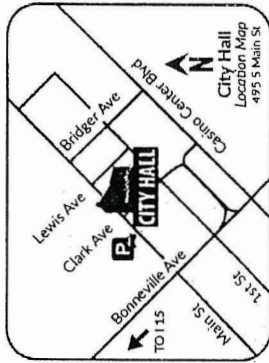


**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested Official Notice of Public Hearing



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☒ I SUPPORT
this Request

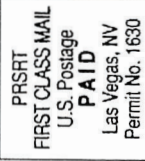
☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

23-0134-SUP1

Planning Commission Meeting of 05/09/2023

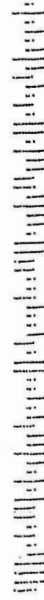
23-0134-SUP1
16203210015
STICKY VIL L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102



Submitted after Final Agenda

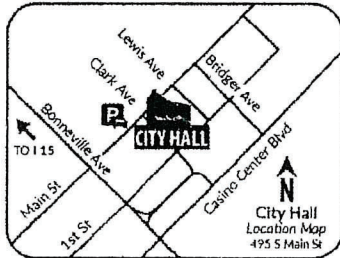
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23-0134-SUP1



City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT
this Request



☐ I OPPOSE
this Request

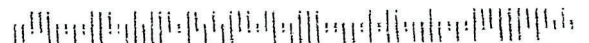
23-0134-SUP1
16203110082
MAIN STREET INVESTMENTS I L L C
PO BOX 93033
LAS VEGAS NV 89193

Please use available blank space on card for your comments.

23-0134-SUP1

Planning Commission Meeting of 05/09/2023

137 DRCNFI 65153

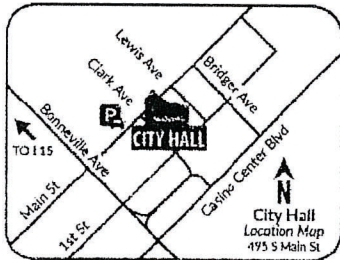


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City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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☒ I SUPPORT
this Request



☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

23-0134-SUP1

Planning Commission Meeting of 05/09/2023

23-0134-SUP1

16203105010

MAIN STREET INVESTMENTS II L L C

PO BOX 93033

LAS VEGAS NV 89193

137 050921 05193

259

Emily Wetzstein

Subject:

FW: re:Vote NO for Cannabis Lounge Today @ 6 pm 6/13 /23

From: Catherine Cheng-Orban <chengorban@yahoo.com>

Sent: Tuesday, June 13, 2023 8:31 AM

To: 197 E California Street Beer #130 <wyndee@crafthausbrewery.com>; dave Forrest <dave@crafthausbrewery.com>; eric Prato 197 E California /wine <eric@garagistelv.com>; Darrin Badger Focus group Mail Box 15 <badger@focuscommercialgroup.com>; Ydo Yturalde <yituralde@LasVegasNevada.GOV>; WFP Secretary Irina Gonzalez <lgonzalez@worldfireprotection.com>; 197 E California Woods <kent.p.woods@gmail.com>; 197 E California Suite 302 Blake Chapman Blake Chapman Danaïs Hayden <bchapman@worldfireprotection.com>; Jade /Focus commercial Group <Jade@focuscommercialgroup.com>

Subject: re:Vote NO for Cannabis Lounge Today @ 6 pm 6/13 /23

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Good morning ,

YES , Today @ 6 pm John Mitteness , Melissa Robinson , the owner of Mezcla & U & Me Sushi & I all will attend the City Planning Commission meeting @ 495 South Main street Las Vegas City Hall vote NO Please join us to vote NO.

Thank you.

Best regards,

Catherine Cheng-Orban
cell 702-569-2880

Begin forwarded message:

From: Melissa Robinson <melissa@mezclalv.com>

Subject: Letter

Date: June 12, 2023 at 11:48:02 PM PDT

To: John Mitteness 197 E California Ave <jtmitt@yahoo.com>, Catherine Cheng-Orban <chengorban@yahoo.com>

Dear City of Las Vegas Planning Commission,

We would like to take this opportunity to express our position regarding 23-0134-SUP1

We OPPOSE this request primarily for its location at 1205 S Main Street, Las Vegas, NV 89104.

As a property owner and major investor in the Arts District with three thriving businesses on the property, we do not feel a cannabis consumption lounge is the best concept for that location with such close proximity to my property and tenants and could be detrimental to the viability of those existing businesses due to the sheer nature of the cannabis consumption lounge. Patrons of the Arts District include families and individuals who do not partake in cannabis might be discouraged from patronizing the area because of not wanting to be exposed to marijuana. The City, property owners and small businesses have invested a great deal into developing the Arts

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DalotZ

District to a clean, safe, and enjoyable part of the City of Las Vegas, it would be a disservice to entertain a cannabis lounge after all these efforts.

This consumption lounge could also disturb the peace and tranquility of the nearby businesses with the large number of people it could attract and inadvertently encourage the use of cannabis outside the lounge itself where smoking or consumption is not permitted thereby infringing on the airspace of innocent patrons passing by. As much as we like to think everyone will follow the laws and rules, unfortunately there are a lot who don't and are not considerate or law abiding. The smell of cannabis is very distinct and highly offensive and unfortunately already an issue for establishments with outside patios who must experience exposure of marijuana smoke by people walking by and illegally smoking marijuana in public every day as it is. The proposed lounge location shares a door with a restaurant patio space. It is possible every time that door is opened the patrons of the restaurant, staff, and other tenants in the building can be exposed to marijuana smoke against their will.

Additionally, the cannabis consumption lounge could pose a safety risk to the community and alcohol establishments like my tenants. With the proposed location sharing the same street as "Brewery Row" how is it a responsible decision on the city's behalf to place a cannabis consumption lounge in such close proximity to so many alcohol establishments?

In conclusion, I strongly urge The City of Las Vegas to please reconsider the proposal of permitting a cannabis consumption lounge in such close proximity to family friendly, food and beverage establishments, and alcohol establishments for the health and safety of the community. The negative impact this concept in this particular location could have on the existing businesses and community far outweighs any potential benefits. Thank you for your time and consideration.

Sincerely,

John Mittness and Catherine Cheng-Orban

Emily Wetzstein

Subject:

FW: Cannabis Consumption Lounge -1200 Block Main St.

From: Majestic Repertory <info@majesticrepertory.com>

Sent: Monday, June 12, 2023 10:46 PM

To: Olivia Diaz <odiaz@lasvegasnevada.gov>; Ydo Yturalde <yyturalde@LasVegasNevada.GOV>

Subject: Cannabis Consumption Lounge -1200 Block Main St.

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Dear Councilor Diaz,

I am writing to express my disapproval of a cannabis consumption lounge on the 1200 block of South Main Street. As an anchor tenant since 2016, and the only arts organization on that particular block of the Arts District, I take great pride in the diversity of business owners and visitors who have made that area the bustling destination it is today - particularly in light in the economic devastation wreaked by the COVID pandemic.

When I look out Majestic's front window, I see families strolling from Casa Don Juan to Cream-Me Ice Cream, grandparents with Freed's Bakery bags, and teens lining up outside Buffalo Exchange. A delicate ecosystem has evolved that crosses many demographics - and I firmly believe a marijuana consumption lounge plunked in the middle of it would skew that balance.

Mr. Murad has an isolated venue one block south already licensed for such use - and although it stands alone, it's a connecting stroll between the eateries and breweries southward and the rest of the district northwards, so it is still exposed to a good amount of foot traffic. Unfortunately it is also exposed to blight, squatters, and with the spate of building fires throughout the district in recent times, I'd hate to see it become a victim of neglect when it could benefit from development.

Should I be of any further service, please feel free to contact me.

Sincerely,

Troy Heard

Artistic Director, Majestic Repertory Theatre

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Emily Wetzstein

Subject:

FW: 23-0134-SUP1

From: Melissa Robinson <info@mezclalv.com>

Sent: Tuesday, June 13, 2023 1:03:40 AM

To: Olivia Diaz <odiaz@lasvegasnevada.gov>; Ydo Yturralde <yyturralde@LasVegasNevada.GOV>

Subject: 23-0134-SUP1

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Dear City of Las Vegas Planning Commission,

On behalf of the ownership of Mezcla I LLC, we express our opposition regarding 23-0134-SUP1.

First and foremost, we do not oppose the concept itself nor do we oppose any businesses relating to cannabis.

The opposition relates primarily to its location at 1205 S Main Street, Las Vegas, NV 89104.

This location is not appropriate for a cannabis consumption lounge for the following reasons: Its close vicinity to existing family friendly food/beverage businesses could negatively impact their operations. Families and individuals who are not involved with cannabis and support these small businesses may now avoid these businesses to prevent exposing their children or themselves to cannabis in general while visiting the Arts District. Guests and employees of these nearby food and beverage establishments should not have risk exposure to the offensive smell of cannabis while they're working or dining in brought in by the patrons of the cannabis lounge or through the proximity of the lounge itself, inadvertently or not. The Arts District has been heavily invested in by the city, property owners, and small businesses and it wouldn't do the area justice to polarize the area with a cannabis consumption lounge that would exclude a significant population of the community.

The peaceful operation of nearby businesses could also be at risk with the large crowds, loitering, and possibly encouragement of using cannabis outside the lounge itself where smoking or consumption is not allowed. Exposure to secondhand marijuana smoke is already an issue as it is today without a lounge promoting the use of cannabis.

Another issue to consider is the increased safety risk to the community, particularly alcohol establishments because of the adverse effects of mixing marijuana and alcohol. How can anyone responsibly justify locating a cannabis lounge in the same vicinity as "Brewery

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Pg 1 of 2

Row" when it's specifically prohibited by the Nevada Cannabis Compliance Board to mix alcohol and cannabis? This community is committed to serving patrons responsibly and safely, and permitting cannabis consumption with bars and breweries so readily accessible would only make this effort more challenging.

A possible solution to this issue of location could be to propose the consumption lounge in a standalone building, possibly in an industrial area as to not intrude on the airspace or shared common areas as other existing businesses where cannabis consumption would not be appropriate. Cannabis consumption lounges should be treated the same way adult entertainment and gambling establishments are treated with restrictions to the proximity of certain locations or with consent of existing businesses to which they would share a wall, door, or common space with – that way the existing business has a choice whether not to potentially be exposed to cannabis or not. A cannabis consumption lounge can be a safe space to consume cannabis but in order to help further facilitate that, it should be located away from alcohol establishments and isolated from existing family friendly establishments for everyone's peaceful enjoyment.

We kindly ask the City of Las Vegas to please reconsider the proposal of allowing a cannabis consumption lounge at this particular location, we feel this will have a negative impact on our business and the community. Thank you for your time and consideration.

Sincerely,

Mezcla I LLC

Mezcla Ceviche & Tequila Bar

197 E California Ave, Ste 110

Las Vegas, NV 89104

www.mezclalv.com

6/12/2023

RECEIVED

JUN 12 2023

Dear Councilwoman Diaz,

City of Las Vegas
Department of Planning

On behalf of our four businesses within Ward Three, we would like to submit our letter of opposition to a proposed Special Use Permit request for a consumption lounge located in the 1200 building on Main Street. Collectively, our three businesses do not oppose consumption lounges, however trusting the developer will operate in good faith to surrounding businesses is our concern.

We have several concerns, most of all, the property developer, CBRE has previously received a SUP for a consumption lounge and that building has not been developed. Furthermore, that building is now a detriment to surrounding businesses. We have serious concerns regarding the motivation of this developer as they have not operated in good faith to surrounding businesses in the past.

Second, the building at 1200 S Main Street is extremely old. Odors and fumes need to be contained per code but when occupying such an antiquated facility, it leads to issues with a suite located within the middle of this building. This building has tenants that attract families to enjoy ice cream, baked goods and sushi etc. It is also located next to a Theater which serves as an anchor for our community. Odors and fumes from a consumption lounge can be off putting to pedestrians. We as business owners of brick-and-mortar establishments have heavily invested into the Arts District and fear our investment is in jeopardy. We are seeing heavy foot traffic now and realizing our investment into our community is finally paying off, especially after making it through COVID shut down.

Third, cannabis and alcohol are not to be mixed per Regulation 15.065 from the Nevada Cannabis Compliance Board. With such a high consecration of breweries and bars, it seems illogical to allow consumption lounges within The Arts District. The City of Las Vegas has put substantial time and money into developing Brewery Row with incentives for breweries to build within that footprint.

Thank you for listening to our concerns about the location of a proposed consumption lounge. We are stating our opposition to the proposed SUP for a consumption lounge at the 1200 Mian Street building.

Respectfully submitted,

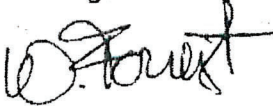
Wyndee Forrest

Co Owner

CraftHaus Brewery

197 E California Ave #130

Las Vegas NV 89104



Eric Prato

Owner

Garagiste Wine Room

197 E California Ave #140

Las Vegas NV 89104



Randy Rohde

Owner

Able Baker Brewing

1501 S Main Ste #120

Las Vegas NV 89104



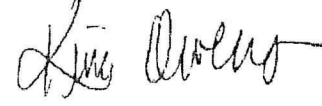
Kim Owens

Owner

Main St. Provisions

1214 S Main St

Las Vegas NV 89104



25 p

Freed's

BAKERY

9815 S Eastern Ave, Las Vegas, NV 89183

Office 702 456 7762 • Fax 702 456 2564

www.FreedsBakery.com

6/12/2023

Councilwoman Olivia Diaz
City of Las Vegas Planning Commission
495 S Main Street
Las Vegas, NV 89101

Dear Councilwoman Olivia Diaz and Commissioners,

I am writing on behalf of Freed's Bakery and Dessert Shop, a local family owned bakery who has been a part of the Las Vegas community since 1959. We appreciate the opportunity to serve such a wonderful city that has provided us with so much support over the decades and especially love the opportunity to have joined the Downtown community in 2021 at the Corner Building at California and Main. Our neighbors, the city, and property management have all been incredible resources throughout the process of opening and operating our Downtown location. I have been asked to provide my input in reference to the upcoming SUP application.

Some initial concerns and reservations I had in reference to the application:

- *That there are not any currently operating consumption lounges in the city, which means there isn't an opportunity to review the impact an establishment would have on a neighborhood, community, or on adjacent businesses.*
- *The scent that often accompanies cannabis use and how pervasive or persistent the scent would be both in adjacent units and the neighborhood at large.*
- *How it would be marketed or operated and what potential secondary affects it may have on the neighborhood, larger community, and visitors to the Arts District.*
- *What impact we as business or community members could have on the establishment or operation if they're out of covenant with expectations or regulations.*

We recently sat down with representation from the Corner Building who patiently reviewed the concerns of myself and other tenants and I feel more comfortable in respect to the above concerns. We learned that there are extensive regulations and oversight from the Cannabis Compliance Board, the City of Las Vegas, SNHD, CLV Code Enforcement, and the Building Department (depending on the operation). We believe Las Vegas has always been a leader in new concepts and industries and we certainly want to support the community in its growth into underserved opportunities. As long as our concerns as business and community members are met and maintained I offer my support to this new opportunity, especially if it offers complementary services within the area. We love to see the Las Vegas community flourish and as long as this effort is done responsibly, respectfully, and in consideration of the neighborhood that the community has built in the Arts District (long before we joined at our location on California Ave), we believe this could be a complementary asset to the area.

Sincerely,
Max Jacobson-Fried





Cream Me Ice Creamery
1203 S Main st .
Las Vegas, Nv 89104

Attn: Councilwoman Olivia Diaz / City of Las Vegas Planning Commision
495 S Main St, Las Vegas Nv, 89101

To whom it May Concern,

My name is Amy Ortiz, I am the owner of Cream me Ice Creamery on Main st. I have been in business since October 2020. I just have to say I absolutely love my location and love the building I am in. My neighbors, landlord and the downtown community are amazing. As well as all the help from the city is awesome for the downtown small business owners.

I am writing this letter of support today for Paul Mirad and the Corner building owners to state my feelings for the SUP application for the location right next door to me. Initially I was totally against it. I would hate to have the smell of marijuana coming into my nice waffle cone smelling shop. I was also concerned of the type of traffic that the type of business would be bringing next to an Ice Cream shop. After speaking with Paul and learning the extensive regulations set forth by the Cannabis Compliance Board, City of LV Licensing, SNHD if serving food, CLV Code Enforcement and Building Dept during their buildout. Plus future LVMPD presence and oversight of this location has given me some security that my concerns have already been addresses by these boards and whomever decided to move into that location would have to abide by them and what I was worried about would not affect my business.

As long as my concerns are addressed and handled as discussed with the landlord I support the application for the unit and think you should as well.

Thank you,

Amy Ortiz

Amy Ortiz
CEO

Cream me Ice Creamery

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JUSTICE
COMMERCE
COMMUNITY

JUN 12 2023

City of Las Vegas
Department of Planning

05/09/2023

City of Las Vegas Planning Commission
495 S Main Street
Las Vegas, Nevada

Dear Commissioners,

I am writing to express my support for one of the first SUP applications being handled by one of our Chamber members for a cannabis consumption lounge located in a highly accessible area in Las Vegas. As the Executive Director of the Chamber of Cannabis, Nevada's largest 501(c)(6) business trade organization for the cannabis industry, I am proud to represent our members who are dedicated to advancing the legal cannabis market in Nevada.

As you are aware, the intent of cannabis lounges is to provide a legal and safe place for adults to consume cannabis. These lounges are a critical component of Nevada's cannabis industry, which provides significant economic benefits to the state and its residents. The regulations set forth in the ordinance are designed to create compliant businesses with strict regulations, ensuring that consumers have access to safe and legal places to consume cannabis.

The Chamber of Cannabis has been a leader in the efforts to establish regulations for cannabis lounges in Nevada. We are committed to working with local and state officials to ensure that these businesses are successful and that they benefit both the cannabis industry and the broader community.

The proposed SUP application is located in an area that is frequently visited by both locals and tourists. By granting this application, you will support not only the business at that location but nearby businesses as well that would benefit from the impact of the emergent cannabis tourism economy. Additionally, a lounge at the proposed location will create jobs for cannabis employees who are committed to being good citizens and contributing to the success of our local economy.

I urge you to support this application and help launch the start of this new industry segment while also benefiting new cannabis lounge license holders who will end up leasing this space.

Sincerely,

Bri Padilla
Executive Director
Chamber of Cannabis

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#25 23-0134

From: David Riccardi
Sent: Tuesday, June 6, 2023 6:16 PM
To: Trinity Haven Schlottman
Subject: Consumption lounge in Arts District

Dear Commissioner Schlottman,

I am writing to you to express my concerns about a rumored marijuana consumption lounge proposed on Main St in the Arts District.

I am all for consumption lounges, and believe they would be a great fit for the Main St scene.

That being said, I object to a consumption lounge sharing the same building as a restaurant, or an ice cream parlor.

Marijuana has a unique and strong "bouquet", a lounge should not be permitted when the lounge shares a wall with an establishment such as restaurants and ice cream parlors.

I frequent the ice cream parlor often with my children, the smell of ice cream wafting through the air is delight for all of us. It would be a shame if that wonderful smell was replaced by the pungent smell of marijuana.

Consumption Lounges need to be in standalone buildings.

Thanks for listening.

Regards,

Vincent Richard

Submitted at Planning Commission by
Date 6/13/23 Item 25 Staff