



March 29, 2022

Land Development and Community Service Department  
2250 Las Vegas Blvd., North  
North Las Vegas, NV 89030

**RE: Letter of Intent for proposed rezoning of parcel 139-23-311-119**

Please accept this letter of intent for the zoning change of APN: 139-23-311-119. We respectfully request for your approval for the following:

1. Property Reclassification: Rezone from R-A R-2 to R-A DC.

Thank you,

Aaron Lefton

**Corporate Office**  
4764 Park Granada, Suite 200  
Calabasas, CA 91302

Telephone: 888 455 0505  
Fax: 818 788 8237

Cal GC License #589584  
Cal DRE License #00806278

[www.agoraproperty.com](http://www.agoraproperty.com)



BLOCK SIXTEEN (16) OF WILLIAMS ADDITION AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 123, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

ASSESSOR'S PARCEL NUMBER: 139-23-31-119

BEING A PORTION OF SECTION 23, T.20S, R.61E

5. RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE STATE OF NEVADA AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF.

6. EXAMINER(S) FOR THE PURPOSE(S) SHOWN BELOW AND MONTHS INCIDENTAL THERETO AS DELINEATED OR AS ORDERED FOR EDUCATION, ON THE LAW OF SAID TRACT/PLAT, RECORDED MARCH 28, 1957, BOOK 123 OF PLATS, PAGE 123 OF OFFICIAL RECORDS (ARTERIAL PLAT) - BLANKET IN NATURE - NOT RECORDED

[illegible][illegible]

CITY OF NORLAS VERGAS BENCHMARK "N1012304", BEING A BUILT AND 2" ROUND ALUMINUM DISK STAMPED NORTLAS VERGAS BLVD NO. N1012304, SET IN THE TOP OF CURB, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF BRUCE ST. AND HANCOCK DR.

ELEVATION:  
1.070.01 (US SURVEY FEET)  
570.223 (METERS)

REDEVELOPMENT AREA MEDIUM DENSITY RESIDENTIAL SUBDISTRICT (R-4)  
PER CLARK COUNTY OPENED WEBSITE  
A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF THIS SURVEY.

THE SUBJECT PROPERTY IS LOCATED WITHIN A ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 2203030201D WITH AN EFFECTIVE DATE OF NOVEMBER 18, 2011. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TO: FIDELITY NATIONAL TILE GROUP, NATIONAL COMMERCIAL SERVICES  
CITY OF NORTH LAS VEGAS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINNAPOLIS STANDARD DETAIL REQUIREMENTS FOR ALTIMETERS PLAT AND TITLE SURVEYS. FORMS ESTABLISHED AND ADOPTED BY ALTA AND NREIS, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON: 2/2/2022

DATE OF PLAT OR MAP: 3/14/2022

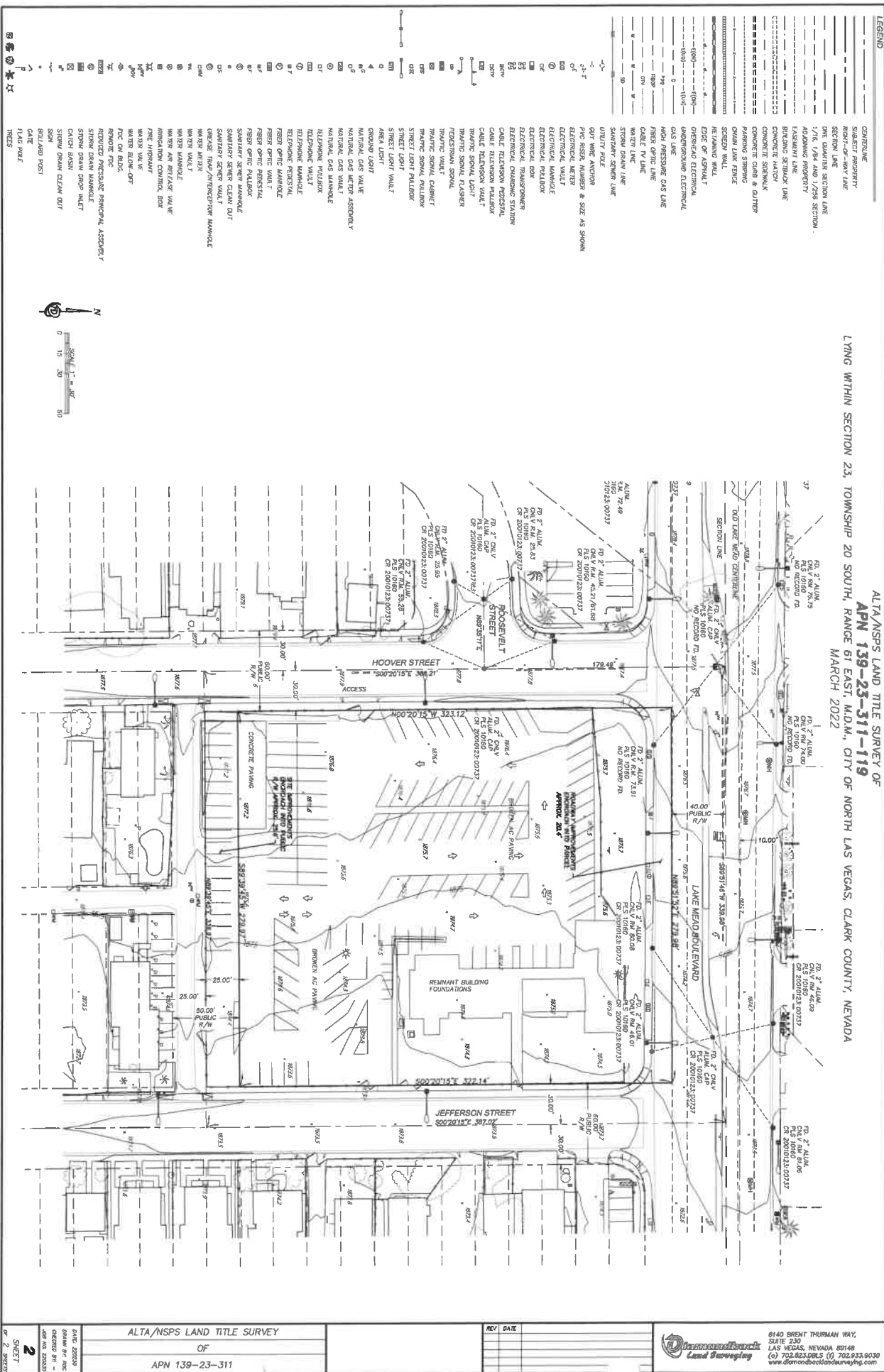
ALTA ENGINEERING, INC.

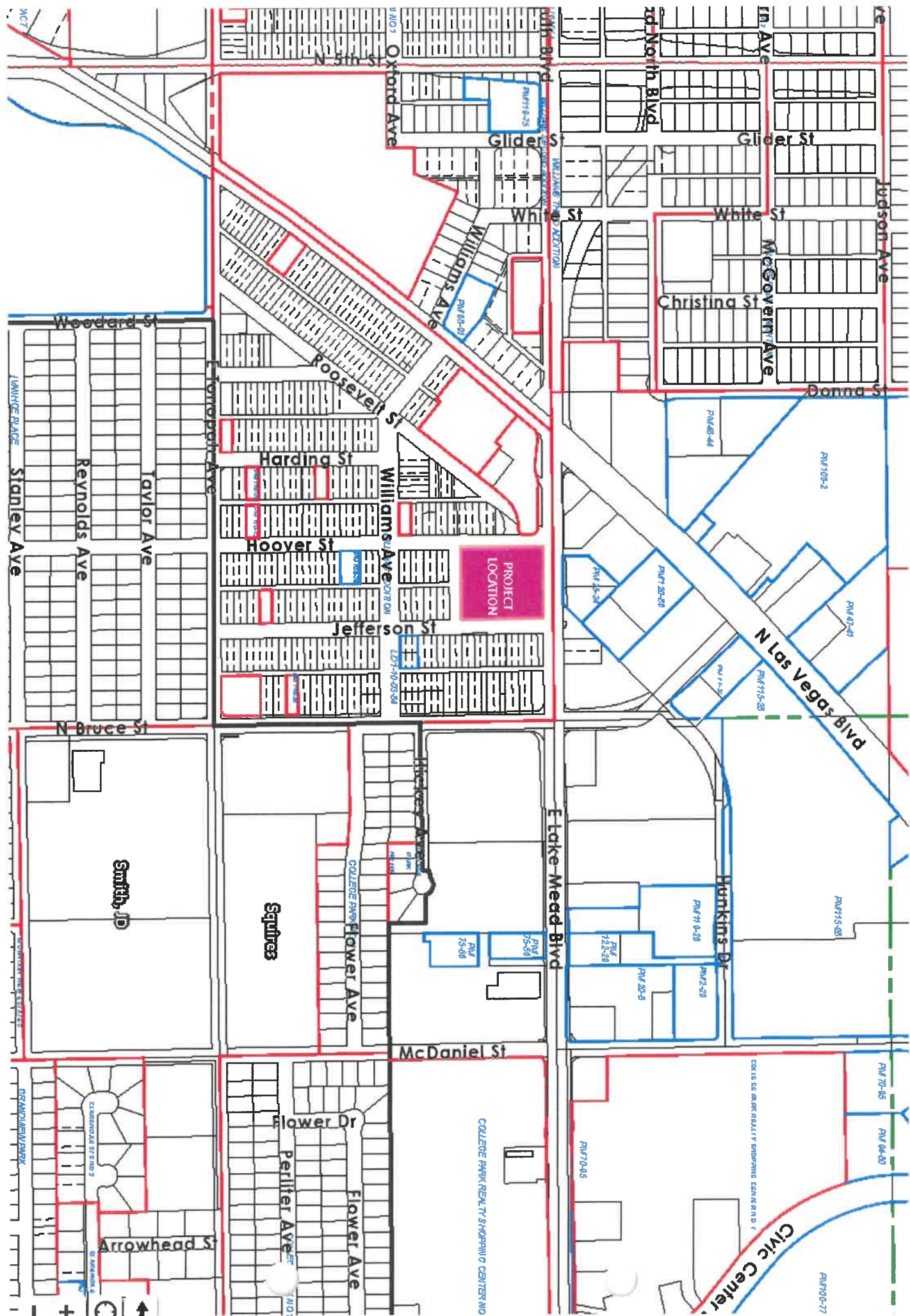


JEREMY T. NEWMAN  
NEVADA CERTIFICATE NO. 16802

APN 139-23-311-119  
H, RANGE 61 EAST, M.D.M., CITY  
MARCH 2022

MARCH 2022







2525 W. Horizon Ridge Parkway, Suite 230  
Henderson, NV 89052  
Tel: (702) 719-2020  
Gary L. Carlson, Architect (License No. 1589)  
Sheldon Colen, Architect (License No. 7701)

## MEETING MINUTES- NEIGHBORHOOD MEETING

**REGARDING:** Property Reclassification,  
1941 Jefferson St, North Las Vegas, NV 89030,  
139-23-311-119,  
Property Reclassification: R-A R-2 to R-A DC

**TOPIC:**  
**APN:** 139-23-311-119  
**EXISTING ZONING:** Property Reclassification: R-A R-2  
**PROPOSED ZONING:** R-A DC  
**DATE:** Wednesday, April 27, 2022  
**TIME:** 3:00 PM

**LOCATION:** City of North Las Vegas City Hall, 2250 Las Vegas Boulevard North,  
Conference Room 112,  
North Las Vegas, NV 89030

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**Meeting called by:** Sergio Comparàn, SCA Design      **START:** 3:00PM   **END:** 3:45PM  
**Note taker:**

**Attendees:** NO Attendees

### Minutes

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#### **Overview:**

**Contact:** Agora Realty and Management 888-455-0505  
info@agoraproperty.com

Calls in Support: 0  
Emails Received in Support (attached): 0  
Email Received in Opposition (attached): 0  
Returned Letters: 2

#### **Questions/Answer/ Comments:**

N/A



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 SCALED MAP WHEN MAP REDUCED FROM IT'S ORIGINAL

- MAP LEGEND**
- PARCEL BOUNDARY
  - SUB BOUNDARY
  - PAID BOUNDARY
  - ROAD EASEMENT
  - MATCH / LEADER LINE
  - HISTORIC LOT LINE
  - HISTORIC SUB BOUNDARY
  - HISTORIC PLAT BOUNDARY
  - SECTION LINE
  - CONDOMINIUM UNIT
  - AIR SPACE POL.
  - RIGHT OF WAY POL.
  - SUB-SURFACE POL.
  - PG 24-45 PLAT RECORDING NUMBER
  - 5 BLOCK NUMBER
  - 5 LOT NUMBER
  - 5 G.S. GOVT LOT NUMBER

**BOOK**

125	124	1231
138	139	1401
163	162	1611

**23**

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	31	32

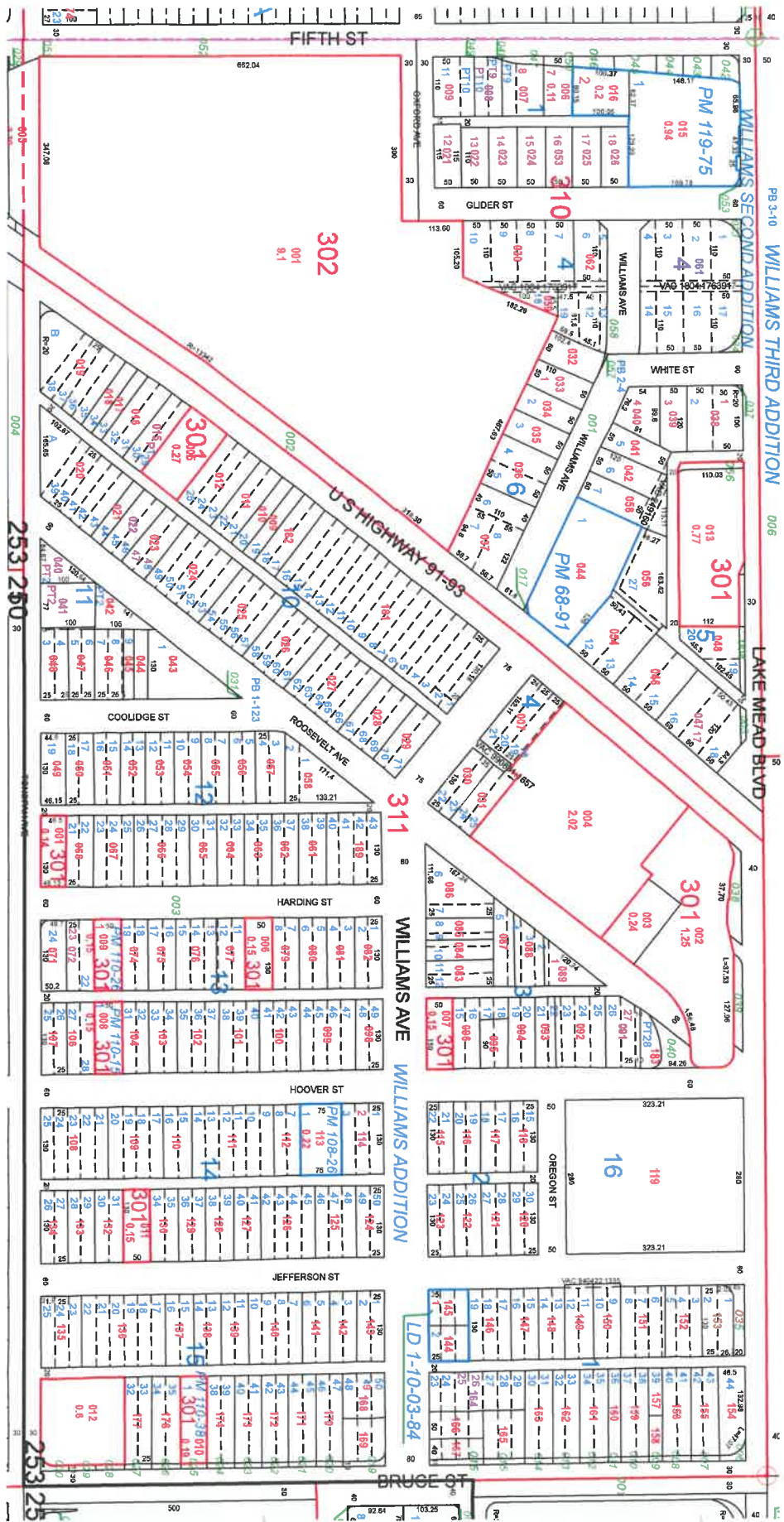
**N 2 SW 4**

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	31	32



**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**

Briana Johnson - Assessor

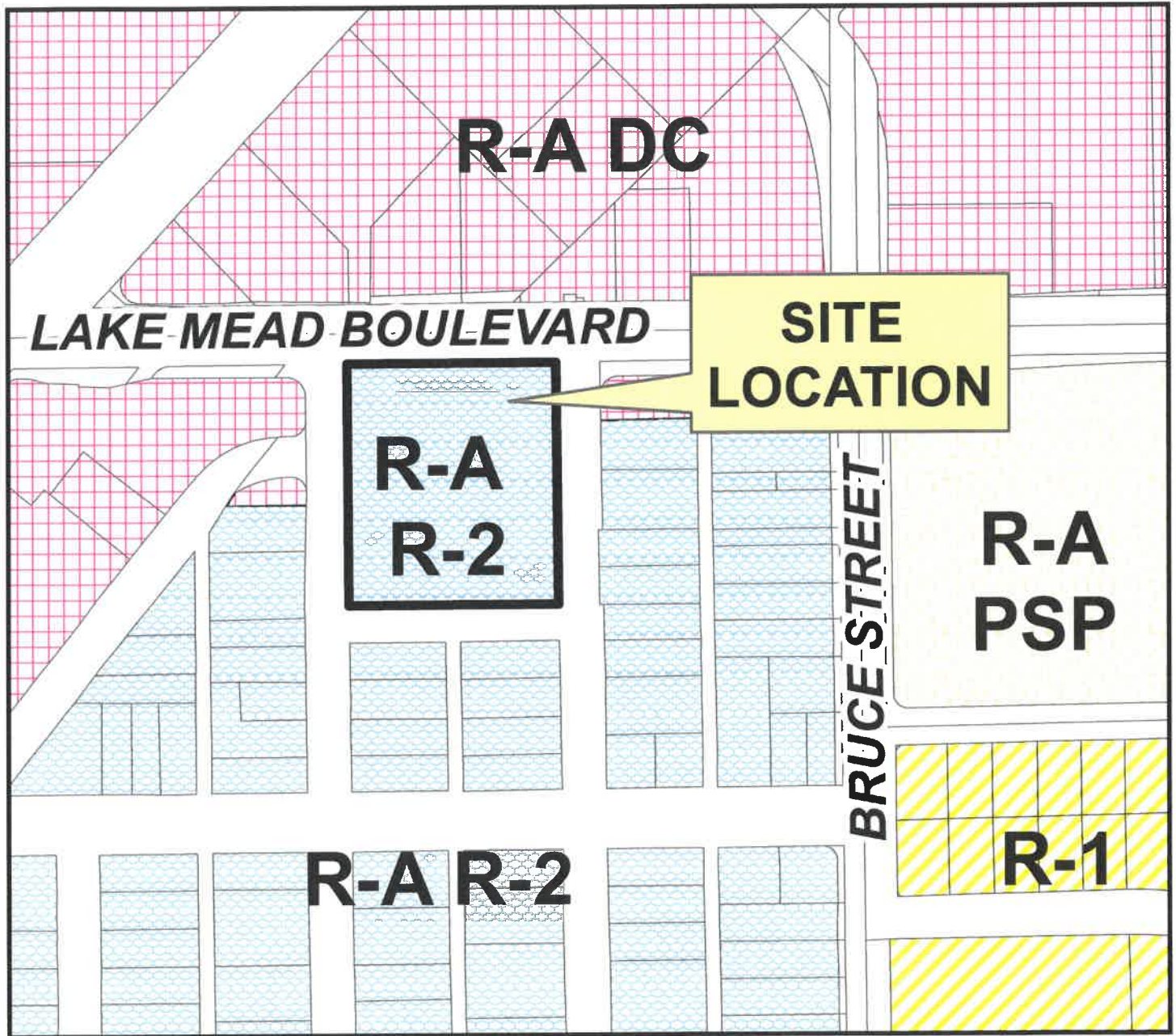






# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: KLQOZB II, LLC.  
Application Type: Property Reclassification  
Request: From an R-A / R-2 (Medium Density Residential Subdistrict) to an R-A / DC (Redevelopment Area Downtown Core Subdistrict)  
Project Info: 1941 Jefferson Street  
Case Number: ZN-07-2022

4/05/2022

