

LAS Consulting
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Las Vegas, NV 89134
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(702) 946-0857-fax

March 29, 2021

Robert Eastman, Acting Planning Manager
City of North Las Vegas Planning and Development
2250 Las Vegas Boulevard North, Suite 128
North Las Vegas, NV 89030

RE: Use Permits- Cultivation/Production/temporary trailer
3818 Octagon/ State Reference Numbers C139/ P090

Dear Mr. Eastman:

Please accept this letter as our request for Use Permits to renew a Marijuana Cultivation/Production facility at the above referenced location. The existing facility was relocated from Apex at 12365 Apex Great Basin Way under approved Use Permits UN-26-17 and UN-27-17. The site was approved for a cultivation/production facility in 2019 (UN-10-19 & UN-11-19). The applicant had intended to be completed and operating by now, however, the ownership is in the process of changing (it has been submitted to the state for review and approval). All but one owner is leaving, and he will become the sole owner of the licenses.

Southern Nevada Growers plan to build out the existing building in three phases. They are as follows:

Phase 1. Relocate already approved "pod" (trailer) from Apex lot to existing site at Octagon (already relocated).

Phase 2. Construct expansion to include cultivation area and initial production area Tenant Improvements.

Phase 3. Remove trailer and expand the existing building where the trailer was located.

The proposed use shall be in harmony with the purpose, goals, objectives and standards of the plan and title. This proposed location meets all state requirements of NRS 453D. It is zoned, more than 1,000 feet from the closest school, and 1500 feet from any

nonrestricted gaming establishment. It is also more than 300 feet from a community facility as defined in NRS 453A.

-The proposed marijuana cultivation/production facility will operate within the rules and regulations of the State of Nevada and North Las Vegas, in good standing. It will be within an enclosed building and will only sell its marijuana products to licensed dispensaries within the State of Nevada.

-The proposed 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.

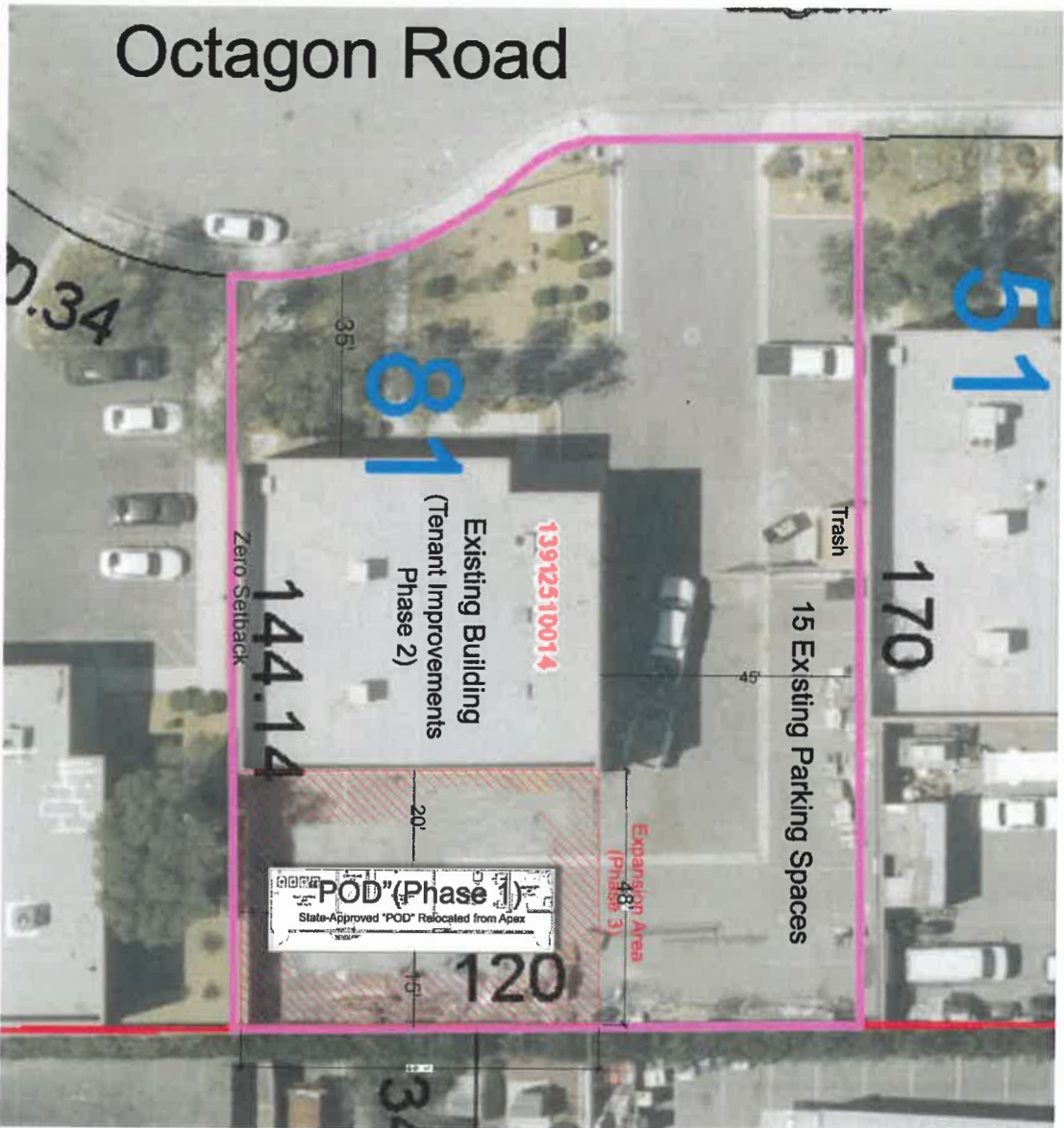
This location is located within an industrial area. Adjacent properties shall have no substantial or undue adverse effect as the facility will have stringent security and will comply with the State regulations.

We believe our facility and our Company philosophy makes this a perfect project for the City of North Las Vegas. We respectfully request approval of our special use permits.

Yours truly,

Lucy Stewart

Lucy Stewart



SITE DISPLAY
NOT TO SCALE

GENERAL NOTES

SITE DATA
ADDRESS: 3808 OCTAGON RD., SUITE 100
CITY: LAS VEGAS, NV 89121
COUNTY: CLAY COUNTY
ZONING: CLAY COUNTY ZONING MAP
OWNER: SOUTHERN NEVADA POWER CO.
PREPARED BY: SOUTHERN NEVADA POWER CO.

BUILDING SETBACKS

CITY OF LAS VEGAS, NV, 2018

BUILDING SETBACKS			
Setback Type	Setback Distance	Setback Description	Setback Notes
Front	10'	Minimum setback from street	
Rear	10'	Minimum setback from rear property line	
Side	10'	Minimum setback from side property line	
Corner	10'	Minimum setback from corner of lot	

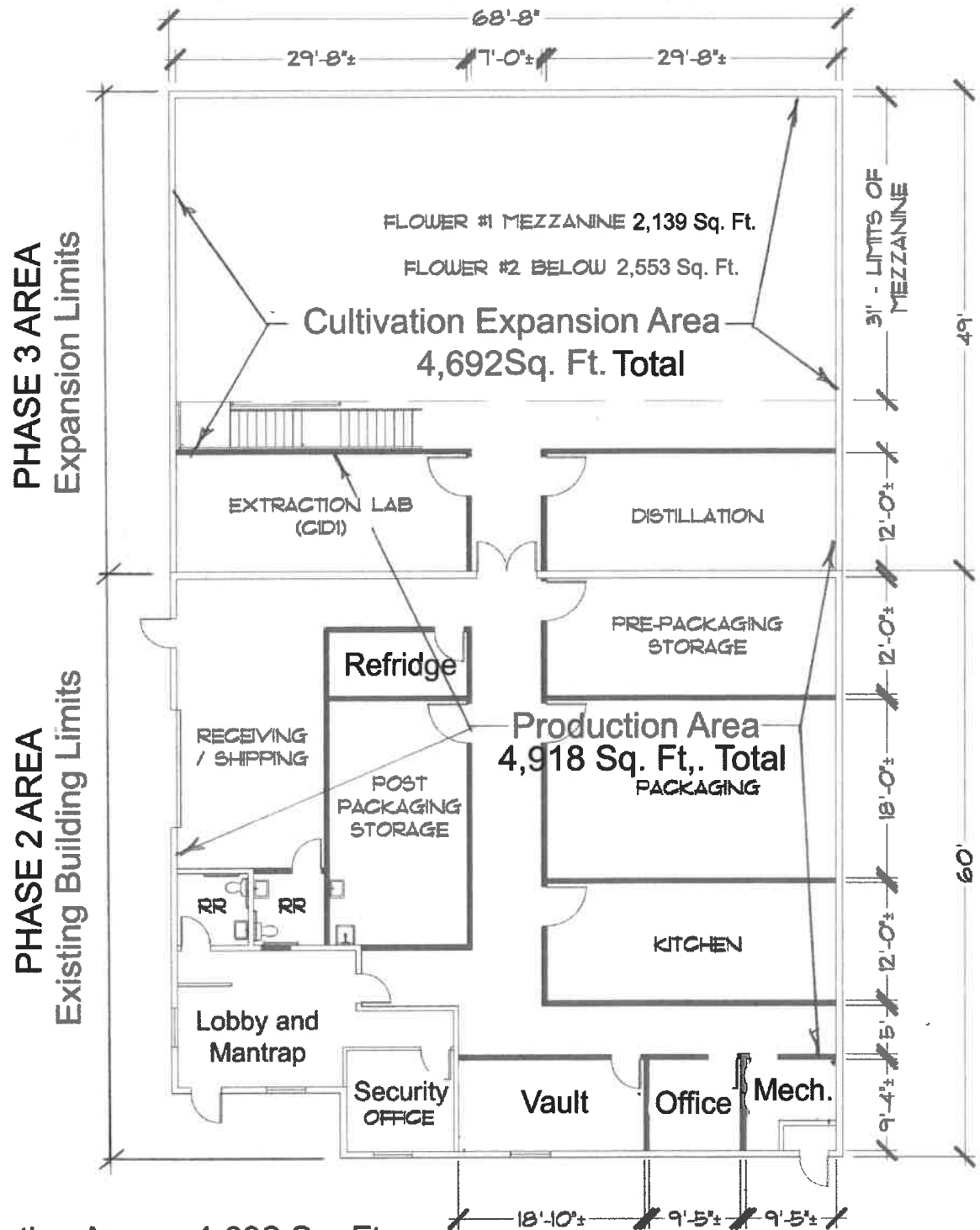
DEVELOPMENT PHASING

Phase 1: Relocate State-Approved "POD" (trailer) from Apex to rear parking lot.

Phase 2: Construct Tenant Improvements in existing warehouse to include cultivation and production facilities

Phase 3: Remove existing "POD" and construct expansion to include additional cultivation area and/or modified production areas.





Total Cultivation Area = 4,692 Sq. Ft.
Total Production Area = 4,918 Sq. Ft.
Total Developed Area = 9,610 Sq. Ft.

Note: Floor plan is preliminary and subject to change based on final design and State approval.

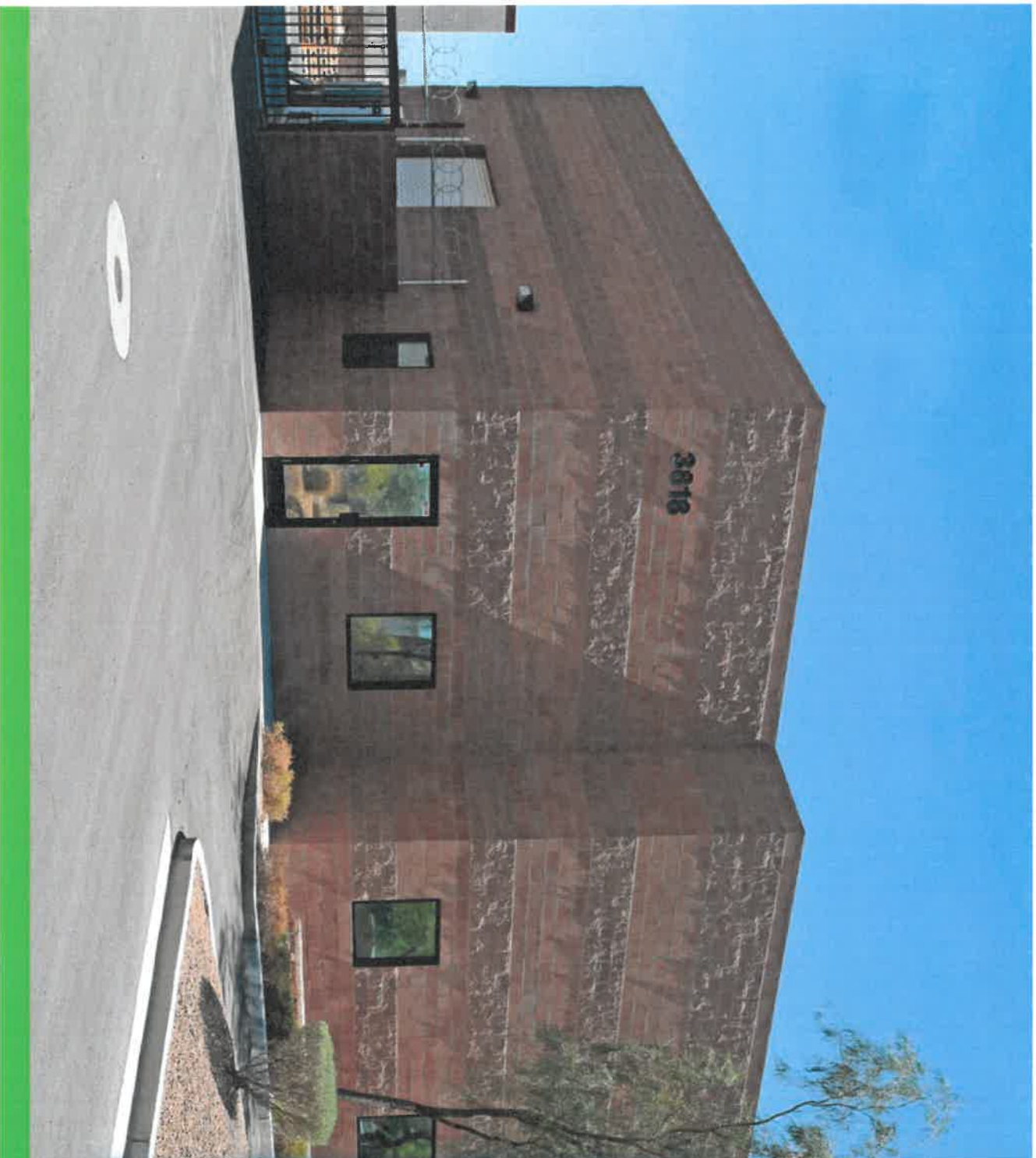
Phase 2 and Phase 3 Floor Plan

APPROXIMATE SCALE: 1/16" = 1'-0"

PROJECT / OWNER:

SOUTHERN NEVADA GROWERS
3818 OCTAGON ROAD

March 2021



ELEVATION

3818

Octagon Road
North Las Vegas, NV 89030

NOTES

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 WHEN MAP REDUCED FROM 11x17 ORIGINAL

0 100 200 300 400 500 600 700 800

MAP LEGEND

- PARTIAL BOUNDARY
- SUB BOUNDARY
- PM/D BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/D BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL

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

BOOK
 T20S R61E

Scale: 1" = 200'

Rev: 5/16/2019

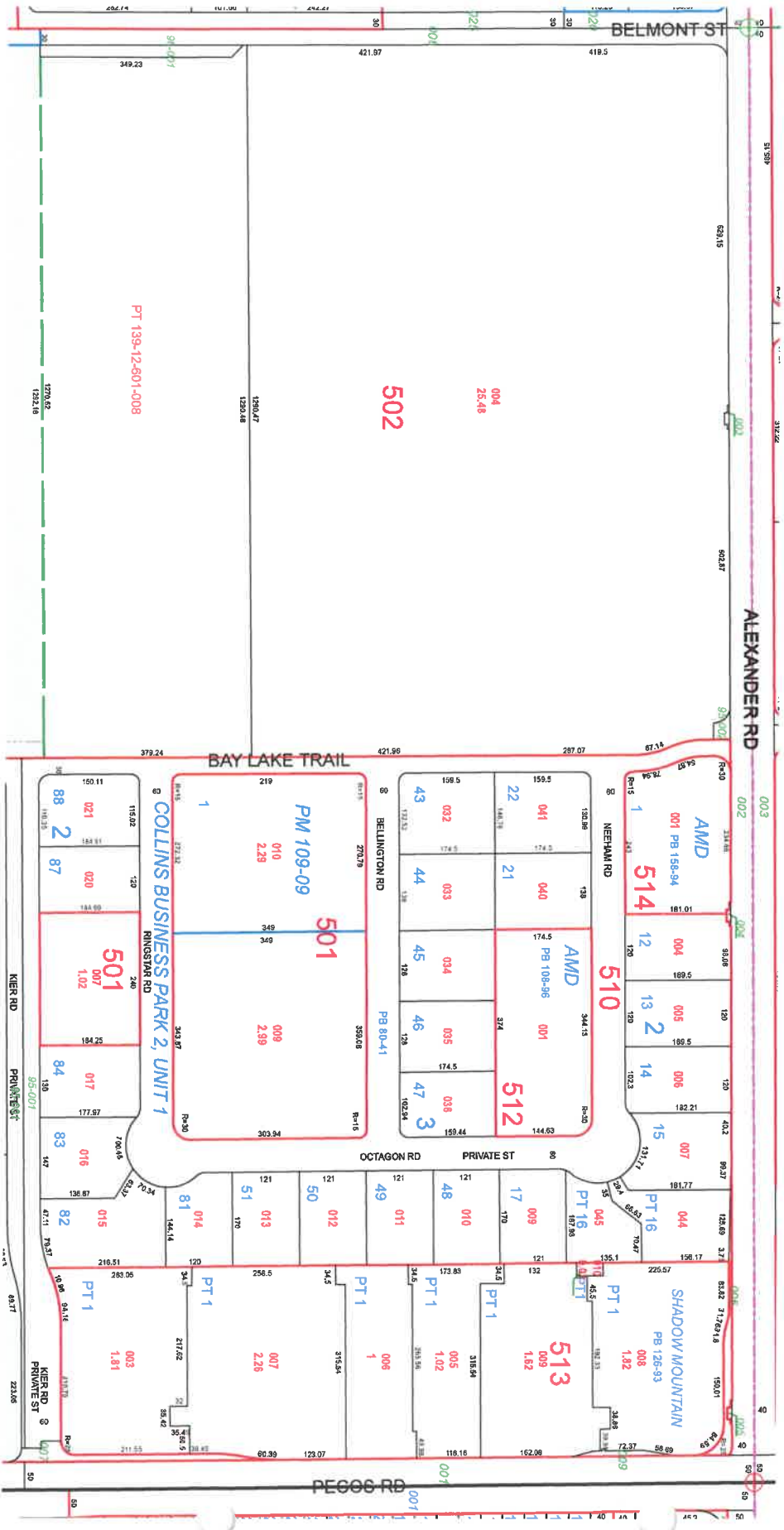
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N 2 NE 4

139-12-5

CLARK COUNTY

NEVADA

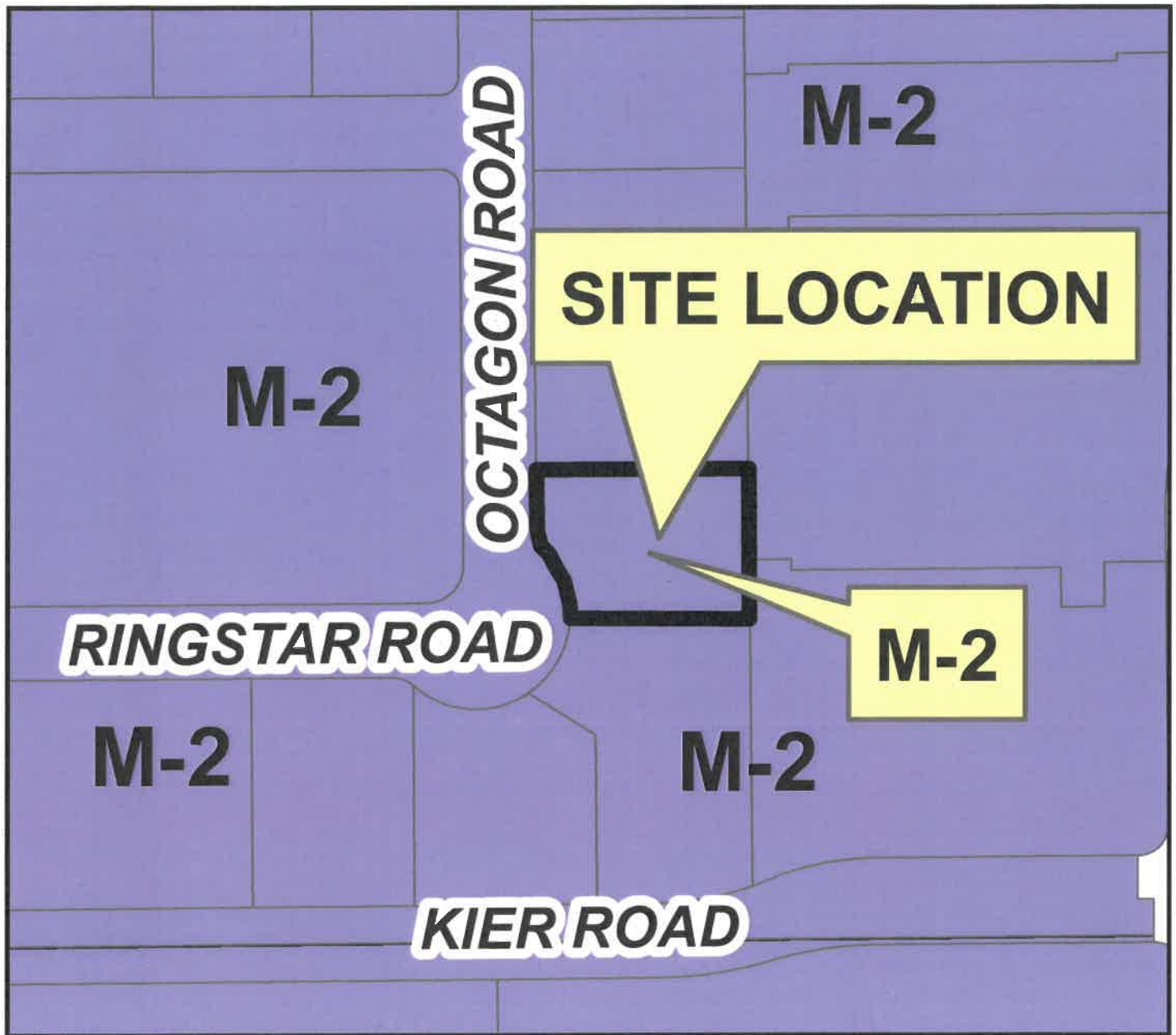


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: S. Nevada Growers
Application Type: Special Use Permit
Request: To Allow Production of Edible Marijuana Products or
Marijuana-Infused Products
Project Info: 3818 Octagon Road
Case Number: SUP-23-2021

4/20/2021

