Planner.
The meeting was called to order at 6:00 p.m.

II. Public Comment: None

III. Approval of the July 9, 2024, Minutes

Moved by: Gold
Action: Approved
Vote: 4-0

IV. Approval of Agenda for August 14, 2024.

Moved by: Gold
Action: Approved
Vote: 4-0

V. Informational Items:

The Southern Nevada Regional Transportation Commission presented on the Maryland Parkway Project.

VI. Planning & Zoning

1. AR-24-400079 (UC-22-0190)-CIRCUS CIRCUS LV, LLC:

a. USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) recreational facility (concerts/events); 2) live entertainment; 3) fairground; and 4) on-premises consumption of alcohol with accessory uses including food, beverage, and retail sales.

b. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from live

entertainment to a residential use; 2) reduce parking; 3) reduce setback from the future right-of-way (Las Vegas Boulevard South); 4) allow alternative street landscaping and screening; 5) allow landscaping and structures within the future right-of-way (Las Vegas Boulevard South); and 6) allow non-standard improvements (landscaping and fences) within the right-of-way (Las Vegas Boulevard South).

c. DESIGN REVIEW for a recreational facility (concert/event/fairground/live entertainment facility) and all accessory buildings and structures on a portion of 77.4 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Sahara Avenue, west side of Las Vegas Boulevard South, north side of Circus Circus Drive, and the east side of Sammy Davis Jr. Drive within Winchester. TS/tpd/syp (For possible action)

09/04/24 BCC

Moved by: Siegel

Action: Approve

Vote: 5-0

2. UC-24-0367-COUNTY OF CLARK (LV CONV AUTH):

a. USE PERMITS for the following: 1) multi-family dwelling; 2) allow a mixture of transient and non-transient uses in conjunction with a hotel; and 3) allow outdoor dining, drinking, and cooking not in conjunction with a primary eating and drinking establishment.

b. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduced parking; 3) reduced EV capable and EV installed parking spaces; 4) reduced loading spaces; 5) eliminate open space; 6) street landscaping; 7) buffering and screening; and 8) allow modified driveway design standards.

c. DESIGN REVIEWS for the following: 1) multi-family dwelling (tower); 2) hotel; 3) shopping center; 4) entertainment or recreational facilities (theater, amusement ride, and outdoor pool area); 5) outdoor dining, drinking, and cooking areas; 6) event plaza; 7) parking garage; and 8) all associated and accessory uses, structures, and incidental buildings and structures on 10.0 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Elvis Presley Boulevard within Winchester. TS/md/syp (For possible action)

09/04/24 BCC

Moved by: Siegel

Action: Approve

Vote: 4-1

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be August 27, 2024.

X. Adjournment

The meeting was adjourned at 6:58pm.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., AUGUST 27, 2024**

09/18/24 BCC

1. **UC-24-0382-E-J CLUB, LLC:**
USE PERMIT for an office in conjunction with an existing commercial/industrial building on 1.02 acres in an IL (Industrial Light) Zone. Generally located on the west side of Sammy Davis Jr. Drive, 550 feet south of Circus Circus Drive within Winchester. TS/mh/syp (For possible action)

2. **UC-24-0395-SAIA, GABRIEL GOMES JR. REVOCABLE LIVING TRUST & SAIA, GABRIEL GOMES JR. TRS:**
USE PERMITS for the following: **1)** a museum; **2)** a banquet facility; and **3)** a recreational facility in conjunction with an existing cannabis establishment within an existing office/warehouse complex on 14.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. TS/hw/syp (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0382-E-J CLUB, LLC:

USE PERMIT for an office in conjunction with an existing commercial/industrial building on 1.02 acres in an IL (Industrial Light) Zone.

Generally located on the west side of Sammy Davis Jr. Drive, 550 feet south of Circus Circus Drive within Winchester. TS/mh/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-203-005

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2911 to 2933 Sammy Davis Jr. Drive
- Site Acreage: 1.02
- Project Type: Office
- Number of Stories: 2
- Square Feet: 805
- Parking Required/Provided: 58/64

Site Plans

The plans depict a commercial/industrial building that is set back 59 feet from Sammy Davis Jr. Drive and 13.5 feet from the north property line. Access to the site is via Sammy Davis Jr. Drive with 2 existing driveways on the east side of the property, along with cross access with the property to the north and via a cross access driveway to the south. There are parking areas provided in front of the building and in the rear of the site behind the building. A trash enclosure is also located in the northeast corner of the site. The proposed office is located in the southeast corner of the building, with direct entry from the parking lot in front of the building.

Landscaping

The plans and photos provided depict an existing landscape strip along Sammy Davis Jr. Drive with various shrubs. There are no proposed changes to landscaping associated with this application.

Elevations

The plans depict an existing 2 story building that was originally constructed in 1962 and updated in 2013, which includes painted block construction with stone veneer accents along the frontage.

Floor Plans

The plans depict an 805 square foot office with a reception area at the front entrance which leads down a hallway to 2 smaller office rooms, a storage hall, storage/file room, and a bathroom.

Applicant's Justification

The applicant states that the uses in the area have shifted from industrial to commercial, including retail and services. The proposed law office will be harmonious with the other tenants on-site and complement the adjacent uses and bring additional foot traffic, which will benefit surrounding businesses.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0285	Liquor store and day spa	Approved by PC	July 2023
ADR-21-900713	Motion picture production studio	Approved by ZA	December 2021
UC-21-0067	Day spa	Approved by PC	April 2021
UC-20-0307	Alcohol sales with waivers for reduced parking, parking space dimensions, and alternative landscaping	Approved by PC	September 2020
ADR-19-900460	Outcall entertainment referral service	Approved by ZA	August 2019
UC-0008-17	Day spa	Approved by BCC	March 2017
ET-400086-13 (SC-0325-11)	First extension of time for a street name change to rename Industrial Road to Sammy Davis Jr. Parkway	Approved by PC	November 2013
ADR-900320-13	Motion picture production studio	Approved by ZA	May 2013
DR-0695-12	Facade changes to an existing industrial building	Approved by PC	January 2013
SC-0325-11	Street name change to rename Industrial Road to Sammy Davis Jr. Parkway	Approved by PC	September 2011
ET-400166-10 (UC-1127-07)	First extension of time for public facility structures with electrical transmission lines	Approved by BCC	April 2011
UC-1127-07	Public facility structures with electrical transmission lines	Approved by BCC	December 2007

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0639-06	Minor school/training facility	Approved by PC	June 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Transitional living for released offenders
South	Corridor Mixed-Use	CG	Shopping center
East	Entertainment Mixed-Use	CR	Circus Circus Resort Hotel
West	City of Las Vegas	M	Union Pacific Railroad tracks & warehouses

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that although the site was originally developed for industrial uses, it has since added several commercial uses, including a day spa and liquor store. The proposed addition of an office is consistent with the existing uses on-site, and will be complementary to the other businesses in the area. The site maintains sufficient parking per Title 30 requirements, and the office will not have adverse effects on the surrounding area. Lastly, the proposed office is consistent with Policy 5.5.3 of the Master Plan, which encourages the retention and revitalization of local business districts and the expansion of small businesses in Clark County. For these reasons, staff can support this request.

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:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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:

APPROVALS:

PROTESTS:

APPLICANT: SENIOR COUNSEL, LLC

CONTACT: MARK VACCARO, E-J CLUB, LLC, 1109 DUNROBIN GARDEN STREET,
HENDERSON, NV 89002

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0395-SAIA, GABRIEL GOMES JR. REVOCABLE LIVING TRUST & SAIA, GABRIEL GOMES JR. TRS:

USE PERMITS for the following: **1)** a museum; **2)** a banquet facility; and **3)** a recreational facility in conjunction with an existing cannabis establishment within an existing office/warehouse complex on 14.0 acres in an IL (Industrial Light) Zone.

Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. TS/hw/syp (For possible action)

RELATED INFORMATION:

APN:

162-08-805-009; 162-08-899-034; 162-08-899-036; 162-08-899-038; 162-17-502-002

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2548 W. Desert Inn Road
- Site Acreage: 14
- Project Type: Cannabis museum/recreational facility/banquet facility
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 12,000 (museum facility)/165,274 (total site)
- Parking Required/Provided: 390/253 (currently on-site per UC-23-0438)/390/683 (future including NDOT lease area per WS-20-0082)

Site Plans

The plans provided depict an existing office/warehouse complex on 14.0 acres located on the north side of Desert Inn Road and the east side of Highland Drive. The plans show the office/warehouse complex buildings are primarily located on the southernmost 9.2 acres of the site, south of the Desert Inn Super Arterial right-of-way, with the northern 4.8 acres of the site leased from the Nevada Department of Transportation (NDOT) for a parking lot expansion. The plans show that there are 3 buildings that make-up the office/warehouse complex. The largest and primary building is 114,568 square feet and is in the east-central portion of the lot. This building is shown to contain a majority of the uses on-site including restaurants, recreational facilities, offices, warehouse spaces, and retail areas. In addition, this building primarily contains the cannabis production, retail, and consumption lounge spaces that were the subject of UC-19-

038, UC-17-1076, and UC-23-0438, respectively. In addition to this principal building, there are 2 other accessory buildings on-site located in the southwest corner and the northeast corner of the southern 9.2 acres. The building in the southwest corner of the site contains 47,306 square feet and is mainly used for warehousing and storage and the building in the northeast corner of the site contains 3,400 square feet and mainly contains electrical and mechanical equipment. The plans show the site is currently accessed by a commercial driveway along Desert Inn Road with a proposed driveway located in the northwest portion of the overall site, north of the Desert Inn Super Arterial right-of-way. For all uses, existing and proposed, on the site, there is a total of 390 parking spaces required by Title 30. Per UC-23-0438, a reduction in total provided parking spaces was allowed to 253 parking spaces, which is the number of spaces currently present on the non-leased portion of the site. The portion of the site leased from NDOT includes 430 parking spaces and is being developed through WS-20-0082. When completed, the parking lot expansion in the leased area combined with the existing parking on the southern portion of the site will provide a total of 683 parking spaces.

Landscaping

The plans provided show that no additional landscaping is proposed with this request. The previously approved plans depict a parking lot landscaping reduction for the existing parking areas which was approved by UC-19-0381. The proposed parking areas under the Desert Inn Super Arterial overpass to the north also received a waiver for reduced landscaping by WS-20-0082. The plans provided show that most of the landscaping that is currently provided is within the front parking lot area and consists of Crape Myrtle trees within landscaping islands distributed throughout the parking lot.

Elevations

Photos of the building show an office/warehouse type structure with the existing retail cannabis store and dispensary fronting toward Desert Inn Road. The building height is 30 feet. The exterior finishes for the portion fronting on Desert Inn Road include metal mesh panel accents, store front windows, a large fountain feature, and signage. No changes are proposed or required to the exterior of the building.

Floor Plans

The plans provided show that the proposed museum with recreational and banquet facilities will be in the 114,568 square foot principal building. The plans show that the museum facility will be located at the rear of the building in the northwest corner of the building. The museum facility is shown to consist of 12,000 square feet spread across 2 floors. Access to the museum is provided by a large grand hallway that connects to the reception area at the front of the building while also providing access to the cannabis retail and consumption lounge, but also the other recreational facility and a restaurant within the building. The plans show that the proposed museum will consist of museum, recreational facility (interactive entertainment), and banquet facility components within the 12,000 square feet space. The proposed museum facility will be directly to the west of an approved 4,700 square foot recreational facility. The plans for the museum, banquet, and recreational facility show that the first floor will consist of the retail and ticket spaces directly adjacent to the entrance portal on the east of the suite with various exhibits, a stage, and the event gathering area located to the west of those spaces. On the second floor, the north and south walls of the space will contain various exhibits with the western wall also set-up

to handle groups and special events. Along the eastern wall of the space are restroom facilities and a flex space for offices and uses related to the recreational and banquet facilities.

Applicant’s Justification

The applicant states the proposed museum and recreational/banquet facility will be located within an existing building that contains a variety of uses such as a dispensary, consumption lounge, restaurant, cannabis production facility, offices, CBD shop, and retail sales. The applicant further states that the museum will be a place for events, selfies, and a pictorial and interactive history of cannabis. The applicant also indicates the museum will be an immersive and interactive museum and the world’s only cannabis-themed attraction of its kind. The applicant also indicates that the museum was in Neonopolis in downtown Las Vegas, but closed and is relocating to Planet 13 entertainment venue. Lastly, the applicant states that a parking wavier was granted with UC-23-0438, which included the space for the museum. The extension of time for the additional parking lot under the Desert Inn Super Arterial overpass was just approved by the BCC at the July 3, 2024 meeting.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0300	Recreational facility in conjunction with an existing cannabis establishment	Approved by BCC	August 2024
ET-24-400056 (WS-20-0082)	Second extension of time for reduced required parking and landscaping in conjunction with a parking lot expansion	Approved by BCC	July 2024
UC-23-0438	Allowed a cannabis consumption lounge in conjunction with an existing cannabis establishment	Approved by BCC	September 2023
ET-22-400092 (WS-20-0082)	First extension of time for reduced required parking and landscaping in conjunction with a parking lot expansion	Approved by BCC	September 2022
UC-21-0126	Allowed a children’s daycare in conjunction with an existing office/warehouse	Withdrawn without Prejudice	July 2021
UC-20-0346	Allowed a restaurant/supper club in conjunction with an office/warehouse	Approved by PC	October 2020
WS-20-0083	Increased the size of an animated, freestanding sign in conjunction with an office/warehouse	Approved by BCC	May 2020
WS-20-0082	Reduced required parking and landscaping in conjunction with a parking lot expansion	Approved by BCC	May 2020
UC-19-0381	Allowed retail sales, restaurants, a service bar, and a banquet facility in conjunction with reduced parking in conjunction with an existing office/warehouse	Approved by BCC	July 2019
UC-19-0380	Allowed a cannabis production facility in conjunction with an existing cannabis establishment	Approved by BCC	July 2019

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0850	Allowed roof and animated signs in conjunction with a cannabis establishment	Approved by BCC	December 2018
WS-18-0703	Allowed wall, freestanding, roof, and animated signs in conjunction with a cannabis establishment	Approved by BCC	October 2018
VS-18-0570	Vacated and abandoned a 10,000 square feet triangle portion of Desert Inn Road - recorded	Approved by PC	September 2018
UC-18-0122	Allowed a cannabis dispensary in conjunction with an approved cannabis retail store	Approved by BCC	April 2018
UC-17-1076	Allowed a retail cannabis store with reduced parking	Approved by BCC	February 2018
UC-0722-06	Allowed a temporary sales office and increased signage - expired	Approved by BCC	July 2006
UC-1899-05	Allowed resort condominiums in conjunction with a proposed condominium tower and shopping center - expired	Approved by BCC	February 2006
NZC-1697-04	Reclassified the site from M-1 to H-1 zoning for a mixed-use residential condominium tower with a shopping center - expired	Approved by BCC	February 2005
UC-0206-03	Allowed secondhand sales in conjunction with a warehouse building - expired	Approved by PC	March 2003
VS-1988-98	Vacated and abandoned a 10,000 square feet triangle portion of Desert Inn Road - expired	Approved by BCC	January 199

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North*	Business Employment	IL	Cannabis establishment & light manufacturing
South	Business Employment	IL	Cannabis establishments
East	Entertainment Mixed-Use & Business Employment	IL	Adult use museum/retail & office/warehouse complex with retail
West	Business Employment	IL	Office/warehouse complex

*The Desert Inn Super Arterial right-of-way is directly to the north of the site.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the proposed museum, banquet, and recreational facility is within an existing entertainment complex that is in conjunction with an existing cannabis establishment. Staff also finds that similar uses have previously been approved at this location and that the existing complex is within a neighborhood that contains other cannabis, museum, and entertainment facilities and is located just off the Las Vegas Strip. Therefore, staff finds that the proposed museum, banquet, and recreational facility would not create any impacts on the surrounding neighborhood than what already exist and is less intense than some existing uses on the property and in the surrounding area. In addition, staff finds that there have been no complaints regarding parking for similar uses on-site and that previous land use requests have incorporated the museum space into their parking counts. In addition, staff agrees that once the proposed parking lot expansion, as proposed by WS-20-0082, is complete there should be no concerns regarding parking. Lastly, staff finds that the proposed use permits will support Master Plan Policy 5.1.3, which encourages the continued development of the tourism and hospitality sectors of the economy of the greater Las Vegas Valley. For these reasons, staff can support these use permits.

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:

Comprehensive Planning

- Applicant is advised that approval of this application does not constitute or imply approval of any other County or State issued permit, license or approval; that within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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:

APPROVALS:

PROTESTS:

APPLICANT: CANNABITION, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 SUITE 577, LAS VEGAS, NV 89134

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-08-805-009, 162-08-805-009, 162-17-502-002, 162-08-899-034, -036, and -038:

PROPERTY ADDRESS/ CROSS STREETS: 3290 HIGHLAND DR

DETAILED SUMMARY PROJECT DESCRIPTION

Use Permit for Museum, retail sales, a banquet facility, and a recreational/entertainment facility

PROPERTY OWNER INFORMATION

NAME: Saia Family Trust- Saia Gabriel Jr & Celia C Trustees
 ADDRESS: 2120 E 6TH ST # 16
 CITY: TEMPE STATE: AZ ZIP CODE: 85288
 TELEPHONE: 480-804-1076 CELL 480-220-2030 EMAIL: GABE@eIRES.com

APPLICANT INFORMATION (must match online record)

NAME: Cannabition, LLC
 ADDRESS: 2548 W. Desert Inn Rd, Suite 145
 CITY: Las Vegas STATE: NV ZIP CODE: 89109 REF CONTACT ID # _____
 TELEPHONE: 702-290-9326 CELL _____ EMAIL: michael@cannabition.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting-Lucy Stewart
 ADDRESS: 1930 Village Center Circle, Bldg 3-577
 CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577
 TELEPHONE: 702-499-6469 CELL _____ EMAIL: stewplan@gmail.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Gabe Saia Jr.
 Property Owner (Signature)*

GABRIEL SAIA JR.
 Property Owner (Print)

May 13, 2024
 Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input checked="" type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) UC-24-0395

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 7/24/24

BCC MEETING DATE 9/18/24

FEES \$1,000

TAB/CAC LOCATION Winchester
Paradise

DATE 8/27/24
9/10/24

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell

PLANNER
COPY

VL-24-0395

July 12, 2024

Ms. Judith Rodriguez Guggiari, Senior Planner
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

Re: Justification Letter – Cannabition Museum
APR-24-100627 APN: 162-08-805-009
2548 W. Desert Inn Road, Suite 145

Dear Ms. Rodriguez Guggiari:

Please accept this as our request for a Use Permit for Museum, retail sales, a banquet facility, and a recreational/entertainment facility. This is an existing building that contains a variety of uses: Dispensary, Lounge, Restaurant, Production Facility, offices, CBD shop, and retail sales.

The property is centrally located at 2548 W. Desert Inn Road, Suite 145 zoned Industrial Light and has both parking, and secure entry doors with 24-hour monitored security. Planet 13 is an existing dispensary that creates an entertaining atmosphere while the customer's shop. The entrance to the dispensary is located off the grand hallway. After identification is checked and a card is given to the customers to enter, customers may enter the dispensary using the card. There is additional, empty warehouse space to the north of the approved uses. The lounge is located across the hall from the dispensary in the warehouse area and is 1360 square feet. The dispensary is 24 hours a day, seven days a week and the lounge will be open the same-24 hours/7 days a week.

The museum will be a place for events, selfies, and a pictorial and interactive

history of cannabis. Cannabition is Las Vegas' first immersive museum and the world's only cannabis-themed attraction of its kind. The museum was located in Neonopolis in Downtown Las Vegas, but closed and is relocating to Planet 13 entertainment venue.

Cannabition will feature elaborate cannabis-inspired installations built by leading experiential exhibit and event designers. Visitors will interact with unique, larger-than-life art pieces, including a slide that empties into a pool of handmade foam "nugs," enormous 7-foot buds and, at 24-feet tall, the world's largest bong, affectionately called "Bongzilla." Each of Cannabition's entertaining, educational and photogenic exhibits will offer audiences unprecedented opportunities to explore the historic, botanical, wellness, and lifestyle aspects of cannabis."

A parking wavier was granted with UC-23-0438 which included the space for the museum. The extension of time for the additional parking lot, under the Desert Inn overpass was just approved at the July 3rd BCC meeting. We believe it to be an asset to the venue and respectfully request approval. If you have any questions or need any additional information, please do not hesitate to call.

Yours truly,

Lucy Stewart

Lucy Stewart



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-09-203-005

2911 Sammy Davis Junior Drive, Suite 2933, Las Vegas NV 89109

PROPERTY ADDRESS/ CROSS STREETS: Sammy Davis Junior Drive & Circus Circus

DETAILED SUMMARY PROJECT DESCRIPTION

Request Special Use to operate Law Office in a building Zoned IL

PROPERTY OWNER INFORMATION

NAME: E-J Club LLC : Edward J Wedelstedt Revocable Trust : Trustee - Robert DePiano

ADDRESS: 2911 Sammy Davis Junior Drive

CITY: Las Vegas STATE: NV ZIP CODE: 89109

TELEPHONE: 760 - 803 0251 CELL _____ EMAIL: bobdepiano@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Senior Counsel LLC, DBA: Vegas Night Life Lawyers

ADDRESS: PO Box 31858

CITY: Las Vegas STATE: NV ZIP CODE: 89173 REF CONTACT ID # _____

TELEPHONE: 702-825-2627 CELL 702-267-7811 EMAIL: joe@josephscalvia.com Jos.Scalvia@seniorcounsel.vegas

CORRESPONDENT INFORMATION (must match online record)

NAME: Mark Vaccaro

ADDRESS: 1109 Dunrobin Garden Street

CITY: Henderson STATE: NV ZIP CODE: 89002 REF CONTACT ID # _____

TELEPHONE: _____ CELL 920-203-0005 EMAIL: mvac75@gmail.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

By: Robert DePiano

Trustee of the Edward J Wedelstedt Trust, Managing Member

06/29/2024

Robert DePiano

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input checked="" type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) UC-24-0392

ACCEPTED BY MH

PC MEETING DATE 9-17-24

DATE 7-17-24

BCC MEETING DATE _____

FEES \$11,000

TAB/CAC LOCATION Winchester

DATE 8-27-24

July 10th, 2024

Senior Counsel LLC, DBA Night Life Lawyers:
Joseph Scalia, Managing Member
2911 Sammy Davis Jr Dr. Suite 2933
Las Vegas, NV 89109

Current Planning/Zoning
Clark County Government Center 500 S Grand Central Parkway
Las Vegas, NV 89155

Legal Office requesting Use Permit to operate in IL Zoned Building.

TO WHOM IT MAY CONCERN

Senior Counsel LLC would like to request a use permit per section 30.03.06G to open a Legal Office within a building on a site Zoned "IL" Below is a description of the square footage.

The office's Floor Plan would total 805 SQFT consisting of a Reception Area (368 sqft), 2 Offices (96 & 132 sqft), 1 bathroom (64 sqft), a file room (64 sqft), and a storage hall (24 sqft).

Parking Capacity - The current capacity is 64 spaces where 58 is required. The site has adequate parking per Title 30 standards.

The demographics of the area have shifted from industrial use to retail and services. A Law Office would be harmonious in use with current tenants and complement the adjacent buildings Federal Halfway House to the North and Retail Plaza to the South. The added foot traffic would benefit all surrounding businesses.

Please feel free to reach out with any questions regarding the project.

Warm Regards,

Mark Vaccaro
Building Manager
E-J Club LLC and serving as the Correspondent for Senior Counsel LLC

Mark Vaccaro

Senior Counsel LLC, DBA: Night Life Lawyers
Joseph Scalia
Managing Member

Joseph Scalia