



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

| |
|------------------|
| Case # |
| Meeting Date |
| Total Fee |
| Received By/Date |

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit

Project Address (Location) 7676 Lake Mead Blvd

Project Name 7676 Lake Mead Blvd **Proposed Use** Cannabis Dispensary

Assessor's Parcel #(s) 13821622006 **Ward #** 1

General Plan: Existing Commercial Proposed Commercial **Zoning:** Existing C-1 Proposed C-1

Additional Information _____

Property Owner 7676 LAKE MEAD BUFFALO, LLC **Contact** _____

Address 7676 Lake Mead Blvd **City** Las Vegas **State** NV **Zip** 89128

E-mail andymersha@gmail.com **Phone** 702-349-6046

Applicant 7676 LAKE MEAD BUFFALO, LLC **Contact** _____

Address 7676 Lake Mead Blvd **City** Las Vegas **State** NV **Zip** 89128

E-mail andymersha@gmail.com **Phone** 702-349-6046

Representative _____ **Contact** _____

Address _____ **City** _____ **State** _____ **Zip** _____

E-mail _____ **Phone** _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Endekachew Mersha

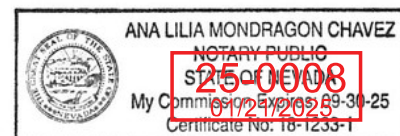
STATE: Nevada **COUNTY:** Clark

Subscribed and sworn before me

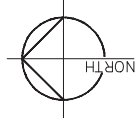
This 14 day of December, 20 25

Cora Lilia M.

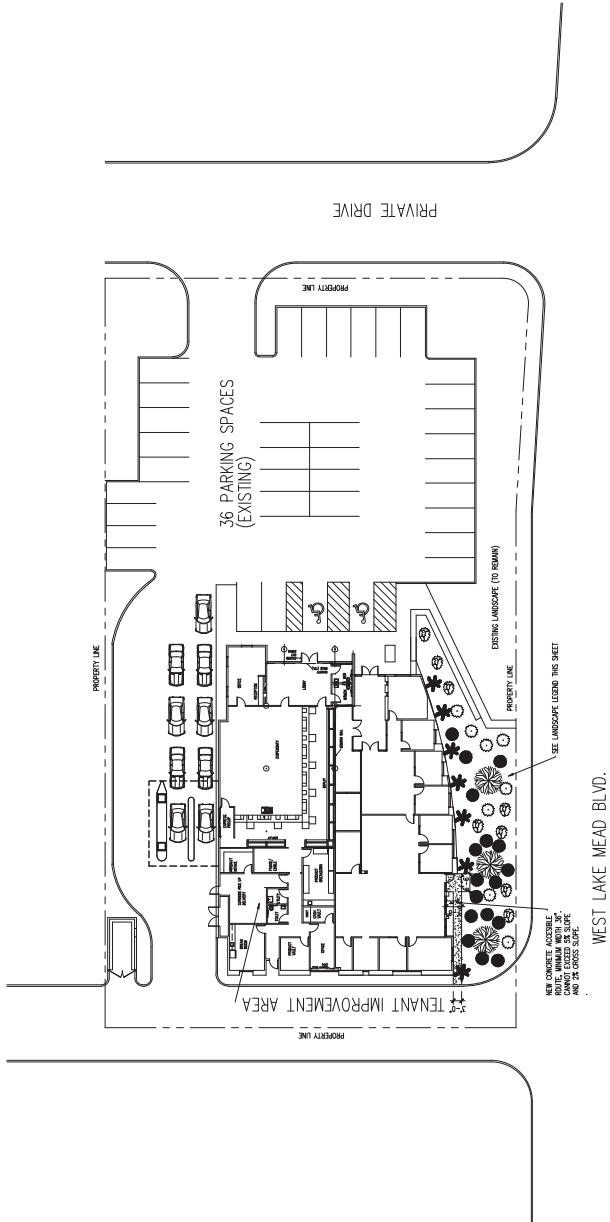
Notary Public in and for said County and State



25-0008
01/21/2025



EXISTING SITE PLAN
SCALE 1"=40'



| | | | | | |
|--|--|---|--|---|--|
| Sheet Title / Location SITE PLAN | | Date: 01-9-25 Scale: As shown Rev. No.: 25105 Revision: | | This drawing is the sole property of the Architect. It shall not be used for any other project, nor reproduced in whole or in part without the written consent of the Architect. 621. | |
| Tenant Improvement For Dispensary 7676 West Lake Mead Blvd. Vegas, Nevada 89128 | | Jerry Micelli Architect 3020 Phoenix Street Las Vegas, Nevada 89121 (702) 308-4073 jmicelliarchitect@gmail.com | | Sheet Number A-1 Revision | |



Jerry Miceli
Architect
3020 Phoenix Street
Las Vegas, Nevada 89121
(702) 308-4073 jmiceliarchitect@gmail.com

Tenant Improvement For
Dr. E. Mersha
Discovery Dental
7676 West Lake Mead Blvd.
Vegas, Nevada 89128

| | |
|--|----------|
| Date: | 02-21-22 |
| Scale: | As shown |
| USG No.: | 21104 |
| Revision: | |
| Δ | 03-31-22 |
| This drawing is the sole property of the Architect. It shall not be used for any other project, and no portion of this drawing shall be reproduced or used in any manner without the written consent of the Architect. MEJ | |

Sheet Title / Location
SITE PLAN
PROJECT DATA
PLANT LEGEND

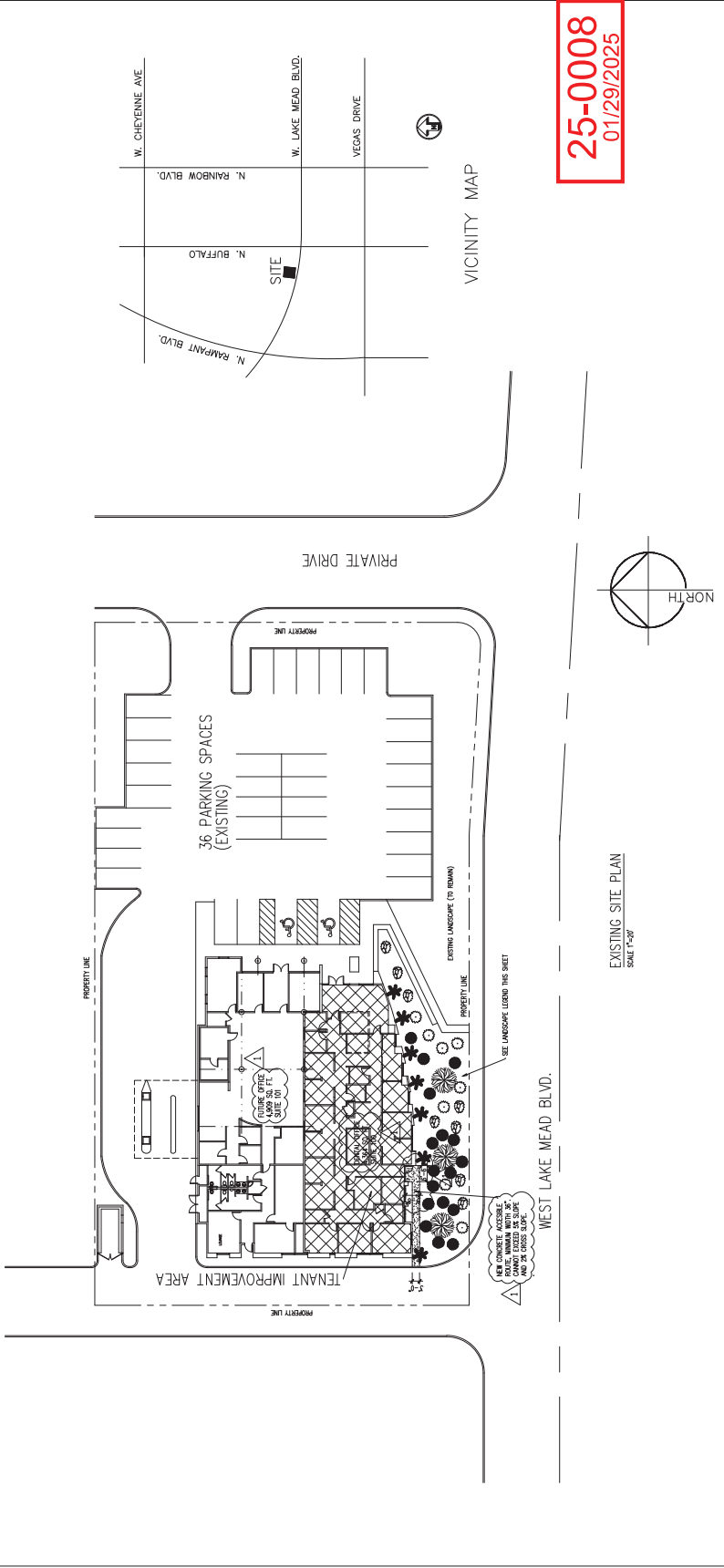
| | |
|--------------|-----|
| Sheet Number | A-1 |
| Revision | |

PROJECT DATA

PARCEL NUMBER 138-21422-006
SITE AREA 40,075.2 SQ.FT. (0.92 ACRES)
EXISTING USE UNOCCUPIED
PROPOSED USE DENTAL OFFICE
(ONLY PORTION TENANT IMPROVEMENT)
EXISTING ZONING C-1
TOTAL BUILDING AREA (EXISTING) 9,273 SQ. FT.
BUILDING COVERAGE 23 %
PARKING REQUIREMENTS: 36 SPACES
EXISTING (SHARED) 2 SPACES
HANDICAPPED (EXISTING) EXISTING
SETBACKS
NUMBER STORIES (EXISTING) 1
HEIGHT (EXISTING) 19'-0"

PLANT LEGEND:

| SYMBOL | SIZE | NAME | QUANTITY | REMARKS |
|--------|--------|-----------------------------|----------|--------------------|
| | | EXISTING TREES | | TO REMAIN |
| | | EXISTING SHRUBS | | TO REMAIN (U.N.O.) |
| | | EXISTING PALM TREES | 7 | TO BE REMOVED |
| | 5 GAL. | BLUE RANGER (LEUCOPHYLLUM) | 8 | |
| | 5 GAL. | TEXAS RANGER (LEUCOPHYLLUM) | 8 | |



25-0008
01/29/2025

Surveyor's Certificate

1. BOYDEN E. NELSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A FIELD INVESTIGATION UNDER MY DIRECT SUPERVISION.
2. TO THE BEST OF MY KNOWLEDGE AND BELIEF AND PER VISUAL RECONNAISSANCE, THERE ARE NO EXISTING SCHOOLS WITHIN THE SPECIFIED ONE THOUSAND (1,000) FOOT RADIUS AS OF 9 JANUARY 2025.
3. TO THE BEST OF MY KNOWLEDGE AND BELIEF AND PER VISUAL RECONNAISSANCE, THERE ARE NO EXISTING COMMUNITY FACILITIES AS DEFINED IN NRS CHAPTER 453D SECTION 7, AND CITY OF LAS VEGAS BILL NO. 2017-21, ORDINANCE NO. 6587, WITHIN THE SPECIFIED THREE HUNDRED (300) FOOT RADIUS AS OF 9 JANUARY 2025.
4. TO THE BEST OF MY KNOWLEDGE AND BELIEF AND PER VISUAL RECONNAISSANCE, THERE ARE NO EXISTING ESTABLISHMENTS HOLDING A NONRESTRICTED GAMING LICENSE AS DESCRIBED IN SUBSECTION 1 OR 2 OF NRS 463.0177, WITHIN THE SPECIFIED FIFTEEN HUNDRED (1,500) FOOT RADIUS AS OF 9 JANUARY 2025.

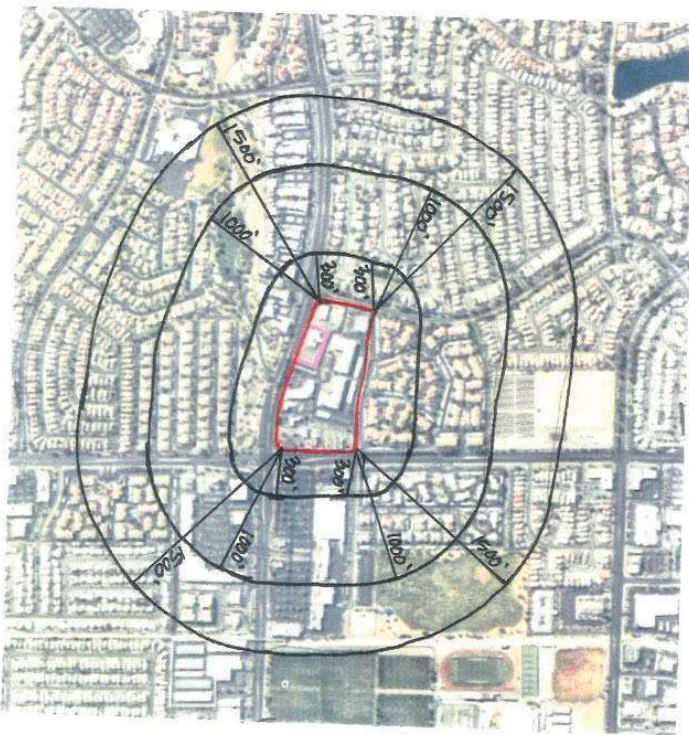
FURTHER STATED, THERE ARE NO INDIVIDUAL CARE CENTERS LICENSED FOR THE CARE OF CHILDREN, COMMUNITY RECREATIONAL FACILITIES (PUBLIC) OR CITY PARK, OR ANY CHURCH/HOUSE OF WORSHIP (PUBLIC), TEEN DANCE CENTER, MARTIAL ARTS STUDIO THAT PROVIDES INSTRUCTION TO MINORS, GENERAL PERSONAL SERVICE THAT PROVIDES A SIGNIFICANT PORTION OF ITS SERVICES TO MINORS, OR ANY OTHER USE WHOSE PRIMARY FUNCTION IS TO PROVIDE RECREATIONAL OPPORTUNITIES TO MINORS, LOCATED WITHIN THE SPECIFIED THREE HUNDRED (300) FOOT AS OF 9 JANUARY 2025.

BOYDEN E. NELSON
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 15176



16 Jan 2025

NOTE
1. ZONING DISTRICTS (EXISTING OR PROPOSED) HAVE NOT BEEN RESEARCHED BY NELSON SURVEYING, LLC AND NELSON SURVEYING LLC SHALL NOT BE HELD RESPONSIBLE FOR THE DEPICTION OF ZONING DISTRICTS (EXISTING OR PROPOSED) ON THIS DISTANCE EXHIBIT



| | |
|---|-----------------|
| Distance Survey Exhibit Of: | |
| A portion of the NE 1/4 Section 21, Township 20 South, Range 60 East, M.D.M. APN 138-21-622-006 7676 W. Lake Meade Blvd. City of Las Vegas, Nevada | |
| FOR: | |
| Natural Medicine LLC | |
| BY: | DATE: |
| B.E.N | 10 JANUARY 2025 |

25-0008
1/21/2025