

JUMA HOLDINGS, LLC

5785 North Hollywood Blvd.
Las Vegas, NV 89115

REVISED
7/08/21

June 24, 2021

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 Production and Cultivation Facility of Marijuana at 5785 North Hollywood Blvd, Raceway Business Park, North Las Vegas APN #: 123-27-813-003

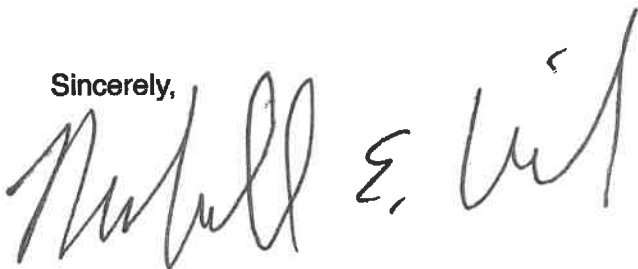
The plans submitted today depict an approximate 1,440 square foot temporary facility at 5785 North Hollywood Blvd intended for production and cultivation of medical and recreational marijuana. We have submitted plans to the building department (#11202-2021) for a 33,505 square foot building one-story that will be our permanent facility that will replace the temporary building. This facility will permit the operation of Vegas Valley Growers North, LLC until such time as both the tenant improvements and the newly constructed building are complete.

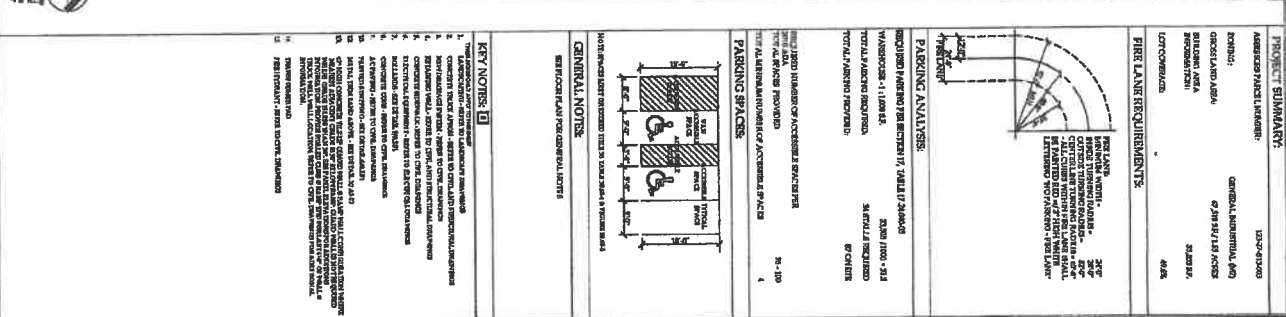
With the special use permit, this would be an allowed use in an existing M2 zone. This property has previously fully-developed offsites and onsites utility infrastructures in place. There is an existing paved north/south driveway in the Raceway Business park with overflow parking. Originally, we built a building on the north west corner of the lot in April of 2020 with the original use permits UN-27-14 for production and UN-28-14 for cultivation. We sold the building in 2020 due to COVID-19 because our business was significantly impacted and suffered substantial economic losses. We were able to maintain all state and city licenses and continued to pay tax dollars to the City of North Las Vegas. With this new special use permit, we would move forward with a second building—to be completed within 9 months—and contribute to further growing the economy in the City of North Las Vegas.

Otherwise, the plans are in conformance with Title 17. We respectfully request a new special use permit for site to be in compliance. If you have any questions or comments, please call.

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

Sincerely,






REVISIONS:

NO.	DATE	DESCRIPTION
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SITE PLAN

**JUMA INDUSTRIAL PARK
BUILDING 2**
5785 NORTH HOLLYWOOD BLVD
CITY OF NORTH LAS VEGAS, NV 89115



**LM
CONSTRUCTION CO.**

7115 WHEKUDA ROAD
 LAS VEGAS, NEVADA 89139
 (702) 262-6032, FAX (702) 262-6150
 NEVADA LIC. # 0042596A

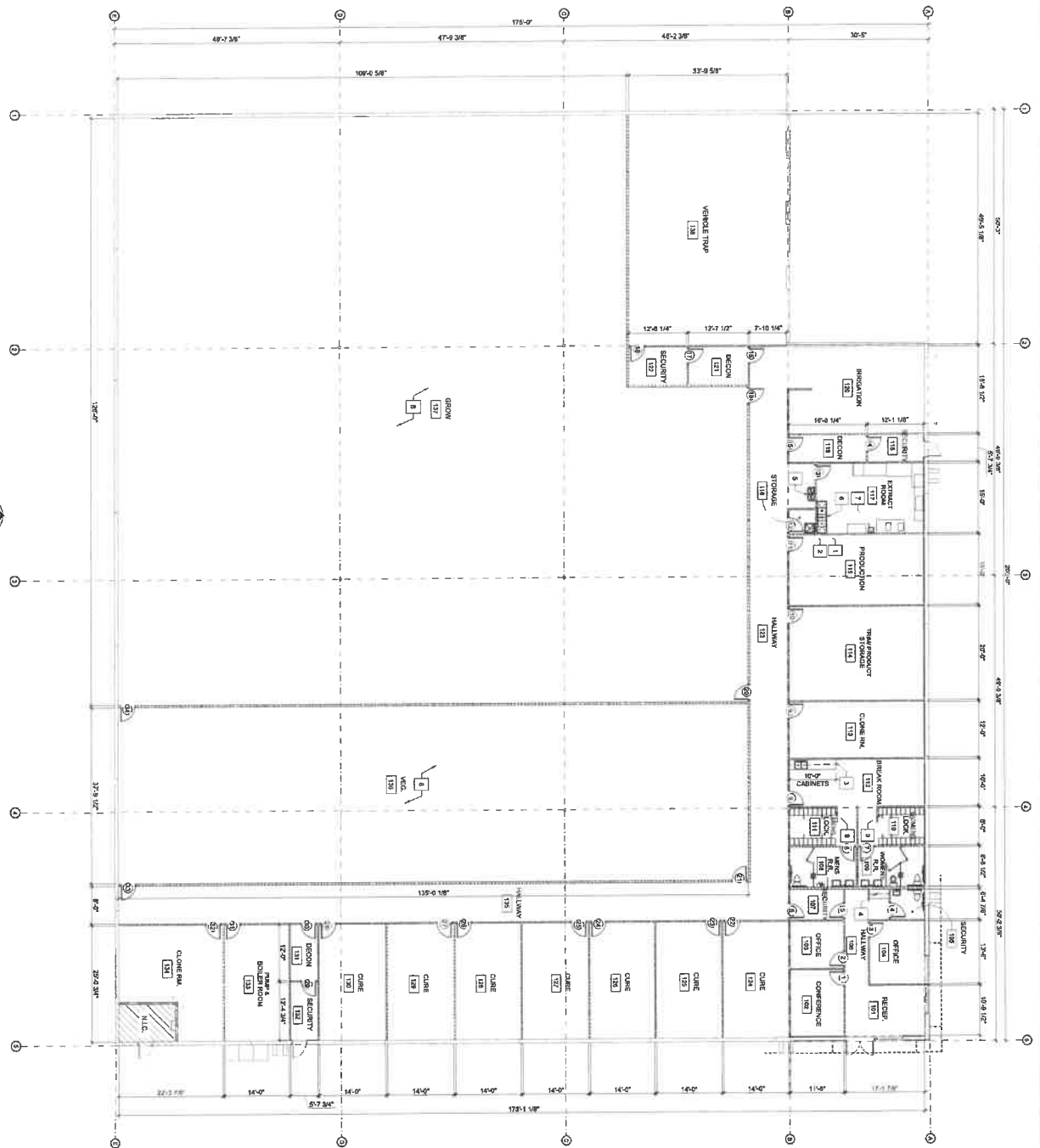
CONTRACTOR:
 This plan is part of a building document
 prepared by the contractor for the purpose of
 obtaining a building permit. It is not to be used
 for any other purpose without the written
 consent of the contractor. The contractor
 shall be responsible for the accuracy of the
 information furnished and for the results of
 the construction. The contractor shall be
 responsible for the payment of the permit
 fee and for the cost of the construction.
 The contractor shall be responsible for the
 safety of the construction and for the
 protection of the public. The contractor
 shall be responsible for the removal of
 the construction materials and for the
 restoration of the site to its original
 condition. The contractor shall be
 responsible for the payment of the
 permit fee and for the cost of the
 construction.

PROGRESS SET
 NOT FOR CONSTRUCTION
 June 17, 2021

1 FLOOR PLAN



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



GENERAL NOTES (FLOOR PLAN)

1. WALL TYPES & CONSTRUCTION ARE DISCUSSED IN THE WALL LEGEND ON THIS SHEET.
2. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE 2000 INTERNATIONAL BUILDING CODE (IBC) AND THE 2000 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
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WALL LEGEND:

- 1. EXISTING CONCRETE EXTERIOR WALL
- 2. EXISTING METAL STUD FRAMED WALL
- 3. NEW METAL STUD FRAMED WALL
- 4. NEW CONCRETE EXTERIOR WALL
- 5. NEW METAL STUD FRAMED WALL
- 6. NEW CONCRETE EXTERIOR WALL
- 7. NEW METAL STUD FRAMED WALL
- 8. NEW CONCRETE EXTERIOR WALL
- 9. NEW METAL STUD FRAMED WALL
- 10. NEW CONCRETE EXTERIOR WALL

- 1. TYPE OF WALL
- 2. METAL STUD SIZE
- 3. TYPE OF INSULATION

NOTES:
- SERVICE GUY, BRD, W/ WATER RESISTANT GYP, BRD, ON ALL WEI
- ALL WALL INSULATION TO BE 4" ABOVE FINISH CEILING IN
- CONCRETE WALLS ONLY.

EGRESS PLAN LEGEND:

- 1. NUMBER OF OCCUPANTS EXITING
- 2. EGRESS PATH WIDTH
- 3. EGRESS PATH WIDTH
- 4. EGRESS PATH WIDTH
- 5. EGRESS PATH WIDTH
- 6. EGRESS PATH WIDTH
- 7. EGRESS PATH WIDTH
- 8. EGRESS PATH WIDTH
- 9. EGRESS PATH WIDTH
- 10. EGRESS PATH WIDTH

KEY NOTES:

1. WATER HEATER ON SHEET 7 W/ BASIC STRIPS, REFER TO PLUMBING PLAN FOR INFORMATION.
2. 2" X 4" FLOOR JOIST W/ 1/2" SINK W/ FLOOR AND NOSE.
3. 2" X 4" FLOOR JOIST W/ 1/2" SINK W/ FLOOR AND NOSE.
4. 2" X 4" FLOOR JOIST W/ 1/2" SINK W/ FLOOR AND NOSE.
5. 2" X 4" FLOOR JOIST W/ 1/2" SINK W/ FLOOR AND NOSE.
6. 2" X 4" FLOOR JOIST W/ 1/2" SINK W/ FLOOR AND NOSE.
7. 2" X 4" FLOOR JOIST W/ 1/2" SINK W/ FLOOR AND NOSE.
8. 2" X 4" FLOOR JOIST W/ 1/2" SINK W/ FLOOR AND NOSE.
9. 2" X 4" FLOOR JOIST W/ 1/2" SINK W/ FLOOR AND NOSE.
10. 2" X 4" FLOOR JOIST W/ 1/2" SINK W/ FLOOR AND NOSE.

PROCESS SET APPROVAL

- ☐ APPROVED
- ☐ APPROVED AS NOTED
- ☐ REJECTED, REVISE AND RESUBMIT

DRAWN BY: JAS
CHECKED BY: JAV
JOB NUMBER: 3929
DATE: 06.30.21

A1.01

FLOOR PLAN
VVG MANAGEMENT
5785 NORTH HOLLYWOOD BLVD.
NORTH LAS VEGAS, NEVADA 89115

LM CONSTRUCTION CO.
7115 BERMUDA ROAD
LAS VEGAS, NEVADA 89119
(702) 262-6032, FAX (702) 262-6150

CONTRACTOR:
PROGRESS SET
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION

[illegible]

• 2 48" LAY-IN ACOUSTICAL CEILING TILE (R.N.O.)
DROD SYSTEM

5. GYP, BRD, CEILING SYSTEM

CELLING HEIGHT, TYP.
FLOORING MATERIAL, TYP.

ALL DRACING

—CEILING JOIST (SEE SCHEDULE)

NOTE:
- PROVIDE STANDARD WHITE 16"18", 2'X4' CEILING GRID BY USG OR EQUAL, V
STANDARD 2'X4' WHITE CEILING TILES IN OFFICE AREAS,

MAXIMUM	JOIST	GA.
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SPIN	TYPE	SPACING	CELLING SPACING
0-0"	3.58" x 1.07"	20	② 40" O.C.
8-0"	6" x 1.38"	20	② 24" O.C.
16-0"	6" x 1.38"	20	② 48" O.C.
12-0"	6" x 1.38"	18	② 48" O.C.
14-0"	8" x 1.58"	18	② 24" O.C.
16-0"	8" x 1.58"	18	② 48" O.C.
18-0"	10" x 1.58"	18	② 24" O.C.
22-0"	10" x 1.58"	18	② 48" O.C.
24-0"	12" x 1.58"	18	② 24" O.C.

NOTE:
1. PROVIDE 3 5/8" x 1 1/4" x 25GA. FLAT STUD BRACING ABOVE @ 48" O.C.
PERPENDICULAR TO JOIST. SCREW TO JOIST TOP FLANGE @ EACH CONTACT
SCREW TO TRACK @ (EXISTING) DEMISING WALL

This plan has been reviewed for general conformance with the project and design concept. Upon approval this plan will be used for bidding purposes only. All alterations, quantities and field conditions are to be verified.

☐ APPROVED

☐ APPROVED AS NOTED

☐ REJECTED, REVISE AND RESUBMIT

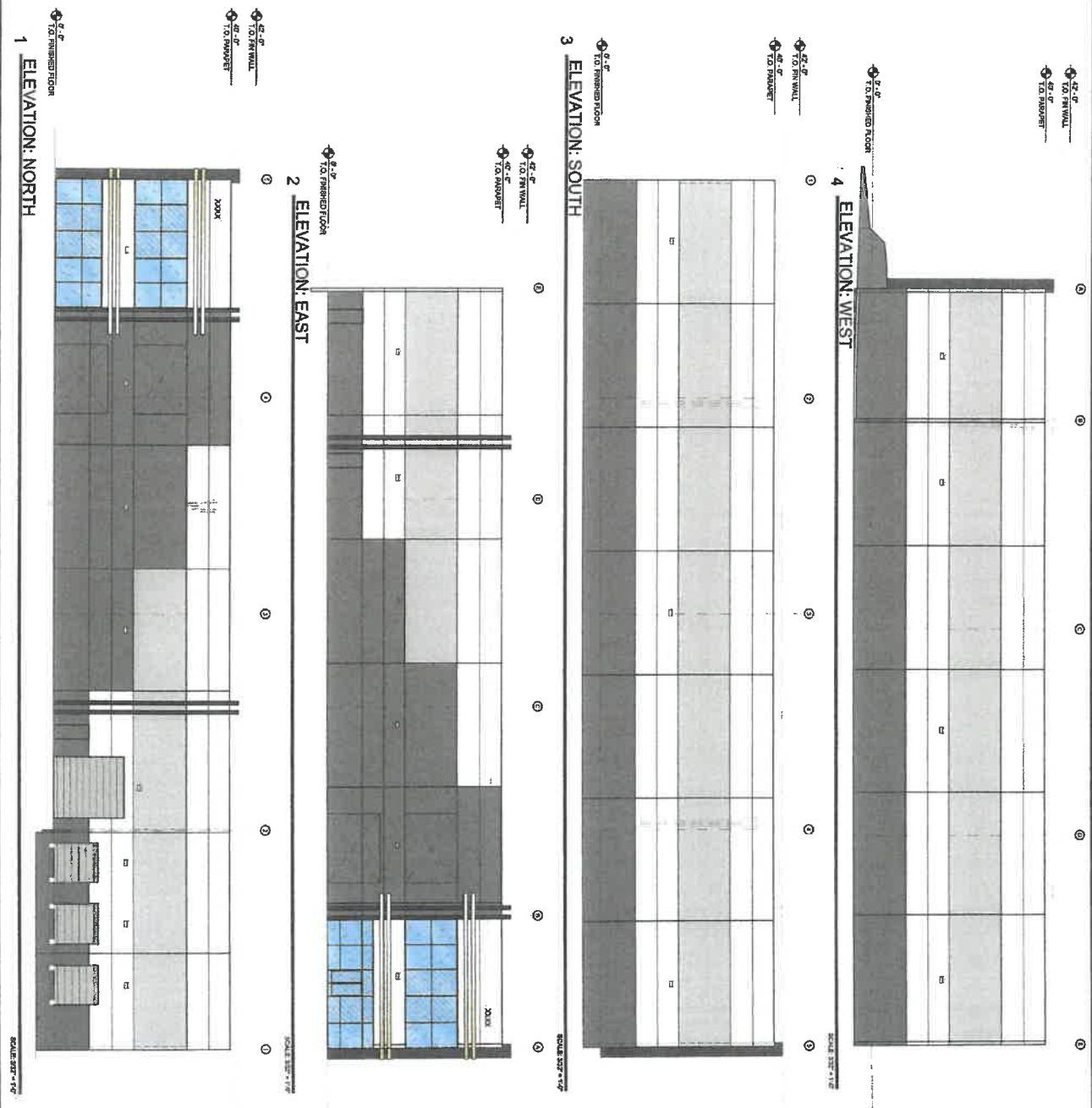
DRAWN BY:MS
CHECKED BY:JDV
JOB NUMBER: 3929
DATE: 06.30.21

REFLECTED CEILING PLAN

VVG MANAGEMENT
5785 NORTH HOLLYWOOD BLVD.
NORTH LAS VEGAS, NEVADA 89115

LM
CONSTRUCTION CO.
7115 BERMUDA ROAD
LAS VEGAS, NEVADA 89119
(702) 262-6032, FAX (702) 262-6150

[illegible]



PAINT COLOR LEGEND	
(P1)	BASE COAT - CHRYSLER WHITE - 100% WHITE
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ELEVATIONS

JUMA INDUSTRIAL PARK
BUILDING 2
5785 NORTH HOLLYWOOD BLVD
CITY OF LAS VEGAS, NV 89115

LM
CONSTRUCTION CO.

7115 BURMUDA ROAD
LAS VEGAS, NEVADA 89119
(702) 262-6032 FAX (702) 262-6033
NEVADA LIC. # 00000000

CONTRACTOR:
The drawings are prepared by the architect for the contractor. The contractor is responsible for obtaining all necessary permits and for the construction of the building. The contractor is also responsible for the safety of the construction site and for the protection of the environment.

PROGRESS SET
Not for construction
June 22, 2017

A2.01

DATE: 01.11.2017
DESIGNED BY: JLM
CHECKED BY: JLM
DATE: 01.11.2017

CONTRACTOR:
The drawings are prepared by the architect for the contractor. The contractor is responsible for obtaining all necessary permits and for the construction of the building. The contractor is also responsible for the safety of the construction site and for the protection of the environment.

PROGRESS SET
Not for construction
June 22, 2017

Symbol	Qty	Plant Legend	Common	Botanical
	12	Dallas Red Lantana 5 Gal	Lantana	
	12	Feathery Cassia 5 Gal	Cassia artemisioides	
	6	Olive Box Olive 24" Box STD	Olea europaea 'Wilsoni'	
	10	Texas Ranger 5 Gal	Leucophyllum	

SHELL BUILDING
33,505 S.F.

EXISTING LANDSCAPE TO
REMAIN IN PLACE

HOLLYWOOD BLVD

Neon Pine

WILSON OLIVE

FEATHERY CASSIA



DALLAS RES
LANTANA

TEXAS RANGER



SCALE: 1"=10'



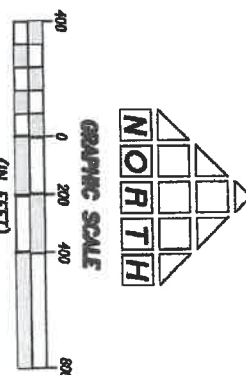
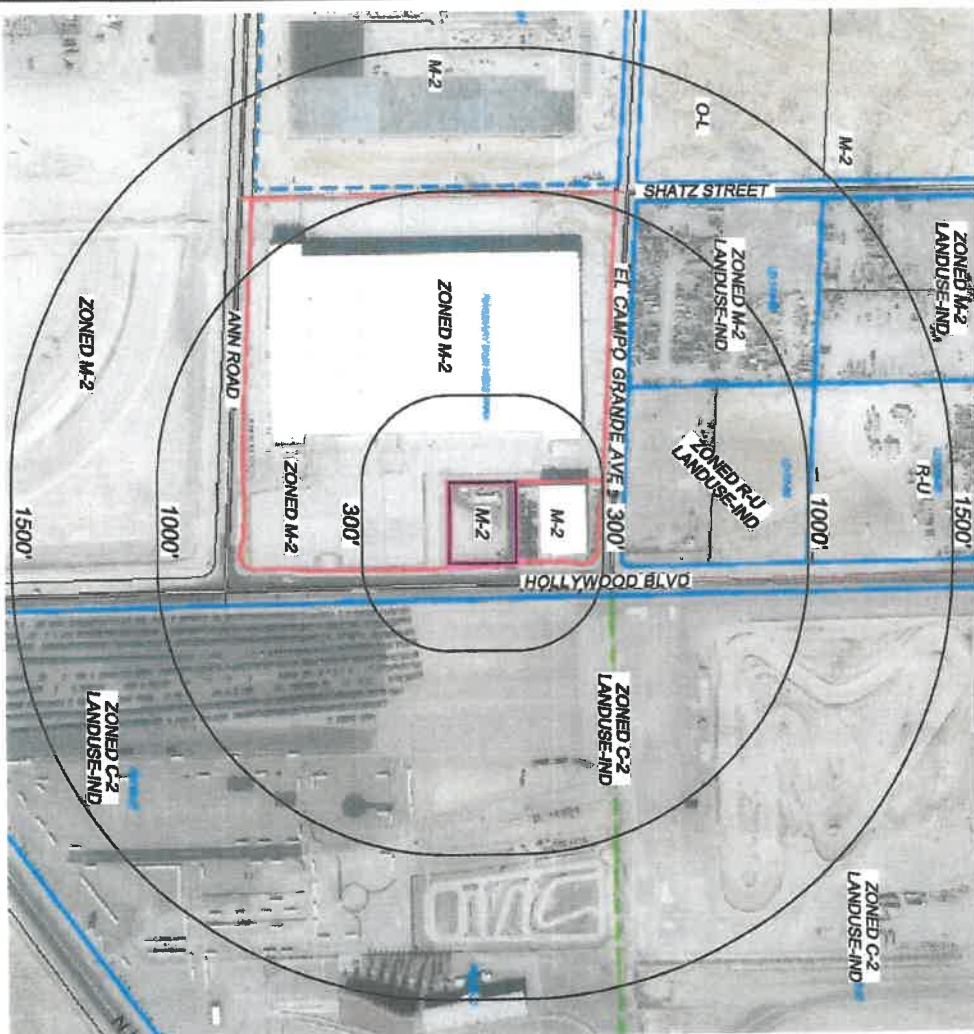
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100. LANDSCAPE ARCHITECT

Page
1/2
LP.1
6-14-2021

JUMA INDUSTRIAL PARK
BUILDING 2 LANDSCAPE PLAN
5785 NORTH HOLLYWOOD BLVD
NORTH LAS VEGAS, NV 89115

Design by:
PIERRO'S LANDSCAPE
DESIGN, IMPROVE, MAINTAIN
4335 W Craig Rd Suite #250
North Las Vegas, NV 89032
Phone Number: 702-494-8479
WEB: PierrosLandscape.com
Lic # 0080739 Bid Limit \$650,000

EVIDENCE OF SEPARATION CERTIFICATE



SURVEYOR'S CERTIFICATE

I, ERIC T. PHAN, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, AS AGENT FOR THOMASON CONSULTING ENGINEERS, DO HEREBY CERTIFY THAT:

1. 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)
2. THERE ARE NO PUBLIC OR PRIVATE SCHOOLS LOCATED WITHIN 1000 FEET OF THE PROPOSED TENANT SPACE.
3. THERE ARE NO COMMUNITY FACILITIES LOCATED WITHIN 300 FEET OF THE PROPOSED TENANT SPACE.
4. THERE ARE NO RESIDENTIAL USES LOCATED WITHIN 300 FEET OF THE PROPOSED TENANT PROPERTY CORNERS.
5. THERE ARE NO NON RESTRICTED GAMING LICENSE ESTABLISHMENTS WITHIN 1500 FEET OF THE PROPOSED TENANT SPACE.
6. THIS SURVEY WAS COMPLETED ON JUNE 17, 2021. THOMASON CONSULTING ENGINEERS SHALL NOT BE LIABLE FOR ANY CHANGES AFTER THE CERTIFIED DATE.

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



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



**STATE OF NEVADA
CANNABIS COMPLIANCE BOARD
1550 College Pkwy
Suite 142
Carson City, NV 89706
(775) 687-6299**



Adult-Use Cultivation License

Date Issued: 5/12/2021

Facility ID: RC007

Valid Until: 6/30/2022

PERMISSION IS HEREBY GRANTED TO:

Business Name - DBA: VEGAS VALLEY GROWERS NORTH LLC

Business Address: 5785 N Hollywood Blvd Las Vegas, NV 89115

License: [66529987864286045247](#)

License Holder: VEGAS VALLEY GROWERS NORTH LLC

THIS LICENSE:
IS VOID IF ALTERED.
IS NOT ISSUED IN LEIU OF ANY LOCALLY REQUIRED BUSINESS LICENSE, PERMIT OR REGISTRATION.
IS VALID UNLESS CANCELLED OR REVOKED.

The Cannabis Compliance Board has forms, publications and information available via the internet at <https://ccb.nv.gov>.

By accepting this license, I certify that I understand that I am required to comply with all State of Nevada laws, including, but not limited to NRS 678A, B, C D, and NCCR, and that noncompliance may result in penalties, suspension or revocation of this license and criminal prosecution.

This Nevada Cannabis Facility License has been issued pursuant to an application or renewal duly filed and payment of prescribed fees and bond if applicable. This License shall be considered valid unless canceled, suspended or revoked for good cause in accordance with NRS 678A, B, C, D and NCCR.

MUST BE DISPLAYED IN PUBLIC VIEW AT LICENSE LOCATION



**STATE OF NEVADA
CANNABIS COMPLIANCE BOARD
1550 College Pkwy
Suite 142
Carson City, NV 89706
(775) 687-6299**



Medical Cultivation License

Date Issued: 5/12/2021

Facility ID: C007

Valid Until: 6/30/2022

PERMISSION IS HEREBY GRANTED TO:

Business Name - DBA: VEGAS VALLEY GROWERS NORTH LLC

Business Address: 5785 N Hollywood Blvd Las Vegas, NV 89115

License: [50582248243659395416](https://cccb.nv.gov)

License Holder: VEGAS VALLEY GROWERS NORTH LLC

THIS LICENSE:
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ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

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: 1" = 200'. THIS MAP REDUCED FROM 1:100 ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMAD BOUNDARY
- ROAD EASEMENT
- MATCH/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMAD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE POL.
- RIGHT OF WAY POL.
- SUBSURFACE POL.

Parcel Data

Parcel Number	Parcel Subdiv. Number	Parcel Acreage	Block Number	Lot Number
101	102	103	139	140
124	123	122	181	180

Scale: 1" = 200'

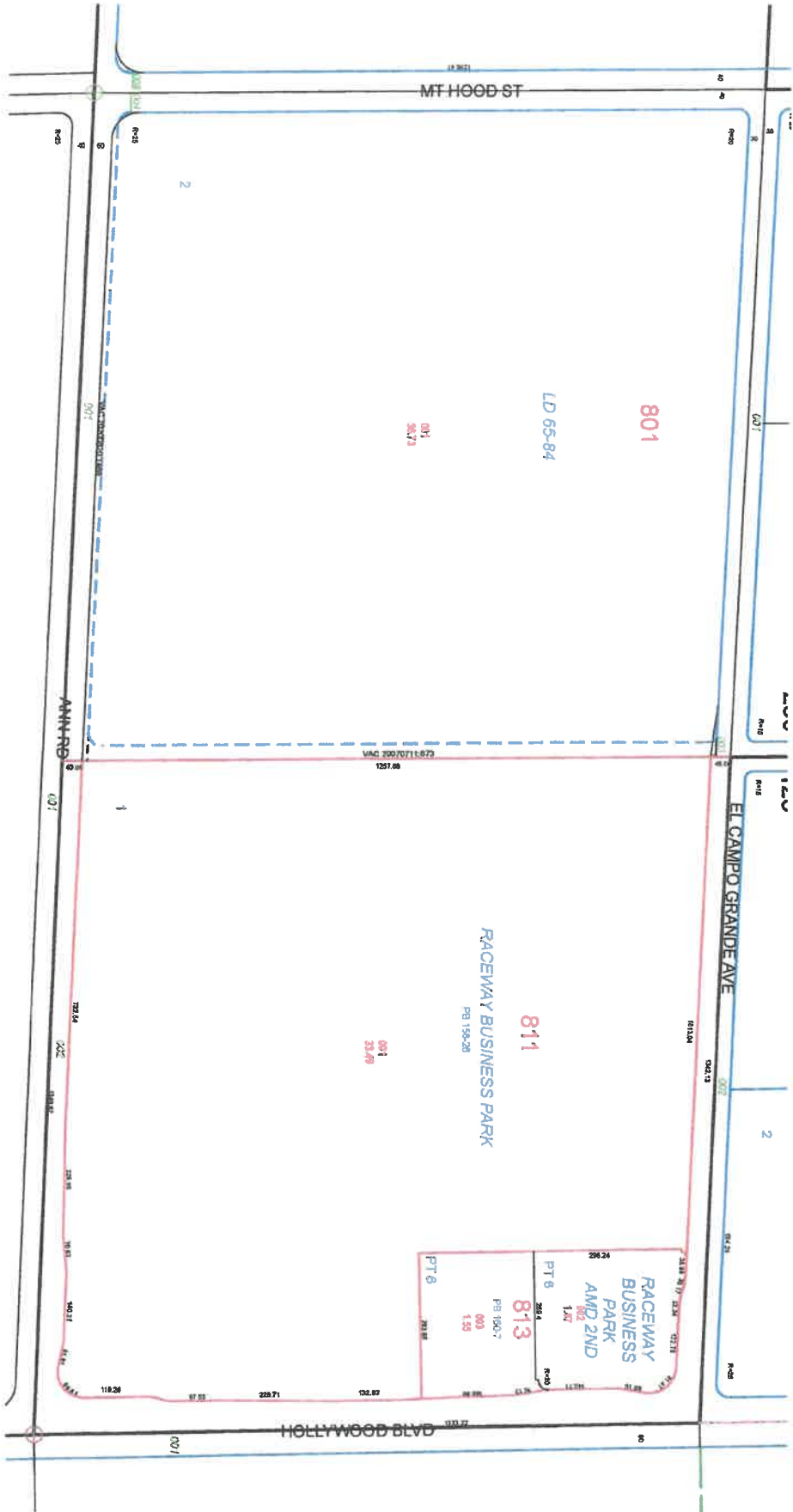
Rev: 2/14/2021

Section Data

Section	Block	Lot
1	1	1
2	1	2
3	1	3
4	1	4
5	1	5
6	1	6
7	1	7
8	1	8
9	1	9
10	1	10
11	1	11
12	1	12
13	1	13
14	1	14
15	1	15
16	1	16
17	1	17
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92	1	92
93	1	93
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96	1	96
97	1	97
98	1	98
99	1	99
100	1	100

CLARK COUNTY

2021

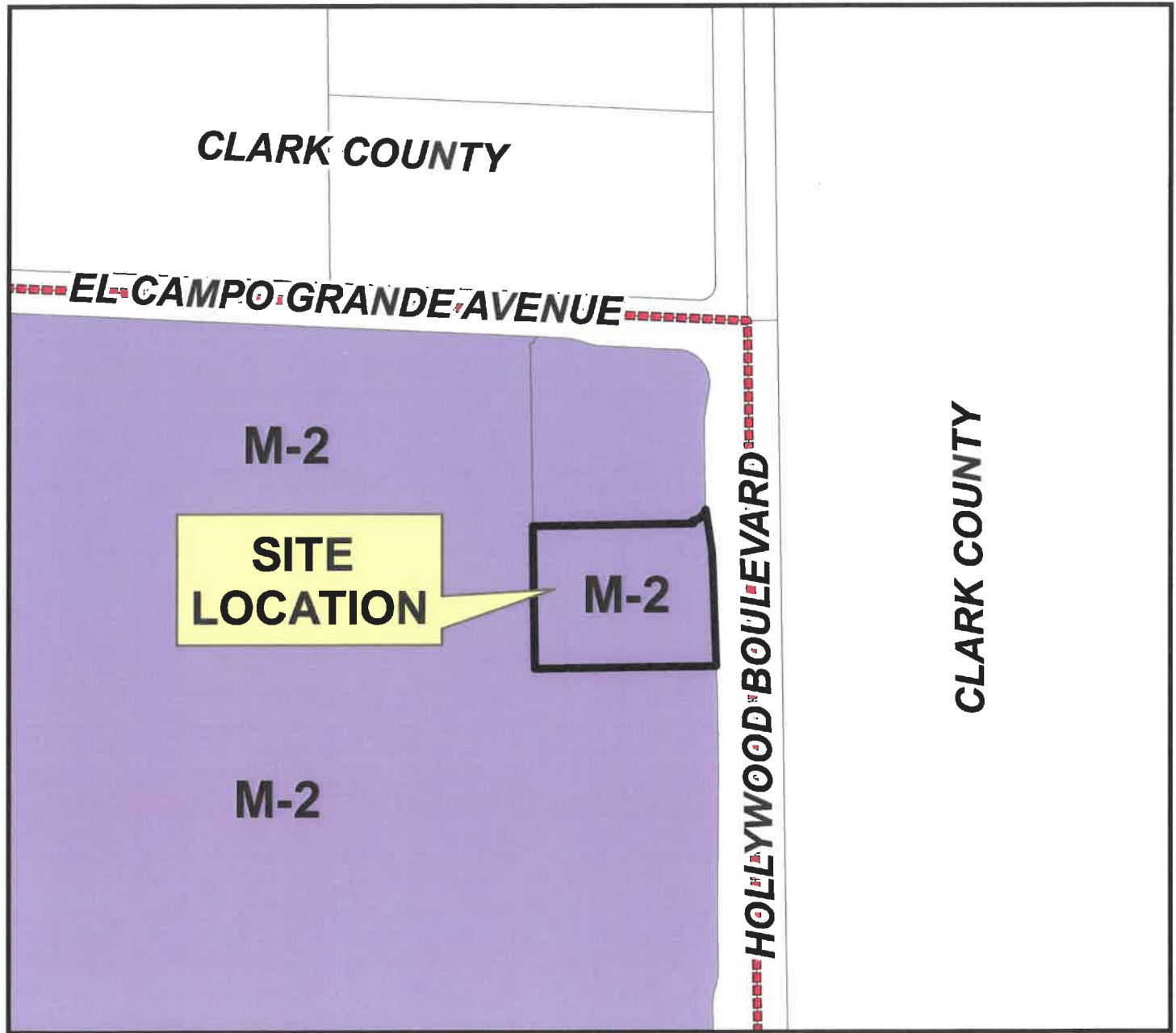


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Vegas Valley Growers
Application Type: Special Use Permit
Request: To allow a cultivation facility for marijuana
Project Info: 5785 North Hollywood Boulevard
Case Number: SUP-41-2021

7/08/2021

