

LETTER OF INTENT
Vehicle Service Facility

PNL 139-05-716-004

2515 W CRAIG RD

C-1

ALDANA TIRES AND AUTO REPAIR

An Special Use Permit Application is being submitted along with this Letter of Intent to respectfully request for approval to be able to operate as a "Vehicle, Boat and RV Service Facility" in a C-1 Zoning in the City of North Las Vegas.

Proposed Services:

- Oil changes
- Air Conditioning Services
- Brake Service and Installation
- Radiator Flush and cleaning
- Transmission Liquid Flush and Service

The intended location is in a commercial zone with ample parking on the parcel. It is located less than a mile to the East of a Discount Tire (also in a C-1 Zone) which would bring another great choice the neighboring community in need of Auto Repair or Tires.

There will not be any impact to the current traffic conditions, since there are three easements/access to the property, one on Craig Rd to the North, One to the West on Fuselier Dr and One to the East on Coleman St.

Proposed hours of operation are Mondays through Saturdays 7:00 am to 9:00 pm, Sundays 10:00 am to 6:00 pm.

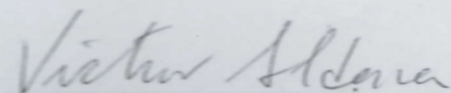
There will be NO structural changes to the building, NO improvements, NO reorganization of parking spaces and NO changes to the existing landscaping. I am just applying to be permitted the Use in this premises.

The building has Approximately 3478 sq. feet of space of which, approximately 600 sq. ft are separate for office space, customer waiting area and bathrooms. It counts with three rolling door bays on the East and West side, for entering and exiting of customers auto mobiles.

The building for the intended use has been built with Studs and Stucco walls with an asphalt roof.

Please note that we are willing to accept any recommendations or conditions for approval so we can get this new business open.

Respectfully,

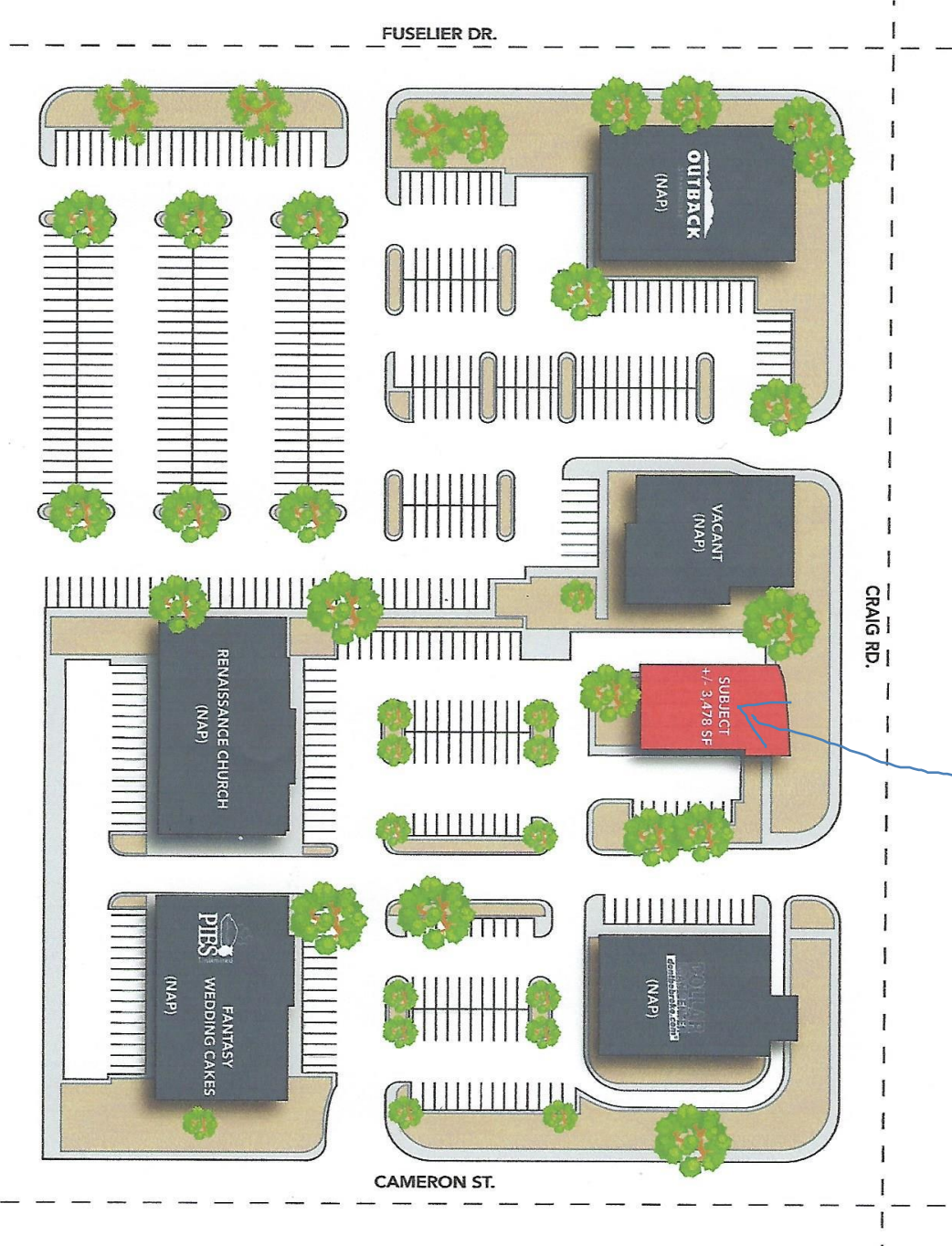


Victor Aldana – Owner

2515 W. CRAIG RD.
N. LAS VEGAS, NV 89032

PNL 139-05-716-004
PROJECT NAME: ALDANA TIRES AND AUTO REPAIR
2515 W CRAIG RD N LAS VEGAS

SITE PLAN



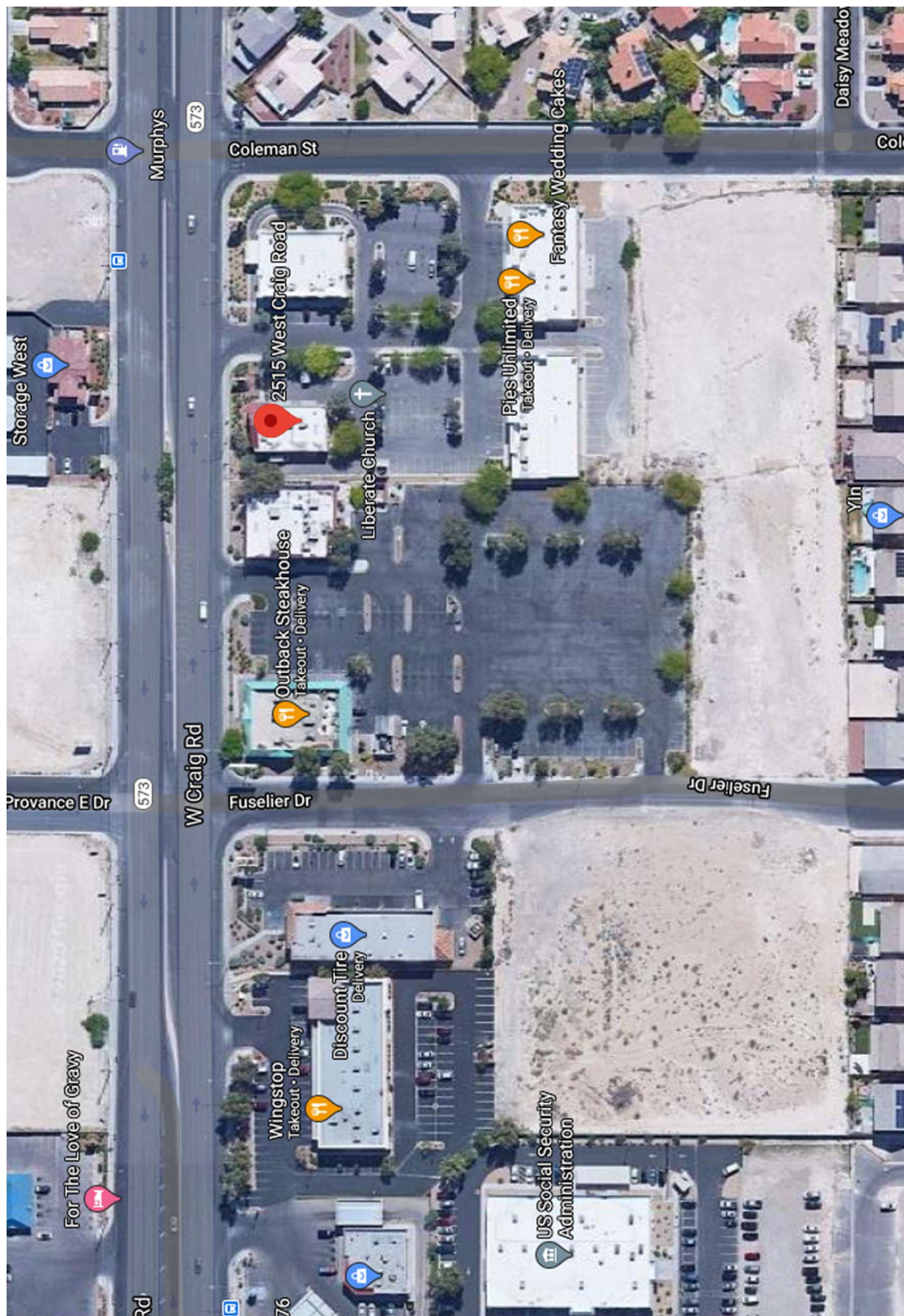
LOGIC COMMERCIAL REAL ESTATE • 3800 S. HUALAPAI WAY, SUITE 200 • LAS VEGAS, NV 89147 • P: 702.886.3000 • WWW.LOGICRE.COM

LOGIC

Landlord's Initials _____

Tenant's Initials _____

PROJECT NAME: ALDANA TIRES AND AUTO REPAIR



PNL 139-05-716-004
2515 W CRAIG RD N LAS VEGAS



PNL 139-05-716-004
ALDANA TIRES AND AUTO REPAIR
2515 W CRAIG RD LAS VEGAS NV



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PROJECT NAME: ALDANA TIRES AND AUTO REPAIR

2515 W CRAIG RD N LAS VEGAS

NORTH ELEVATIONS



ALDANA TIRES AND AUTO REPAIR
2515 W CRAIG RD N LAS VEGAS NV

PLN 139-05-716-004
SOUTH ELEVATION



PNL 139-05-716-004
PROJECT NAME: ALDANA TIRES AND AUTO REPAIR
2515 W CRAIG AVE N LAS VEGAS NV

EAST ELEVATIONS

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.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL

0 100 200 400 600 800



ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

	CONDOMINIUM UNIT	007 ROAD PARCEL NUMBER
	AIR SPACE PCL	001 PARCEL NUMBER
	RIGHT OF WAY PCL	1.00 ACREAGE
	SUB-SURFACE PCL	202 PARCEL SUB/SEQ NUMBER
	MATCH / LEADER LINE	PB 24-45 PLAT RECORDING NUMBER
	HISTORIC LOT LINE	5 BLOCK NUMBER
	HISTORIC SUB BOUNDARY	5 LOT NUMBER
	HISTORIC PM/LD BOUNDARY	GL5 GOV. LOT NUMBER
	SECTION LINE	

BOOK

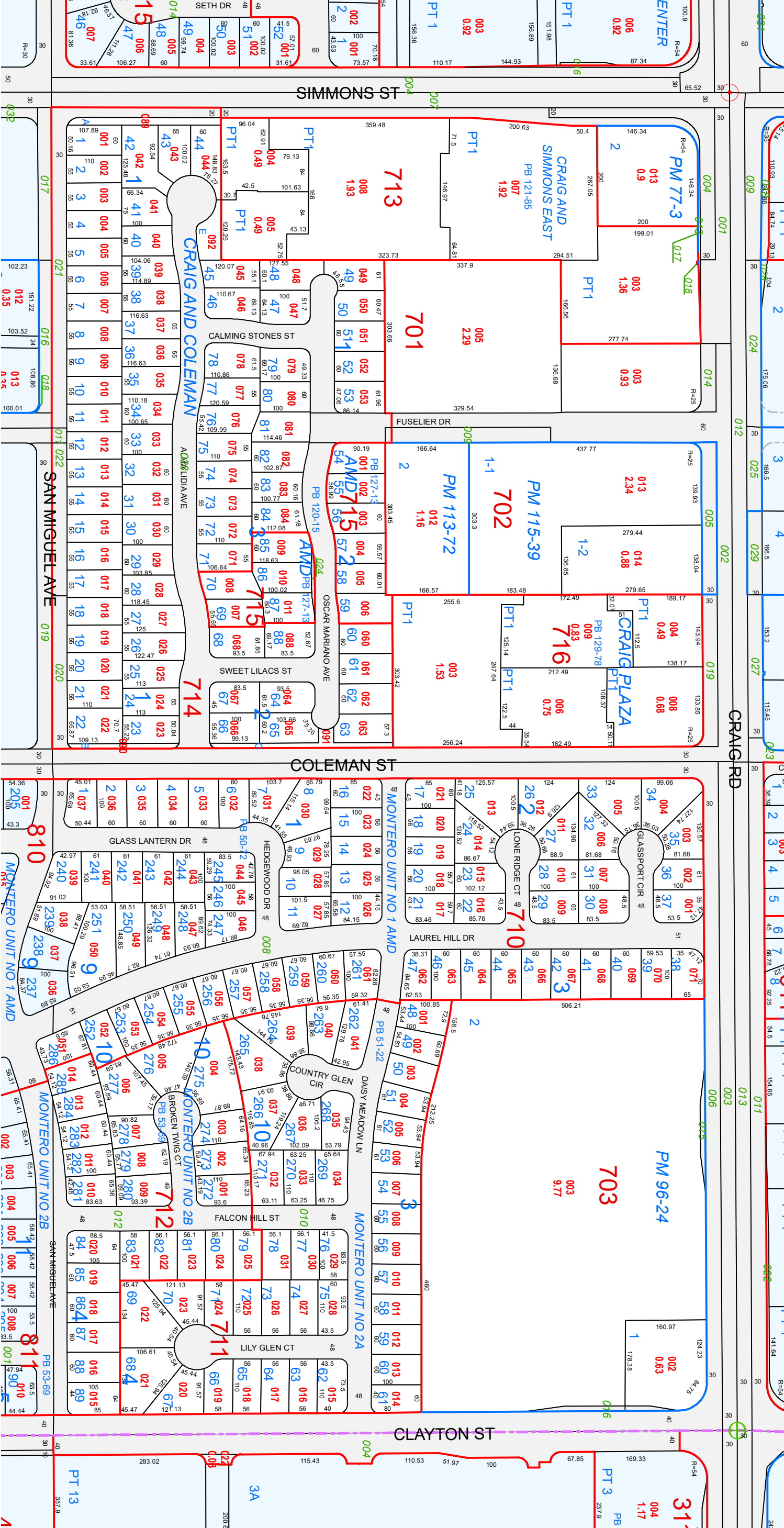
T20S R61E

894100	101	102
26125	124	123
87138	139	140
84163	162	161

Scale: 1" = 200'

SEC.	5
6	5
7	8
18	17
19	20
20	21
29	28
31	32
32	33
33	34
34	35
35	36
36	37

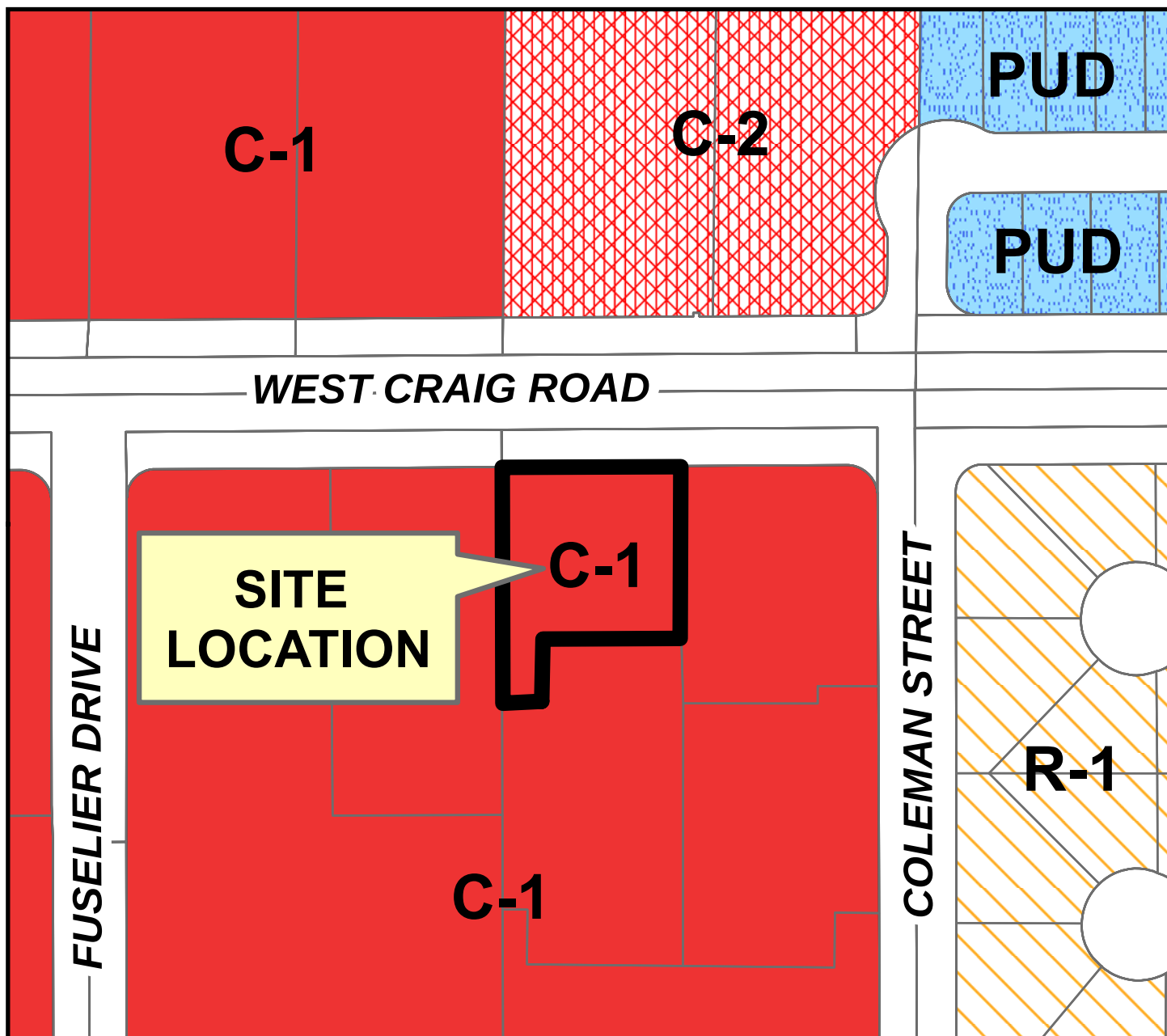
MAP		N2SE4			
8	4	8	4		
5	1	5	1		
6	2	6	2		
7	3	7	3		
8	4	8	4		
5	1	5	1		





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Victor M. Aldana
Application Type: Special Use Permit
Request: To Allow a Vehicle, Boat and RV Service Facility
Project Info: 2515 West Craig Road
Case Number: SUP-41-2020

11/4/2020

