

JUMA HOLDINGS, LLC

5785 North Hollywood Blvd.
Las Vegas, NV 89115

May 10, 2020

City of North Las Vegas
Department of Planning and Zoning
2250 Las Vegas Blvd North
North Las Vegas, NV 89030

Re: Letter of Intent
Request for Special Use Permit to allow a Temporary Cultivation & production
Facility for Medical and Recreational Marijuana at the SWC of Hollywood Blvd &
El Campo Grande Ave, Raceway Business Park, North Las Vegas
APN #: 123-27-813-003

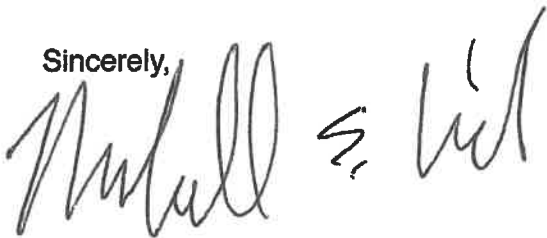
The plans submitted today depict an approximate 1,440 square foot temporary facility at the southwest corner of Hollywood Blvd and El Campo Grande Ave intended for cultivation and production of medical and recreational marijuana. This facility will permit the operation of Vegas Valley Growers North, LLC business, until such time as the tenant improvement in the newly constructed building are complete.

With the special use permit, this would be a conforming use in an existing M2 zone. This property has previously fully developed offsites and onsite utility infrastructure in place. There is an existing paved north/south driveway in the Raceway Business park with overflow parking. This is a low intensity use that will generate tax dollars for the City of North Las Vegas.

Otherwise, the plans are in conformance with Title 17. We respectfully request your approval of this application. If you have any questions or comments, please call.

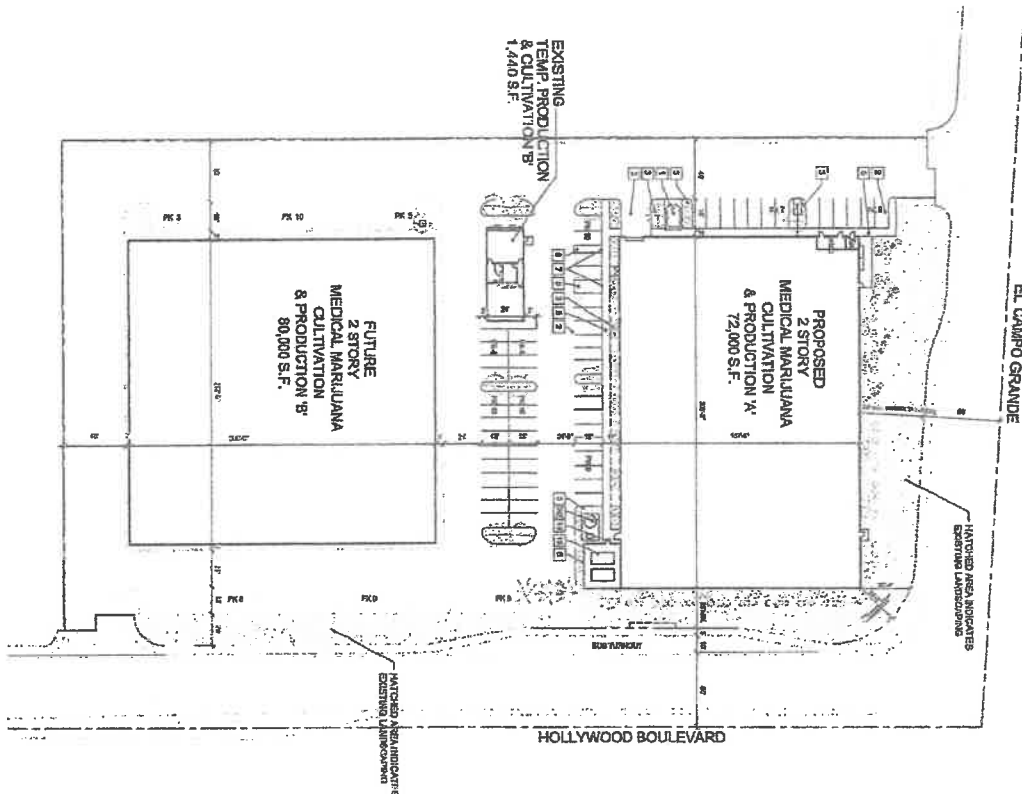
We appreciate the opportunity to seek the City's approval in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael S. Hill". The signature is fluid and cursive, with a large "M" and "H".

Site Plan

Scale: 1" = 20'-0"



Notes

1. EXISTING TEMP. PRODUCTION & CULTIVATION 'C' IS TO BE DEMOLISHED AND REPLACED WITH A 2 STORY MEDICAL MARIJUANA CULTIVATION & PRODUCTION 'A'.
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Keynotes

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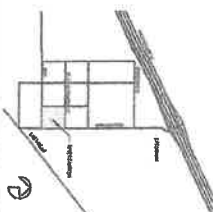
Project Data

PROJECT NAME: MM CULTIVATION & PRODUCTION FACILITY
 PROJECT ADDRESS: 5785 NORTH HOLLYWOOD BOULEVARD, LAS VEGAS, NV 89149
 PROJECT OWNER: MM CULTIVATION & PRODUCTION, LLC
 PROJECT ARCHITECT: JdB ARCHITECT

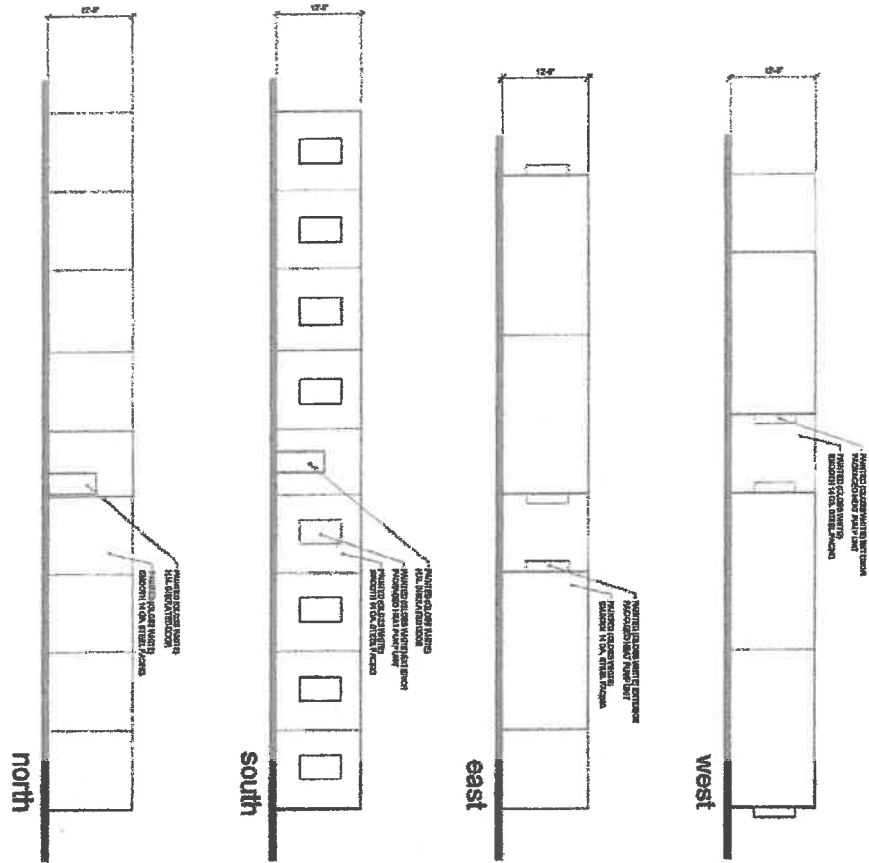
Landscape Legend

SYMBOL	DESCRIPTION	TYPE	QTY
(Symbol)	GRASS	Grass	20' x 40'
(Symbol)	SHRUBS	Shrubs	20' x 40'
(Symbol)	TREES	Trees	20' x 40'
(Symbol)	WATER	Water	20' x 40'
(Symbol)	WALKWAY	Walkway	20' x 40'
(Symbol)	PARKING	Parking	20' x 40'
(Symbol)	LANDSCAPING	Landscaping	20' x 40'

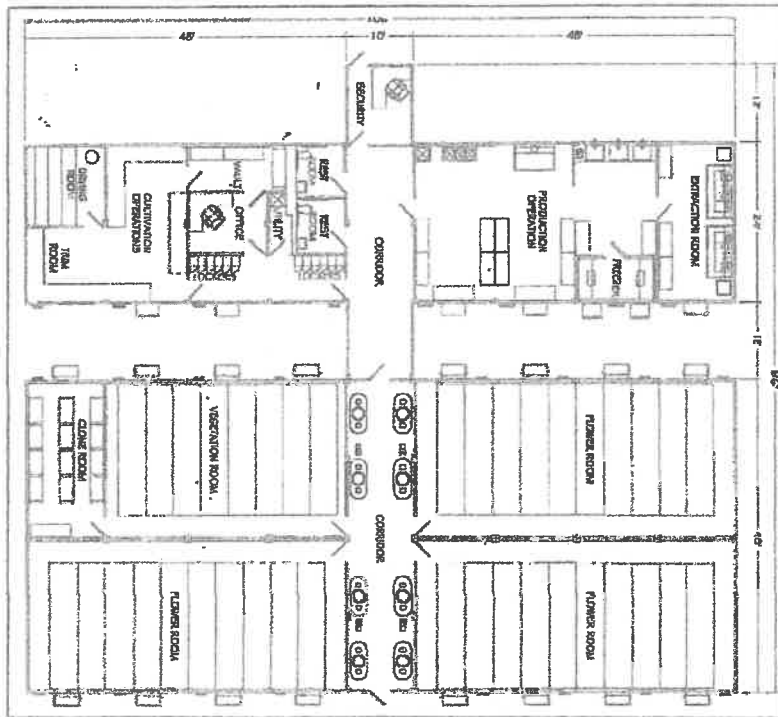
Location



2
LALON
CALLE 100' N 100'



1. **Model:** $Y = \beta_0 + \beta_1 X + \epsilon$



chain no.	date	chain no.
A1	proj. no.	chain no.
	drawn by	chain no.
	chgd. by	chain no.

Medical Marijuana Cultivation & Production Temporary Facility
2800 Hollywood Blvd. & El Corno Grande Ave.
for: Vegas Valley Growers North, LLC
City of North Las Vegas Nevada

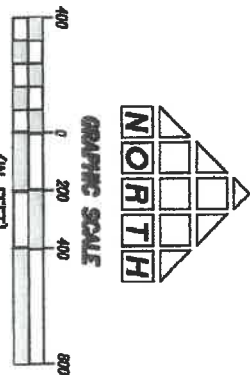
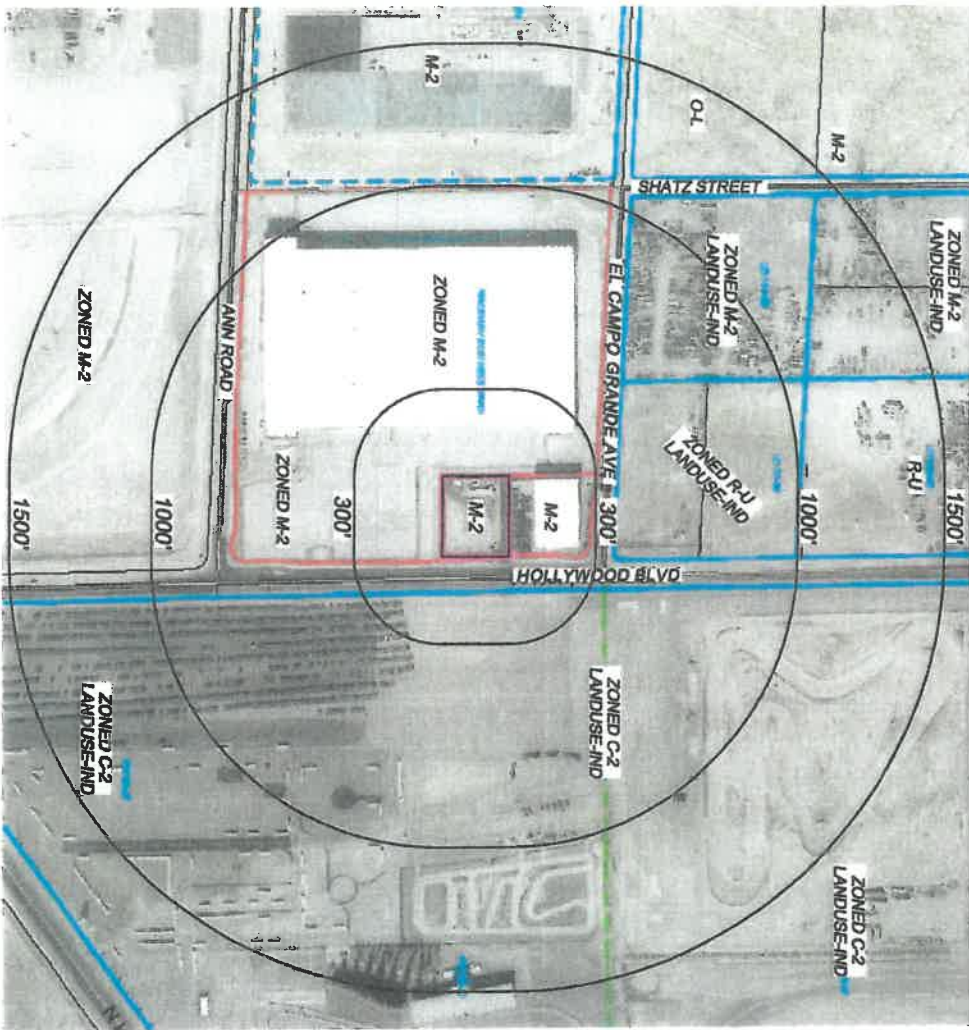
jdB
architect[illegible]







EVIDENCE OF SEPARATION CERTIFICATE



SURVEYOR'S CERTIFICATE

1. ERIC T. PHAM, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, AS AGENT FOR THOMASON CONSULTING ENGINEERS, DO HEREBY CERTIFY THAT:
2. THIS EXHIBIT REPRESENTS THE RESULT OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION FOR THE PROPERTY LOCATED AT 5785 N HOLLYWOOD BOULEVARD, NORTH LAS VEGAS, NEVADA 89115 (APN 123-27-813-003)
3. THERE ARE NO PUBLIC OR PRIVATE SCHOOLS LOCATED WITHIN 1000 FEET OF THE PROPOSED TENANT SPACE.
4. THERE ARE NO COMMUNITY FACILITIES LOCATED WITHIN 300 FEET OF THE PROPOSED TENANT SPACE.
5. THERE ARE NO RESIDENTIAL USES LOCATED WITHIN 300 FEET OF THE PROPOSED TENANT PROPERTY CORNERS.
6. THERE ARE NO NON RESTRICTED GAMING LICENSE ESTABLISHMENTS WITHIN 1500 FEET OF THE PROPOSED TENANT SPACE.
7. THIS SURVEY WAS COMPLETED ON JUNE 17, 2021. THOMASON CONSULTING ENGINEERS SHALL NOT BE LIABLE FOR ANY CHANGES AFTER THE CERTIFIED DATE.

ERIC T. PHAM, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 22408



06/28/2021

NOTE

RADIUS DISTANCES SHOWN ON EXHIBIT ARE FOR INFORMATIONAL PURPOSES ONLY. CERTIFIED DISTANCES ARE MEASURED FROM THE EXTERIOR OF THE TENANT PROPERTY LINE.

VEGAS VALLEY GROWERS NORTH, LLC
5785 N HOLLYWOOD BOULEVARD

EVIDENCE OF SEPARATION
CULTIVATION AND PRODUCTION FACILITY

**THOMASON
CONSULTING
ENGINEERS**

7080 LA CIENEGA STREET, SUITE 200
LAS VEGAS, NEVADA 89119
702-932-6125 FAX: 702-932-6129

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 FEET WHEN MAP REDUCED FROM TEXT ORIGINAL

MAP LEGEND

Parcel Boundary	Condominium Unit	007 Road Parcel Number
Sub Boundary	Air Space PCL	001 Parcel Number
PAID Boundary	Right of Way PCL	1.00 Acreage
Road Easement	Sub-Surface PCL	202 Parcel Subseq Number
Match / Leader Line		PB 24-45 Plat Recording Number
Historic Sub Line		5 Block Number
Historic Sub PAID Boundary		5 Lot Number
Section Line		9.5 90X Lot Number

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

BOOK
119S R62E

SEC.
27

MAP
S 2 SE 4

123-27-8

101	102	103
124	123	122
139	140	141
151	160	

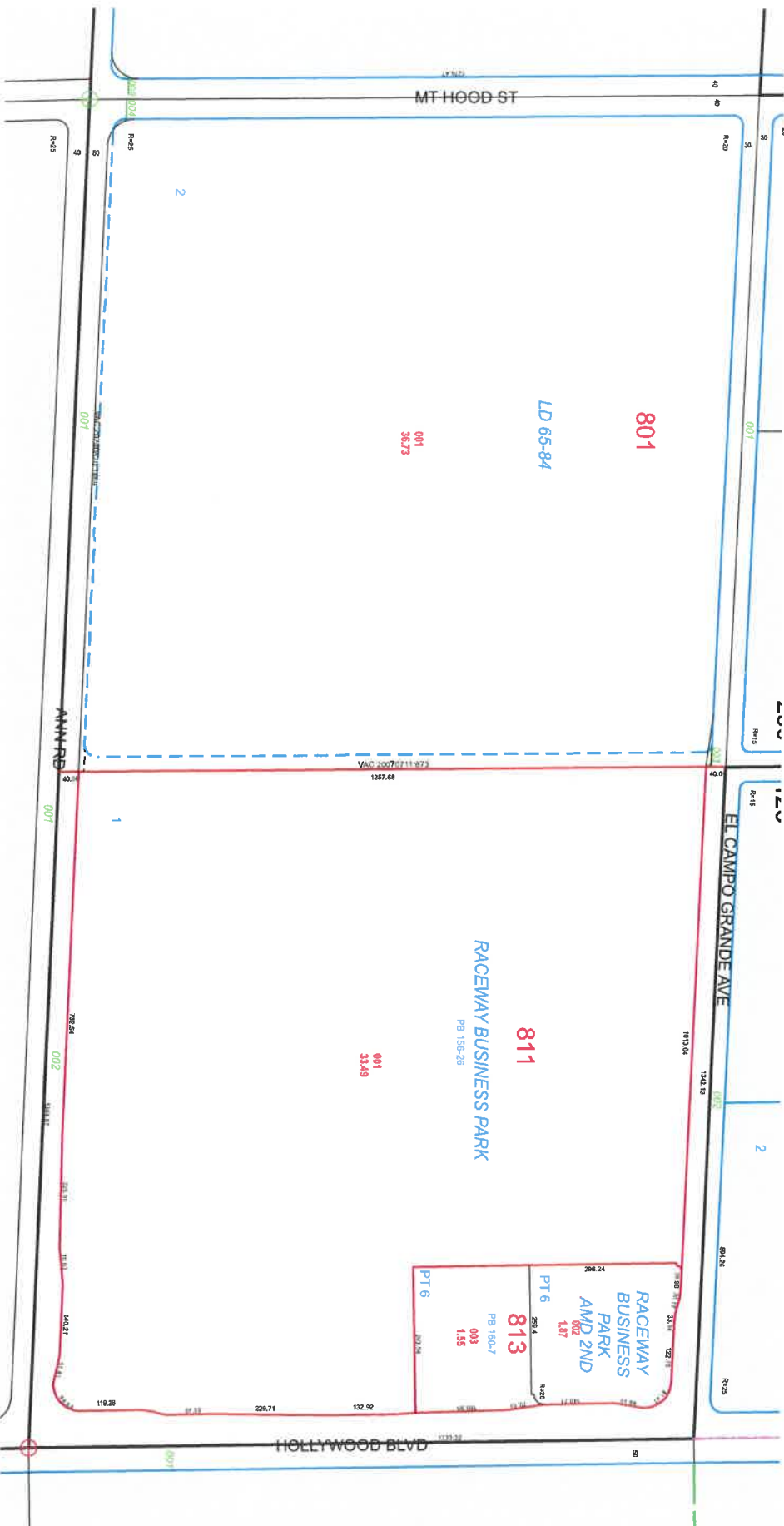
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7	8	9	10	11	12
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19	20	21	22	23	24
29	28	27	26	25	24
31	32	33	34	35	36

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30

Scale: 1" = 200'

Rev: 2/4/2021

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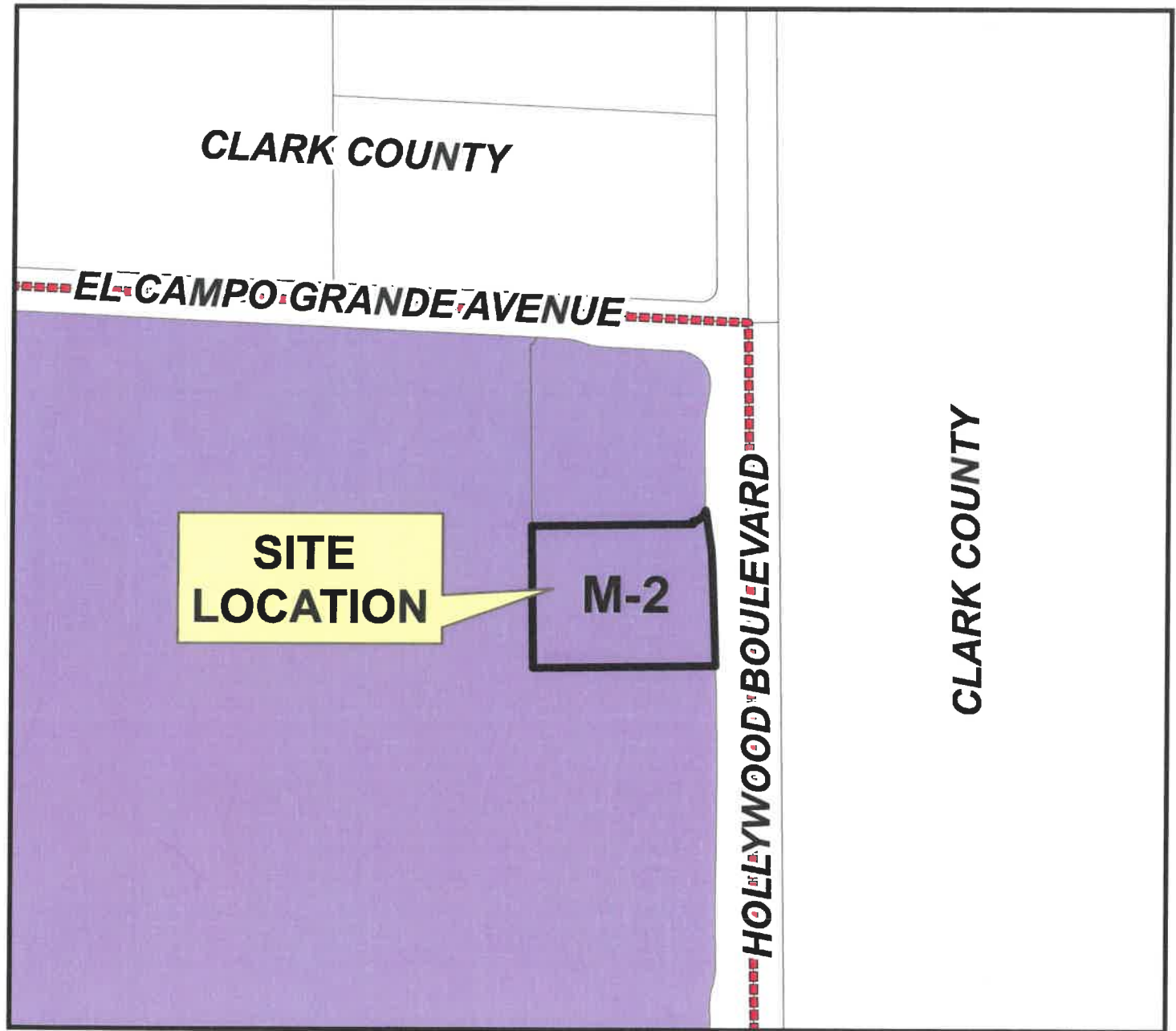


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Vegas Valley Growers North
Application Type: Special Use Permit
Request: An Extension of Time for a Special Use Permit in an M-2 (General Industrial District) to Allow a Temporary Building
Project Info: 5785 North Hollywood Boulevard
Case Number: UN-17-17 (PZ68651)

6/10/2021

