

NYE COUNTY AGENDA INFORMATION FORM

Action
 Presentation
 Presentation & Action

Department: Planning		Agenda Date:
Category: Regular Agenda Item		July 16, 2019
Contact: Brett Waggoner	Phone: 775-751-4249	Continued from meeting of:
Return to: Brett Waggoner	Location: Pahrump	Phone:

Action requested: (Include what, with whom, when, where, why, how much (\$) and terms)

a. Discussion and deliberation on MM-2019-000073: A request to approve the annual renewal of a Medical Marijuana Establishment License (cultivation) located at 801 S. Panorama Road, Pahrump, NV. Assessor's Parcel Number 035-271-21. Wellness Orchards of Nevada, LLC – Applicant. Panorama Won, LLC – Property Owner. Amanda N. Connor, Esq. – Agent.

b. Discussion and deliberation on RM-2019-000046: A request to approve the annual renewal of a Recreational Marijuana Establishment License (cultivation) located at 801 S. Panorama Road, Pahrump, NV. Assessor's Parcel Number 035-271-21. Wellness Orchards of Nevada, LLC – Applicant. Panorama Won, LLC – Property Owner. Amanda N. Connor, Esq. – Agent.

Complete description of requested action: (Include, if applicable, background, impact, long-term commitment, existing county policy, future goals, obtained by competitive bid, accountability measures)

Any information provided after the agenda is published or during the meeting of the Commissioners will require you to provide 20 copies: one for each Commissioner, one for the Clerk, one for the District Attorney, one for the Public and two for the County Manager. Contracts or documents requiring signature must be submitted with three original copies.

Expenditure Impact by FY(s): (Provide detail on Financial Form)

No financial impact

Routing & Approval (Sign & Date)

1. Dept	Date	6.	Date
2.	Date	7. HR	Date
3.	Date	8. Legal	Date <i>N/A</i>
4.	Date	9. Finance	Date <i>N/A</i>
5.	Date	10. County Manager	Date

Place on Agenda

ITEM # 51

**NYE COUNTY BOARD OF COUNTY COMMISSIONERS
PLANNING DEPARTMENT STAFF REPORT**

Meeting Date: July 16, 2019

AGENDA ITEMS

- a. **For Possible Action – MM-2019-000073:** Discussion and deliberation on a request to approve the annual renewal of a Medical Marijuana Establishment License (cultivation) located at 801 S. Panorama Road, Pahrump. Assessor Parcel Number 035-271-21. Wellness Orchards of Nevada, LLC – Applicant. Panorama Won, LLC – Property Owner. Amanda N. Connor, Esq. – Agent.

- b. **For Possible Action – RM-2019-000046:** Discussion and deliberation on a request to approve the annual renewal of a Recreational Marijuana Establishment License (cultivation) located at 801 S. Panorama Road, Pahrump. Assessor Parcel Number 035-271-21. Wellness Orchards of Nevada, LLC – Applicant. Panorama Won, LLC – Property Owner. Amanda N. Connor, Esq. – Agent.

GENERAL INFORMATION SUMMARY

Medical and Recreational Marijuana Establishment Licenses require an annual renewal by the BOCC.

The applicant is requesting renewal of their medical and recreational marijuana cultivation licenses at the subject location.

The applicant has paid the required license renewal application fees.

- **Code Compliance:** As of most recent code compliance inspection (June 12, 2019) the following non-compliant items were noted:

No items noted.

- **Nye County Monthly Sales Fees (two percent (2%) monthly):**

Our office shows the above establishment is current on monthly payments.

RECOMMENDATION

Recommended BOCC Motion: "I motion to _____ (approve, approve with conditions, deny, continue, take no action) the Marijuana Establishment License annual renewal application(s)."



Medical Marijuana Business License

Initial Application -or- Annual Renewal

Type of Establishment (Check one): Dispensary Cultivation Production Facility Laboratory Marijuana Distributor

Business Name: Wellness Orchards of Nevada LLC

Project Location: 801 S. Panorama Rd., Pahrump, Nevada 89030

Assessor's Parcel Number(s): 035-271-21 Existing Zoning: GC Gross Acres: _____

Date Business Opened (If applicable): _____

Property Owner	Name	<u>Andrew Jolley</u>		Company	<u>Panorama WON LLC</u>	
	Address	<u>179 N. Gibson Rd.</u>		City	_____	
	State	<u>Nevada</u>	Zip Code	<u>89042</u>	Phone	_____
				Email	<u>andrew@nevadaorganicremedies.com</u>	
Agent/Applicant	Name	<u>Amanda N. Connor, Esq.</u>		Company	<u>Connor and Connor PLLC</u>	
	Address	<u>2580 Anthem Village Drive</u>		City	_____	
	State		Zip Code	<u>89052</u>	Phone	<u>702 750 9130</u>
				Email	<u>amanda@connorpllc.com</u>	

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application to initiate under Nye County Code; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Nye County Planning Department and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application. FURTHER, THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT HE/SHE IS AWARE OF AND HAS READ THE ATTACHED "LIST OF POTENTIAL NYE COUNTY DEVELOPMENT REQUIREMENTS."

Property Owner/Agent Signature

Andrew Jolley
Print Name

For Office Use Only

Date Filed: <u>6-3-19</u>	Application Number: <u>MM-2019-000073</u>	Received by: <u>AW</u>
Processed By: <u>AW</u> \$ <u>2500.00</u>	MEETING DATES:	
Receipt #: <u>00012663</u>	BOCC: <u>7/16/19</u>	FAM Issued: _____
Code Enforcement on file: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Related Case Numbers: <u>RM-2019-000046</u>	
Case #: _____	Monthly Fees Current? _____	
STAFF NOTES:		



CONNOR & CONNOR PLLC

ATTORNEYS AT LAW

2580 ANTHEM VILLAGE DRIVE, HENDERSON, NV 89052

June 3, 2019

Ref. No. 100.102

Via Hand-Delivery

Nye County Planning Department
Pahrump Office
250 N. Highway 160, Suite 1
Pahrump, NV 89060

**Re: Wellness Orchards of Nevada LLC (C062)
Justification Letter for Business License Renewal for a Medical Marijuana
Cultivation Facility Located at 801 S. Panorama Road Pahrump, Nevada**

To Whom It May Concern:

Wellness Orchards of Nevada LLC is renewing a business license for a medical marijuana cultivation facility located at 801 South Panorama Road., Pahrump, Nevada (APN: 035-271-21). Wellness Orchards of Nevada LLC has received a special use permit for the proposed location to operate a medical marijuana cultivation facility and has received a license to operate a medical marijuana cultivation facility from the State of Nevada.

The proposed use is for a medical marijuana cultivation facility. Wellness Orchards of Nevada LLC's hours of operation are, Monday – Sunday, 7:00am-8:00pm, and they have thirty-one (31) employees with plans for 250 employees at this location. This will be a secure facility that will grow and wholesale lab-tested marijuana that meets the standards of the State of Nevada and Nye County. The product will only be sold to medical marijuana facilities that have a license from the State of Nevada to obtain medical marijuana.

This facility has followed the approved security and waste disposal plan and has provided a safe and secure environment for the cultivation of high-quality marijuana maintaining a compliant facility at all times.

In conclusion, the proposed medical marijuana cultivation business license should be renewed as Wellness Orchards of Nevada LLC is in compliance with all applicable provisions of the development code and meets all standards of approval for a Nye County business license. The facility will cultivate medical marijuana in a safe and secure manner.

If you have any questions, please do not hesitate to contact me.

Sincerely,

CONNOR & CONNOR PLLC

By: 
AMANDA N. CONNOR ESQ.

ANC:KMB/ar

Tel: (702) 750-9139

Fax: (702) 749-5991



Recreational Marijuana Business License

Initial Application -or- Annual Renewal

Type of Establishment (Check one): Retail Store Cultivation Production Facility Laboratory Marijuana Distributor

Business Name: Wellness Orchards of Nevada LLC

Project Location: 801 S. Panorama Rd., Pahrump, Nevada 89048

Assessor's Parcel Number(s): 035-271-21

Existing Zoning: GC

Gross Acres: _____

Date Business Opened (If applicable): _____

Property Owner	Name <u>Andrew Jolley</u>	Company <u>Panorama WON LLC</u>
	Address <u>179 N. Gibson Rd.</u>	City <u>Henderson</u>
	State <u>Nevada</u> Zip Code <u>89014</u> Phone _____	Email <u>andrew@nvorganicremedies.com</u>
Agent/Applicant	Name <u>Amanda N. Connor, Esq.</u>	Company <u>Connor and Connor PLLC</u>
	Address <u>2580 Anthem Village Drive</u>	City <u>Henderson</u>
	State <u>Nevada</u> Zip Code <u>89052</u> Phone <u>702-750-9139</u>	Email <u>amanda@connorpllc.com</u>

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application to initiate under Nye County Code; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Nye County Planning Department and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application. FURTHER, THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT HE/SHE IS AWARE OF AND HAS READ THE ATTACHED "LIST OF POTENTIAL NYE COUNTY DEVELOPMENT REQUIREMENTS."

Property Owner/Agent Signature

Andrew Jolley
Print Name

For Office Use Only

Date Filed: <u>6-3-19</u>	Application Number: <u>RM-2019-000046</u>	Received by: <u>AW</u>
Processed By: <u>AW \$2,500.00</u>	MEETING DATES:	
Receipt #: <u>00012664</u>	BOCC: <u>7/16/19</u>	FAM Issued:
Code Enforcement on file: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Related Case Numbers: <u>MM-2019-000073</u>	
Case #:	Monthly Fees Current?	
STAFF NOTES:		



CONNOR & CONNOR PLLC
ATTORNEYS AT LAW

2580 ANTHEM VILLAGE DRIVE, HENDERSON, NV 89052

June 3, 2019

Ref. No. 100.102

Via Hand-Delivery

Nye County Planning Department
Pahrump Office
250 N. Highway 160, Suite 1
Pahrump, NV 89060

Re: Wellness Orchards of Nevada LLC (RC062)
Justification Letter for Business License Renewal for a Marijuana
Cultivation Facility Located at 801 S. Panorama Road Pahrump, Nevada

To Whom It May Concern:

Wellness Orchards of Nevada LLC is renewing a business license for a marijuana cultivation facility located at 801 South Panorama Road, Pahrump, Nevada (APN: 035-271-21). Wellness Orchards of Nevada LLC has received a special use permit for the proposed location to operate a marijuana cultivation facility and has received a license to operate a marijuana cultivation facility from the State of Nevada.

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