



December 20, 2023

Charles Fox and Blanca Fox
1800 Industrial Road, Suite 104C
Las Vegas, Nevada 89102

**LAS VEGAS
CITY COUNCIL**

**RE: 23-0240-SUP1
CITY COUNCIL MEETING OF DECEMBER 20, 2023**

CAROLYN G. GOODMAN
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

CEDRIC CREAR
VICTORIA SEAMAN

OLIVIA DÍAZ
FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE

MIKE JANSSEN
City Manager

Dear Applicant:

The City Council at a regular meeting held on *December 20, 2023* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 3,700 SQUARE-FOOT CANNABIS CONSUMPTION LOUNGE USE IN CONJUNCTION WITH AN EXISTING CANNABIS DISPENSARY USE WITH A WAIVER TO ALLOW OUTDOOR CONSUMPTION WITHIN AN EXISTING 300 SQUARE-FOOT OUTDOOR PATIO AREA at 1800 Industrial Road, Suites #100 and #102 (APN 162-04-704-003), M (Industrial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

23-0240-SUP1 Amended Conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Cannabis Consumption Lounge use.
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. A Waiver from Title 19.12 is hereby approved, to allow outdoor consumption within an existing 300 square-foot outdoor patio area.
 - A. The hours of operation of the business shall be XAM to 2AM Monday through Sunday.

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas | lasvegasnevada.gov

- B. An administrative Required Review shall be conducted six (6) months from the date of business license issuance. The Required Review shall focus on the traffic, patron safety, security and outdoor consumption activity associated with the approved consumption lounge. It is the applicant's responsibility to submit and pay the associated fees for the Required Review. Failure to pay these fees or a denial of the Required Review may result in revocation of the Special Use Permit.
 - C. Submittal of an impaired driving mitigation plan to promote safe transportation to and from the approved consumption lounge as part of any business license application.
 - D. Submittal of an employee training plan to prevent overconsumption and address patron safety at the approved consumption lounge as part of any business license application.
 - E. Submittal of a security plan at the approved consumption lounge as part of any business license application.
 - F. The applicant shall construct, concurrent with on-site development activities, a crosswalk across Industrial Road connecting this site to Chicago Avenue, consisting at minimum of high visibility pavement markings, a pedestrian refuge, parking restrictions on the crosswalk approaches, sidewalk ramps, advance yield to pedestrian signs and yield signs as per current City standards. Coordinate with the City Traffic Engineering Division for final approval of the design and location for the required improvements prior to the issuance of permits for this site.
4. A Required Review at public hearing before the City Council shall be conducted one year from the date of business license issuance. The Required Review shall focus on the traffic, patron safety, security and outdoor consumption activity associated with the approved consumption lounge. It is the applicant's responsibility to submit and pay the associated fees for the Required Review. Failure to pay these fees or a denial of the Required Review may result in revocation of the Special Use Permit.
 5. 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 Building and Safety Division.
 6. 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.
 7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. Queues for the overall commercial center shall not extend into the public right-of-way and any ride-share activity/off-site parking/private transportation shall not unreasonably disrupt the public right-of-way as a result of the operations on this site.
 - The applicant previously requested this item be held in abeyance at the 10/18/23 and the 11/15/23 CC meetings.
 - The Planning Commission could not reach a majority vote for either an approval or denial and therefore their actions resulted in a No Recommendation.
 - This item was first heard at the 7/25/23 PC meeting.

Fire

9. As this is a change of occupancy to an A-2 with more than 100 occupants fire sprinklers are required. Civil plans are required to show connection to water supply per the 2021 IFC & IBC. Fire riser room per IFC 901 as amended.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 20, 2023.

Sincerely,



Seth T. Floyd
Director of Community Development

STF:PL:jr

cc:

Benjamin Girardin and Jamie Dickson
Serenity Wellness Center LLC
1800 Industrial Road, Suite 100
Las Vegas, Nevada 89102

Casey Miller, Esq
Titus Brueckner Spitler & Shelts PLC
8355 East Hartford Drive, Suite 200
Scottsdale, Arizona 85255