

## CITY OF NORTH LAS VEGAS

### INTEROFFICE MEMORANDUM

---

To: Sharianne Dotson, Planner, Land Development & Community Services Dept.  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: SUP-40-2024 **Dune Processing**  
Date: June 10, 2024

The Department of Public Works recommends that this item comply with the conditions of approval for ZN-14-2023 and the following conditions:

1. Approval of a traffic study update is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: <http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.

Robert W. Weible

Digitally signed by Robert W. Weible  
DN: C=US,  
E=weibler@cityofnorthlasvegas.com,  
O=Public Works, OU=DFC, CN=Robert  
W. Weible  
Date: 2024.06.10 11:14:21-07'00'

---

Jimmy Love, Major Projects Coordinator  
Department of Public Works

**DUNE PROCO, LLC**  
1011 E Alexander Road  
North Las Vegas, NV 89030

May 31<sup>st</sup>, 2024

City of North Las Vegas  
Comprehensive Planning Department  
2250 Las Vegas Boulevard North  
North Las Vegas, NV 89030

**Re: Letter of Intent Special Use Permit Marijuana Production  
Alexander and Donna  
APN: 139-11-102-001**

To Whom It May Concern,

Dune ProCo, LLC (the "Applicant") is the addition of a marijuana production license to the existing marijuana cultivation business that is operated by Dune Operating Holdings, LLC (the "Parent Company"). The proposed project is located on approximately 9.04 acres on the southeast corner of Alexander Road and Donna Street (the "Property"). The Property is more particularly describes as Assessor's Parcel Number 139-11-102-001. The Property is currently zoned M-2. The Applicant is requesting a special use permit to allow for a marijuana production facility. The Parent Company is currently licensed and operating a cannabis cultivation facility at this same address.

Production facilities are permitted in M-2 zoning districts upon the approval of a special use permit. The Property is surrounded by existing M-2 and M-1 development and meets all distance separation requirements per Code. The Property is an ideal location for a production facility due to the surrounding uses and will not negatively impact the existing businesses in the area. The Applicant will utilize the existing building and complete tenant improvements as shown on the floor plan submitted with the application.

The Applicant has submitted a transfer of ownership (the "TOI") and change of location (the "COL") filings with the CCB to process the transfer of ownership of the production license to Applicant and relocate it to the Property. The TOI filing reference number is TOI2400011 and the COL filing reference number is COL2400005. The TOI and COL filings are being made concurrently with this Special Use Permit, and we plan to work with the City of North Las Vegas and the Cannabis Compliance Board to process these applications in parallel.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,  
Dune ProCo, LLC



Connor Yee

# TENANT REMODEL AND BARRIER REMOVAL

## 1011 E ALEXANDER

### phase 1 - office remodel

LATEST REVISION:  
 6-23-21 OWNER REQ.

#### GENERAL NOTES

- THE OWNER AND THE ARCHITECT HAVE AGREED TO SHARE THE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT, INCLUDING THE PREPARATION OF ALL DRAWINGS AND SPECIFICATIONS. THE OWNER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND FOR THE PAYMENT OF ALL COSTS ASSOCIATED WITH THE PROJECT.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT, INCLUDING THE PREPARATION OF ALL DRAWINGS AND SPECIFICATIONS. THE OWNER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND FOR THE PAYMENT OF ALL COSTS ASSOCIATED WITH THE PROJECT.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT, INCLUDING THE PREPARATION OF ALL DRAWINGS AND SPECIFICATIONS. THE OWNER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND FOR THE PAYMENT OF ALL COSTS ASSOCIATED WITH THE PROJECT.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT, INCLUDING THE PREPARATION OF ALL DRAWINGS AND SPECIFICATIONS. THE OWNER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND FOR THE PAYMENT OF ALL COSTS ASSOCIATED WITH THE PROJECT.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT, INCLUDING THE PREPARATION OF ALL DRAWINGS AND SPECIFICATIONS. THE OWNER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND FOR THE PAYMENT OF ALL COSTS ASSOCIATED WITH THE PROJECT.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT, INCLUDING THE PREPARATION OF ALL DRAWINGS AND SPECIFICATIONS. THE OWNER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND FOR THE PAYMENT OF ALL COSTS ASSOCIATED WITH THE PROJECT.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT, INCLUDING THE PREPARATION OF ALL DRAWINGS AND SPECIFICATIONS. THE OWNER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND FOR THE PAYMENT OF ALL COSTS ASSOCIATED WITH THE PROJECT.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT, INCLUDING THE PREPARATION OF ALL DRAWINGS AND SPECIFICATIONS. THE OWNER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND FOR THE PAYMENT OF ALL COSTS ASSOCIATED WITH THE PROJECT.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT, INCLUDING THE PREPARATION OF ALL DRAWINGS AND SPECIFICATIONS. THE OWNER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND FOR THE PAYMENT OF ALL COSTS ASSOCIATED WITH THE PROJECT.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT, INCLUDING THE PREPARATION OF ALL DRAWINGS AND SPECIFICATIONS. THE OWNER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND FOR THE PAYMENT OF ALL COSTS ASSOCIATED WITH THE PROJECT.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT, INCLUDING THE PREPARATION OF ALL DRAWINGS AND SPECIFICATIONS. THE OWNER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND FOR THE PAYMENT OF ALL COSTS ASSOCIATED WITH THE PROJECT.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT, INCLUDING THE PREPARATION OF ALL DRAWINGS AND SPECIFICATIONS. THE OWNER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND FOR THE PAYMENT OF ALL COSTS ASSOCIATED WITH THE PROJECT.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT, INCLUDING THE PREPARATION OF ALL DRAWINGS AND SPECIFICATIONS. THE OWNER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND FOR THE PAYMENT OF ALL COSTS ASSOCIATED WITH THE PROJECT.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT, INCLUDING THE PREPARATION OF ALL DRAWINGS AND SPECIFICATIONS. THE OWNER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND FOR THE PAYMENT OF ALL COSTS ASSOCIATED WITH THE PROJECT.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT, INCLUDING THE PREPARATION OF ALL DRAWINGS AND SPECIFICATIONS. THE OWNER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND FOR THE PAYMENT OF ALL COSTS ASSOCIATED WITH THE PROJECT.

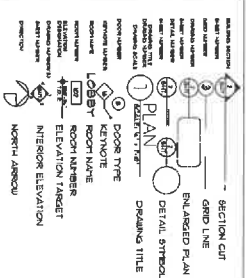
#### ABBREVIATIONS

Abbreviation	Meaning
AC	Architect
AD	Architectural Detail
AE	Architectural Elevation
AF	Architectural Foundation
AG	Architectural Ground
AH	Architectural Hatching
AI	Architectural Interior
AL	Architectural Line
AM	Architectural Material
AN	Architectural Note
AO	Architectural Outline
AP	Architectural Plan
AQ	Architectural Quantity
AR	Architectural Reference
AS	Architectural Section
AT	Architectural Table
AV	Architectural View
AW	Architectural Wall
AX	Architectural Window
AY	Architectural Window
AZ	Architectural Window

#### IECC INFORMATION

SEE CALCULATIONS ON A400

#### SYMBOLS



#### CODE SUMMARY

Code	Description
101	Architectural
201	Structural
301	Mechanical
401	Electrical
501	Plumbing
601	Fire Protection
701	Transportation
801	Communication
901	Other

#### INDEX

Index	Description
101	Architectural
201	Structural
301	Mechanical
401	Electrical
501	Plumbing
601	Fire Protection
701	Transportation
801	Communication
901	Other

#### VICINITY



#### PROJECT TEAM

Team	Member
Architectural	Architect
Structural	Structural Engineer
Mechanical	Mechanical Engineer
Electrical	Electrical Engineer
Plumbing	Plumbing Engineer

#### AERIAL SITE

SCALE NONE



LOCATION OF WORK

4000  
SHEET

TENANT REMODEL  
 COLVIN CONSTRUCTION  
 1011 E ALEXANDER  
 CITY OF NORTH LAS VEGAS NEVADA

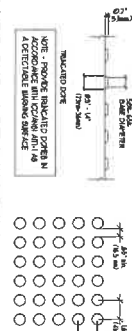
JOB: CR51820  
 DATE:

Revisions
1. REVISION
2. REVISION
3. REVISION

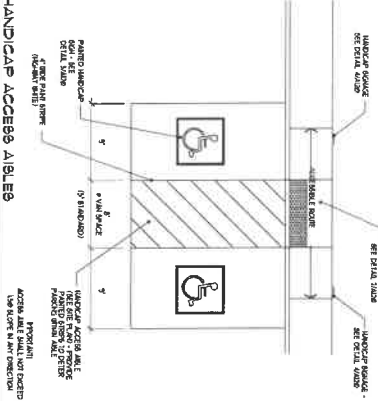
KC CAMIS ARCHITECT  
 DECAUSE ARCHITECTURE  
 CHAUNCEY DE TORRES  
 651 MIDDLEBATE  
 HENDERSON NEVADA 89011



1011 E ALEXANDER  
 PHASE 1 - OFFICE REMODEL

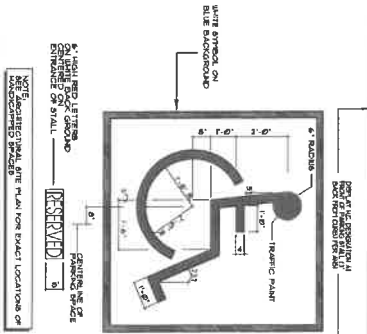


## HAZARDOUS AREA WARNING

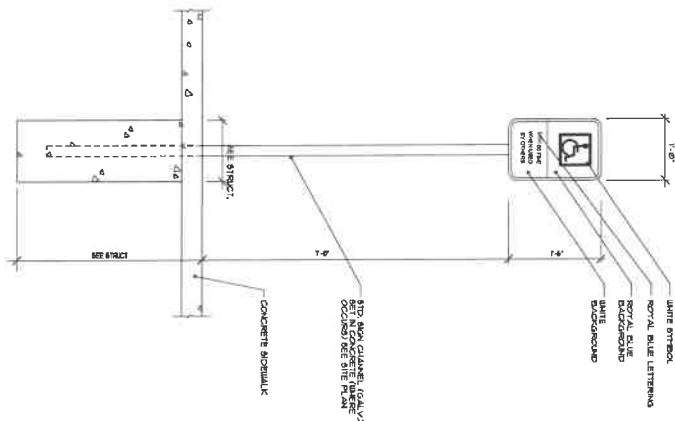
6) **DETAIL**  
NO SCALE

## HANDICAP ACCESSIBLE

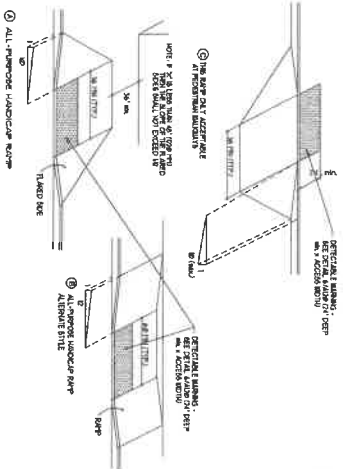
5  
SCALE: 3/4" = 1'-0"



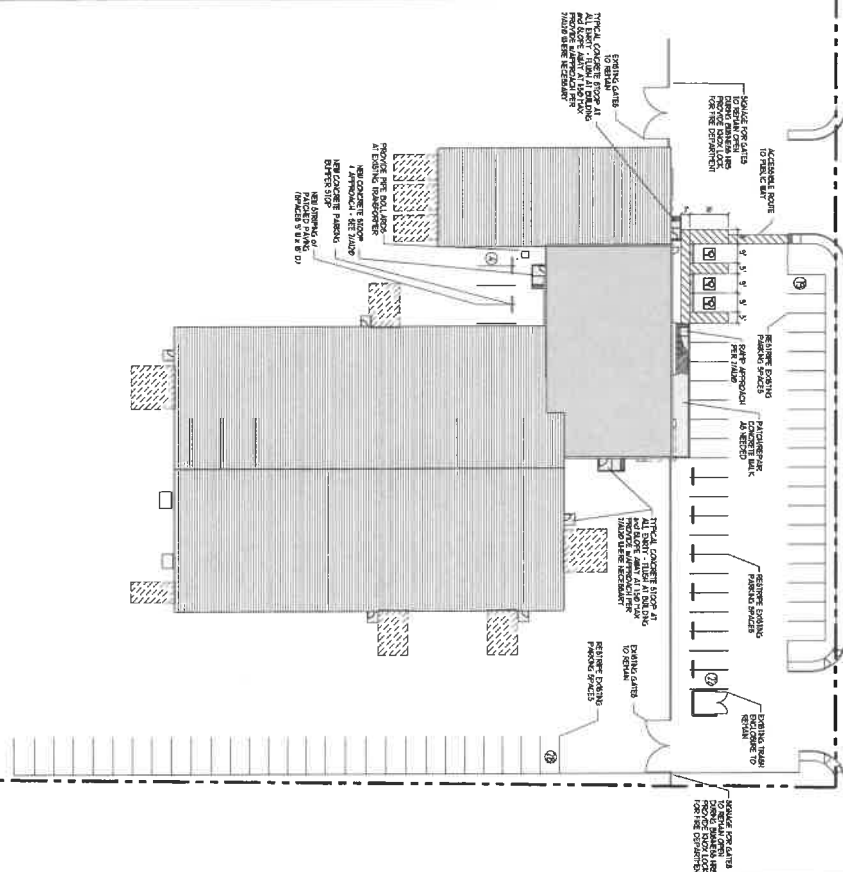
3 DETAIL  
HP SCALE



### HANDICAP - MOUNTED SIGN

4 DEF AIL  
NO SCALE

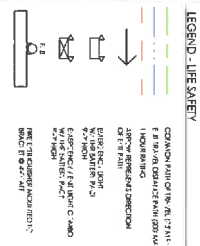
DETAIL  
SCALE: 1/4" = 1'-0"



# 1 PARTIAL SITE PLAN

NOTE: PARALLEL PAR DURING  
PAYING AS NECESSARY  
ACCUMULATE PARING NOTES  
ACCUMULATE PARING MUST BE LESS  
THAN 150 SLOPE IN ANY DIRECTION

PARKING CALCULATION	
REQUIRED	24
1100 S. GERRARD A. (N. SIDE)	20
2000 S. GERRARD A. (N. SIDE)	20
TOTAL	95
REQUIRED 95 SPACES OF WHICH 3 SHALL BE ACCESSIBLE	
PROVIDED	
1) (OF WHICH 3 ARE ACCESSIBLE - 3 STD. 11'X20')	



**LIFE SAFETY - AREA DESIGNATIONS**




SHEET BEST VIEWED IN COLOR

DUNE

1011 E. ALEXANDER RD.  
NORTH LAS VEGAS, NV 89030

PERMIT SET

ISSUE DATE:	06/22/2022
SHIFT NAME:	
CODE SUMMARY & LIFE SAFETY	

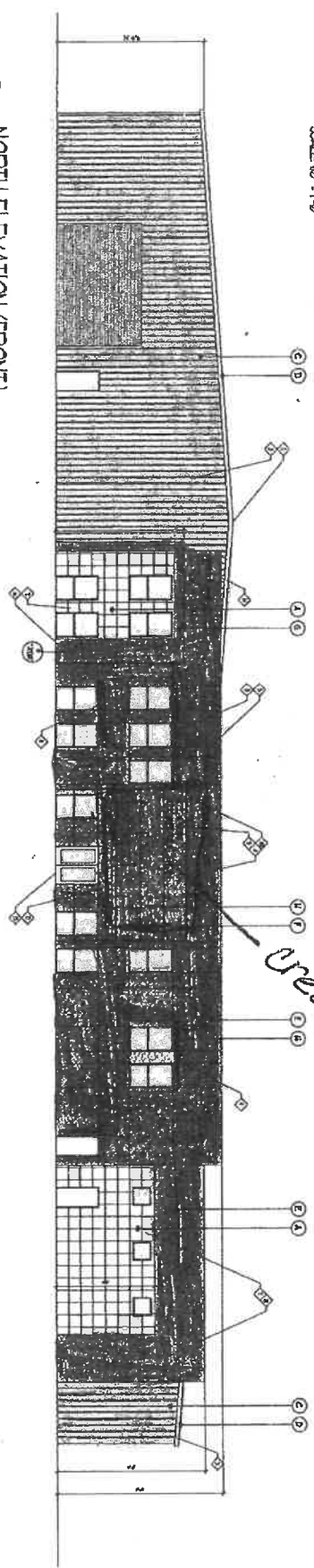
ITEM NO.  
**G102**

KUENLI, KENNETH  
NEVADA STATE BOARD OF ARCHITECTS  
INTERIOR DESIGN AND RESIDENTIAL PLANNING  
REGISTRATION 43795

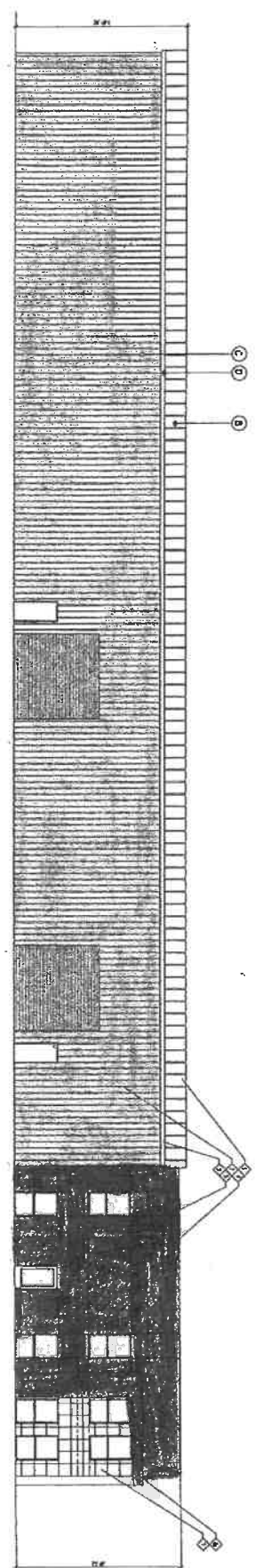
**KURTIS R.  
KRUEGER  
ARCHITECT**













1 NORTH ELEVATION (FRONT)  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



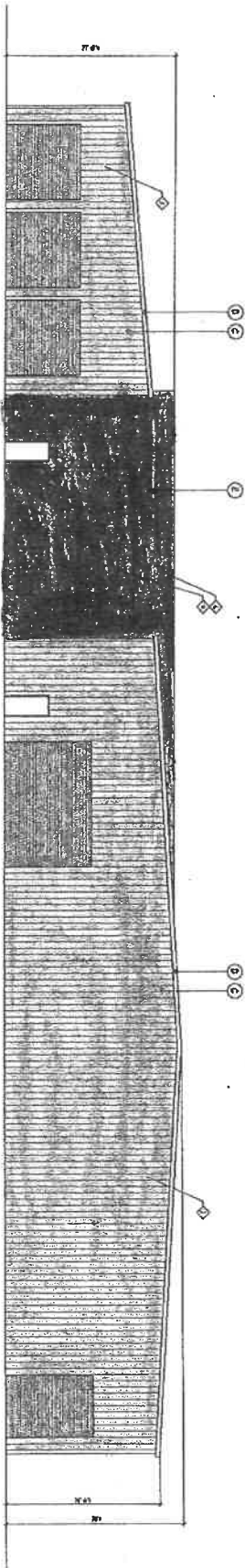
### FINISH LEGEND

	BLACK TILE		BLACK TILE
	BLACK TILE		BLACK TILE
	BLACK TILE		BLACK TILE
	BLACK TILE		BLACK TILE
	BLACK TILE		BLACK TILE

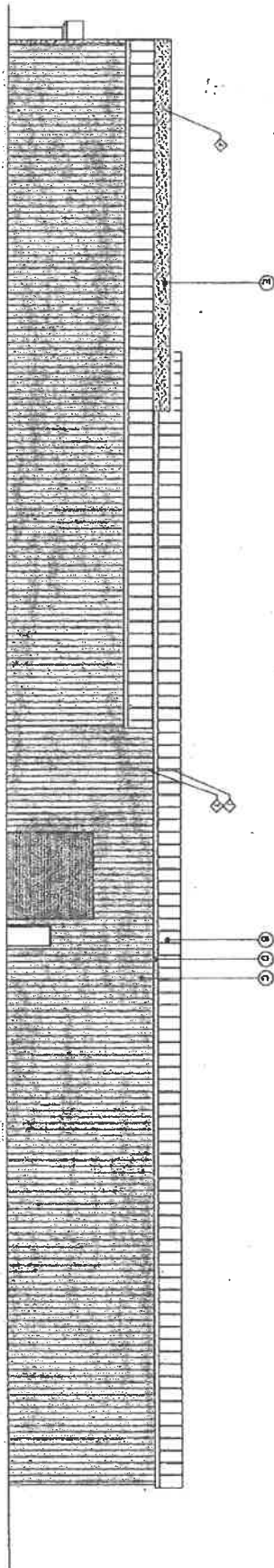
### KEYNOTES

1. FINISH LEGEND
2. FINISH LEGEND
3. FINISH LEGEND
4. FINISH LEGEND
5. FINISH LEGEND
6. FINISH LEGEND
7. FINISH LEGEND
8. FINISH LEGEND
9. FINISH LEGEND
10. FINISH LEGEND
11. FINISH LEGEND
12. FINISH LEGEND
13. FINISH LEGEND
14. FINISH LEGEND
15. FINISH LEGEND
16. FINISH LEGEND
17. FINISH LEGEND
18. FINISH LEGEND
19. FINISH LEGEND
20. FINISH LEGEND
21. FINISH LEGEND
22. FINISH LEGEND
23. FINISH LEGEND
24. FINISH LEGEND
25. FINISH LEGEND
26. FINISH LEGEND
27. FINISH LEGEND
28. FINISH LEGEND
29. FINISH LEGEND
30. FINISH LEGEND
31. FINISH LEGEND
32. FINISH LEGEND
33. FINISH LEGEND
34. FINISH LEGEND
35. FINISH LEGEND
36. FINISH LEGEND
37. FINISH LEGEND
38. FINISH LEGEND
39. FINISH LEGEND
40. FINISH LEGEND
41. FINISH LEGEND
42. FINISH LEGEND
43. FINISH LEGEND
44. FINISH LEGEND
45. FINISH LEGEND
46. FINISH LEGEND
47. FINISH LEGEND
48. FINISH LEGEND
49. FINISH LEGEND
50. FINISH LEGEND
51. FINISH LEGEND
52. FINISH LEGEND
53. FINISH LEGEND
54. FINISH LEGEND
55. FINISH LEGEND
56. FINISH LEGEND
57. FINISH LEGEND
58. FINISH LEGEND
59. FINISH LEGEND
60. FINISH LEGEND
61. FINISH LEGEND
62. FINISH LEGEND
63. FINISH LEGEND
64. FINISH LEGEND
65. FINISH LEGEND
66. FINISH LEGEND
67. FINISH LEGEND
68. FINISH LEGEND
69. FINISH LEGEND
70. FINISH LEGEND
71. FINISH LEGEND
72. FINISH LEGEND
73. FINISH LEGEND
74. FINISH LEGEND
75. FINISH LEGEND
76. FINISH LEGEND
77. FINISH LEGEND
78. FINISH LEGEND
79. FINISH LEGEND
80. FINISH LEGEND
81. FINISH LEGEND
82. FINISH LEGEND
83. FINISH LEGEND
84. FINISH LEGEND
85. FINISH LEGEND
86. FINISH LEGEND
87. FINISH LEGEND
88. FINISH LEGEND
89. FINISH LEGEND
90. FINISH LEGEND
91. FINISH LEGEND
92. FINISH LEGEND
93. FINISH LEGEND
94. FINISH LEGEND
95. FINISH LEGEND
96. FINISH LEGEND
97. FINISH LEGEND
98. FINISH LEGEND
99. FINISH LEGEND
100. FINISH LEGEND

7 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE 1/8" = 1'-0"



### FINISH LEGEND

<p><b>1</b> SLATE TILE SLATE TILE</p> <p><b>2</b> BRICK ROOF BRICK ROOF</p> <p><b>3</b> TOTAL BUILDING EXTERIOR BRICK ROOF</p> <p><b>4</b> TOTAL BUILDING EXTERIOR BRICK ROOF</p>	<p><b>5</b> BRICK FIELD BRICK FIELD</p> <p><b>6</b> BRICK RELAYING FACE BRICK RELAYING FACE</p> <p><b>7</b> BRICK RELAYING FACE BRICK RELAYING FACE</p> <p><b>8</b> BRICK RELAYING FACE BRICK RELAYING FACE</p> <p><b>9</b> BRICK RELAYING FACE BRICK RELAYING FACE</p>
---	---

### KEYNOTES

1. TOTAL BUILDING EXTERIOR - THIS REPRESENTS ALL OF THE FINISHES TO BE APPLIED TO THE EXTERIOR OF THE BUILDING.

2. TOTAL BUILDING EXTERIOR - THIS REPRESENTS ALL OF THE FINISHES TO BE APPLIED TO THE EXTERIOR OF THE BUILDING.

3. TOTAL BUILDING EXTERIOR - THIS REPRESENTS ALL OF THE FINISHES TO BE APPLIED TO THE EXTERIOR OF THE BUILDING.

4. TOTAL BUILDING EXTERIOR - THIS REPRESENTS ALL OF THE FINISHES TO BE APPLIED TO THE EXTERIOR OF THE BUILDING.

5. TOTAL BUILDING EXTERIOR - THIS REPRESENTS ALL OF THE FINISHES TO BE APPLIED TO THE EXTERIOR OF THE BUILDING.

6. TOTAL BUILDING EXTERIOR - THIS REPRESENTS ALL OF THE FINISHES TO BE APPLIED TO THE EXTERIOR OF THE BUILDING.

7. TOTAL BUILDING EXTERIOR - THIS REPRESENTS ALL OF THE FINISHES TO BE APPLIED TO THE EXTERIOR OF THE BUILDING.

8. TOTAL BUILDING EXTERIOR - THIS REPRESENTS ALL OF THE FINISHES TO BE APPLIED TO THE EXTERIOR OF THE BUILDING.

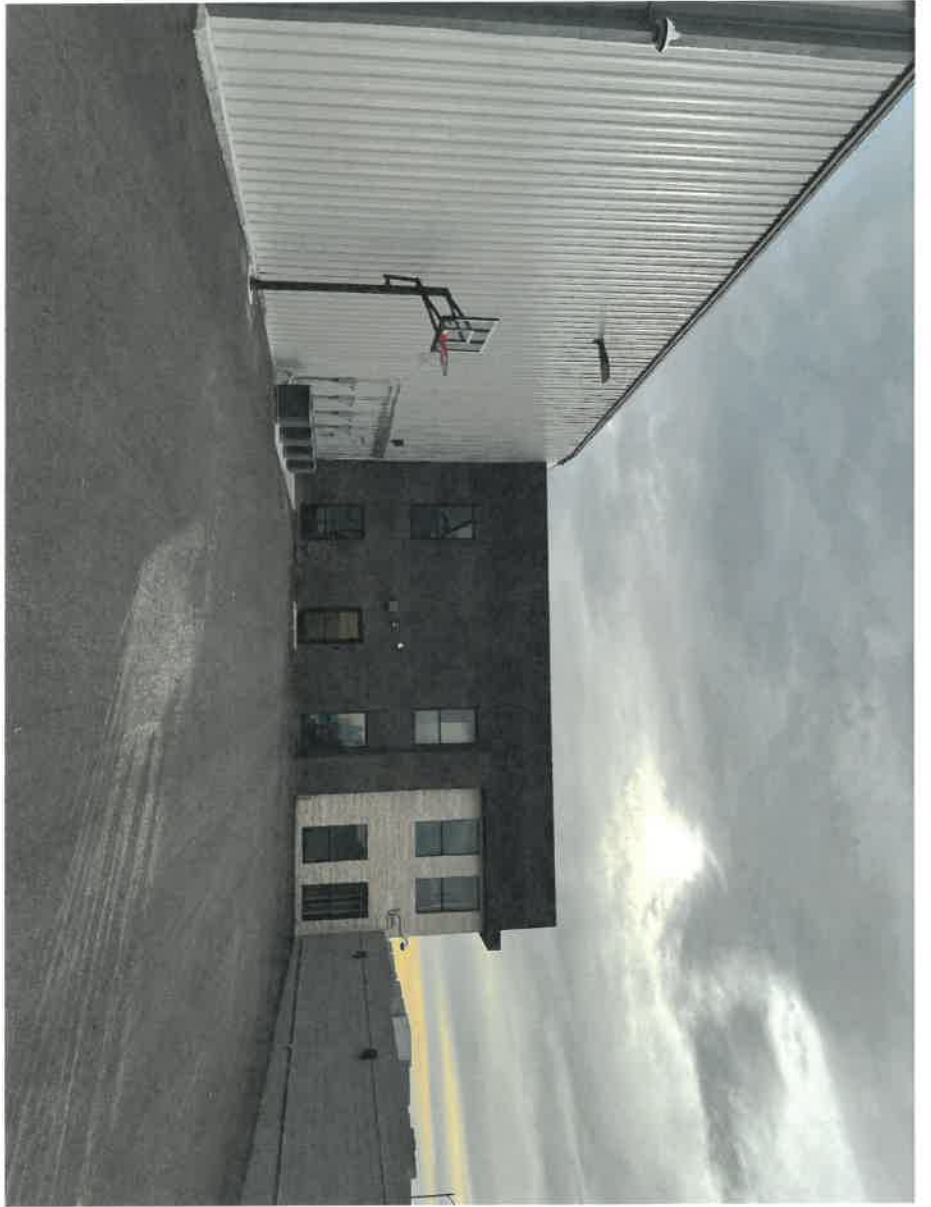
9. TOTAL BUILDING EXTERIOR - THIS REPRESENTS ALL OF THE FINISHES TO BE APPLIED TO THE EXTERIOR OF THE BUILDING.











GRAPHIC SCALE

1 INCH = 200 FEET

2002-2003

## LEGEND

PROPERTY BOUNDARY  
RIGHT-OF-WAY LINE  
ASSIGNOR'S PARCEL LINES

## RADIUS NOTE SUMMARY

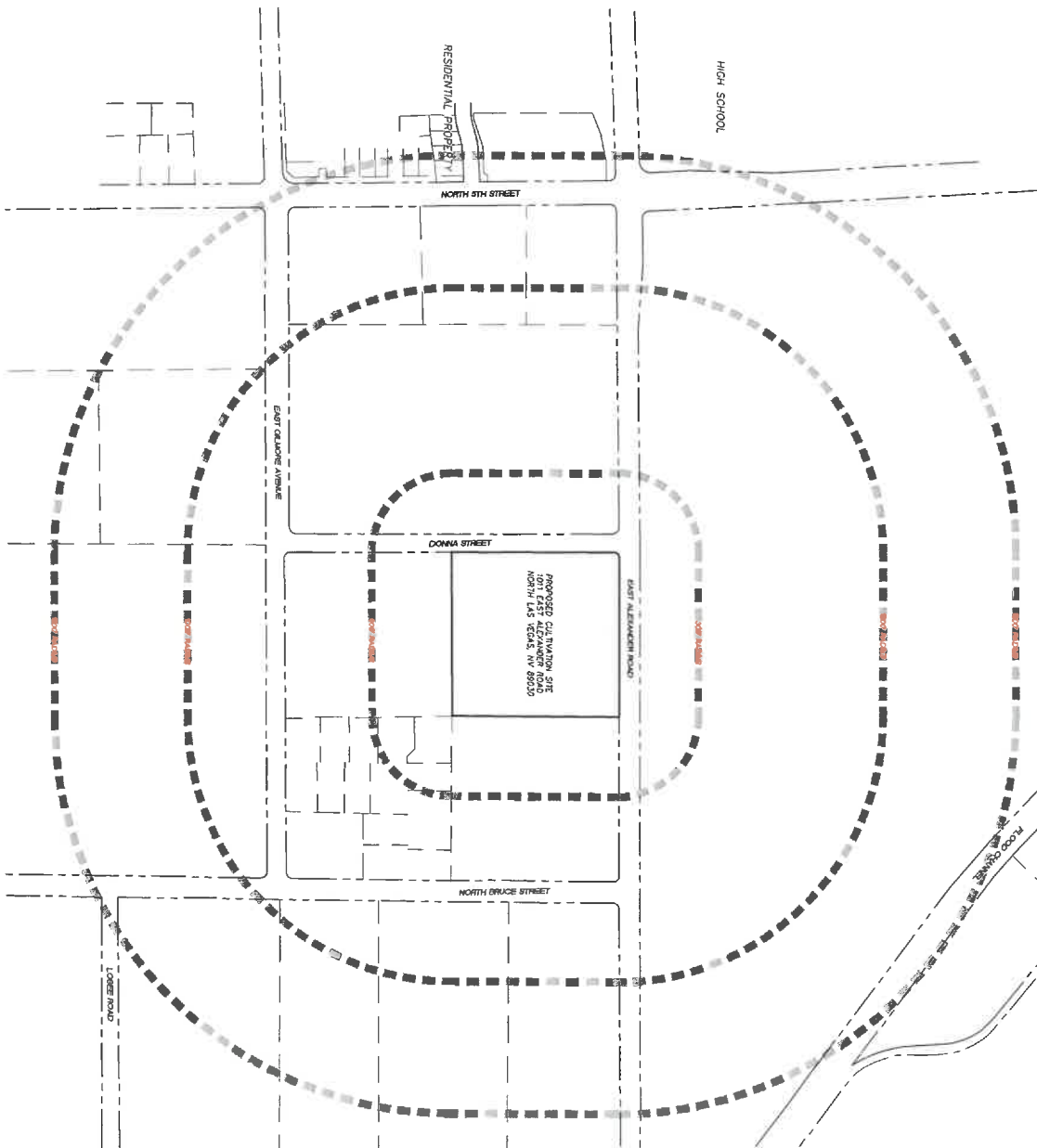
1. 300 FOOT RADIUS  
OR COMMUNITY FACILITY OR DEVELOPED RESIDENTIAL AREAS WITHIN PROBABILITY DISTANCE (CLOSEST RESIDENCE 1,399 FEET AWAY)
2. 1000 FOOT RADIUS  
OR SCHOOLS LOCATED WITHIN PROBABILITY DISTANCE  
(CLOSEST SCHOOL 1,452 FEET AWAY)
3. 1500 FOOT RADIUS  
OR PROBABILITY HOLDING A NON-RESTRICTED GAMING LICENSE WITHIN PROBABILITY DISTANCE

300' / 1000' / 1500' RADIUS NOTE:

[illegible]

## SURVEY NOTES

AT THE TIME OF THE SURVEY, THERE WAS NO COMMUNITY FACILITIES, RESIDENTIAL PROPERTIES, SCHOOLS, OR NONRESTRICTIVE GAMING FACILITIES WITHIN THE ALLOWED SEPARATION DISTANCE AS SHOWN ON THIS SURVEY.



10801 WEST GOWAN ROAD, SUITE 200  
LAS VEGAS, NEVADA 89129  
PHONE (702) 228-5088  
FAX (702) 228-0877  
WWW.HORIZONSURVEYS.COM

PROXIMITY MAP  
1011 EAST ALEXANDER ROAD  
CULTIVATION FACILITY  
300/1000/1500 FOOT RADIUS

CITY OF NORTH LAS VEGAS

CLARK COUNTY

NEVADA

SCALE (H): 1" = 200 FEET

SCALE (V): N/A

DRAWN BY: E. S. JONES

SEC 11 T 20 8 A 01 EMD

DWG: 05/29/2002  
DATE: 05/29/2002  
JOB NUMBER: 241006.02  
SHEET 1 OF 1

**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 FOR WHEN MAP REDUCED FROM 1:127 ORIGINAL

0 100 200 300 400 500 600 700 800

MAP LEGEND

Parcel Boundary  
Sub Boundary  
Plat Boundary  
Road Easement  
Match / Leaser Line  
Historic Lot Line  
Historic Sub Boundary  
Section Line

Condominium Unit  
Air Space PCL  
Right of Way PCL  
Sub Surface PCL

007 ROAD PARCEL NUMBER  
001 PARCEL NUMBER  
1.00 ACREAGE  
202 PARCEL SUBSEQ NUMBER  
PB 2445 PLAT RECORDING NUMBER  
5 BLOCK NUMBER  
5 LOT NUMBER  
63.5 GOV LOT NUMBER

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

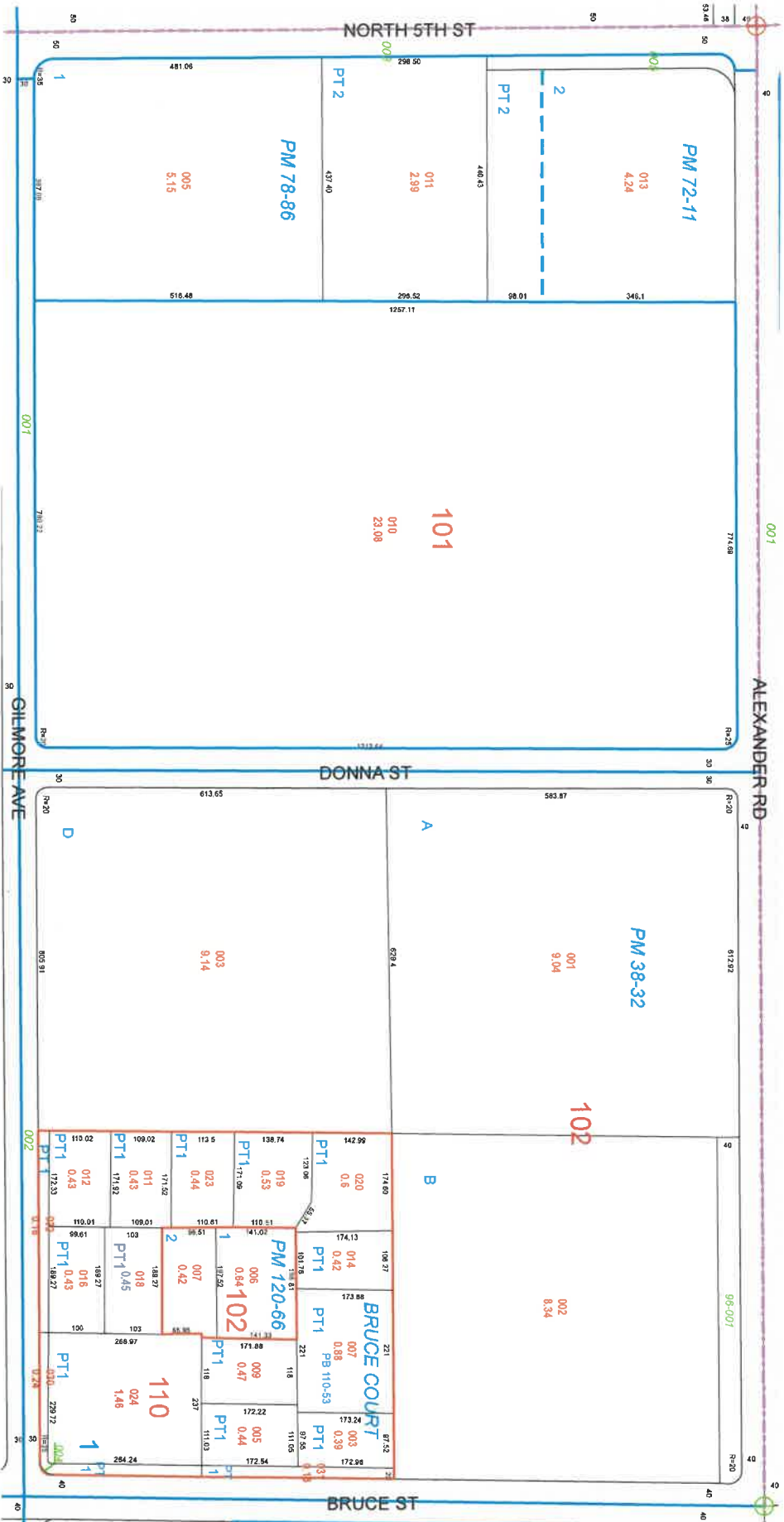
BOOK	T20S R61E
100	101
125	124
138	139
140	140
163	162
161	161

SEC	11
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

MAP	N 2 NW 4
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

139-11-1

CLARK COUNTY  
Nevada







# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Dune ProCol LLC  
Application Type: Special Use Permit  
Request: To Allow a Production Facility for Marijuana  
Project Info: 1011 East Alexander Road  
Case Number: SUP-40-2024

06/06/2024

