

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0762-SKY HI, LLC:

USE PERMIT for cannabis establishment (dispensary) in conjunction with a previously approved cannabis consumption lounge on 1.60 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays.

Generally located north of Desert Inn Road and west of Maryland Parkway within Winchester. TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

162-10-803-015

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 1140 E. Desert Inn Road
- Site Acreage: 1.60
- Project Type: Cannabis dispensary
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 4,915
- Parking Required/Provided: 24/50

Site Plan

The subject site, located at 1140 East Desert Inn Road, was originally developed in 1975 as a bank. The site includes a centrally located commercial building with parking areas situated to the north, east, and south.

In November 2023, the Board of County Commissioners approved a use permit (UC-23-0648) to redevelop the site as a cannabis consumption lounge in conjunction with the adjacent Jade Cannabis Company dispensary located to the west on APN 162-10-803-014. That approval included building additions, reconfigured parking, outdoor patio areas for events, and public art installations. A waiver of development standards was also granted to address separation from residential uses and design overlay requirements within the Midtown Maryland Parkway Design Overlay District.

The current request involves a separate use permit to relocate the existing Jade Cannabis Company dispensary from 1130 East Desert Inn Road to the subject site. The dispensary will operate independently from the previously approved consumption lounge, with both uses physically separated by the internal floor plan configuration.

According to the approved Use Permit (UC-23-0648), the site plan proposed a 6,225 square feet of addition which will make the total area of the project 11,060 square feet. The building remains centrally located on the parcel, with vehicular access provided via 2 existing driveways at the southeast and southwest corners. A drive-thru lane is proposed along the south side of the building to accommodate controlled, pre-ordered transactions. Shared access is maintained with the adjacent dispensary site to the west, while access to the east remains restricted. Parking areas are retained as shown on the site plan. Based on the proposed floor area, 2,442 square feet for the dispensary and 2,473 square feet for the lounge, a total of 24 parking spaces is required per Title 30, and the site plan depicts adequate parking to meet this standard.

Elevations

No changes are proposed from the previously approved plans under UC-23-0648.

Floor Plans

The 4,915 square foot building is divided into 2 separate suites: the 2,442 square foot dispensary will be on the west side and the 2,473 square foot consumption lounge will be on the east. Each suite has dedicated functional areas and shares access through a central lobby. The dispensary includes secure entry, retail space, consultation rooms, and storage. The lounge features designated use areas and private rooms. Restrooms and office space are centrally located and accessible to both suites. The layout allows for future tenant improvements, subject to permitting.

Applicant's Justification

The applicant requests a special use permit to relocate the Jade Cannabis Company dispensary from 1130 to 1140 East Desert Inn Road. The dispensary has operated without issue since 2017 under prior approval and remains in good standing with state and county licensing agencies. The new location will maintain existing operating hours and follow all regulatory procedures.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400108 (UC-23-0648)	Extension of time for use permit, waiver of development standards and design review for a cannabis consumption lounge; waiver of development standards - withdrawn	Approved by BCC	November 2025
UC-23-0648	Use permit, waiver of development standards, and design review for a cannabis consumption lounge; waiver of development standards - withdrawn	Approved by BCC	November 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Urban Neighborhood (greater than 18 du/ac)	CR	Multi-family residential
East	Corridor Mixed-Use	CG	Psychiatric hospital
West	Neighborhood Commercial	CG	Cannabis dispensary & retail sales facility

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**

The proposed relocation of the Jade Cannabis Company dispensary to 1140 East Desert Inn Road is consistent with the site's zoning and prior approvals. The use remains compatible with surrounding development, including the adjacent consumption lounge, and no exterior changes are proposed. The site provides adequate access, parking, and infrastructure, and the building is internally divided to support operational separation. The relocation will maintain existing procedures and hours of operation, and the request meets all applicable criteria under Title 30. Staff recommends approval of this request.

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 this cannabis dispensary 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

- Traffic study and compliance.

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: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: JOANNA DEFILIPPIS

CONTACT: JOANNA DEFILIPPIS, PICKSY LLC, 4145 WAGON TRAIL AVE, LAS VEGAS, NV 89118