

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**

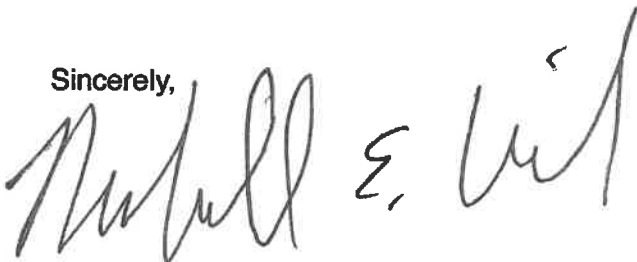
The plans submitted today depict an approximate 1,440 square foot temporary facility at 5785 North Hollywood Blvd intended for production and cultivation of medical and recreational marijuana. We have submitted plans to the building department (#11202-2021) for a 33,505 square foot building one-story 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.

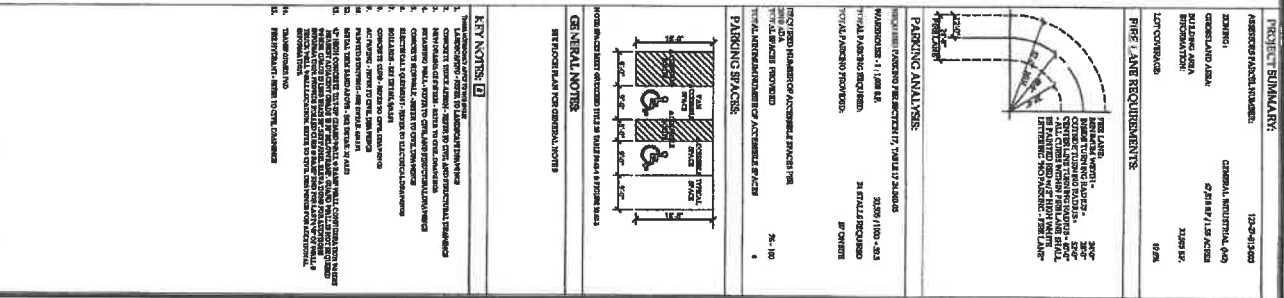
With the special use permit, this would be an allowed use in an existing M2 zone. This property has previously fully-developed offsites and onsites utility infrastructures in place. There is an existing paved north/south driveway in the Raceway Business park with overflow parking. Originally, we built 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,

A handwritten signature in black ink, appearing to read "Michael E. White", is written over the word "Sincerely,".



SITE PLAN

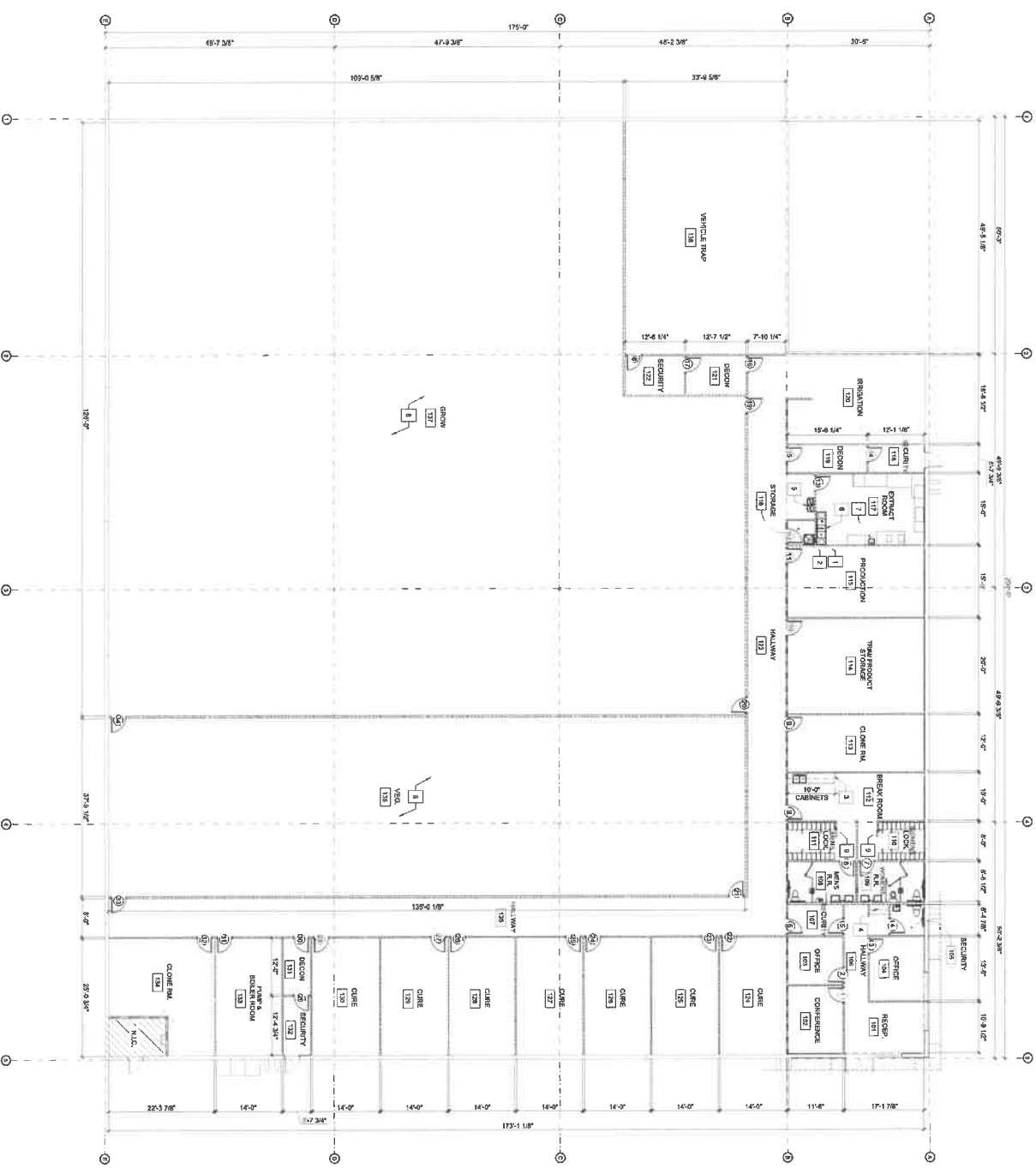
**JUMA INDUSTRIAL PARK
BUILDING 2
5785 NORTH HOLLYWOOD BLVD
CITY of NORTH LAS VEGAS, NV 89115**



CONTRACTOR:
 Have plans or project not scheduled by the contractor
 in compliance to 2017 HNTSA for work authorization
 to emergency maintenance for 2017 Q4.

PROGRESS SET
 NOT FOR CONSTRUCTION
 June 17, 2021

1 FLOOR PLAN SCALE: 3/32"=1'-0"



GENERAL NOTES (FLOOR PLAN)

1. WALL TYPES & CONSTRUCTION SEE DESCRIPTIONS PROVIDED IN WALL LEGEND.
2. DOOR TYPES & CONSTRUCTION SEE ROOM FINISH SCHEDULE ON SHEET 101.
3. SHEET 101 HAS BEEN REVISIONED TO MATCH THE STUDY NOTES.
4. FINISHES: SEE FINISH SCHEDULE ON SHEET 101.
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WALL LEGEND:

- 1. DOORING CONCRETE EXTERIOR WALL
- 2. EXTERIOR MASONRY, STUCCO FINISH WALL
- 3. INTERIOR MASONRY, STUCCO FINISH WALL
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FLOOR PLAN

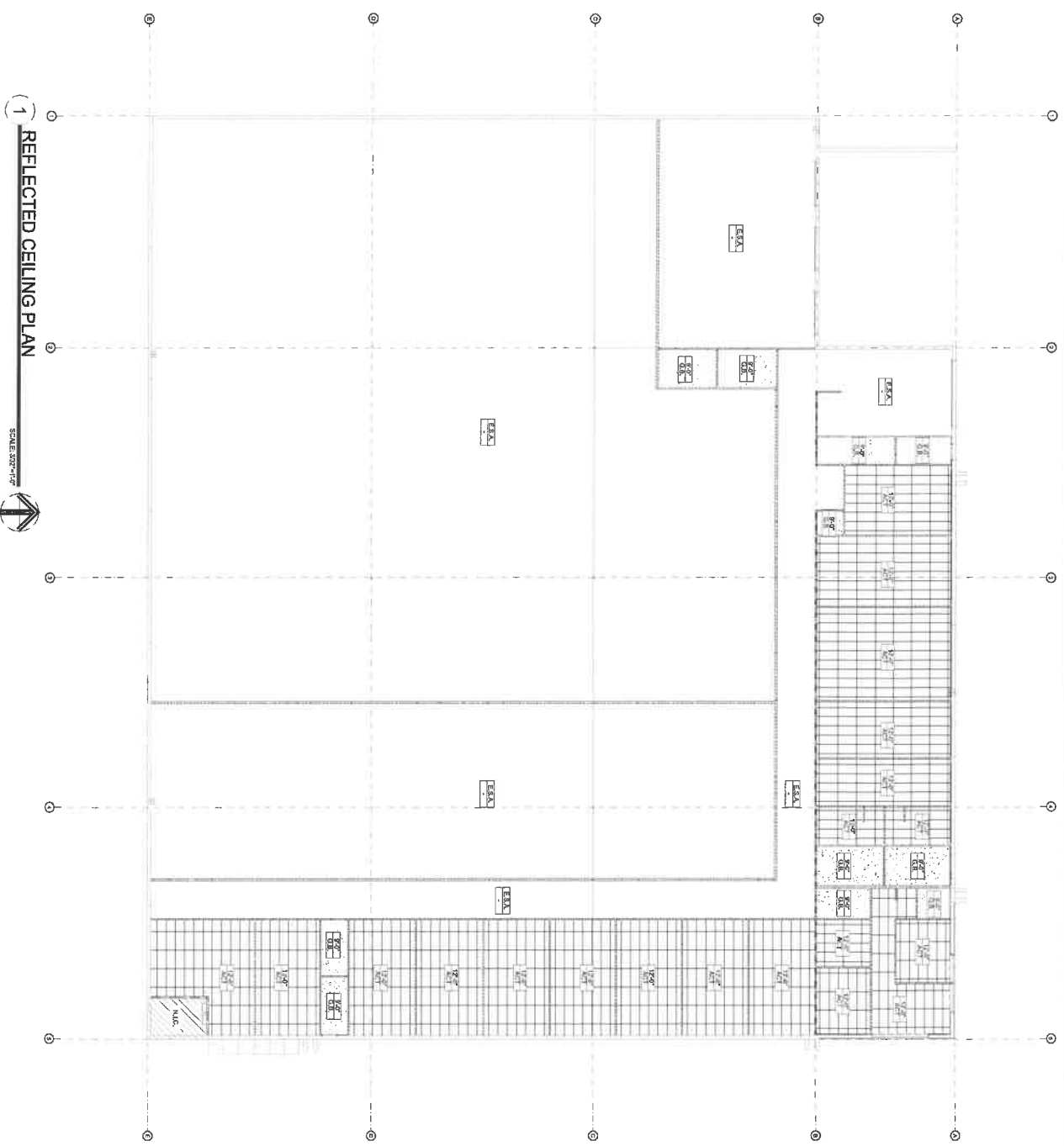
VVG MANAGEMENT
5785 NORTH HOLLYWOOD BLVD.
NORTH LAS VEGAS, NEVADA 89115

LM
CONSTRUCTION CO.
7115 BERMUDA ROAD
LAS VEGAS, NEVADA 89119
(702) 262-6033, FAX (702) 262-6150

CONTRACTOR:
PROGRESS SET
not for construction
July 13, 2021

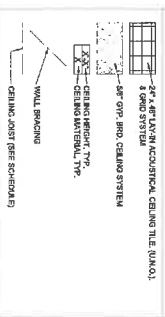
REFLECTED CEILING PLAN

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



GENERAL NOTES (CEILING PLAN)

1. ALL CEILING JOIST SHALL BE 2" X 10" SPACED AT 16" O.C. UNLESS OTHERWISE NOTED.
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CEILING JOIST SCHEDULE

SPAN	JOIST	ACT	CEILING BOARD
10'-0"	2" X 10"	16" O.C.	5/8" Gypsum Board
12'-0"	2" X 10"	16" O.C.	5/8" Gypsum Board
14'-0"	2" X 10"	16" O.C.	5/8" Gypsum Board
16'-0"	2" X 10"	16" O.C.	5/8" Gypsum Board
18'-0"	2" X 10"	16" O.C.	5/8" Gypsum Board
20'-0"	2" X 10"	16" O.C.	5/8" Gypsum Board
22'-0"	2" X 10"	16" O.C.	5/8" Gypsum Board
24'-0"	2" X 10"	16" O.C.	5/8" Gypsum Board

PROGRESS SET APPROVAL

THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT AND IS SUBJECT TO THE APPROVAL OF THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

☐ APPROVED

☐ APPROVED AS NOTED

☐ REJECTED, REVISE AND RESUBMIT

REFLECTED CEILING PLAN

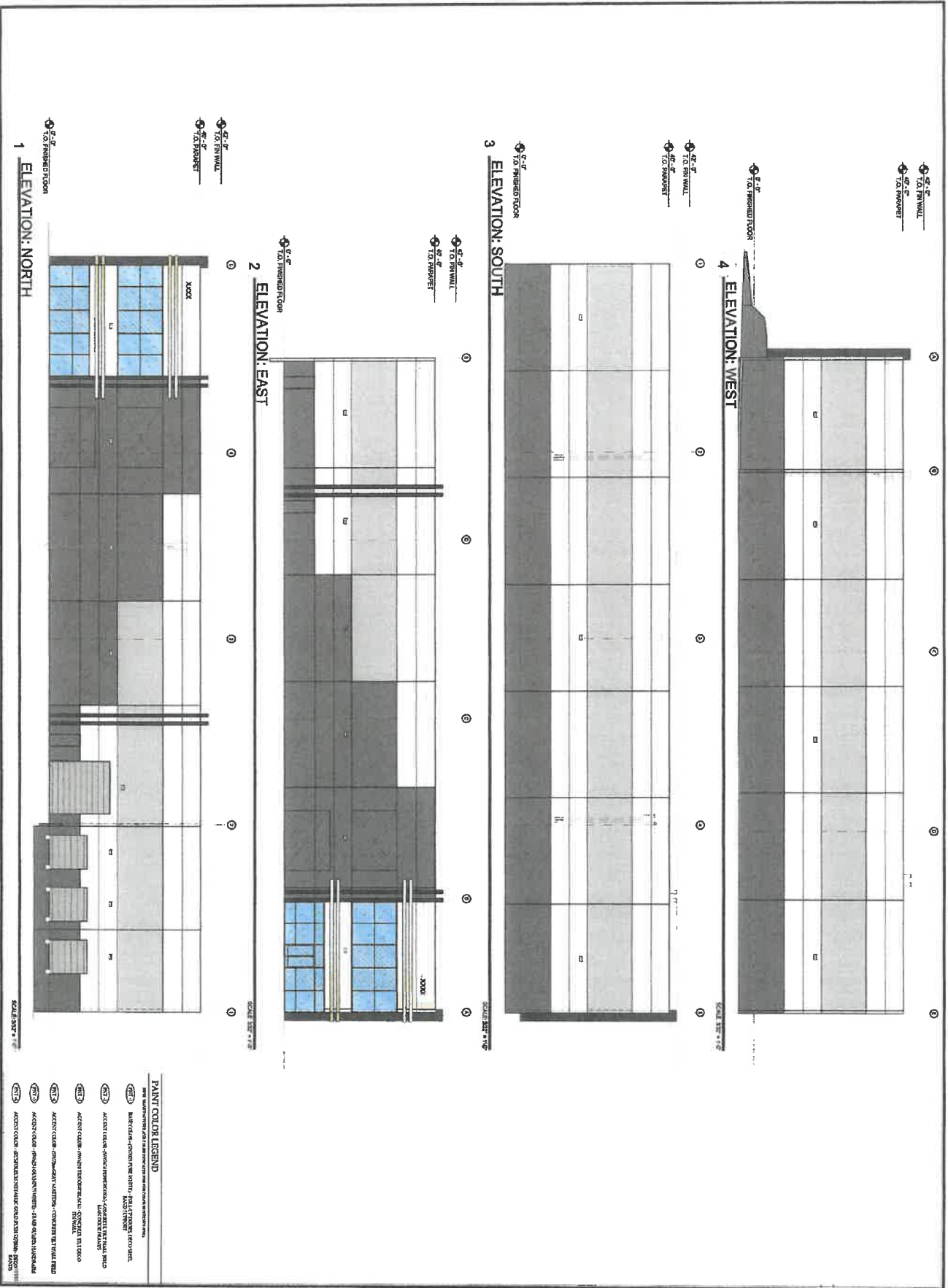
VVG MANAGEMENT
5785 NORTH HOLLYWOOD BLVD.
NORTH LAS VEGAS, NEVADA 89115

CONTRACTOR:

PROGRESS SET
NOT FOR CONSTRUCTION


A1.02

DRAWN BY: JAV
CHECKED BY: JAV
JOB NUMBER: 3929
DATE: 08.30.21



ELEVATIONS

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



**LM
CONSTRUCTION CO.**

7115 BERMUDA ROAD
LAS VEGAS, NEVADA 89119
(702) 262-6002, FAX (702) 362-6150
NEVADA LIC. # 0042996A

CONTRACTOR:

These plans are prepared for the use of the contractor and are not to be used for any other purpose without the written consent of the architect.

PROGRESS SET

DATE: 01.13.2023

Symbol	Qty	Plant Legend Common	Botanical
	12	Dallas Red Lantana 5 Gal	Lantana
	12	Featherery 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

North Arrow



WILSON OLIVE

DALLAS RED
LANTANA

FEATHERY CASSIA

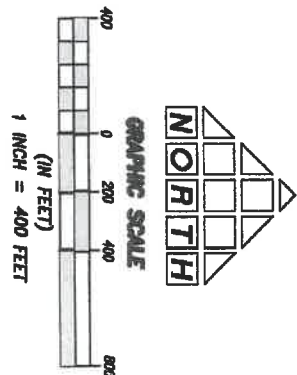
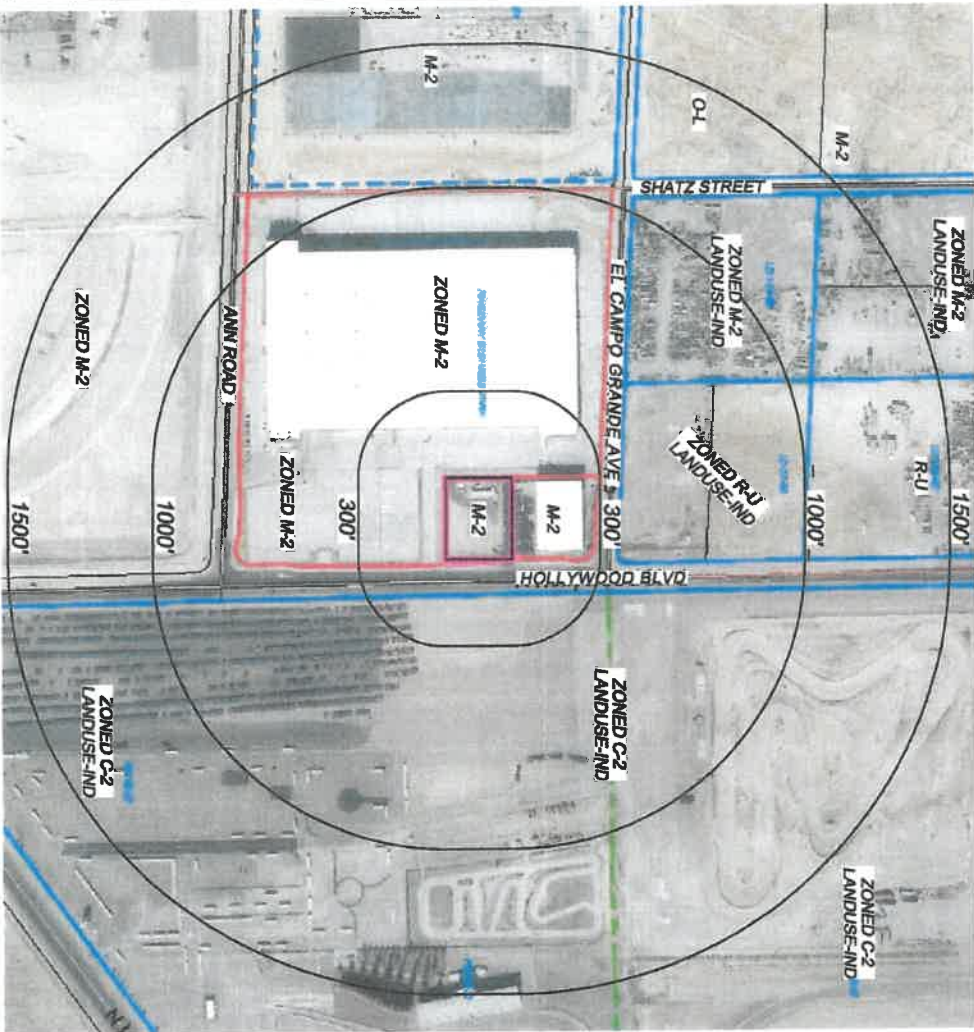


SCALE: 1"=10'



1. All plants and materials shall be of the highest quality and shall be delivered to the site in good condition.
2. All plants shall be delivered to the site in good condition and shall be delivered to the site in good condition.
3. All plants shall be delivered to the site in good condition and shall be delivered to the site in good condition.
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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

T **C** **E** **THOMASON CONSULTING ENGINEERS**
7080 LA CIENEGA STREET, SUITE 200
LAS VEGAS, NEVADA 89119
702-932-6125 FAX: 702-932-6128



**STATE OF NEVADA
CANNABIS COMPLIANCE BOARD
1550 College Pkwy
Suite 142
Carson City, NV 89706**

(775) 687-6299



Adult-Use Production License

Date Issued: 5/12/2021

Facility ID: RP005

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: [96811174139333626999](#)

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 Production License

Date Issued: 5/12/2021

Facility ID: P005

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: [58419056164940136687](#)

License Holder: VEGAS VALLEY GROWERS NORTH LLC

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MUST BE DISPLAYED IN PUBLIC VIEW AT LICENSE LOCATION

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 1:12,192 TO 1:24,384

NOTES
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 USE THIS SCALE WHEN MAP REDUCED FROM 1:12,192 TO 1:24,384

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

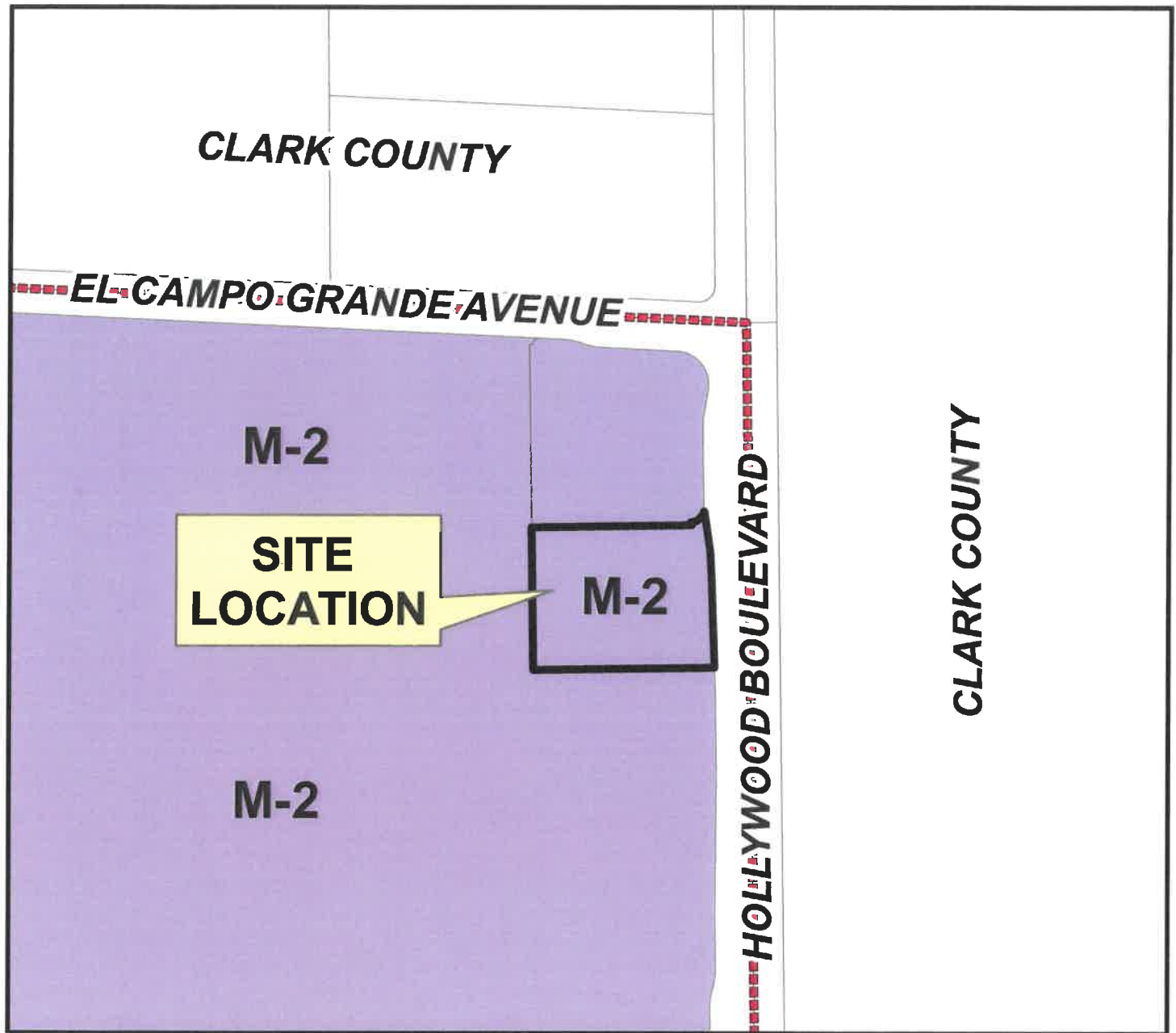
MAP LEGEND

PARCEL BOUNDARY SUB BOUNDARY PAID BOUNDARY ROAD EASEMENT MATCH / LEASER LINE HISTORIC LOT LINE HISTORIC SUB BOUNDARY HISTORIC PAID BOUNDARY SECTION LINE	CONDOMINIUM UNIT AIR SPACE POL. RIGHT OF WAY POL. SUB-SURFACE POL. 202 PARCEL, SUBPARCEL NUMBER 202 PARCEL, SUBPARCEL NUMBER 5 BLOCK NUMBER 5 LOT NUMBER 5.5 SEC. LOT NUMBER	101 102 103 124 123 122 139 140 141 142 141 140 143 142 141 144 143 142 145 144 143 146 145 144 147 146 145 148 147 146 149 148 147 150 149 148 151 150 149 152 151 150 153 152 151 154 153 152 155 154 153 156 155 154 157 156 155 158 157 156 159 158 157 160 159 158 161 160 159 162 161 160 163 162 161 164 163 162 165 164 163 166 165 164 167 166 165 168 167 166 169 168 167 170 169 168 171 170 169 172 171 170 173 172 171 174 173 172 175 174 173 176 175 174 177 176 175 178 177 176 179 178 177 180 179 178 181 180 179 182 181 180 183 182 181 184 183 182 185 184 183 186 185 184 187 186 185 188 187 186 189 188 187 190 189 188 191 190 189 192 191 190 193 192 191 194 193 192 195 194 193 196 195 194 197 196 195 198 197 196 199 198 197 200 199 198 201 200 199 202 201 200 203 202 201 204 203 202 205 204 203 206 205 204 207 206 205 208 207 206 209 208 207 210 209 208 211 210 209 212 211 210 213 212 211 214 213 212 215 214 213 216 215 214 217 216 215 218 217 216 219 218 217 220 219 218 221 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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Vegas Valley Growers
Application Type: Special Use Permit
Request: To Allow the Production of Edible Marijuana Products or Marijuana-Infused Products
Project Info: 5785 North Hollywood Boulevard
Case Number: SUP-42-2021

7/22/2021

