

10/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0439-SLH PROCYON, LLC:

USE PERMIT to allow a cannabis distributor in conjunction with an existing cannabis establishment (cultivation and production) on a portion of 1.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located west of Procyon Street and south of Oquendo Road within Paradise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-32-211-002 through 162-32-211-004 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5975 Procyon Street
- Site Acreage: 1.49 (portion)
- Project Type: Cannabis distributor
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 7,910
- Parking Required/Provided: 28/34

History & Site Plan

The site was approved for an office/warehouse development via ZC-1962-96 in January 1997. Use permits for medical marijuana cultivation and production were approved via UC-0385-14 and UC-0393-14 in June 2014 and recreational marijuana was subsequently added in 2017. The applicant is now requesting a use permit to add cannabis distributor use, with all distribution operations occurring within the same building as the existing cannabis establishment.

The plans depict an existing office/warehouse complex accessed via 2 commercial driveways from Procyon Street to the east. The subject building is the southernmost suite of the 3 building complex, and is 7,910 square feet. Parking is located on the east side of the site, with a driveway that wraps around the buildings. Trash enclosures are located in the rear of the site, along the west side of the buildings. There are no proposed modifications to the site associated with this application.

Landscaping

There is existing street landscaping along Procyon Street, as well as parking area landscaping along the east side of the building. The landscaping consists of trees, shrubs, and groundcover. There are no proposed changes to landscaping associated with this application.

Elevations

The plans depict an existing 1 story, 24 foot high building with a stucco façade featuring white, grey, and beige paint. The building also features storefront doors and windows and a flat roofline. There are no proposed changes to the exterior of the building or site associated with this application.

Floor Plans

The plans depict an existing building featuring cannabis cultivation and production uses. The applicant is proposing to add a cannabis distributor use, which would occur within a designated distribution room and a secured shipping/receiving area in the rear of the building. The rest of the building currently features a reception area, breakroom, restrooms, employee locker room, boiler rooms, cultivation office, propagation room, dry room, equipment and supply rooms, extracts room, butane extractor room, and product storage vault.

Applicant's Justification

The applicant states the proposed use of the building for a cannabis distributor is complementary with the existing cannabis uses in the building. The facility complies with all necessary separations and location requirements, and should not adversely affect the area. The largest shift will have a maximum of 12 employees, with adequate on-site parking provided.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900788-17	Administrative design review to allow a recreational marijuana cultivation facility	Approved by ZA	July 2017
ADR-900789-17	Administrative design review to allow a recreational marijuana production facility	Approved by ZA	July 2017
UC-0385-14 (ET-0138-15)	First extension of time for a use permit for a medical marijuana establishment (cultivation) with a waiver for reduced parking	Approved by BCC	December 2015
UC-0393-14 (ET-0139-15)	First extension of time for a use permit for a medical marijuana establishment (production) with a waiver for reduced parking	Approved by BCC	December 2015
UC-0393-14	Medical marijuana establishment (production) with a waiver for reduced parking	Approved by BCC	June 2014
UC-0385-14	Medical marijuana establishment (cultivation) with a waiver for reduced parking	Approved by BCC	June 2014
SC-0930-97	Street name change from Procyon Street, Procyon Avenue, and Procyon Road to Procyon Street	Approved by BCC	July 1997
TM-0339-96	1 commercial lot subdivision	Approved by PC	January 1997

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1962-96	Reclassified from R-E to M-1 zoning for an office/warehouse complex	Approved by BCC	January 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-65)	Medical transportation service
South	Business Employment	IL (AE-65)	Distribution center
East & West	Business Employment	IL (AE-65)	Warehouses & outdoor storage

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Based on the plans submitted, staff finds the addition of a cannabis distributor use at the site will have negligible impacts on the office-warehouse complex and surrounding area. The cannabis distributor use will complement the existing cannabis cultivation and production uses, which have been operational for several years with no known complaints regarding these uses on the property. The addition of a cannabis distributor will not create a need for additional parking, and the on-site parking meets the requirements of Title 30. Staff also finds the addition of the cannabis distributor use will be compatible with the uses in the surrounding area, which include warehouses, distribution centers, and outdoor storage. For these reasons, staff can support this request.

Department of Aviation

The property lies within the AE-65 (65-70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- A valid Clark County business license must be issued for the cannabis distributor use within 2 years of approval or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: GREEN THERAPEUTICS, LLC

CONTACT: ANGIE LIM, GREEN THERAPEUTICS LLC, 5975 PROCYON STREET, LAS VEGAS, NV 89118