



**LAS VEGAS
CITY COUNCIL**

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City Manager

DEPARTMENT OF PLANNING

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DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

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cityoflasvegas
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June 17, 2021

Mr. Angelo Cassaro
Ranch House Road, LLC
6050 Sky Pointe Drive
Las Vegas, Nevada 89130

**RE: 21-0079-SUP1, 21-0079-SUP2, 21-0079-SUP3, 21-0079-SUP4 AND
21-0079-SDR1
CITY COUNCIL MEETING OF JUNE 16, 2021**

Dear Mr. Cassaro:

The City Council at a regular meeting held on **June 16, 2021** voted to **GRANT** the Appeal of the Denial by the Planning Commission thereby **APPROVING** the following Land Use Entitlement project requests on 0.79 acres at 6000 and 6050 Sky Pointe Drive (APNs 125-27-223-002 and 003), C-1 (Limited Commercial) Zone, Ward 6 (Fiore).

- **21-0079-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED 3,168 SQUARE-FOOT CANNABIS DISPENSARY USE
- **21-0079-SUP2** - SPECIAL USE PERMIT - for a Major Amendment to Special Use Permit (U-0068-95) FOR A PROPOSED 1,979 SQUARE-FOOT REDUCTION TO AN EXISTING TAVERN USE
- **21-0079-SUP3** - SPECIAL USE PERMIT - FOR A PROPOSED ALTERNATIVE PARKING STANDARD TO ALLOW 64 PARKING SPACES WHERE 92 ARE REQUIRED
- **21-0079-SUP4** - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE
- **21-0079-SDR1** - SITE DEVELOPMENT PLAN REVIEW - For a Major Amendment to an approved Site Development Plan Review [U-0068-95(5)] FOR A PROPOSED 1,189 SQUARE-FOOT BUILDING ADDITION WITH A DRIVE THROUGH

Mr. Angelo Cassaro
Ranch House Road, LLC
21-0079-SUP1, 21-0079-SUP2, 21-0079-SUP3, 21-0079-SUP4 and 21-0079-SDR1
Page Two
June 17, 2021

21-0079-SUP1 approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Cannabis Dispensary use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0079-SUP2), Special Use Permit (21-0079-SUP3), Special Use Permit (21-0079-SUP4) and Site Development Plan Review (21-0079-SDR1) shall be required, if approved.
3. A revised floor plan depicting 15 gaming machines shall be submitted to the Department of Planning prior to the issuance of any building permits or licenses.
4. 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.
5. Only one primary point of entry and exit for public access shall be allowed.
6. 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 Department of Building and Safety.
7. 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.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mr. Angelo Cassaro
Ranch House Road, LLC
21-0079-SUP1, 21-0079-SUP2, 21-0079-SUP3, 21-0079-SUP4 and 21-0079-SDR1
Page Three
June 17, 2021

21-0079-SUP2 approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0079-SUP1), Special Use Permit (21-0079-SUP3), Special Use Permit (21-0079-SUP4) and Site Development Plan Review (21-0079-SDR1) shall be required, if approved.
2. Conformance to the approved conditions for Special Use Permit (U-0068-95), except as amended herein.
3. 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.
4. 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 Department of Building and Safety.
5. 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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0079-SUP3 approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0079-SUP1), Special Use Permit (21-0079-SUP2), Special Use Permit (21-0079-SUP4) and Site Development Plan Review (21-0079-SDR1) shall be required, if approved.

Mr. Angelo Cassaro
Ranch House Road, LLC
21-0079-SUP1, 21-0079-SUP2, 21-0079-SUP3, 21-0079-SUP4 and 21-0079-SDR1
Page Four
June 17, 2021

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 Department of Building and Safety.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0079-SUP4 approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0079-SUP1), Special Use Permit (21-0079-SUP3), Special Use Permit (21-0079-SUP2) and Site Development Plan Review (21-0079-SDR1) shall be required, if approved.
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 Department of Building and Safety.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mr. Angelo Cassaro
Ranch House Road, LLC
21-0079-SUP1, 21-0079-SUP2, 21-0079-SUP3, 21-0079-SUP4 and 21-0079-SDR1
Page Five
June 17, 2021

21-0079-SDR1 approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0079-SUP1), Special Use Permit (21-0079-SUP2), Special Use Permit (21-0079-SUP3) and Special Use Permit (21-0079-SUP4) shall be required, if approved.
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 development shall be in conformance with the site plan and building elevations, date stamped 04/14/21 and landscape plan, date stamped 05/10/21, except as amended by conditions herein.
4. 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works


7. The sidewalks along Sky Pointe Drive and Ranch House Road adjacent to this site shall meet Public Right of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Mr. Angelo Cassaro
Ranch House Road, LLC
21-0079-SUP1, 21-0079-SUP2, 21-0079-SUP3, 21-0079-SUP4 and 21-0079-SDR1
Page Six
June 17, 2021

8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
9. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
10. Comply with all previous conditions of approval for the Town Center Lounge Commercial Subdivision and all other site-related actions.

The Notice of Final Action was filed with the Las Vegas City Clerk on June 17, 2021.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Michael Cristalli
Green Wagon Las Vegas, LLC
5101 Mountain Foliage Drive
Las Vegas, Nevada 89148

Mr. Todd Vedelago
Vedelago Petsch Architects, Inc.
3535 Executive Terminal Drive, Suite #310
Henderson, Nevada 89052