



July 29, 2022

Job No. 192054018

**City of North Las Vegas
Current Planning
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030**

**RE: Prologis Northern Belt Road
Letter of Intent**

To Whom It May Concern,

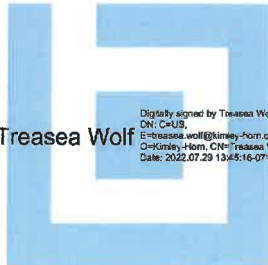
On behalf of 177330 Magnolia LLC and Prologis, LP, we are requesting property reclassification and Comprehensive Plan Amendment (Land Use) for the proposed industrial development proposed at APN 123-22-301-001. The current zoning for this property is General Commercial (C-2) and master planned Resort Commercial and we would like to reclassify the property to General Industrial (M-2) and amend the land use to Heavy Industrial.

Currently the area around this parcel is either Public/Semi-Public (PSP) or General Industrial (M-2). The proposed development will consist of two (2) industrial buildings with associated parking and landscaping. The proposed development is compatible with the existing development in the area.

We look forward to meeting with staff to discuss this project and moving forward with the development the project.

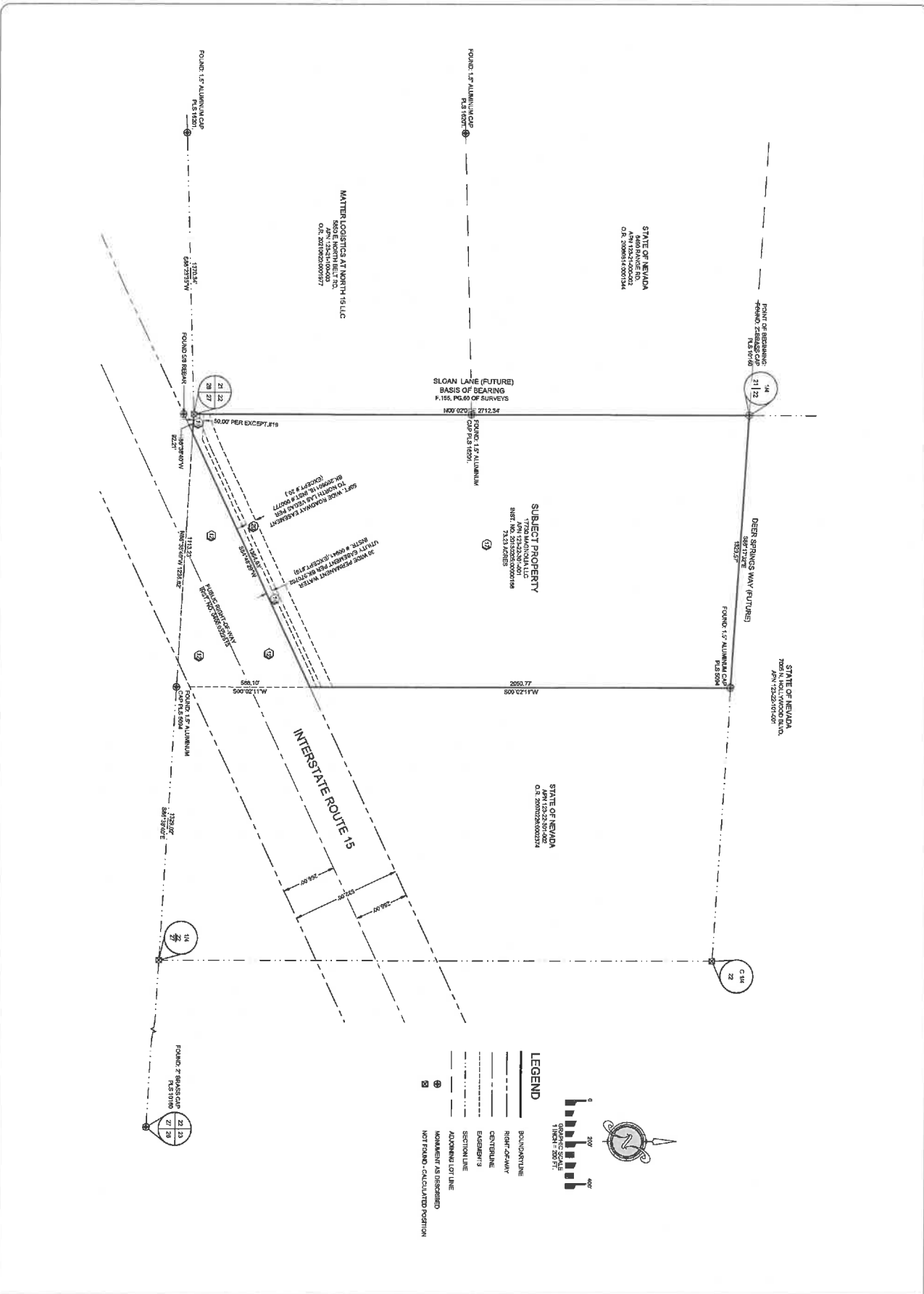
Sincerely,
KIMLEY-HORN

Treasea Wolf, P.E.



Treasea Wolf

Digitally signed by Treasea Wolf
DN: cn=CAUS,
e=treasea.wolf@kimley-horn.com,
o=Kimley-Horn, cn=Treasea Wolf
Date: 2022.07.29 13:45:16-0700



DATE	DESCRIPTION	BY

ALTA/NSPS LAND TITLE SURVEY
MAGNOLIA 73
 KIMLEY-HORN ASSOCIATES
 NORTH LAS VEGAS, CLARK COUNTY, NEVADA

MITH & Associates
 LAND SURVEYING, LLC

WWW.SMITH-AND-SURVEY.COM
 (702) 754-2004
 6725 S BASTEAN AVENUE, SUITE 7
 LAS VEGAS, NEVADA 89119

SHEET NUMBER: **2 OF 4**
 DATE: 1/21/2022
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT # 190607131
 SHEET TITLE: ENDURY & ESMANTS

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(FEET) WHEN MAP REDUCED FROM THIS ORIGINAL.



MAP LEGEND

- Parcel Boundary
- Sub Boundary
- PM/D Boundary
- Road Easement
- Match / Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Historic PM/D Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL

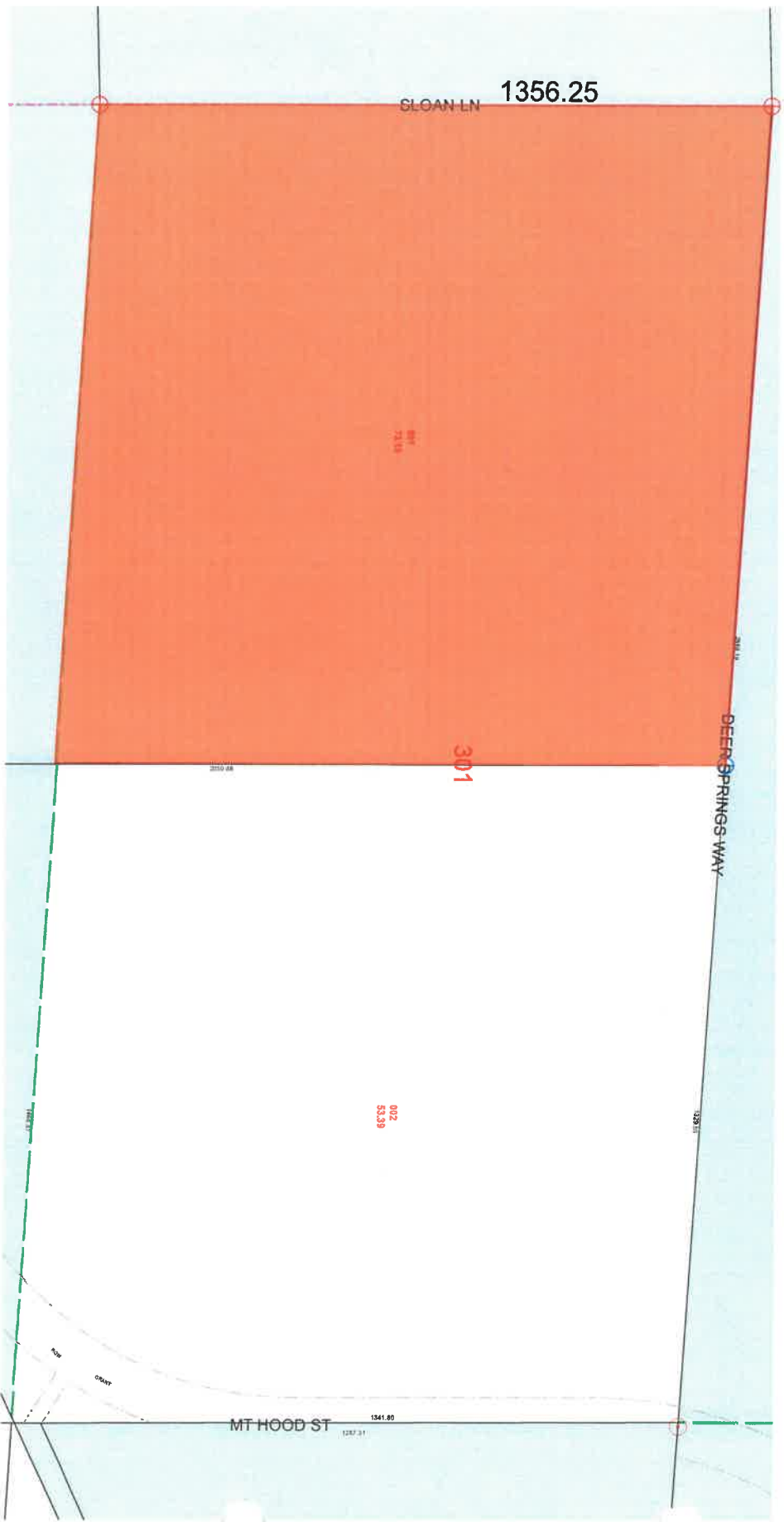
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

T19S R62E			
101	102	103	
124	123	122	
139	140	141	

22												
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	33	34	35	36	37	38	39

N 2 SW 4				
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15

123-22-3



TAX DIST 250

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 USE THIS SCALE BETWEEN THE EDGES FROM THE ORIGINAL.



MAP LEGEND

Parcel Boundary	Condominium Unit	007 Road Parcel Number
Sub Boundary	Air Space PCL	001 Parcel Number
PMAD Boundary	Right of Way PCL	1.00 Acreage
Road Easement	Sub-Surface PCL	202 Parcel Subarea Number
Match / Leader Line		P8 24-45 Plat Recording Number
Historic Lot Line		5 Block Number
Historic Sub Boundary		5 Lot Number
Historic PMAD Boundary		GLS Gov. Lot Number
Section Line		

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

BOOK	T19S R62E
Scale: 1" = 200'	

22

S 2 SW 4



TAX DIST 250

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From: Planning and Zoning <planningandzoning@cityofnorthlasvegas.com>
Sent: Wednesday, May 25, 2022 2:20 PM
To: Planning and Zoning <planningandzoning@cityofnorthlasvegas.com>
Cc: Wolf, Treasea <Treasea.Wolf@kimley-horn.com>; Blanch, Michelle <Michelle.Blanch@kimley-horn.com>; Robert Eastman <eastmanr@cityofnorthlasvegas.com>; Summer Roybal <roybals@cityofnorthlasvegas.com>; Claudia Lomeli <lomelic@cityofnorthlasvegas.com>; Riezl Pe Benito <pebenitor@cityofnorthlasvegas.com>; glassfordl@cityofnorthlasvegas.com; Brianna Perkins Parscha <perkinsparschab@cityofnorthlasvegas.com>
Subject: Re: NEIGHBORHOOD MEETING NOTIFICATION (192054018)

Hello,

We will need the agenda and sign in sheet even though no one showed up.

Thank you,

City of North Las Vegas

Planning and Zoning Division

[\(702\) 633-1537](tel:(702)633-1537)

On Wednesday, May 25, 2022 at 1:48:41 PM UTC-7 Wolf, Treasea wrote:

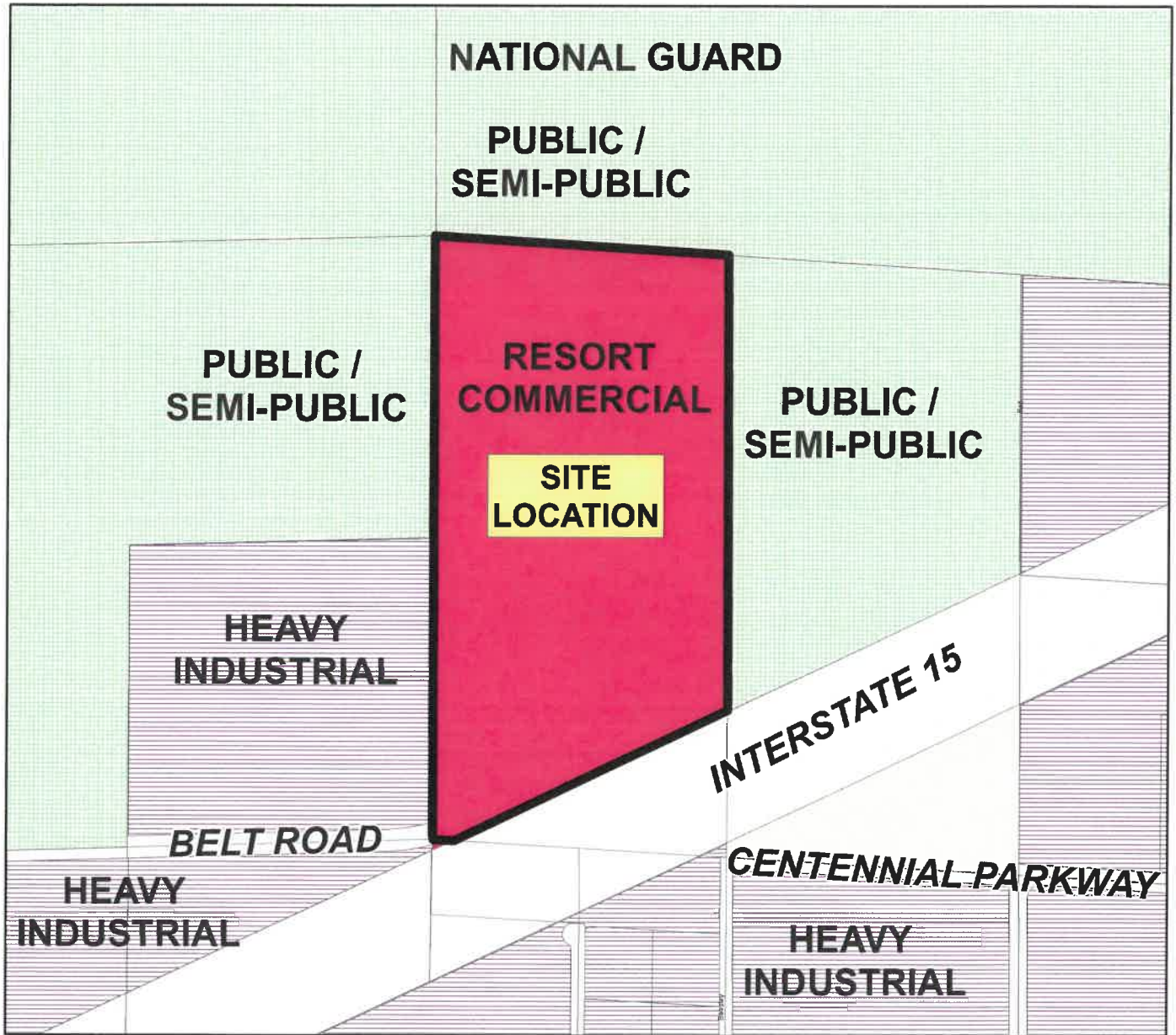
All-

I held neighborhood meeting on Monday, May 23, 2022 at the Walnut Recreation Center and meeting started at 5:30 pm. Unfortunately, no one attended. Attached is notarized affidavit. I have an agenda and sign in sheet but since no one came, it's empty. Please let me know if you would like me to send you a copy.



THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: 17730 MAGNOLIA LLC
 Application Type: Comprehensive Plan Amendment
 Request: From Resort Commercial to Heavy Industrial
 Project Info: Northeast Corner of North Belt Road and Interstate 15
 Case Number: AMP-08-2022

8/23/2022

