

nevada

ORGANIC REMEDIES

2015 E. Windmill Lane, Las Vegas, NV 89123 | 3705 E. Post Rd., Las Vegas, NV 89120

North Las Vegas Planning Department
2250 Las Vegas Blvd., N
North Las Vegas, NV 89030

October 26, 2020

***RE: Letter of Intent for City of North Las Vegas Recreational Marijuana Establishment
Special Use Permit***

To Whom It May Concern:

Nevada Organic Remedies, LLC (NOR, LLC) is applying for a City of North Las Vegas Special Use Permit to operate a retail marijuana dispensary at 420 E Deer Springs Way, Suite 100, North Las Vegas, NV 89084 (APN: 124-22-613-006). The proposed location is a ~2,575 square foot portion of an existing building. It is centrally located and, shall operate as a secure and convenient location for customers to purchase retail cannabis.

Explain the proposed use, operating characteristics, number of employees, hours of operation, etc.

Nevada Organic Remedies, LLC proposed use is a retail marijuana dispensary. The proposed dispensary will operate in accordance with all State of Nevada and City of North Las Vegas requirements pursuant to NRS 453D, NAC 453D, and NLVMC 5.29.

Nevada Organic Remedies estimates that it will employ ~60 employees at the dispensary and will operate between the hours of 8am and 11pm Monday – Sunday.

Does the proposed use comply with all applicable provisions of the development code?

This proposed location meets all State of Nevada and City of North Las Vegas requirements pursuant to NRS 453D and NLVMC 5.29.090. It is zoned C-2 (Limited Commercial) and is more than 1,000 feet from the closest school. It is more than 300 feet from a community facility as defined in NRS 453D. It is also more than 300 feet from any existing residential dwelling unit.

The proposed dispensary will be within an existing enclosed building. The proposed location will have signage in compliance with NRS 453D. The dispensary will comply with all operating procedures required by State law as well as all of the General Requirements and Restrictions as stated in NLVMC 5.29.090 and NLVMC 5.29.140. In accordance with NLVMC 5.29.100, the proposed location will have security surveillance cameras centrally monitored by an alarm company properly licensed with the City, and whose agents are properly licensed and registered under applicable laws.

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Explain why a Special Use Permit should be granted?

The proposed location is in an existing building with adequate parking. Adjacent properties shall have no substantial or undue adverse effect as the facility will maintain stringent security and will comply with all State of Nevada and City of North Las Vegas regulations. The proposed use shall not result in a substantial or undo adverse effect on the public health, safety, or general welfare. It will dispense affordable, high-quality retail cannabis to eligible customers.

There are currently adequate public utilities in the area and there will not be an undue burden by this proposed use. The proposed use will be adequately serviced by the current public improvements, facilities, and services. As detailed in the security plan submitted as part of this application, this location will have a comprehensive security system.

In conclusion, the proposed use will be in harmony with the purpose, goals, and objectives of the NLVMC 5.29 and will not have any adverse effect on the public health safety and general welfare, and will be adequately serviced by public improvements, facilities and services. The proposed use is expected to contribute significant tax revenue to City of Las Vegas.

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

Sincerely,
Nevada Organic Remedies, LLC

By: 

PARKING SURVEY
REGULAR PARKING SPACES
HANDICAPPED PARKING SPACES

0.02
1" = 2'



DAVID A. LEVIN & ASSOCIATES
A General Practice Engineering Firm
2000 INTERNATIONAL DRIVE
ARLINGTON, NEVADA 89002-1000
TEL: 702 / 466-0077
FAX: 702 / 466-0066

CONSULTANT:

THE SOURCE

450 E DEER SPRINGS WAY
SUITE 100
NORTH LAS VEGAS, NV 89004
OWNER/OPERATOR:
NEVADA ORGANIC HERBRIES, LLC
2535 E. VIRIDIAN LANE
LAS VEGAS, NV 89125

DRAWN BY:

DAL

ISSUE / DATE:

1. NV EIR LICENSING PACKAGE
12-25-2020

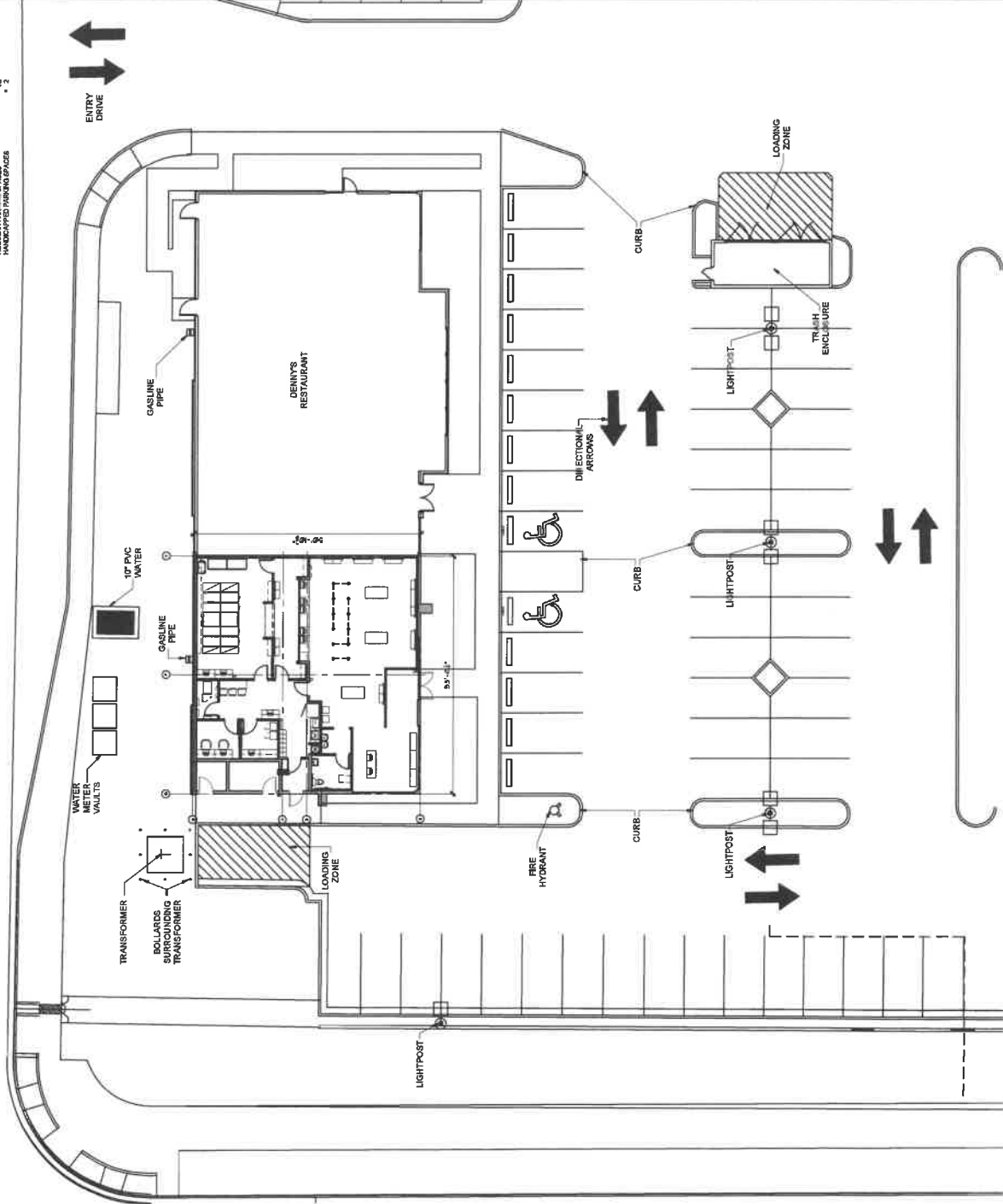
REVISION:

SHEET TITLE:
SITE PLAN WITH
FLOOR PLAN

SHEET NO.:

A101

SITE PLAN WITH FLOOR PLAN
SCALE: 1/8" = 1'-0"



ACCESSIBLE DOOR NOTE:
 SHARED DOORS AT ACCESSIBLE DOORS REPRESENT THE REQUIRED
 MINIMUM CLEARANCE FOR 80% AND FULL CLOSURE.



WALL SHELVING SCHEDULE

TYPE	DESCRIPTION	DETAIL
A	SITTING DESK WALL SHELVING	SM71
B	STANDING DESK WALL SHELVING	SM21
C	FULL WALL SHELVING 8" DEPTH	SM31
D	FULL WALL SHELVING 12" DEPTH	SM32

FIXTURE/FURNISHINGS NOTE:

1. REFER TO AIA FOR ADDITIONAL FIXTURE/FURNISHINGS INFORMATION & SPECIFICATIONS.
2. REFER TO FIXTURE/FURNISHINGS ADDENDUM FOR ITEM SPECIFICATIONS.

KEY NOTES - FLOOR PLAN

1. LEASE LINE
2. NEW DESK WALL SHELVING & EQUIPMENT
REFER TO ELECTRICAL SCHEDULE
3. NEW DESK WALL SHELVING & EQUIPMENT
REFER TO ELECTRICAL SCHEDULE
4. WALL MOUNTED QUE MONITOR REFER TO ELECTRICAL
DRAWINGS & INTERIOR ELEVATIONS
5. NEW AIA COMPLIANT TOSHLOW CUBICLE CONTAIN
REFER TO PLUMBING DRAWINGS
6. MOBILE / FIXED SHELVING SYSTEM
7. EMPLOYEE LOCKER
8. FLOOR BAY
9. OFFICE CASHIER DESK
10. RECEPTIONIST

11. AIR CONDITIONER SYSTEM/MOBILE UNIT ON CEILING
12. NEW WALL MOUNTED ADJUSTABLE WALL STANDARDS. REFER TO
NEW AIA COMPLIANT TOSHLOW CUBICLE CONTAIN
13. PORTABLE PRE-EXTINGUISHER
14. COORDINATE EXACT LOCATION & QUANTITY WITH LOCAL FIRE OFFICIAL
15. HOT TUB
16. KITCHEN CABINETS - REFER TO INTERIOR ELEVATIONS &
FIXTURE SCHEDULE
17. GLASS DOOR REFRIGERATOR
18. FIRST AID KIT SUPPLIED AND INSTALLED BY SUPPLIER REMOVE
19. CLOSET STATIONARY ASSEMBLY
20. COUNTERTOP MICROWAVE
21. 48" X 36" WHITE BOARD

22. 48" X 36" CORN BOARD
23. NEW 3" X 3" X 8" STEEL SUPPORT POSTS FOR ROLLUP SECURITY DOOR -
REFER TO DATA & ELECTRICAL SCHEDULE
24. MOTORIZED CONTROL ROLLUP SECURITY DOOR BY G.C. - REFER TO BATE
PROVIDED BY A INSTALLER BY G.C.
25. STAINLESS STEEL PASS-THRU COUNTER AND OPENING BARRIER
PROVIDED BY A INSTALLER BY G.C.
26. NEW AIA COMPLIANT TOSHLOW CUBICLE CONTAIN
REFER TO PLUMBING DRAWINGS

CONSULTANT:

THE SOURCE

400 E DEER SPRINGS WAY
 SUITE 100
 NORTH LAS VEGAS, NV 89004
 OWNER/OPERATOR :
 NVADA ORGANIC FARMERS, LLC
 1000 S. LAS VEGAS BLVD. SUITE 100
 LAS VEGAS, NV 89103

DRAWN BY:

DAL

ISSUE DATE:

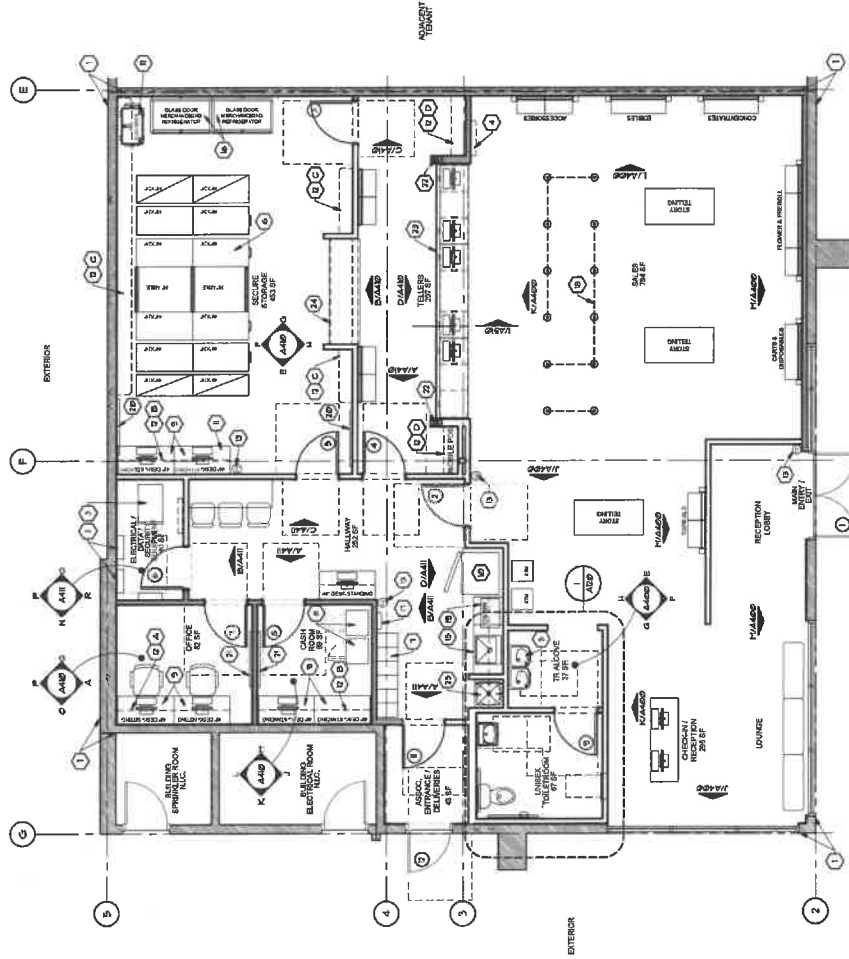
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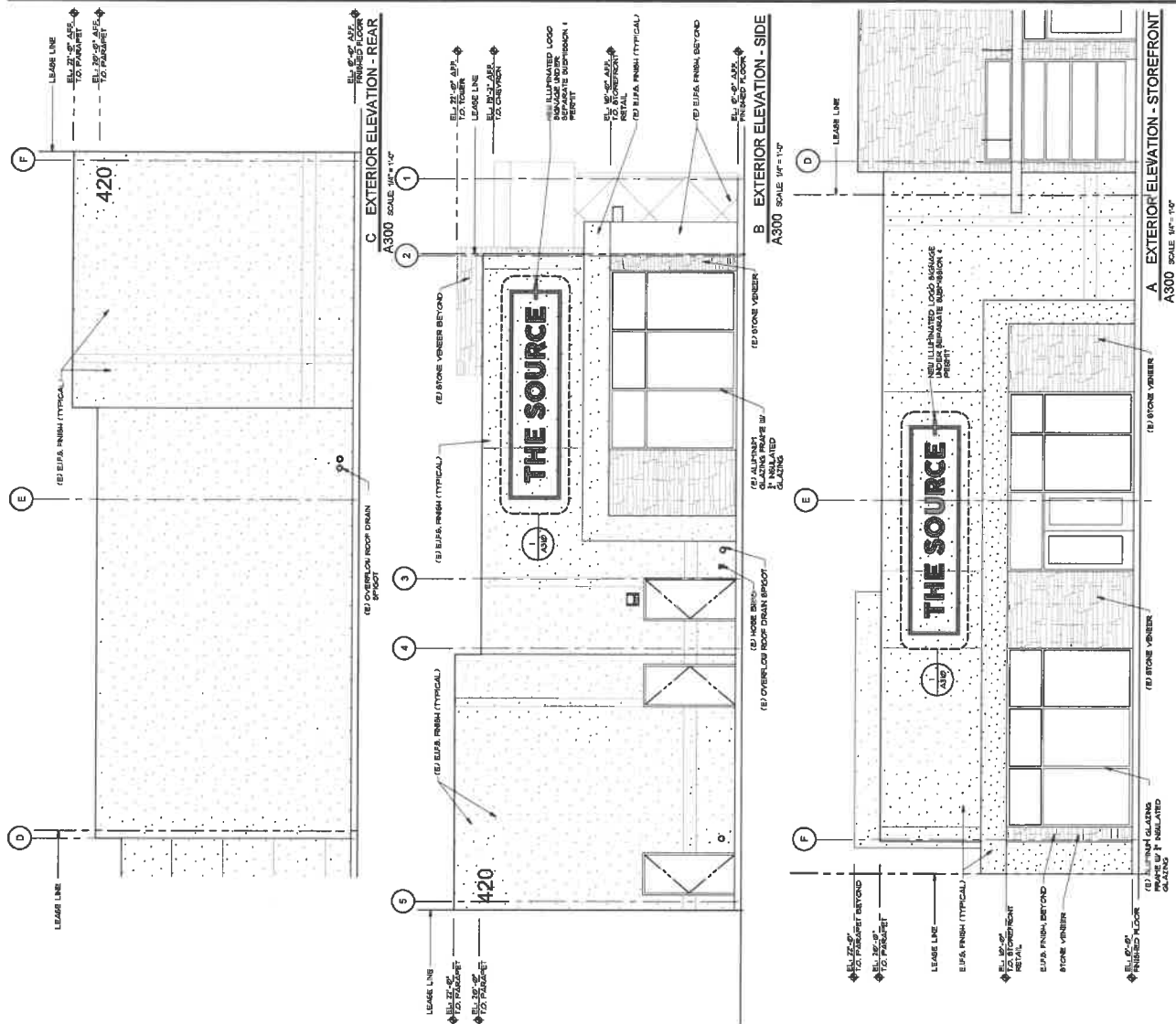
REVISION :

SHEET TITLE:
 FLOOR PLAN

SHEET NO.:
 A100

FLOOR PLAN
 SCALE: 1/8"=1'-0"





PROXIMITY DISTANCE SURVEY MARIJUANA DISPENSARY 420 E. DEER SPRINGS WAY SUITE 100

1 inch = 400 ft.

Michael L. Holton
Professional Land Surveyor
Nevada Certificate No. 13663
Expires: 06/30/2021

10/28/2020



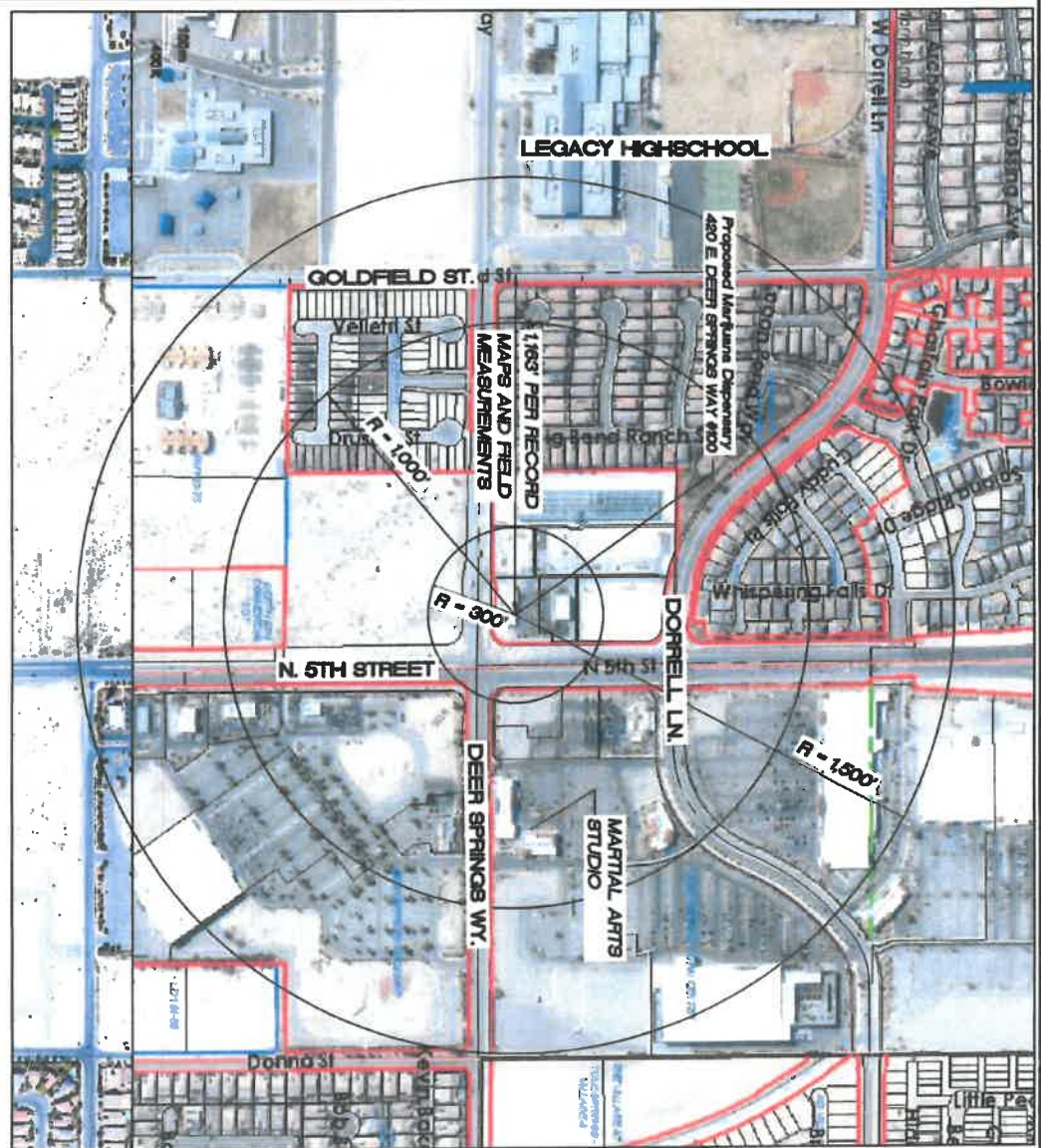
Diagram Prepared for: Marijuana Dispensary
Distance Compliance Survey, 420 E. DEER SPRINGS WAY, STE. 100
City of North Las Vegas, NV.

- Scale: 1" = 400'
- Radius of Circle Shown = 1,500, 1,000 AND 300 FEET.
 - Center of radii are measured from the main entry of the proposed marijuana establishment to the nearest property line of adjacent protected uses.
 - Current zoning classification: C-2 (GENERAL COMMERCIAL)
 - Pursuant to City of North Las Vegas title 17 Ordinance 2685, table 17.20-2.1 and NRS 453A.056, THERE ARE NO SCHOOLS LOCATED WITHIN 1,000' OF THE PROPOSED FACILITY.

As of the date of this survey there are no city parks, churches/houses of worship, individual care—family home, individual care—group home, or individual care centers (in each case licensed for the care of children), community recreational facilities (public) or any use whose primary function is to provide recreational opportunities to minors. Such uses include without limitation commercial recreation/amusement (indoor or outdoor); library, art gallery or museum (public); teen dance centers within 300 feet of the proposed Marijuana Dispensary.

There are no known existing marijuana dispensaries within 1,000 feet of this location.

There are no known existing unlimited gaming licenses located within 1,500 feet of this location.



HLS SURVEYING
800 N. RAINBOW BLVD. # 144
LAS VEGAS, NEVADA 89107
(702) 415-8337

DATE	10/28/20	SHEET NO.
DRAWN	MLH	1/1
SURVEYED	MLH	
CHECKED	MLH	

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained
from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds,
but only contains the information required for assessment. See the
recorded documents for more detailed legal information.
USE THIS SCALE(FREE!) WHEN MAP REDUCED FROM 11x17 ORIGINAL.

MAP LEGEND

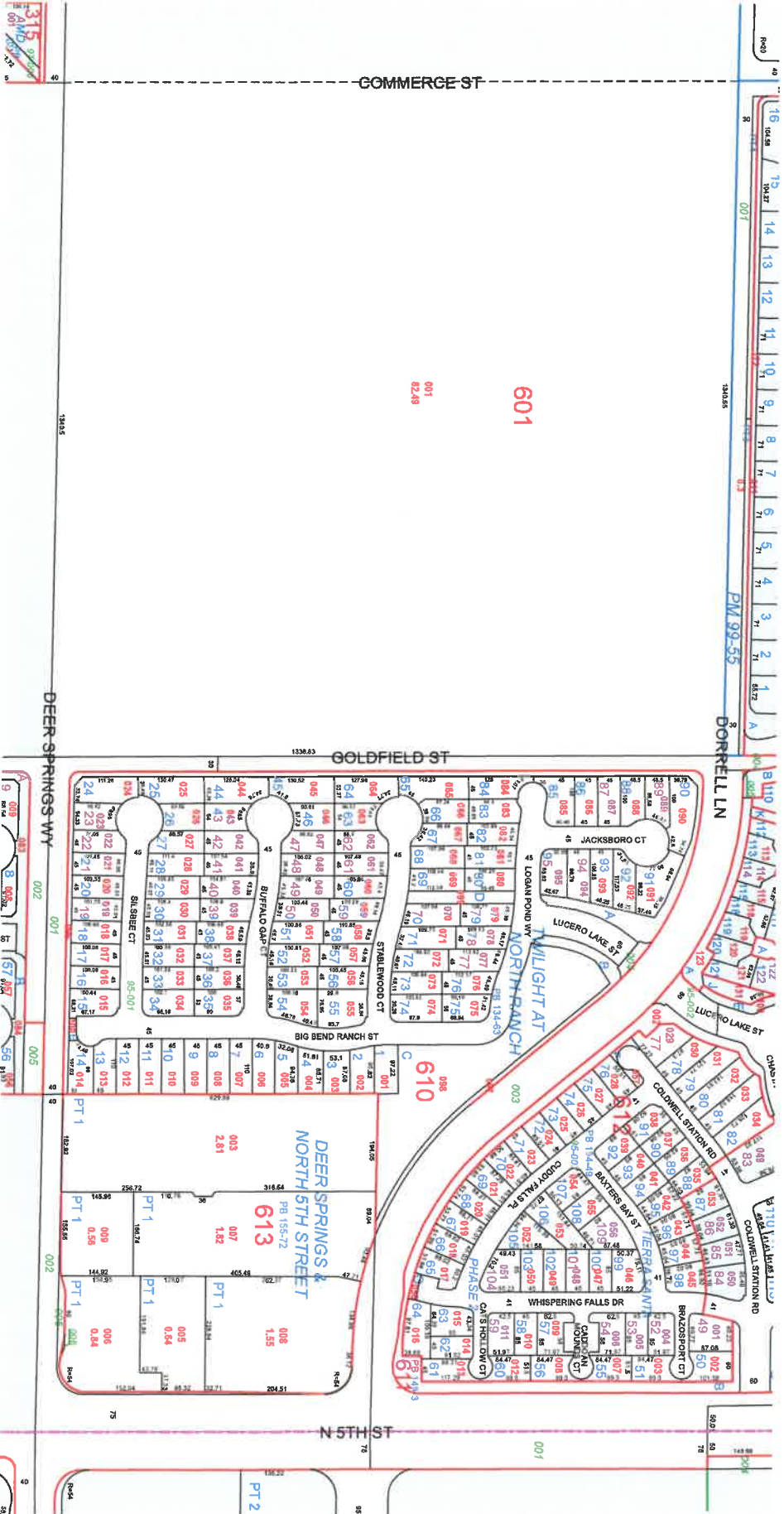
- PARCEL BOUNDARY
- SUB BOUNDARY
- WILD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC PMLD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSEA NUMBER
- PB 24-40 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 65 GOV LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

BOOK	T19S R61E
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102	125
124	123
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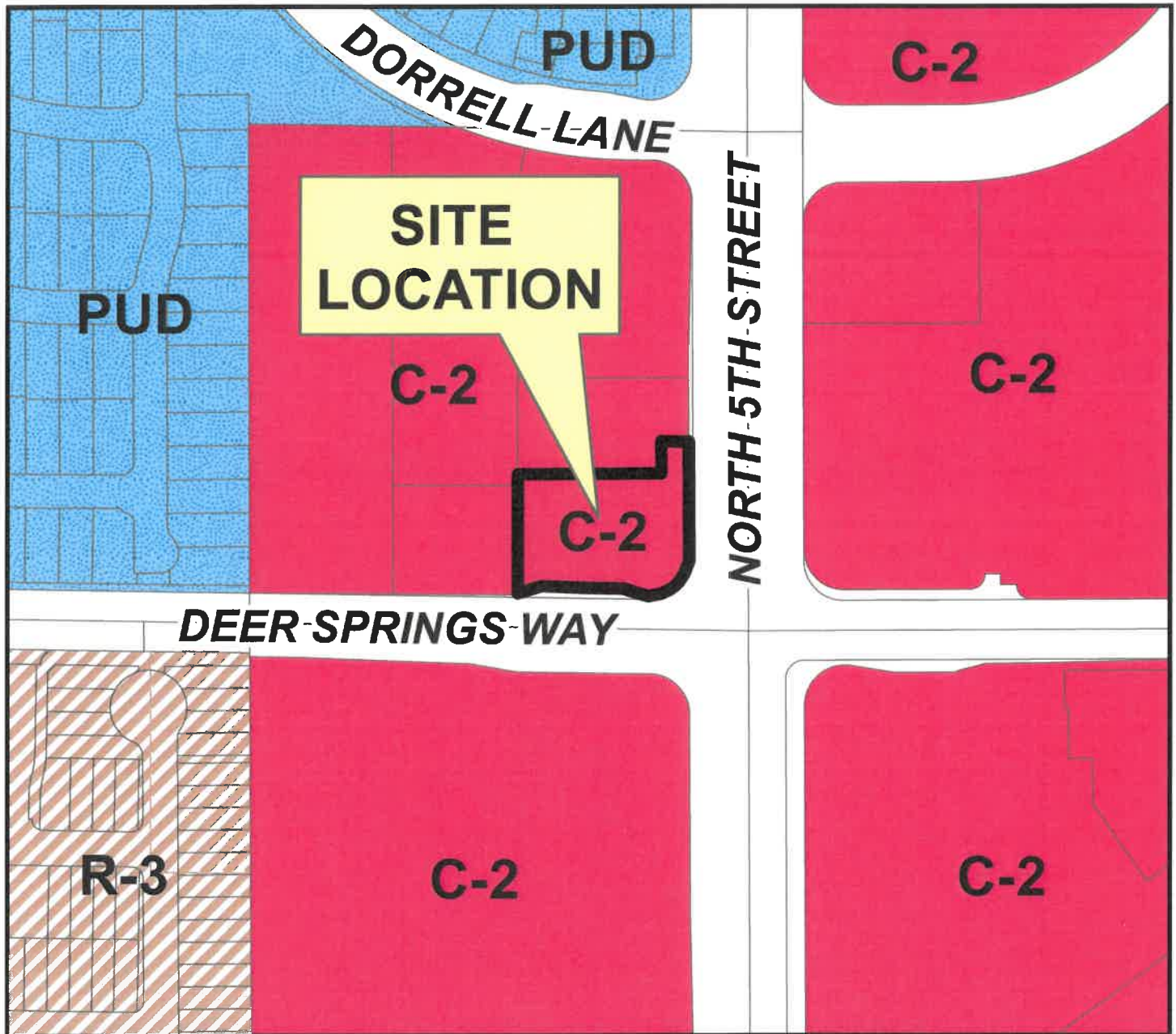
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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Nevada Organic Remedies, LLC
Application Type: Special Use Permit
Request: To Allow a Marijuana Dispensary or Retail Marijuana Store
Project Info: 420 East Deer Springs Way, Suite 100
Case Number: SUP-43-2020

11/4/2020

