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CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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LAS VEGAS, NEVADA 89106

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/city of las vegas

September 29, 2016

Mr. Charlie Shaffer
2320 Western, LLC
375 Laurel Drive
Boulder City, Nevada 89005

RE: ARC-66834 [PRJ-65841] - SIGN DESIGN REVIEW

Dear Mr. Shaffer:

Your request for a Signage Design Review FOR ONE PROPOSED 17 SQUARE-FOOT WALL SIGN AT AN EXISTING COMMERCIAL DEVELOPMENT at 2320 Western Avenue (APN 162-04-404-003), M (Industrial) Zone, Ward 3 (Coffin) [PRJ-65841], has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following conditions:

Planning

1. Conformance to the site plan and documentation date stamped 09/19/16 and sign elevations date stamped 09/27/16 in conjunction with this request, except as modified herein.
2. All signage, including temporary signage, shall have proper permits obtained through the Department of Building and Safety prior to installation of any proposed signage.
3. Minor modifications in conformance with the approved plans and Title 19 may be approved by the Department of Planning.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on September 29, 2016 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

Steve Swanton, AICP
Senior Planner
Case Planning Division

SS:clb

cc: Ms. Amy Bowron
Acres Medical
1129 South Casino Center Boulevard
Las Vegas, Nevada 89104

City of Las Vegas

AGENDA MEMO - PLANNING

DOWNTOWN DESIGN REVIEW COMMITTEE MEETING DATE: SEPTEMBER 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ACRES MEDICAL - OWNER: 2320 WESTERN, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
ARC-66834	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

ARC-66834 CONDITIONS

Planning

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2. All signage, including temporary signage, shall have proper permits obtained through the Department of Building and Safety prior to installation of any proposed signage.
3. Minor modifications in conformance with the approved plans and Title 19 may be approved by the Department of Planning.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

JB

Staff Report Page One
September 2016 - Downtown Design Review Committee Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a signage review on a building located at 2320 Western Avenue. The property is within the Downtown Centennial Plan – Industrial Corridor District and is operated by an existing Medical Marijuana Dispensary. The applicant is proposing to place a 17 square-foot wall sign above the main entrance fronting Western Avenue. See submitted elevations for details.

SIGN DETAILS SUMMARY

<i>Location</i>	<i>Type</i>	<i>Sign Height</i>	<i>Sign Length</i>	<i>Allowed Area</i>	<i>Proposed Area</i>	<i>Projection</i>	<i>Illumination</i>
East Elevation of 2320 Western Avenue	Wall Sign	2 Feet	8.2 Feet	30 SF	17 SF	5 Inches	Internal LED

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/21/14	City Council approved Text Amendment (TXT-52502) to amend LVMC Chapter 19.12 related to Permitted Uses and Chapter 19.18 related to Definitions and Measures to add Medical Marijuana Dispensaries, Facilities for the Production of Edible Marijuana Products or Marijuana Infused Products and Marijuana Cultivation Facilities as permissible uses by adding zoning district applicability, descriptions and definitions for these activities as they are contemplated by SB 374 of the Nevada Revised Statutes and to provide for other related matters. Ordinance No. 6321.
06/04/14	City Council approved Text Amendment (TXT-52502) to amend Las Vegas Municipal Code Title 6 to implement licensing regulations related to facilities for the production of edible marijuana products or marijuana-infused products, medical marijuana dispensaries, medical marijuana cultivation facilities, and independent testing laboratories, collectively referred to as medical marijuana establishments, in conformance with the intent of SB 374 of the 2013 session of the Nevada Legislature and to provide for other related matters. Ordinance 6324.

JB

Staff Report Page Two
September 2016 - Downtown Design Review Committee Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/26/14	The Downtown Design Review Committee recommended approval of Special Use Permit (SUP-55187) for a review of building and sign elevations only in association with a proposed 5,182 square-foot Medical Marijuana Dispensary.
10/29/14	The City Council approved a request for a Special Use Permit (SUP-55187) for a proposed 5,182 square-foot Medical Marijuana Dispensary at 2320 Western Avenue. The Planning Commission recommended denial and staff recommended approval.
03/18/15	The City Council approved a request for a Special Use Permit (SUP-55189) for a proposed 12,590 square-foot Medical Marijuana Cultivation Facility at 2320 Western Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-55190) for a proposed 449 square-foot Medical Marijuana Production Facility at 2320 Western Avenue. The Planning Commission and staff recommended approval.
03/22/16	The Planning Department administratively approved a request for a Minor Amendment (SUP-63806) to an approved Special Use Permit (SUP-55187) for a 466 square-foot reduction of an approved 5,182 square-foot Medical Marijuana Dispensary at 2320 Western Avenue.
	The Planning Department administratively approved a request for a Minor Amendment (SUP-63807) to an approved Special Use Permit (SUP-55190) to add 191 square feet to an approved 449 square-foot Medical Marijuana Production Facility at 2320 Western Avenue.

<i>Most Recent Change of Ownership</i>	
06/25/09	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no Related Building Permits/Business Licenses	

Staff Report Page Three

September 2016 - Downtown Design Review Committee Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Wall Sign			
Standards	Allowed	Provided	Compliance
Maximum Number	Limited by total area	One Wall Sign	Y
Maximum Area	20% of building elevation	4% of building elevation	Y
Maximum Height	12 inches above top of wall or parapet	Sign is below parapet	Y
Maximum Projection	4 feet from structure	5 inches from structure	Y
Illumination	Internal and external illumination	Internal LED channel letters	Y

ANALYSIS

The subject property is located in the Las Vegas Downtown Centennial Plan – Industrial Corridor District, which requires conformance to the Title 19.08 wall sign standards and Title 19.12 requirements pertaining to the Medical Marijuana Dispensary use, which limits signage area to 30 square feet. This is a change of the original sign design that was already approved. As depicted on the submitted elevations, the proposed signage conforms to all Title 19.08 wall sign standards.

FINDINGS (ARC-66834)

Staff approves this request, as the proposed signage meets the requirements of the Title 19.08 wall sign standards and Title 19.12 requirements pertaining to the Medical Marijuana Dispensary use. The sign design is befitting of a medical office or pharmacy as required by Nevada Revised Statutes (NRS).



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sign: change
 Project Address (Location) 2320 Western Ave
 Project Name Acres Medical Proposed Use Medical Marijuana
 Assessor's Parcel #(s) 162-04-404-003 Ward # 3- Coffin
 General Plan: existing X proposed _____ Zoning: existing M proposed _____
 Commercial Square Footage 18,000 Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information SUP-55187 Extension of Time Request- Medical Marijuana Dispensary

PROPERTY OWNER <u>2320 Western LLC</u>	Contact <u>Charlie Shaffer</u>
Address <u>375 Laurel Dr</u>	Phone: <u>(702) 294-3318</u> Fax: _____
City <u>Boulder City</u>	State <u>NV</u> Zip <u>89005</u>
E-mail Address <u>cshaf@cox.net</u>	

APPLICANT <u>Acres Medical</u>	Contact <u>Amy Bowron</u>
Address <u>1129 S Casino Center Blvd</u>	Phone: <u>(702) 606-6401</u> Fax: _____
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89104</u>
E-mail Address <u>Amy@acresmedical.com</u>	

REPRESENTATIVE _____	Contact _____
Address _____	Phone: _____ Fax: _____
City _____	State _____ Zip _____
E-mail Address _____	

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 this application, or the owner or agent (as authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature Charlie Shaffer

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

Print Name Charlie Shaffer
STATE OF NEVADA County of CLARK
 Subscribed and sworn before me

This 3rd day of June, 20 16
 By CHARLES SHAFFER JR EX
Notary Public

Notary Public in and for said County and State

LYNETTE JENKIN
 Notary Public, State of Nevada
 No. 00-04880-1
 My Appt. Exp. Aug. 31, 2016

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-65841
 09/13/16



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ARC-66834

Case Number: _____ APN: 162-04-404-003

Name of Property Owner: 2320 Western LLC

Name of Applicant: Acres Medical

Name of Representative: Amy Bowron

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): _____

APN: _____

Signature of Property Owner: _____

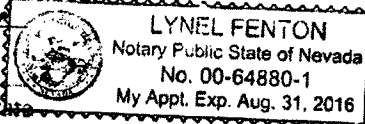
STATE OF NEVADA
COUNTY OF CLARK

Print Name: Charles N. Shaffer Jr.

Subscribed and sworn before me

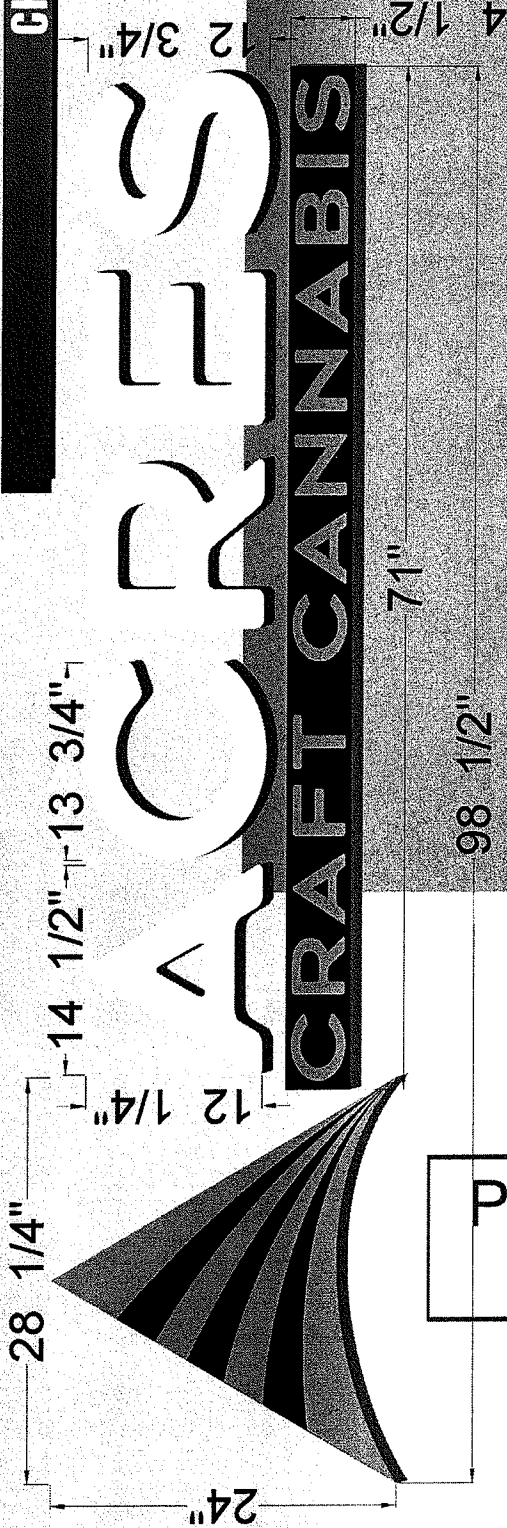
This 3rd day of June, 2016
By Charles Shaffer Jr.
Lynel Fenton

Notary Public in and for said County and State



CHANNEL LETTERS

16.4 Sq.Ft.



INTERNALLY ILLUMINATED CHANNEL LETTERS
ACCOMPANIED BY LOGO LIGHT BOX

CHANNEL LETTERS FEATURE 3/16" WHITE ACRYLIC FACES
3/4" WHITE TRIM CAP & 3/4" BLK ALUMINUM RETURNS.

LOGO LIGHT BOX FEATURES 6" ACRYLIC FACE WITH VINYL
OVERLAY, 3/4" BLACK TRIM CAP & 3/4" BLK ALUMINUM RETURNS.

CLASS 2 LEDs TO PROVIDE ILLUMINATION.
INSTALLED TO UL STANDARDS WITH PERMIT.

PRJ 66834
00221105

NOTE: It is the Customer's responsibility
to ensure that the sign is properly
installed and maintained in accordance
with all applicable codes.



Nevada Contractors License # 53031



6647 Schuster Street
Las Vegas, NV 89118
Ph: 702-795-7446
Fax: 702-795-8005
www.uniquesigns.com

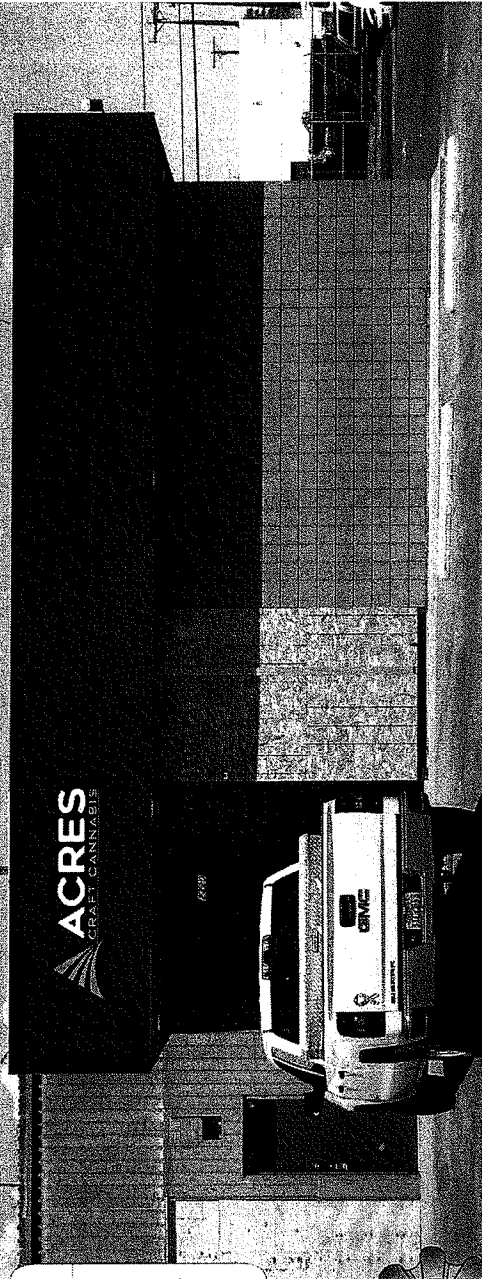
Acres
2320 Western Ave
Las Vegas, NV
Western / Highland
Amy
702-606-6401

JOB NUMBER: TT072816R
DRAWN BY: Troy
SALES PERSON: Dave Monk
CELL: 702-203-7204
dave@uniquesigns.com

APPROVALS

CLIENT	DATE
LANDLORD	DATE
SALES PERSON	DATE

THIS RENDERING IS TO AID CUSTOMER VISUALIZATION ONLY. THESE RENDERED COLORS ARE REPRESENTATIONAL. COLORS MAY VARY FROM ACTUAL MATERIALS. ACTUAL LAYOUT ON BUILDING MAY VARY IF UNUSUAL CONDITIONS EXIST. A FIELD CHECK IS REQUIRED.



All artwork remains the property of UniQue Signs USA, Inc. Unauthorized use of this artwork could result in copyright infringement. Use of this artwork without the written consent of UniQue Signs USA, Inc. is strictly prohibited.

ARC-66834



To: City of Las Vegas Planning

Regarding: Acres Medical Sign Change (approved logo change)

Acres Medical 2320 Western Ave, Las Vegas, NV 89102 was originally approved with a store front sign using a previous logo for the dispensary operation. At this time Acres is requesting the approval of the attached sign to reflect the new logo which has been approved by the Division of Public and Behavioral Health.

Acres is also requesting at this time to obtain approval to keep the onsite billboard and marquee sign. Acres had previously agreed to remove both on site billboards, at this time Acres would like to repair the signs to an appropriate working condition vs removing the signs in hopes that the Planning Commission and City Council approve the use of the signs in the future.

Best Regards,

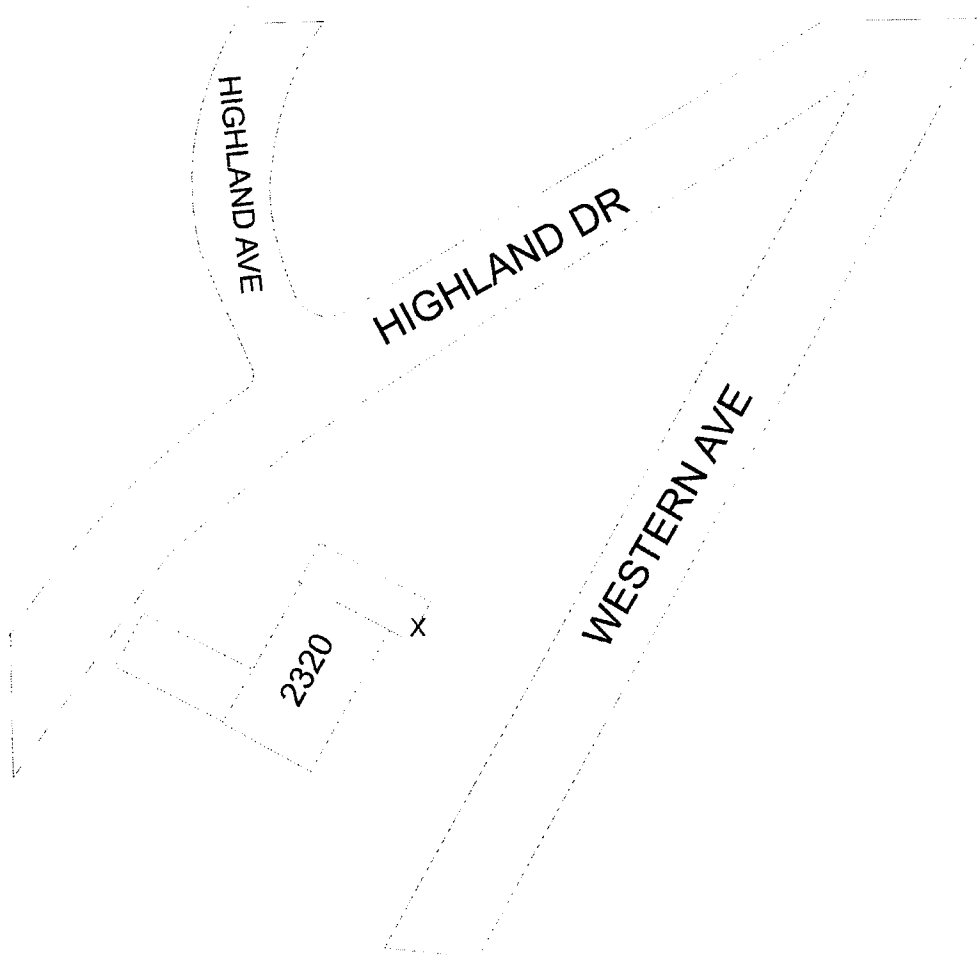
A handwritten signature in black ink, appearing to read "J. Mueller".

John Mueller

PRJ-65841 09/13/16

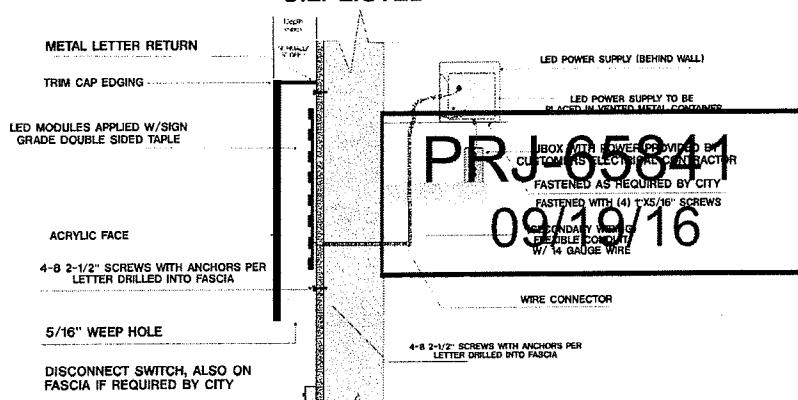
ARC-66834

ROUGH PLOT PLAN LOCATION MAP

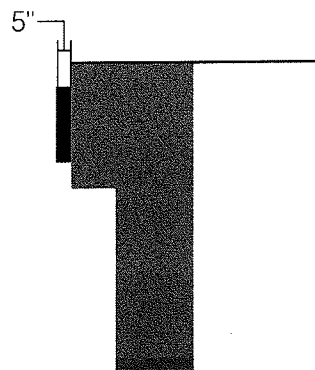


Nevada Contractors License # 53031
Business License #1001991485

L.E.D CHANNEL LETTER DETAIL U.L. LISTED



TYPICAL SIDE VIEW OF FACIA



INSTALL IN ACCORDANCE WITH THE N.E.C.
INSTALL IN ACCORDANCE WITH LOCAL ELECTRICAL CODES

ARC-66834