

**CITY OF NORTH LAS VEGAS**  
**INTEROFFICE MEMORANDUM**

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To: Planning Commission  
From: Janice Thomas, Fire Protection Specialist  
Subject: UN-60-17  
Date: November 13, 2017

The Fire Prevention is not opposed to this application.

For informational purposes only:

1. Design for fire access, water supply and building requirements shall be based on the 2012 International Fire Code as amended by the City of North Las Vegas Fire Prevention.
2. Approved secondary access for ingress shall be provided for all commercial and industrial developments.
3. Fire apparatus access roads shall have an unobstructed clear width of not less than 24 feet, except for approved access gates.
4. The required turning radius of a fire apparatus access road shall be no less than 28 feet inside turning radius and 52 feet outside turning radius.
5. Fire access lanes shall be designed and maintained to support the imposed loads of the fire apparatus, with a minimum vehicle load of 33,000 pounds per axle.
6. The grade of the fire apparatus access road shall not exceed 12%. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6% grade for 25 feet of approach/departure
7. Red-painted curbs and appropriate signage are required to maintain the minimum required access lane width of 24 feet.
8. Additions, alterations, or change of use or occupancy to any existing building shall comply with Section 903.2 for automatic sprinkler systems.
9. *Approved automatic sprinkler systems* in accordance with Section 903 and designed for Ordinary Hazard Group II shall be provided for the proposed use.
10. Gates across a fire access lane shall have an approved means of emergency operation. The minimum clear opening width shall be 20 feet.
11. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.
12. Fire hydrants shall be provided along required fire apparatus access roads. In all commercial and industrial areas, hydrants shall be spaced not to exceed 300 feet, or 400 feet if all buildings are protected by approved automatic sprinkler systems.
13. Fire hydrants shall be located 4 feet to 7 feet from the back of curb. Where it is not possible to locate the hydrant a minimum of 4 feet from the back of the curb, the hydrant shall be protected against vehicular impact in accordance with Section 312. A perimeter around the hydrant measuring a minimum of 3 feet from its exterior shall be maintained clear of all obstructions at all times.
14. A Technical Opinion and Report prepared and sealed by a Nevada Licensed Fire Protection Engineer is required. The report shall have a separate permit number; it shall analyze the fire safety properties of the proposed use of the building. It shall also provide complete details, in a narrative form, of the proposed cultivation process, equipment and room construction. The process description shall also be illustrated in a process flow diagram. An Operations Manual shall be included with the report. The report shall be submitted to the North Las Vegas Fire Prevention **IFC §901.2.2 as amended.**
15. A separate submittal (building plan) providing complete details, in a narrative form, of the proposed cultivation process, equipment and room construction shall be submitted to North Las Vegas Fire Prevention for review and approval.

16. The installation of a Co2 System shall be in accordance with the 2012 Edition of the International Fire Code and 2010 Edition of NFPA 55 **Standard for the Storage, Use and Handling of Compressed Gases and Cryogenic Fluids in Portable and Stationery Containers Cylinders and Tanks**. All information shall be included with the report. **IFC 901.2.2 as amended**.
17. All facilities utilizing a Co2 enrichment system(s) - an assembly of equipment consisting of a tank, container or containers, appurtenances, pumps, compressors and connecting piping - shall be provided with an approved hazardous level detection system **IFC §102.9**. Audible and visible notification shall be provided throughout the facility upon alarm **IFC §908**. Co2 alarm system control panel shall be located outside the area subject to enrichment. The system may require supervision and monitoring **IFC §5004.9 and §5004.10**.
18. A hazardous materials inventory statement of all materials/liquids/aerosols to be stored or used is required. The inventory shall indicate (a) Product Name (b) Component (c) Chemical Abstract Service (CAS) number (d) Location where stored or used (e) Container size (f) Hazard Classification (g) Amount in Storage (h) Amount in use-closed systems (i) Amount in use-open systems (j) Aggregate quantities per control area (k) Site plan/Floor plan with designated control area and details of 704 placard for facility and for each control area (l) Sprinkler design criteria (m) Cabinets or exhausted enclosures (n) NFPA 704 hazard number for each material/liquid/aerosol. Additionally, please provide the supporting Material Safety Data Sheets (MSDS) for each materials/liquids/aerosols. **IFC §5001.5.2** as amended by NLVFP.
19. Portable fire extinguishers shall be installed per **IFC§906.1**.
20. Include the following notes **as applicable**: (a) Exhausted enclosures where flammable materials are used shall be protected by an approved automatic fire-extinguishing system. (b) Explosion control shall be provided where a structure, room or space is occupied for purposes involving explosion hazards as identified in **IFC Table 911.1** or where quantities of hazardous materials specified in **Table 911.1** exceed the maximum allowable quantities in **Table 5003.1.1(1)**. (c) The storage, use and handling of all hazardous materials shall be in accordance with IFC Chapter 50. (d) Storage, use and handling of compressed gases in compressed gas containers, cylinders, tanks and systems shall comply with IFC Chapter 53, including those gases regulated elsewhere in the code. Partially full compressed gas containers, cylinders or tanks containing residual gases shall be considered full for the purposes of the controls required. (e) Prevention, control and mitigation of dangerous conditions related to storage, use, dispensing, mixing and handling of flammable and combustible liquids shall be in accordance with IFC Chapter 50 and Chapter 57. (f) Reporting of emergencies, coordination with emergency response forces, emergency plans and procedures for managing or responding to emergencies shall comply with the provisions of **IFC §401.1**. (g) Smoking or carrying of a lighted pipe, cigar, cigarette or any other type of smoking paraphernalia or material is prohibited in the areas indicated in **IFC §310.2**. (h) Storage of combustible materials in buildings shall be orderly. Storage shall be separated from heater or heating devices by distance or shielding so that ignition cannot occur. (i) High-piled stock or rack storage shall comply with **IFC§3201**. (j) Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact.

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Janice Thomas, Fire Protection Specialist

**CITY OF NORTH LAS VEGAS**  
**INTEROFFICE MEMORANDUM**

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To: Marc Jordan  
From: Edgar Surla, PE  
          Structural Plans Examiner  
          Building Safety Division  
Subject: UN-60-17 - MME Forever Green Cultivation  
Date: November 14, 2017

The City of North Las Vegas LDCS-Building Safety Division reviewed the above special use permit application. The following are comment/s by our division:

1. Change of Occupancy building permit will be required due to change of occupancy group classification on the existing building. Building code analysis will be required and the proposed medical marijuana establishment shall conform to the 2012 codes except IECC; 2012 IBC, 2012 UMC, 2012 UPC, 2009 IECC, 2011 NEC, 2009 ICC/ANSI A117.1, and all the 2012 Southern Nevada Amended Codes.
2. Complete building code analysis, dimensioned floor plan, accessibility requirements, plumbing fixture analysis, IECC lighting compliance, and all other items per Change of Occupancy submittal guidelines shall be submitted for any existing building with change of occupancy classification.
3. Accessible route is required from public sidewalk and accessible parking spaces to the accessible entrance of the building per IBC 2012 Section 1104.1. The accessible route shall comply with ANSI A117.1-2009 requirements.

October 30, 2017

City of North Las Vegas  
Land Development and Community Service Department  
2250 North Las Vegas Boulevard  
North Las Vegas, Nevada 89030

To Whom It May Concern:

Please let this document serve as our Letter of Intent to accompany our application for a Special Use Permit for a Medical Marijuana Establishment in the City of North Las Vegas. We are relocating our State of Nevada conditional cultivation license C100 from 13830 Grand Valley Parkway in Apex to 3108 North Losee Road.

The property and location at 3108 N Losee Road is more suitable for our use and will allow us to start operations much sooner. The building has more than 58,000 square feet as well as a gated yard behind the property and plenty of parking for the future staff and visitors of our business. The facility will be developed in three phases with Phase I utilizing the existing two floors of office space, then Phase II expanding into the remaining warehouse, and Phase III utilizing the land outside of the current building with additional tilt up or green house structures based on the Building Code requirements and MME regulations at that time. Therefore we will generate construction activity and related jobs for the foreseeable future.

In Phase I we will convert the existing office space into cultivation operation on both floors thus reducing demolition and utilizing what was already built out. We will have a reception and security areas, conference room and offices for the management and staff, changing room, employee break room and restrooms, safe room, and all necessary rooms for various stages of cultivation such as nursery, vegetation and flowering rooms, drying and trimming rooms.

There will be extensive security plan and equipment installed throughout the property and security staff will be employed on site 24/7. There are a number of large roll up doors, which we plan to lock down and use only one of them for deliveries of supplies, equipment, and product.

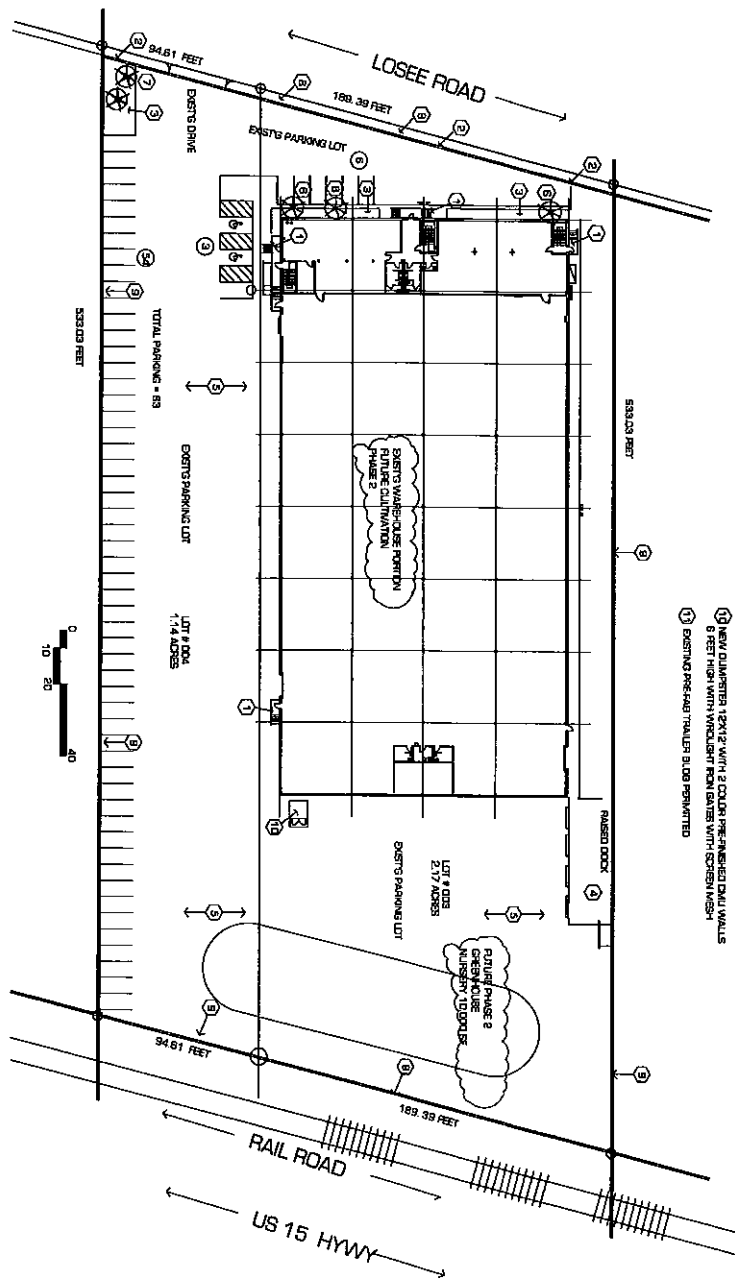
The property is located in an industrial neighborhood with M-2/MU-E zoning and next to Interstate 15 for easy transportation of our product throughout Southern Nevada. The construction will be done inside the property with minimal disruption to the neighbors. We will have no impact on the traffic in the area.

We request your approval of the SUP so we can move forward with construction and then operations at this facility. We look forward to creating construction jobs and then permanent jobs at our company and being actively involved in the civic and business community of North Las Vegas.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Murad", with a long, sweeping underline that extends to the right.

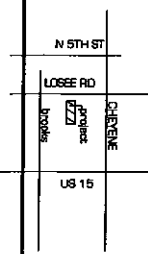
Paul Murad  
President



**KEY NOTES**

- ① EXISTING CONCRETE STRIPS
- ② EXISTING CHAIN FENCE WITH WOODPOST FROM FENCE ABOVE. WALL 6 FEET HIGH
- ③ EXISTING PLANTERS
- ④ EXISTING RAISED LOAD DOCK
- ⑤ EXISTING ASPHALT PARKING LOT
- ⑥ EXISTING P4 - ROCK MONOCLE PINE TREE
- ⑦ EXISTING PALM TREE 24" DBH
- ⑧ EXISTING 5 FOOT WIDE PUBLIC SIDEWALK
- ⑨ EXISTING 8 FOOT HIGH CHAIN LINK FENCE
- ⑩ NEW QUARTERS 12X12 WITH 2 COLUMN PER-FINISHED CHAIN WALLS 6 FEET HIGH WITH WOODPOST FROM DAKOTA WITH SCREEN MESH
- ⑪ EXISTING PRE-FAB TRAILER 31.00 PERMITTED

**VICINITY MAP**



**INDEX OF DRAWINGS**

- AS-1 EXISTING SITE PLAN
- A-1 EXISTING FIRST FLOOR PLAN
- A-2 EXISTING SECOND FLOOR PLAN
- A-3 EXISTING ELEVATION ELEVATIONS

**EXISTING SITE PLAN**



SCALE 1/2" = 1'-0"



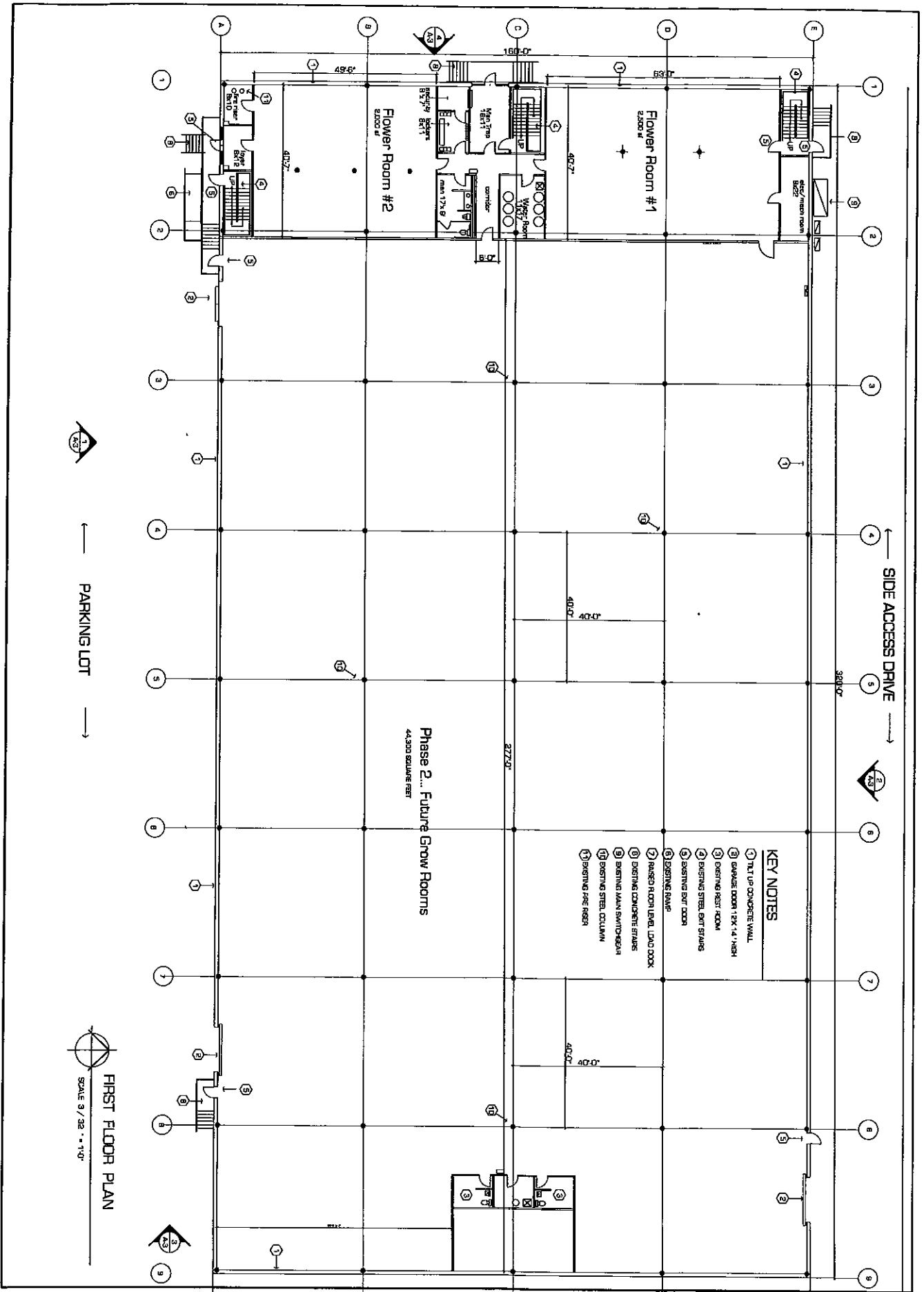
NO.	DATE	REVISION

**TITLE:**  
**EXISTING SITE PLAN**  
**PROJECT:**  
**FOREVER GREEN, LLC**  
**MARIJUANA CULTIVATION FACILITY**  
**ADDRESS:**  
**3108 NORTH LOSEE ROAD**  
**CITY OF NORTH LAS VEGAS, NEVADA**

**OSCAR O'KEEFE ARCHITECT**  
 2250 SAVANNAH RIVER  
 HENDERSON, NEVADA, 89044  
 PHONE (702) 461-4848  
 EMAIL: OOSCAR@OAKA.COM  
 WESTERN HEADQUARTERS



AS-1



SIDE ACCESS DRIVE

PARKING LOT

**KEY NOTES**

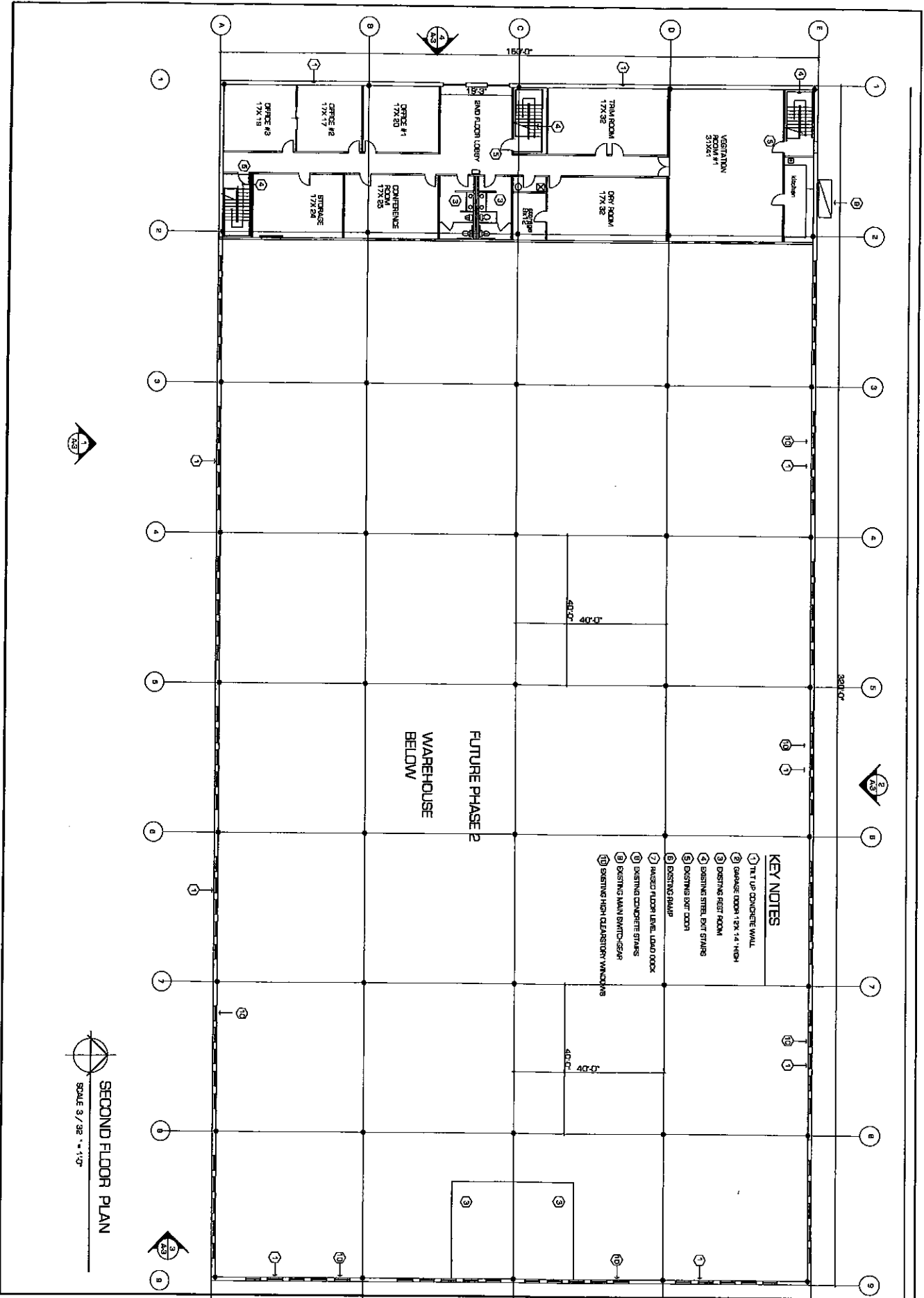
- 1 TILT UP CONCRETE WALL
- 2 GARAGE DOOR 12'X 14' HIGH
- 3 DRESSING REST ROOM
- 4 EXISTING STEEL BAIT STAIRS
- 5 EXISTING BAIT DOOR
- 6 EXISTING RAMP
- 7 RAISED FLOOR LEVEL LOAD DOCK
- 8 EXISTING CONCRETE STAIRS
- 9 EXISTING MAIN SWITCHGEAR
- 10 EXISTING STEEL COLUMN
- 11 EXISTING PRE-CAST

Phase 2... Future Grow Rooms  
44,300 SQUARE FEET

**FIRST FLOOR PLAN**

SCALE 9/32" = 1'-0"

<p><b>A-1</b></p>	<p><b>TITLE</b> FIRST FLOOR PLAN</p> <p><b>PROJECT:</b> FOREVER GREEN, LLC MARIJUANA CULTIVATION FACILITY</p> <p><b>ADDRESS:</b> 3108 NORTH LOSEE ROAD CITY OF NORTH LAS VEGAS, NEVADA</p>	<p><b>OSCAR O'KEEFE ARCHITECT</b></p> <p>2208 SAVANNAH RIVER HENDERSON, NEVADA, 89004 PHONE: (702) 461-4848 EMAIL: OOKOSCAR@AOL.COM</p> <p>WESTERN HEADQUARTERS</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION						
NO.	DATE	DESCRIPTION										



SECOND FLOOR PLAN  
SCALE 3/8" = 1'-0"

**KEY NOTES**

- 1) 1" TYP CONCRETE WALL
- 2) GARAGE EXPOSURE - 5'x14' HIGH
- 3) EXISTING REST ROOM
- 4) EXISTING STEEL BRIT STAIRS
- 5) EXISTING BRIT DOOR
- 6) EXISTING BUMP
- 7) FINISHED FLOOR LEVEL, LADDO DOCK
- 8) EXISTING CONCRETE STAIRS
- 9) EXISTING MAIN STAIRCASE
- 10) EXISTING HIGH CLEARANCE WINDOWS

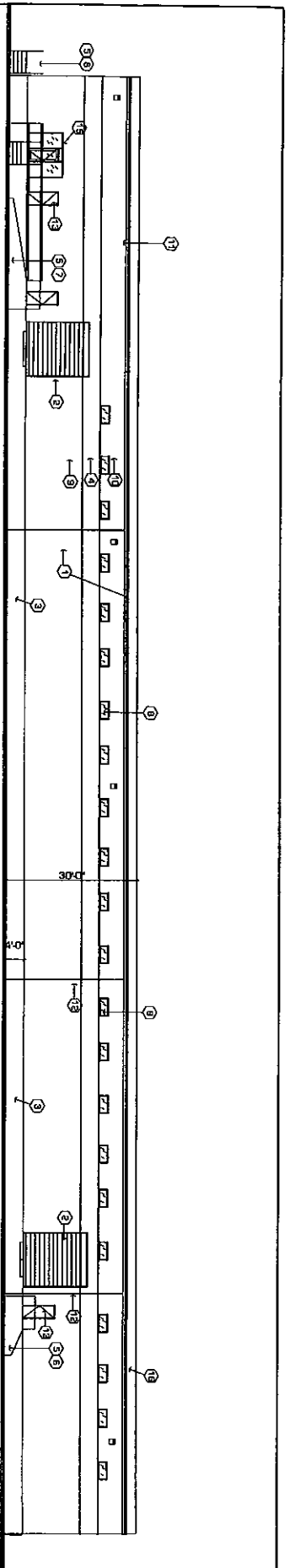
<b>A-2</b>	DATE	
	SCALE	
	PROJECT	
	CLIENT	
	ARCHITECT	

<b>TITLE</b>	SECOND FLOOR PLAN
<b>PROJECT:</b>	FOREVER GREEN, LLC MARIJUANA CULTIVATION FACILITY
<b>ADDRESS:</b>	3108 NORTH LOSEE ROAD CITY OF NORTH LAS VEGAS, NEVADA

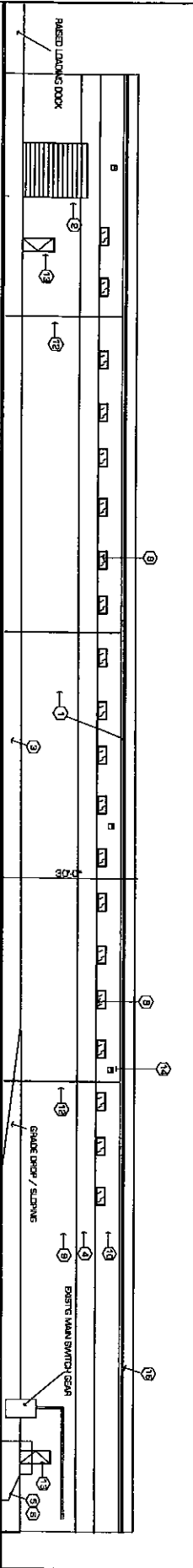
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2258 SAVANNAH RIVER HENDERSON, NEVADA, 89044 PHONE (702) 461-4848 EMAIL: OOKOSCAR@AOL.COM	
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REVISIONS	BY	DATE

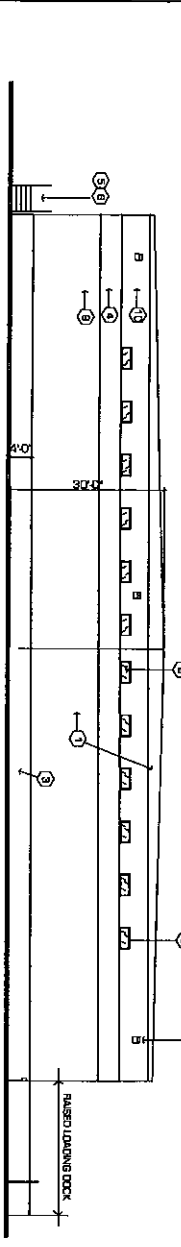




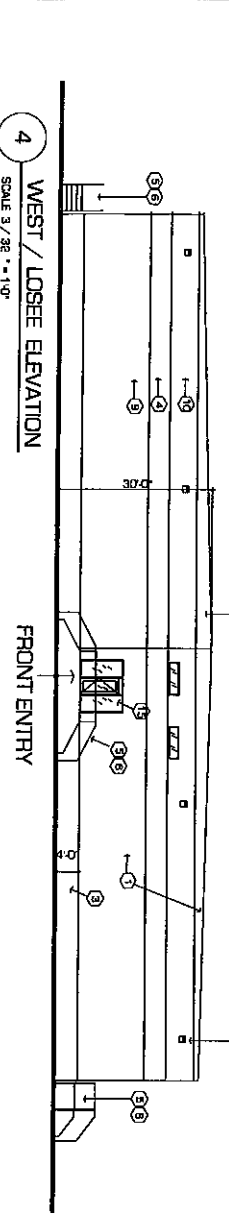
1 SOUTH ELEVATION  
SCALE 3/32" = 1'-0"



2 NORTH ELEVATION  
SCALE 3/32" = 1'-0"



3 EAST / FREEWAY ELEVATION  
SCALE 3/32" = 1'-0"



4 WEST / LOSEE ELEVATION  
SCALE 3/32" = 1'-0"

**KEY NOTES**

- 1 EXIST' TILT UP CONCRETE WALL, PAINTED 3 COLORES
- 2 EXIST' SERVICE DOOR - 12X14'-1" HIGH
- 3 EXIST' BASED BUILDING PLATFORM 4'-8" HIGH
- 4 EXIST' PAINTED STRIPE - LIGHT BEIGE
- 5 EXIST' STEEL PIPE HANDRAIL
- 6 EXIST' CONCRETE STEPS
- 7 EXISTING CONCRETE RAIL
- 8 EXISTING HIGH CLEAR STORY WINDOWS INTO WAREHOUSE
- 9 EXISTING DARK BEIGE COUCH AT EXIST' CONCRETE TILT UP
- 10 EXISTING MEDIUM LEASE COULDS
- 11 ALL ROOF TOP MECHANICAL UNITS HIDDEN FROM VIEW BY BLACK PARASOL
- 12 EXIST' METAL DOWNPOUT
- 13 EXIST' SOFT DOOR
- 14 EXIST' SECURITY LIGHT
- 15 EXIST' ALUMINUM STORMDOOR
- 16 EXISTING METAL GUTTER

<b>A-3</b>	<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION				<p><b>OSCAR O'KEEFE ARCHITECT</b></p> <p>2255 SAVANNAH RIVER          HENDERSON, NEVADA, 89044          PHONE: (702) 461-4848          EMAIL: OOKOSCAR@AOL.COM</p> <p style="text-align: center;">WESTERN HEADQUARTERS</p>	<p><b>PROJECT:</b>          FOREVER GREEN, LLC          MARIJUANA CULTIVATION ONLY FACILITY</p> <p><b>ADDRESS:</b>          3108 NORTH LOSEE ROAD          CITY OF NORTH LAS VEGAS, NEVADA</p>
NO.	DATE	DESCRIPTION							

**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: ELECTED WHEN MAP REDUCED FROM 1:12.7 ORIGINAL.

**MAP LEGEND**

**ASSESSOR'S PARCELS - CLARK CO., NV.**  
**Michele W. Shate - Assessor**

PARCEL BOUNDARY  
 AIR SPACE PCL  
 RIGHT OF WAY PCL  
 MATCH / LEADER LINE  
 HISTORIC SUB BOUNDARY  
 HISTORIC PWD BOUNDARY  
 SECTION LINE  
 CONDOMINIUM UNIT  
 AIR SPACE PCL  
 RIGHT OF WAY PCL  
 SUB-SURFACE PCL  
 PG 2-4-6 PLAT RECORDING NUMBER  
 5 BLOCK NUMBER  
 5 LOT NUMBER

007 ROAD FRAGMENT NUMBER  
 001 PARCEL NUMBER  
 1.00 ACREAGE  
 202 PARCEL SUBSIDED NUMBER  
 5 BLOCK NUMBER  
 5 LOT NUMBER

**BOOK** T20S R61E

124	123
139	140

**SEC** 14


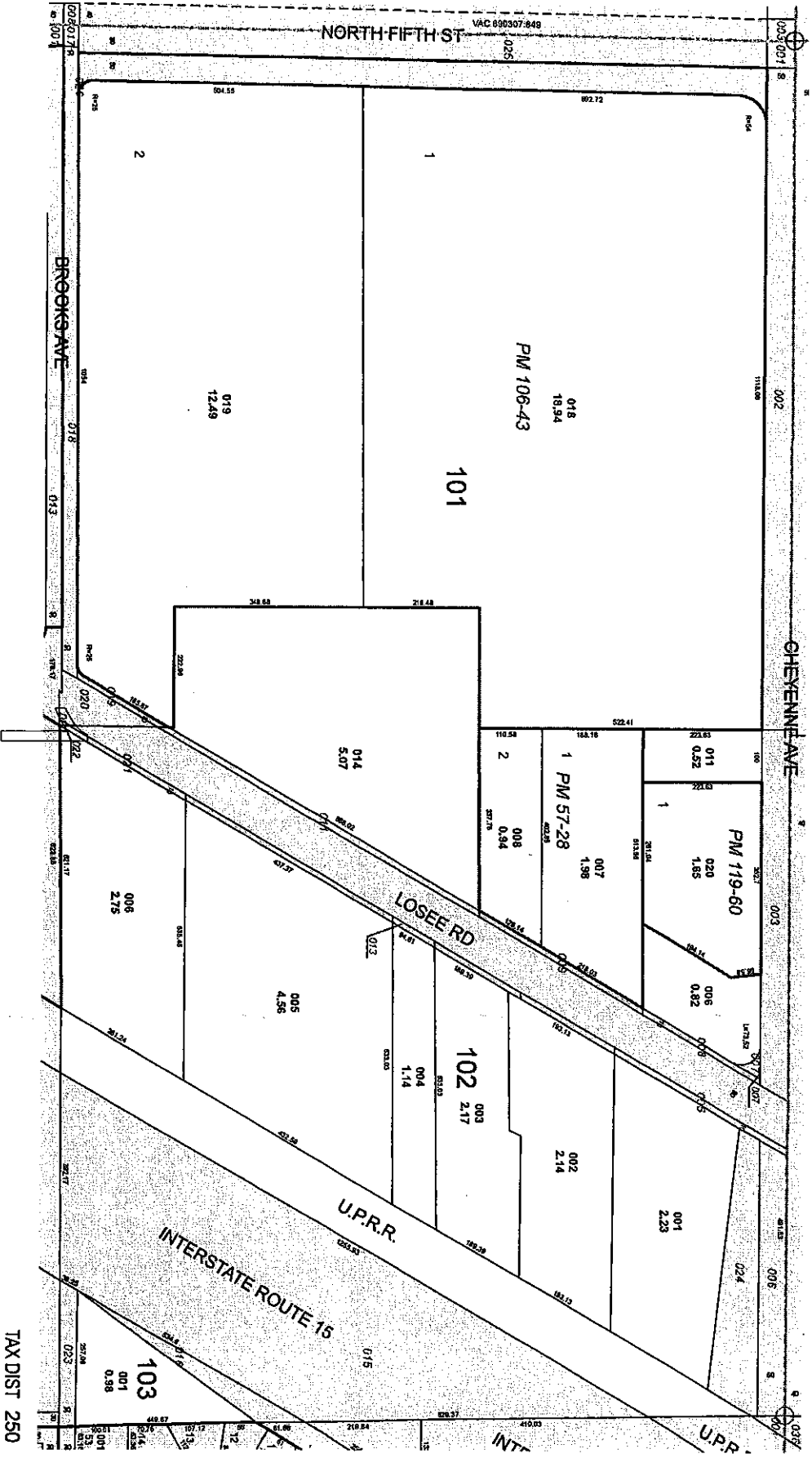
1	2	3	4	5	6	7	8	9	10

**MAP** N 2 NW 4

1	2	3	4	5	6	7	8	9	10

Scale: 1" = 200' Rev: 5/14/2014

139-14-1

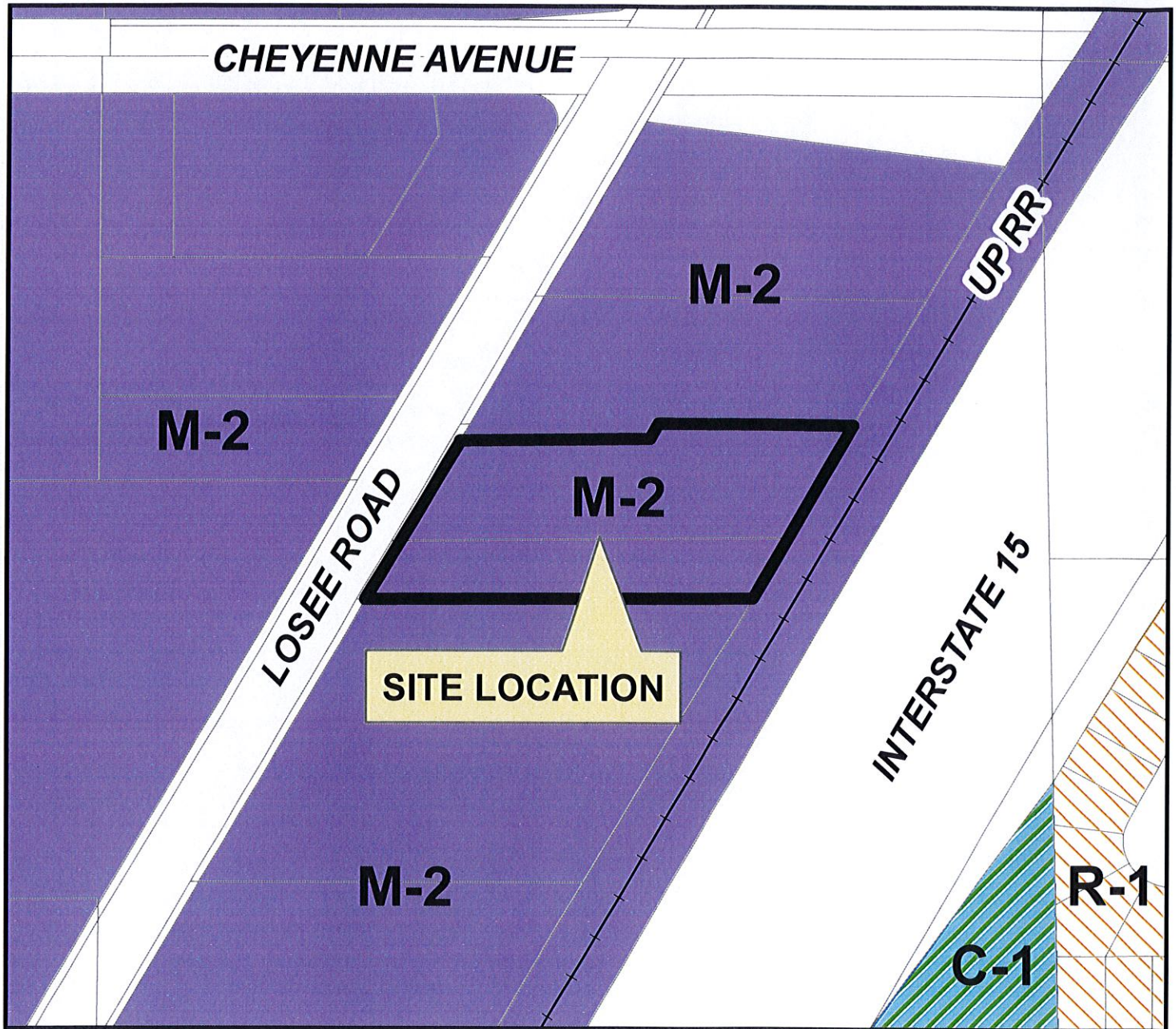



TAX DIST 250



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Forever Green, LLC  
Application: Special Use Permit  
Request: To allow a Cultivation Facility for Medical Marijuana  
Project Info: 3108 North Losee Road  
Case Number: UN-60-17

11/7/2017

