



**NYE COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM REQUEST FORM**

Department: Planning/Code Compliance	Meeting Date:	
Category: Timed Agenda Item - 10:00 a.m.	April 15, 2025	
Prepared by: Qiana Medici	Phone: (775) 751-4249	
Presented by: Qiana Medici	Phone:	
Action requested: (Include what, with whom, when, where, why, and terms) Public Hearing, discussion, deliberation to: a. Approve ETSU-25-1: Special Use Permit on a request to Amend SU-14-0009, approved on July 16, 2014, to allow an existing Cannabis Cultivation Establishment expansion to add a Cannabis Production license, on a parcel zoned General Commercial (GC), located at 1205 S. Loop Road, Pahrump, NV. Assessor's Parcel Number 035-381-40. Loop Road Investments, LLC - Property Owner. Michael Floyd, Green Life Productions, LLC - Applicant; and b. Approve CBL-25-1: Cannabis Business License on a request for a New Cannabis Production License, on a parcel zoned General Commercial (GC), located at 1205 S. Loop Road, Pahrump, NV. Assessor's Parcel Number 035-381-40. Loop Road Investments, LLC - Property Owner. Michael Floyd, Green Life Productions, LLC - Applicant.		
Complete description of requested action: (Include, if applicable, background, impact, long-term commitment, existing county policy, future goals, obtained by competitive bid, accountability measures) Green Life Productions, LLC (GLP) is requesting to Amend an existing SUP to allow an expansion of a Cannabis Production Facility to the existing Cannabis Cultivation Establishment. The BoCC approved a Production SUP in 2017, however, GLP was unable to procure a production license within the eighteen month period and are requesting that both applications be approved for their current location. Pursuant to Nye County Code Title 5.32.000: Cannabis Establishment Licensing - It is unlawful within the County, outside an incorporated city, for a cannabis establishment to acquire, possess, cultivate, manufacture, process, package, deliver, transfer, transport, supply, dispense, sell or allow the consumption of cannabis for any purpose without first making application and securing a cannabis license to do so.		
Recommendation: Staff recommends Approval of ETSU-25-1 and CBL-25-1 for Green Life Productions, LLC.		
Financial Impact		
Cost:	Fund Name:	Fund #:
Budgeted: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	FY:	<input type="checkbox"/> One-Time <input type="checkbox"/> Recurring
Comments:		
Review & Approval		
Legal Review Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Legal Approval Received: <input type="checkbox"/>	Date:
Financial Review Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Submitted to Finance: <input type="checkbox"/>	Date:
Administrative Manager Review: <input checked="" type="checkbox"/>	Place on Agenda: <input checked="" type="checkbox"/>	Initials: ST

Item # 10

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

Meeting Date: April 15, 2025

AGENDA ITEMS

- a. For Possible Action - Special Use Permit - ETSU-25-1: Public Hearing, discussion, deliberation and possible action on a request to Amend SU-14-0009, approved on July 16, 2014, to allow an existing Cannabis Cultivation Establishment expansion to add a Cannabis Production license, on a parcel zoned General Commercial (GC), located at 1205 S. Loop Road, Pahrump, NV. Assessor's Parcel Number 035-381-40. Loop Road Investments, LLC - Property Owner. Michael Floyd, Green Life Productions, LLC - Applicant.
- b. For Possible Action - Cannabis Business License - CBL-25-1: Discussion and deliberation on a request for a New Cannabis Production License, on a parcel zoned General Commercial (GC), located at 1205 S. Loop Road, Pahrump, NV. Assessor's Parcel Number 035-381-40. Loop Road Investments, LLC - Property Owner. Michael Floyd, Green Life Productions, LLC - Applicant.

GENERAL INFORMATION SUMMARY

Green Life Productions, LLC (GLP) is requesting to Amend an existing SUP to allow an expansion of a Cannabis Production Facility to the existing Cannabis Cultivation Establishment. The BoCC approved the location for Production SU-2016-000019, July 19, 2016, however, GLP was unable to procure a production license within the eighteen-month period and are requesting that both applications be approved for their current location.

Pursuant to Nye County Code Title 5.32.000: "Cannabis Establishment Licensing - It is unlawful within the County, outside an incorporated city, for a cannabis establishment to acquire, possess, cultivate, manufacture, process, package, deliver, transfer, transport, supply, dispense, sell or allow the consumption of cannabis for any purpose without first making application and securing a cannabis license to do so."

Pursuant to Nye County Code §17.06.40; Requirement to Obtain a Special Use Permit.
"Any cannabis establishment shall require the approval and be conducted in compliance with the terms and conditions, of a special use permit."

ANALYSIS

ETSU-25-1 Application Details: Since the creation of Nye County Code Title 17.06 Cannabis Establishments, the code has been revised to allow for expansion of existing facilities under an Amendment to the existing Special Use Permit.

ETSU-25-1 is a request to Amend SU-14-0009, an existing Special Use Permit, for a licensed Cannabis cultivation establishment to expand and include a Cannabis production facility in a General Commercial (GC) zoning district located in Pahrump.

Green Life Productions (GLP) has been fully operational as a cultivation and distribution facility since 2015 and employs thirty-five (35) people and have 24/7 security personnel on site. SU-2016-000019 was approved for production, however, GLP was unable to obtain the license for use in Nye County and the SUP expired. They have since purchased a license through receivership and have submitted a Cannabis Business License application for review and approval by the Board.

CBL-25-1 Application Details: This is a request to Approve a New Cannabis Production License for an existing licensed Cannabis Cultivation establishment in a General Commercial (GC) zoning district in Pahrump.

GLP purchased a license that was in receivership through MJ Distributing P133, LLC and they are requesting that it be approved in order for them to move forward with their expansion of the facility.

Currently GLP is utilizing 9,760 square feet of space for cultivation. The proposed expansion will include 20,300 square feet of what is now being used as Goodwill. The total combined Canopy Space for GLP will be 30,060 square feet.

The Goodwill store will be moving to a new location, and once completed, GLP will begin their move into that space.

Conclusion: Staff recommends Approval of ETSU-25-1 for the expansion to a production facility and Approval of CBL-25-1 to issue a production license to Green Life Productions based on the following Findings:

FINDINGS

- The property remains in good standing with Nye County Planning, Nye County Code Compliance and the State of Nevada Cannabis Board.
- The applications were complete and included all required documentation.
- The proposed use is located within a zoning district which allows for cannabis establishments
- The subject property is designated as Commercial within the Adopted 2023 Pahrump Regional Planning District Master Plan; the Commercial designation is intended to allow for activities involving the sale of goods and services, including large-scale retailers, hotels, restaurants, gas stations, casinos, and similar uses.
- Applicant has provided a drawing and statement that the proposed site is one thousand (1,000) feet from a public or private school, three hundred (300) feet from any existing residential building, and three hundred (300) from any community facility.

CONDITIONS OF APPROVAL

MANDATORY CONDITIONS OF APPROVAL

The approval of any special use permit authorizing the operation of a medical marijuana establishment must contain at a minimum the following conditions:

1. The special use permit grantee must provide to the director a copy of the registration certificate issued by the state of Nevada prior to commencing operations.

2. The establishment must continue to meet all requirements for a medical marijuana establishment to qualify for and maintain its certificate of registration as set forth by state law.
3. The establishment must comply with all operating procedures required by state law.
4. The establishment must prohibit anyone from consuming marijuana on the premises.
5. For production and cultivation establishments: If the establishment has on-site signage, the signage shall be limited to one wall sign not to exceed two (2) square feet in size. On-site signs for dispensaries shall not exceed twenty-five (25) square feet in size. All signage must obtain approval from the State.
6. The establishment must prohibit anyone under the age of eighteen (18) years on the premises.
7. The establishment must prohibit medical marijuana activities including, without limitation, cultivating, growing, processing, displaying, selling or storage from being conducted outdoors.
8. All cultivation or production of marijuana that a cultivation facility carries out or causes to be carried out must take place in an enclosed facility.
9. The establishment must prevent medical marijuana or paraphernalia from being displayed or kept in a manner that is visible from outside the facility.
10. The establishment must install security surveillance cameras that monitor all entrances, along with the interior and exterior of the premises. Recordings from these cameras must be maintained in a retrievable manner for at least sixty (60) days from the date recorded. Surveillance systems shall include a lighting system. The system must be available to the Nye County Sheriff's Office for real time surveillance and response.
11. The establishment must install and maintain in good working condition robbery and burglary alarm systems
12. The establishment must install a properly designed, sized, and maintained ventilation and air quality control system appropriate for the square footage of the facility and number of plants to control air quality and odor from the establishment.
13. The establishment must post a legible sign inside the facility stating that:
 - a. The use or distribution of marijuana is a violation of federal law.
 - b. The possession, use, or distribution of marijuana for nonmedical purposes is a violation of state law.
 - c. Consumption of marijuana on the premises is prohibited.
 - d. No one under the age of eighteen (18) years is permitted on the premises.
14. The special use permit grantee shall record a notarized affidavit in which the grantee acknowledges that the operation of a medical marijuana establishment is a violation of federal law.

15. The special use permit grantee shall record a notarized statement in which the grantee agrees to hold Nye County harmless against any federal law enforcement actions that may result from the activities of the medical marijuana establishment that is the subject of the special use permit.
16. Security: The special use permit grantee shall submit a Security and Transportation Plan compliant with NRS 453A and the Nye County Security Checklist detailing the proposed security for the site, buildings, and transportation vehicles, including proposed security cameras, fencing, building access and security policies and procedures for review and comment by the Nye County Sheriff, for consideration by the Board of County Commissioners, prior to issuance of the initial medical marijuana license; and grantee shall provide annually a written security report to the Board of County Commissioners for consideration prior to approval of any annual license renewal.
17. Waste Disposal:
 - a. The proposed method and procedures of medical marijuana waste disposal shall be described in the Security and Transportation Plan.
 - b. A description and process for separation, storage and disposal of product lots which do not meet the requirements for Medical Marijuana (i.e., failed test product) must be developed, monitored and approved. The location of the area where the failed test products will be stored, such as quarantine rooms, shall be specified in the Security Plan.

SPECIAL CONDITIONS OF APPROVAL

1. If the State of Nevada, Division of Public and Behavioral Health, issues a Medical Marijuana Establishment (MME) Provisional Registration Certificate for the establishment for which the special use permit was granted by December 31, 2017, then the establishment must commence operations within 18 months of the date of issuance of the Provisional Registration Certificate otherwise the special use permit will expire. If the State of Nevada does not issue an MME Provisional Registration Certificate for the establishment for which the special use permit was granted by December 31, 2017 the special use permit will expire.
2. Property owner/applicant/grantee shall obtain all required local and state approvals, building permits, plan reviews, inspections, etc., for the establishment.
3. The special use permit grantee shall provide to the Planning Department prior to commencement of the establishment a copy of the recorded notarized affidavit in which the grantee acknowledges that the operation of the medical marijuana establishment is a violation of federal law.
4. The special use permit grantee shall provide to the Planning Department prior to commencement of the establishment a copy of the recorded notarized statement in which the grantee agrees to hold Nye County harmless against any federal law enforcement actions that may result from the activities of the medical marijuana establishment.
5. Grantee shall comply with all site development standards and requirements of the Pahrump Regional Planning District for commercial/industrial development projects.

RECOMMENDATION

Recommended BOCC Motions:

Item a.

“I motion to **APPROVE** ETSU-25-1, based upon the Findings as shown and subject to all conditions of approval as outlined in the Staff Report (and/or any additional Findings, or alternative Findings, as established by the Board.”; or

“I motion to **DENY** ETSU-25-1, based upon the Findings as shown (and/or any additional findings, or alternative findings, as established by the Board).

Item b.

“I motion to **APPROVE** CBL-25-1, based upon the Findings as shown and subject to all conditions of approval as outlined in the Staff Report (and/or any additional Findings, or alternative Findings, as established by the Board.”; or

“I motion to **DENY** CBL-25-1, based upon the Findings as shown (and/or any additional findings, or alternative findings, as established by the Board).



GREEN LIFE
Productions LLC

(775) 751-4077 GLPNV.com

2/20/2025

Nye County Board of County Commissioners
2100 E. Walt Williams DR #100
Pahrump, NV 89048

Re: Production License
Justification Letter

Dear Commissioners

Green Life Productions LLC has been looking for a cannabis production license for use in Nye County for nearly 10 years. We have finally been able to locate and purchase a license that had been in receivership through MJ Distributing P133, LLC.

As you know, we previously had applied for and were approved by the Board for a production Special Use Permit in 2017. However as we were not able to procure a production license within 18 months, our SUP expired. Now we are requesting that you re-approve our Special Use Permit for Production and the license that goes with it. The Cannabis Compliance Board approved the license transfer on 2/20/2025.

Green Life Productions cultivation and distribution has been fully operational since 2015 and has not had any significant Nye County Code compliance citations or written deficiencies.

We currently have about 35 employees and have 24/7 security personnel. We are excited to be able to offer a new set of organic products in the market.

Sincerely

Michael Floyd, Managing Member

Green Life Productions LLC

State of Nevada

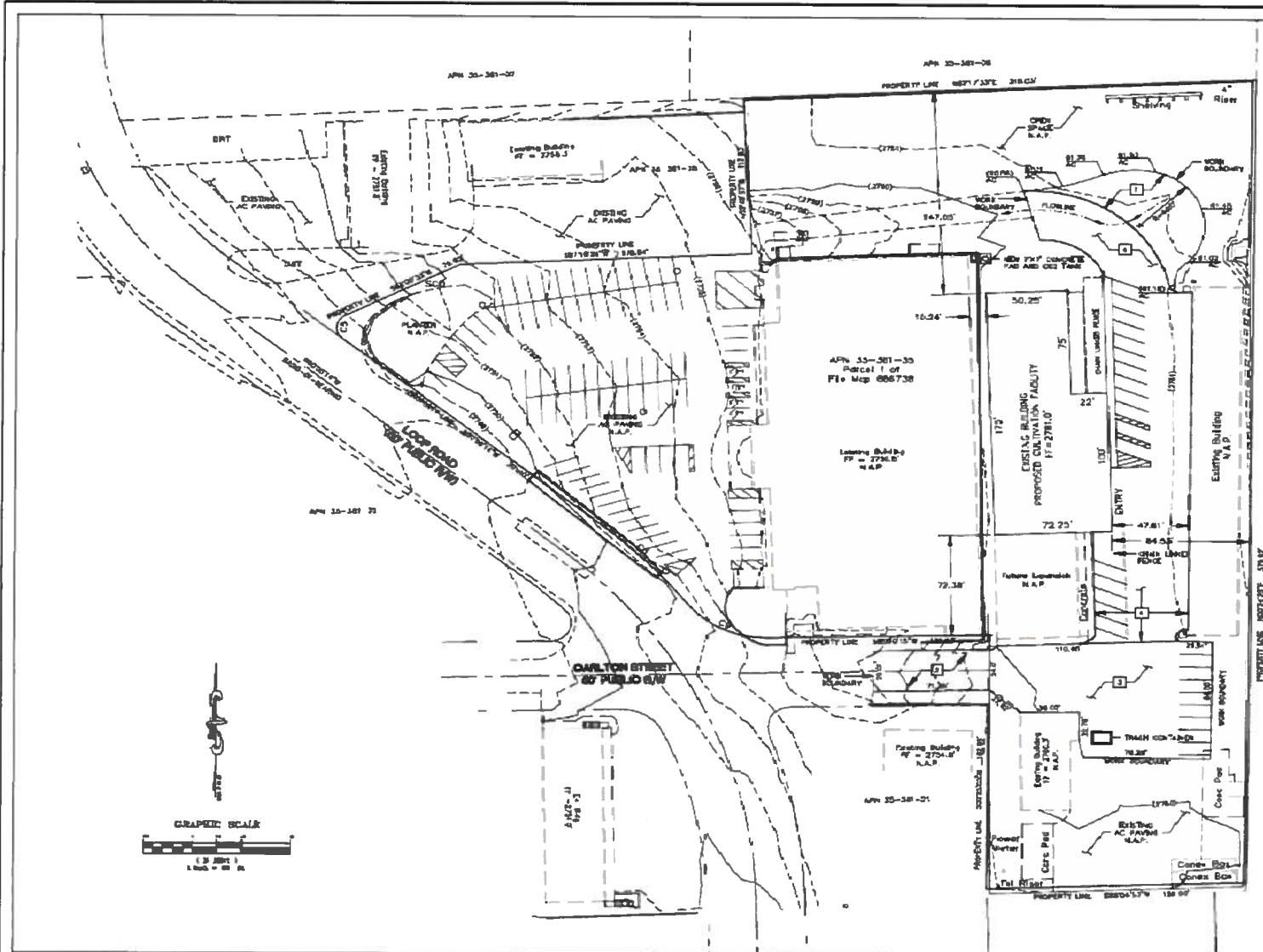
County of Nye

The foregoing instrument was acknowledged
before me 31st day of Feb, 2025

Brenda Propps
Your Name Here, Notary Public

My Commission Expires June 12th 2025





PROJECT INFORMATION
Greenlife Productions LLC
1205 S Loop Road
Pahrump, NV 89048
APN 035-381-35

Floyd's Construction Inc.
1201 S Hwy 160, # 100
Pahrump, NV 89048
(702) 727-5606 - fax (702) 727-7149
Nevada Contractor License # 0031391

TITLE

PROJECT
GREEN LIFE EXPANSION

DRAWN BY:	DATE:
M FLOYD	11-27-17
SCALE:	

SHEET NO. C-2



GREEN LIFE
Productions LLC

1205 S. Loop Rd Pahrump NV 89048

The story at the foundation of Green Life Productions is one of great inspiration and timelessness. Simply put, a group of locals came together to do what few at the time were even thinking about, never mind doing; serving the patients of Nevada with beyond Organic cannabis, cultivated in dynamic living systems with care, compassion, and a commitment to making indoor agriculture as sustainable as possible.

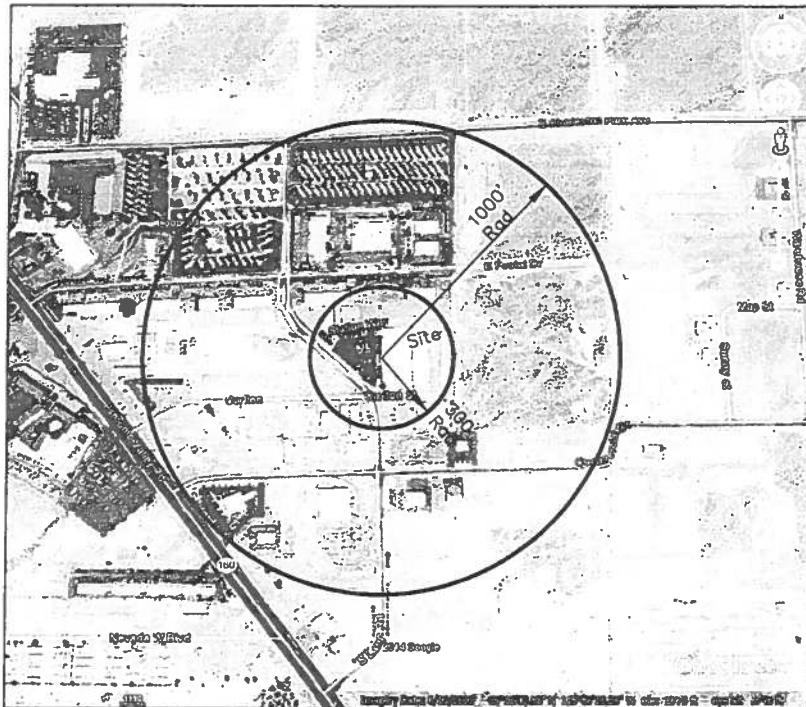
Today, at Green Life Productions, we set quality standards for organic indoor, no-till living soil cultivation in the Nevada Medical and Recreational Cannabis markets. With 10 years, 42 cycles and 126 harvest produced consistently from the same beds of soil, GLP is the longest running and oldest indoor Commercial No-Till Living Soil facility on the planet. Year after year GLP has produced the cleanest cannabis in the state, passing 99% of third party testing without the use of remediation, synthetic pesticides or fungicides.

By consistently eliminating waste streams with our permanent soil beds, the reclamation of our dehumidifier water, an in house composting system and efficient LED's, we've always done our best to be conscious indoor farmers. Coupled with the elimination of synthetic fertilizers, pesticides, herbicides, insecticides, plant growth regulators and the inclusion of organic amendments, cover crops, worms, composts and beneficial insect predators, the cannabis we produce speaks for itself. It is without a doubt that the vintage nature of the soil translates to a consumer product that is clearly differentiated in the market place.

Going forward, we strive to consistently push our own edge and will continue to bring the highest quality standards to the 40+ dispensaries we currently serve. Because at the end of the day, it's all about caring for the Earth, it's people and making sure we are giving back to the communities that have helped create a foundation for the success of Green Life Productions.

We currently have a cultivation, distribution and now our production. We were doing ice water separation and solventless in 2021-2023 while under department of taxation then the regulation changed with CCB and we stopped doing solventless and were giving a year to sell what we had. We are eager to pick up where we left off and provide a clean organic solventless line to the community something that is not available at this time.

Thank you



NOTE

1. ALL MEASUREMENTS AS SHOWN ARE FROM THE FRONT DOOR OF THE MME TO THE PROPERTY LINE OF EXISTING SCHOOLS AND COMMUNITY FACILITIES USES PER THE PROPOSED SEPARATIONS OF THE MEDICAL MARIJUANA ESTABLISHMENT (MME) REQUIREMENTS FOR DISPENSARY FACILITY DATED 27 MAY 2014.
2. ZONING DISTRICTS (EXISTING OR PROPOSED) HAVE NOT BEEN RESEARCHED BY NELSON SURVEYING, LLC AND NELSON SURVEYING LLC. SHALL NOT BE HELD RESPONSIBLE FOR THE DEPICTION OF ZONING DISTRICTS (EXISTING OR PROPOSED) ON THIS DISTANCE EXHIBIT

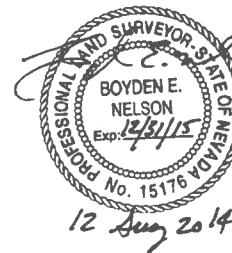
Surveyor's Certificate

I, BOYDEN E. NELSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A FIELD INVESTIGATION UNDER MY DIRECT SUPERVISION.
2. TO THE BEST OF MY KNOWLEDGE AND BELIEF AND PER VISUAL RECONNAISSANCE, THERE ARE NO EXISTING SCHOOLS WITHIN THE SPECIFIED ONE THOUSAND (1,000) FOOT RADIUS AS OF 12 AUGUST 2014.
3. TO THE BEST OF MY KNOWLEDGE AND BELIEF AND PER VISUAL RECONNAISSANCE, THERE ARE NO EXISTING COMMUNITY FACILITIES AS DEFINED IN NRS CHAPTER 453A.322(7), WITHIN THE SPECIFIED THREE HUNDRED (300) FOOT RADIUS AS OF 12 AUGUST 2014.

FURTHER STATED: THERE ARE NO INDIVIDUAL CARE CENTERS LICENSED FOR MORE THAN 12 CHILDREN, COMMUNITY RECREATIONAL FACILITIES (PUBLIC) OR CITY PARK, OR ANY CHURCH/HOUSE OF WORSHIP LOCATED WITHIN THE SPECIFIED THREE HUNDRED (300) FOOT AS OF 12 AUGUST 2014.

BOYDEN E. NELSON
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 15176



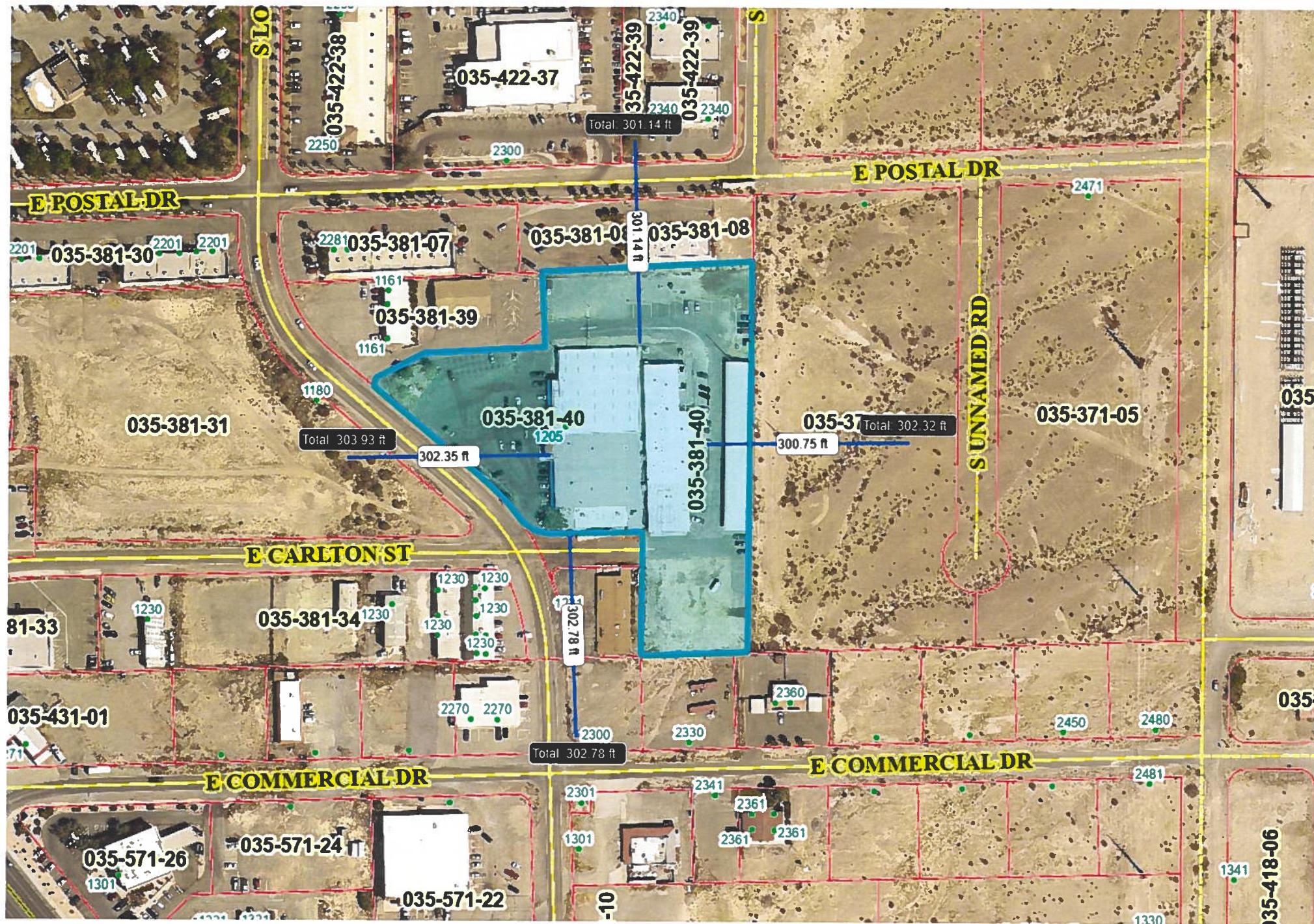
Distance Survey Exhibit Of:

Being a portion of the NW 1/4 Section 24, Township 20 South, Range 53 East, M.D.M.
APN 035-381-16 and 19

Nye County, Nevada

BY:
B.E.N.

DATE:
12 August 2014



SB277 - FY25 Renewed Conditional License(s): Green Life Productions LLC P133

From Ingrid Birulin <ibirulin@ccb.nv.gov>
Date Mon 3/3/2025 3:33 PM
To Kouanin Villa <Kouanin@CLPNV.com>
Cc Marilyn Gray <marilyngray@ccb.nv.gov>

Kouanin,

The CCB confirms annual renewal application APRO-R25-00012 has been received, reviewed and processed in Accela for Green Life Productions LLC (P133). This license (07793712489874595708) is now current, and the renewal cycle runs from April 1, 2025 through March 31, 2026.

Thank you!

Ingrid Birulin
Administrative Assistant III
Nevada Cannabis Compliance Board
3850 Arrowhead Dr., Suite 100
Carson City, NV 89706
E-Mail: ibirulin@ccb.nv.gov
Web: <https://ccb.nv.gov/>



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NEVADA STATE BUSINESS LICENSE

GREEN LIFE PRODUCTIONS LLC

Nevada Business Identification # NV20141377968

Expiration Date: 06/30/2025

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.

License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which, by law, cannot be waived.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 06/19/2024.

A handwritten signature in black ink, appearing to read "FV Aguilar".

Certificate Number: B202406194741364

You may verify this certificate
online at <https://www.nvsilverflume.gov/home>

FRANCISCO V. AGUILAR
Secretary of State