

July 25, 2023

City of Las Vegas
Department of Planning
495 S Main Street
Las Vegas, NV 89101

RE: Justification Letter for Naked City Cannabis Club

We are pleased to submit this application for Naked City Cannabis Club, a 3,700 square-foot indoor cannabis consumption lounge with an outdoor secure patio area of 300 square feet for outdoor consumption, located in the historic Naked City District. The proposed space is immediately adjacent to the existing Oasis Cannabis Dispensary and will be operated by the same management team as a retail cannabis consumption lounge.

Oasis Cannabis Dispensary is located at 1800 South Industrial Road, Suite 180, Las Vegas, Nevada 89102. Naked City Cannabis Club is proposed to be immediately adjacent to the Oasis Cannabis Dispensary at 1800 South Industrial Road, Suite 100 and 102, Las Vegas, Nevada 89102. We lease Suite 100 and Suite 102, which are presently used as office space and a conference room for Oasis Cannabis Dispensary. For the consumption lounge, we intend to combine Suites 100 and 102 to create Naked City Cannabis Club.

Naked City Cannabis Club would be located in a mixed-use center that has a variety of different tenants, mostly complimentary uses in terms of hours of operation. The lounge proposes extended hours of operation from 9:00 a.m. to 4:00 a.m., but will not necessarily be open for all of the proposed hours on any given day. Naked City Cannabis Club will function as an event space that can be rented for private events and will host certain events hosted by the lounge. Peak times for the proposed lounge are expected to be in the evening and late night, while most existing businesses are daytime uses.

The space will have lounge seating areas, games, a stage, a cannabis bar, and related support spaces. A proposed floor plan accompanies this application for reference. No public facing facades or landscaping are being changed. Future signage will be approved separately through planning. The proposed consumption lounge will not alter the exterior elevation of the existing building.

Parking is limited to 58 total existing spaces.¹ Given the proposed use of this space and guidance from state and local regulators, ride share and cabs are intended to be the main means of travel to and from the lounge. Parking will be available, but is shared with the dispensary and the other tenants. Currently, there are no issues with accommodating parking within the development. Naked City Cannabis Club will also replace the existing offices of Oasis Cannabis Dispensary's corporate staff.

¹ There are a total of 60 existing parking spaces. There are two existing spaces below the existing patio roof that will be removed when the outdoor patio is secured. Currently, these spaces are used only by employees in the existing office space. When not in use, these spaces are blocked off to customers of Oasis Cannabis Dispensary.

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The current zoning is Industrial (M) with the same zoning on the two adjacent parcels as well as across Industrial. Union Pacific Railroad is adjacent to the west of the site. This use is allowable in Industrial zoning with a Special Use Permit, so we are requesting that with this application.

As the retail consumption lounge of the existing Oasis Cannabis Dispensary, Naked City Cannabis Club meets the applicable minimum distance separation requirements for the proposed use or is otherwise excepted from them under Requirement 7 of the Minimum Special Use Requirements for Cannabis Consumption Lounges.

Naked City Cannabis Club intends to permit outdoor smoking and consumption of cannabis in a manner consistent with local ordinances and state regulation. Outdoor consumption would be permitted only within the secure, 300 square-foot patio area of Naked City Cannabis Club. The secure patio will be surrounded by a sight-blocking wall, fence, or other barrier that will also prevent cannabis products from being transferred to anyone outside the secure patio. The proposed outdoor consumption will not be visible to the public from outside the premises. The proposed outdoor patio area is covered by a roof in the existing building that will remain in place.

We understand that, subject to Requirement 6 of the Minimum Special Use Requirements for Cannabis Consumption Lounges, a waiver for outdoor consumption that is granted by the City Council is conditioned upon a one-year required review by the Council. Naked City Cannabis Club is seeking a waiver to allow outdoor consumption and agrees to the one-year required review by the City Council.

Cannabis consumption lounges are an exciting innovation for the City of Las Vegas. Naked City Cannabis Club is working diligently to comply with state and local regulations for this particular use in the Cannabis industry. We feel this is a good fit for use and location and are asking for your support in moving this application forward.

Thank you,



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