



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
lasvegasnevada.gov

April 9, 2025

7676 Lake Mead Buffalo, LLC
7676 Lake Mead Boulevard
Las Vegas, Nevada 89128

RE: 25-0008-SUP1
PLANNING COMMISSION MEETING OF APRIL 8, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on *April 8, 2025* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED 4,909 SQUARE-FOOT CANNABIS DISPENSARY USE at 7676 West Lake Mead Boulevard, Suite #101 (APN 138-21-622-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

This 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. 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 Building and Safety Division.
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. This Special Use Permit shall be reviewed biennially concurrently with the associated business license, at which time the City Council may require the termination of the use. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the use be removed.

6. Any modification of the premises of a cannabis establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.
7. The presence of minors on the premises of a cannabis establishment is prohibited unless the minor is a qualified patient on the premises of a dispensary and is accompanied by his or her parent or legal guardian.
8. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.
9. Approval of this Special Use Permit does not constitute approval of a Cannabis Dispensary business license.
10. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.
11. There shall be no on-premise consumption (the use, smoking, ingestion or consumption of any cannabis, edible cannabis or cannabis infused product) on the licensed premises.
12. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

13. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
14. A queuing analysis for the driveway shall be submitted and approved prior to the issuance of any permits.
15. Queues for the overall site shall not extend into the public right-of-way as a result of the drive-thru operations on this site.

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This item will be considered by the City Council on May 21, 2025. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp