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Meeting Date	Wednesday, March 1, 2023
Meeting Type	City Council
Agenda Item Number	32
Project Number	2023-3
Position	I support the project but OPPOSE a related application. <i>pk</i>
Related Application Number	2023-3
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Submitted after final agenda

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Comments

Proposed Amendments, Additions, and Changes

SEC. 20: Minimum Distance Separation Requirements

"5. Independent of the minimum distance separation requirement in Requirement 1, no independent cannabis consumption lounge may be located within 1000 feet of any other independent or retail consumption lounge, whether or not that other cannabis consumption lounge is located within the jurisdictional limits of the City."

Recommendation:

We ask that the "minimum distance separation" of 1000 feet between cannabis consumption lounges requirement is removed completely.

Reasoning:

Many properly zoned areas are tightly condensed within the jurisdiction of the City of Las Vegas. For example, areas near downtown and in the Arts District are within close proximity to one another. We believe that an additional distance separation between these businesses creates an undue burden on independent cannabis lounge license holders, specifically social equity operators who do not have the same access to capital or real estate. This separation also creates artificial inflation in the prices and demand of properly zoned real estate in these areas, further negatively impacting cannabis lounge businesses. If proper real estate is not accessible, these businesses will be forced to relocate to undesirable or dangerous areas of the City. The best solution is to completely remove the minimum distance separation to create a fair, level, and equitable cannabis consumption lounge industry in the City of Las Vegas.

6.95.230: Licensing Fees and Application Fees

Semi-Annual Fee:

Retail Sales Facility - 1% gross revenue or \$5,000.00, whichever is greater, but not to exceed 3% of gross revenue.

Application Fee:

Independent Cannabis Consumption Lounge - \$10,0000

Independent Cannabis Consumption Lounge (Social Equity) - \$2,500

Recommendation:

Remove the semi-annual fee for all "Cannabis Consumption Lounge" license types, or create a maximum of \$5,000 for a flat rate fee yearly. Reduce application fees by half (50%) for all independent cannabis consumption lounge license types.

Reasoning:

Cannabis consumption lounges are subject to extremely high taxes, 280E, lower profit margins from product sales, and higher-than-average operational/regulatory costs, which creates a challenging environment for new businesses. The current "percentage" based fees will create another financial burden on all cannabis consumption lounges, especially social equity licensees. All application fees should be reduced to less than what

the State of Nevada required for its application fees to lessen the financial burden on these businesses. For these businesses to thrive, there needs to be as few excessive financial barriers as possible.