



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 8, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: 7676 LAKE MEAD BUFFALO, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0008-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 1646

PROTESTS 25

APPROVALS 1

**** CONDITIONS ****

25-0008-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Cannabis Dispensary use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. This Special Use Permit shall be reviewed biennially concurrently with the associated business license, at which time the City Council may require the termination of the use. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the use be removed.
6. Any modification of the premises of a cannabis establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.
7. The presence of minors on the premises of a cannabis establishment is prohibited unless the minor is a qualified patient on the premises of a dispensary and is accompanied by his or her parent or legal guardian.

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8. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.
9. Approval of this Special Use Permit does not constitute approval of a Cannabis Dispensary business license.
10. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.
11. There shall be no on-premise consumption (the use, smoking, ingestion or consumption of any cannabis, edible cannabis or cannabis infused product) on the licensed premises.
12. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

13. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
14. A queuing analysis for the driveway shall be submitted and approved prior to the issuance of any permits.
15. Queues for the overall site shall not extend into the public right-of-way as a result of the drive-thru operations on this site.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 4,909 square-foot Cannabis Dispensary use to be located at 7676 West Lake Mead Boulevard, Suite #101.

ISSUES

- The Cannabis Dispensary use is permitted within a C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The subject site is in compliance with all minimum distance separation requirements pursuant to Title 19.12 pertaining to a Cannabis use, as set forth by adopted Ordinance No. 6321 and Title 19.18.030(F) Distance Separation requirements.

ANALYSIS

The Cannabis Dispensary use is defined as “An establishment which acquires, possesses, delivers, transfers, transports, supplies, sells or dispenses cannabis or related supplies and educational materials to holders of a valid registry identification card, consumers or other cannabis dispensaries. This use includes an adult-use cannabis retail store and a medical cannabis dispensary, as defined in NRS Chapter 678A.” Per the submitted justification letter and floor plan, the proposed use meets the definition outlined above.

The Minimum Special Use Permit Requirements for this use include:

- * 1. Pursuant to its general authority to regulate the cultivation, production, dispensing, and sale of cannabis, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum distance separation between a cannabis dispensary and certain other uses that should be protected from the impacts associated with a cannabis dispensary.

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Therefore, except as otherwise provided in these Requirements, no cannabis dispensary may be located within 1000 feet of any school, or within 300 feet of any of the following uses:

- a. City park;
- b. Church/house of worship;
- c. Individual care - family home, individual care - group home, or individual care center (in each case licensed for the care of children);
- d. Community recreational facility (public); or
- e. Any use whose primary function is to provide recreational opportunities to minors. Such uses include without limitation commercial recreation/amusement (indoor or outdoor); library, art gallery or museum (public); teen dance center; and martial arts studio that provides instruction to minors.

The proposed use meets this requirement, the applicant submitted a survey demonstrating that there are no schools within 1,000 feet of the subject property, as well as there are no individual care centers licensed for more than 12 children, community recreational facilities (public) or City parks or churches/houses of worship or recreational opportunities to minors within 300 feet of the subject property. All measurements have been taken from the perimeter of the existing "Summergate Commercial Subdivision" where subject commercial building is located, pursuant to Title 19.18.030(F) distance separation requirements.

2. Independent of the minimum distance separation requirements in Requirement 1, no cannabis dispensary may be located within 1000 feet of any other cannabis dispensary, whether or not that other dispensary is located within the jurisdictional limits of the City.

The proposed use meets this requirement, the applicant submitted a survey demonstrating that there are no cannabis dispensaries within 1,000 feet of the subject site.

*3. The use shall conform to, and is subject to, the provisions of LVMC Title 6, as they presently exist and may be hereafter amended.

The proposed use will require approval of a business license and continual inspections to verify it is in compliance with Title 6 requirements.

*4. No outside storage shall be permitted, including the use of shipping containers for on-site storage.

The proposed use meets this requirement, as no outside storage including shipping containers has been denoted within the submitted site plan.

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* 5. Subject to the requirements of applicable building and fire codes, public access to the building shall be from one point of entry and exit, with no other access to the interior of the building permitted.

The Building and Fire Department will monitor and require compliance with this requirement. The submitted floor plan indicates customers will enter and exit the dispensary through the Lobby area.

* 6. The Special Use Permit shall be void without further action if the use ceases for a period exceeding 90 days.

The Department of Planning - Business License division will monitor and require compliance with this requirement should the use cease.

* 7. A cannabis dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

The Department of Planning - Business License division will coordinate with the State of Nevada to assure that this requirement is met prior to the issuance of a business license.

* 8. No cannabis dispensary shall be located:

- a. On any property which abuts Fremont Street west of 8th Street; or
- b. Within 1500 feet of an establishment that holds a non-restricted gaming license described in subsection 1 or 2 of NRS 463.0177 and that existed on the date on which the application for the proposed cannabis dispensary was submitted to the City, but only if and to the extent the location of the proposed cannabis dispensary would be prohibited by Chapter 595, Statutes of Nevada 2019 (Assembly Bill 533).

This condition is not applicable, as the subject site is not located on property which abuts Fremont Street west of 8th Street nor is the property within 1,500 feet of an establishment that holds a non-restricted gaming license.

* 9 An application for a Special Use Permit for a cannabis dispensary must include or be accompanied by a survey that depicts the minimum distance separation buffers of 300, 1000 and 1500 that are referenced within these Minimum Special Use Permit Requirements, as well as the location of all the uses regarding which the separation distances are established. The survey must be signed and stamped or sealed by a surveyor who holds a current license from the Nevada Board of Engineers and Land Surveyors.

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The applicant has submitted a distance separation survey stamped by a land surveyor which indicates the subject site complies with Title 19.12 distance separation requirements.

Overall the existing shopping center provides 554 parking spaces, where 659 parking spaces are required for the 164,618 square-foot shopping center development. Pursuant to Title 19.18.030(D)(1) the subject site meets the definition of a parking-impaired development which is defined as, “A land use or building which is existing on the effective date of this Title and which complied with the applicable parking standards at the time the use or building was established, but which does not comply with the on-site parking requirements of this Title, shall not be considered a nonconforming use or non-conforming building; but rather, it shall be considered a parking-impaired development.” So, the proposed Cannabis Dispensary use being added to the shopping center conforms to Title 19 parking requirements.

Other than the Minimum Special Use Permit Requirements found within Title 19.12, there are no special development requirements pertaining to the site. The subject site is an existing commercial shopping center development, which can accommodate the intensity of the proposed use. The subject site complies with all minimum distance requirements as set forth by Title 19.12, and therefore the use can be conducted in a compatible and harmonious manner with the existing surrounding land uses and future land uses as projected by the General Plan. As such, staff recommends approval of the proposed use subject to conditions. If denied, no Cannabis Dispensary use would be permitted to be established at this site.

FINDINGS (25-0008-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The subject site complies with all minimum distance requirements as set forth by Title 19.12 and therefore the use can be conducted in a compatible and harmonious manner with the existing surrounding land uses and future land uses as projected by the General Plan.

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- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

The applicant has proposed a 4,909 square-foot Cannabis Dispensary within an existing 164,618 square-foot shopping center, which is suitable in size for the proposed Cannabis Dispensary land use.

- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The proposed Cannabis Dispensary can be accessed from Lake Mead Boulevard and Buffalo Drive, which are both 100-foot Primary Arterials as depicted on the Master Plan of Streets and Highways that have adequate capacity to serve the proposed development. Secondary access is also provided from Mariner Drive, a 55-foot Local Street, as depicted by Title 13.

- 4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

The proposed Cannabis Dispensary use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and general welfare or any objective of the General Plan.

- 5. The use meets all of the applicable conditions per Title 19.12.**

The proposed Cannabis Dispensary use meets all distance separation requirements per Title 19.12. Conditions of approval will ensure conformance with all other minimum requirements for this use.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/02/86	The City Council approved a request for a Petition of Annexation [A-0020-86(A)] of approximately 5,637 acres on the south side of Cheyenne Avenue, west of Buffalo Drive.
04/09/98	The Planning Commission approved a request for a Site Development Plan Review [Z-0003-89(22)] for a proposed 1,680 square-foot trailer to be used as a temporary bank on property located on the northeast corner of Lake Meade Boulevard and Mariner Drive.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
09/01/98	The Planning Commission approved a request for a Site Development Plan Review [Z-0003-89(23)] for a proposed 9,216 square-foot bank and office building on property located on the north side of Lake Mead Boulevard, 227 feet east of Mariner Drive.
03/11/25	The Planning Commission voted (6-0) to HOLD IN ABEYANCE the following Land Use Entitlement project request FOR A PROPOSED 4,909 SQUARE-FOOT CANNABIS DISPENSARY USE at 7676 West Lake Mead Boulevard, Suite #101 (APN 138-21-622-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

<i>Most Recent Change of Ownership</i>	
08/31/21	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
10/12/17	A building permit (#C17-01716) was issued tenant improvements for a credit union (RMC Facilities Service) at 7676 West Lake Mead Boulevard, Suite #100. The permit was finalized on 10/04/22.
10/30/17	A building permit (#C17-01943) was issued to install new ATM kiosk, add power & low voltage cables (RMC Facilities Service) at 7676 West Lake Mead Boulevard, Suite #100. The permit was finalized on 11/13/17.
05/24/22	A building permit (#C22-00976) was issued tenant improvements for a dental office (Discovery Dental) at 7676 West Lake Mead Boulevard, Suite #100. The permit was finalized on 10/04/22.
08/27/22	A building permit (#C22-01365) was issued to remove existing signage, reduce pole height to 30 feet and install new cabinet with digital display add pole cover (Discovery Dental) at 7676 West Lake Mead Boulevard, Suite #100. The permit was finalized on 11/07/22.
11/04/22	A business license (#G70-06822) was issued for a Professional Services - Medical (Discovery Dental) at 7676 West Lake Mead Boulevard, Suite #100. The license is still active.
03/26/23	A building permit (#C23-00928) was issued to separate the gas on the roof and drop down stub so each portion of the building can have its own meter at 7676 West Lake Mead Boulevard, Suite #101. The permit was finalized on 03/28/23.
01/23/23	A business license (#G71-00487) was processed for an Amusement Park (Smiles & Giggles) at 7676 West Lake Mead Boulevard, Suite #101. The license has not been issued.

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<i>Related Building Permits/Business Licenses</i>	
04/17/23	A building permit (#C22-03895) was issued to manufacture and install wall signage (Discovery Dental) at 7676 West Lake Mead Boulevard, Suite #100. The permit was finalized on 05/08/23.
10/20/24	A building permit (#C24-03272) was issued for gas line repair or tag at 7676 West Lake Mead Boulevard, Suite #101. The permit was finalized on 10/22/24.

<i>Pre-Application Meeting</i>	
01/07/25	A pre-application meeting was conducted with the applicant to review the application materials and submittal requirements for a Special Use Permit for a Cannabis Dispensary.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
01/23/25	Staff conducted a field check of the subject site and found the subject site to be a well-maintained commercial development.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.92

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Residential Single-Family Attached	M (Medium Density Residential)	R-PD5 (Residential Planned Development - 5 Units per Acre)
South	Community Park	COS (Community Open Space) - Summerlin North	P (Park) - Summerlin North

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Residential Single-Family Detached	ML (Medium Low Density Residential)	R-PD5 (Residential Planned Development - 5 Units per Acre)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Twin Lakes	Y
South Shores	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District - (200 Feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Buffalo Drive	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Mariner Drive	Local Street	Title 13	55	Y

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Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	164,618 SF	1 per 250 SF	659				
TOTAL SPACES REQUIRED			659		554		Y*
Regular and Handicap Spaces Required			646	13	528	26	Y*

*Pursuant to Title 19.18.030(D)(1) the subject site meets the definition of a parking-impaired development which is defined as, "A land use or building which is existing on the effective date of this Title and which complied with the applicable parking standards at the time the use or building was established, but which does not comply with the on-site parking requirements of this Title, shall not be considered a nonconforming use or non-conforming building; but rather, it shall be considered a parking-impaired development."