

TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

August 17, 2022
PRL-20-031

City of North Las Vegas
2250 N Las Vegas Blvd, Ste.200
North Las Vegas, NV 89030

Re: Justification Letter for Conforming Zone Change

To whom it may concern:

The site is a combined 15 acres, consisting of a 10-acre parcel which has M-2 Industrial zoning to the east, and two 2.5-acre parcels to the west that currently have Open Land zoning. We are proposing to combine the 15 acres and rezone the two westerly parcels to M-2 zoning. The land use in this region is IND – Heavy Industrial making the application conforming. All parcels in the region are industrial.

All aspects of the architectural design are in conformance with title 17 criteria. Building height, floor to area ratios, setbacks, and site and perimeter landscaping.

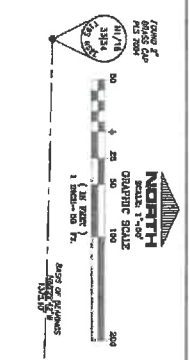
Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,

Edward F. Taney, P.E.
President
TANEY ENGINEERING

RECORD OF SURVEY FOR THE ANNEXATION TO THE CITY OF NORTH LAS VEGAS

A PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 6 EAST,
MDM, CLARK COUNTY, NEVADA



APPROVAL
APPROVED THIS _____ DAY OF _____ 2020
BY: J. LEE WATSON
ATTORNEY
CLARK COUNTY CITY CLERK

LEGEND

- BOUNDARY LINE
- STREET CENTERLINE
- ADJOINING PARCEL
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- DIRTY OR HEAVY LAD VEHICULAR COMPOSITE BOUNDARY LINE
- CLARK COUNTY, NEVADA OFFICIAL RECORD
- SEE PLANS AND ADJOINING MAP - 42 888 REC REC MAP

THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 6 EAST, CLARK COUNTY, NEVADA. TOTAL AREA: 1.00 ACRES.

SURVEYOR'S CERTIFICATE

1. THIS PLAN REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE REQUEST OF PROUDER-CHAMBERLAIN BY 2020 LLC.
2. THE LAND SURVEYED IS WITHIN THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 6 EAST, CLARK COUNTY, NEVADA. THE SURVEY WAS COMPLETED ON JANUARY 1, 2020.
3. THIS PLAN COMPLETES THE SURVEY OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 6 EAST, CLARK COUNTY, NEVADA.
4. THE ADJACENTS DEPICTED ON THE PLAN ARE OF THE CLARK COUNTY RECORDS.



BASES OF BEARINGS
BEARINGS AND DISTANCES WERE OBTAINED FROM THE COUNTY RECORDS OF THE CLARK COUNTY, NEVADA OFFICIAL RECORDS. THE BEARINGS AND DISTANCES WERE OBTAINED FROM THE CLARK COUNTY, NEVADA OFFICIAL RECORDS. THE BEARINGS AND DISTANCES WERE OBTAINED FROM THE CLARK COUNTY, NEVADA OFFICIAL RECORDS.

COUNTY RECORDS NOTE
ANY CHANGES TO THIS MAP SHOULD BE FILED AND MUST BE APPROVED BY THE COUNTY RECORDS DIVISION. ANY CHANGES TO THIS MAP SHOULD BE FILED AND MUST BE APPROVED BY THE COUNTY RECORDS DIVISION.

ANNEXATION NO. XXX ORDINANCE NO. XXX

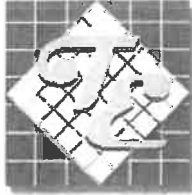
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TANNEY ENGINEERING
6335 JONES DOUGLASS AVENUE
SUITE 200
LAS VEGAS, NV 89121
(702) 362-9284 FAX (702) 362-5233

DATE: _____ BY: _____ FOR: _____

CLARK COUNTY RECORDS DIVISION
FILE # _____



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

**Speedway 11 @ Washburn & Beesley
Neighborhood Meeting for Proposed Rezone
July 19, 2022 – 5:45 pm / Alexander Library Meeting Room**

Type of Meeting: Neighborhood Meeting for Rezone – Open land to M2

Meeting Facilitator: Jeremiah Johnson – Taney Engineering

Invitees: City of North Las Vegas residents/property owners within 1,000' radius of APNs: 123-34-201-012, 123-34-201-013

- I. Call to Order by Jeremiah Johnson, Land Planner (Taney Engineering):** Meeting began at 5:45p.m.
- II. In attendance:** 5 Persons in attendance: Pamela Goynes-Brown, Mayor Protem, Councilwoman Ward 2, Shannon Cooper, Taney Engineering Coordinator, Jeanne Langen & Rosalinda Meador-Aparicio, Taney Engineering Processors
- III.** 0 Number of persons opposed to project
- IV.** 5 Number of persons in support of project

V. Open issues and additional information:

A. Q: What is the square footage of the building?

A: 309,278 Square feet.

B. Q: What type of use is planned for the building?

A: Industrial Warehouse Distribution project.

- VI. Adjournment:** Meeting ended at 6:05 p.m.

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 THE SCALE SET WHEN MAP REDUCED FROM FULL ORIGINAL

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

MAP LEGEND

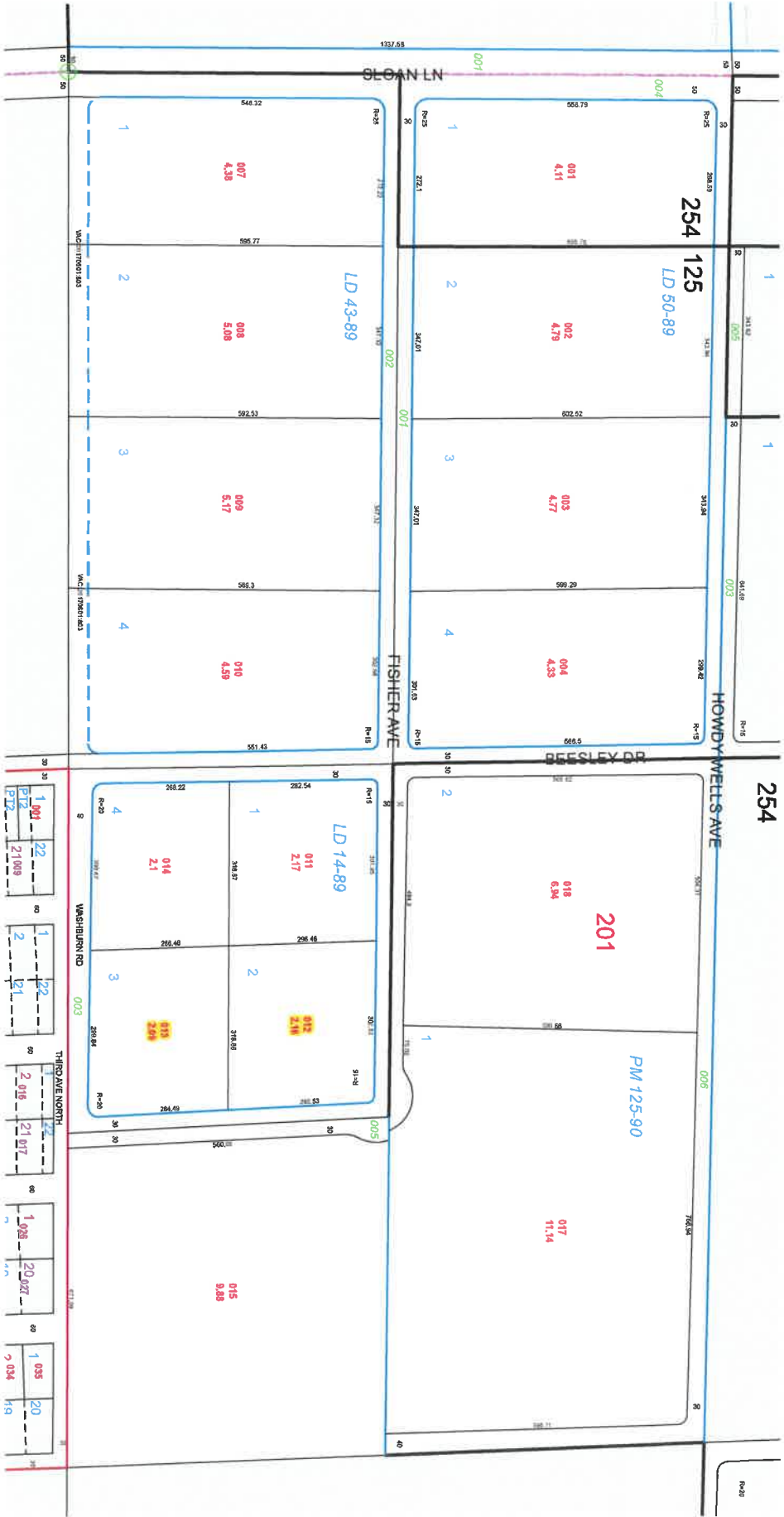
- Parcel Boundary
- Sub Boundary
- Road Easement
- Match / Leader Line
- Historic Sub Boundary
- Historic PMLD Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- 200' Road Parcel Number
- 001 Parcel Number
- 1.00 Acreage
- 202 Parcel Subseq Number
- FB 24493 Plat Recording Number
- 5 Block Number
- 5 Lot Number
- 515 Gov. Lot Number

T19S R62E

34

S 2 NW 4

123-34-2

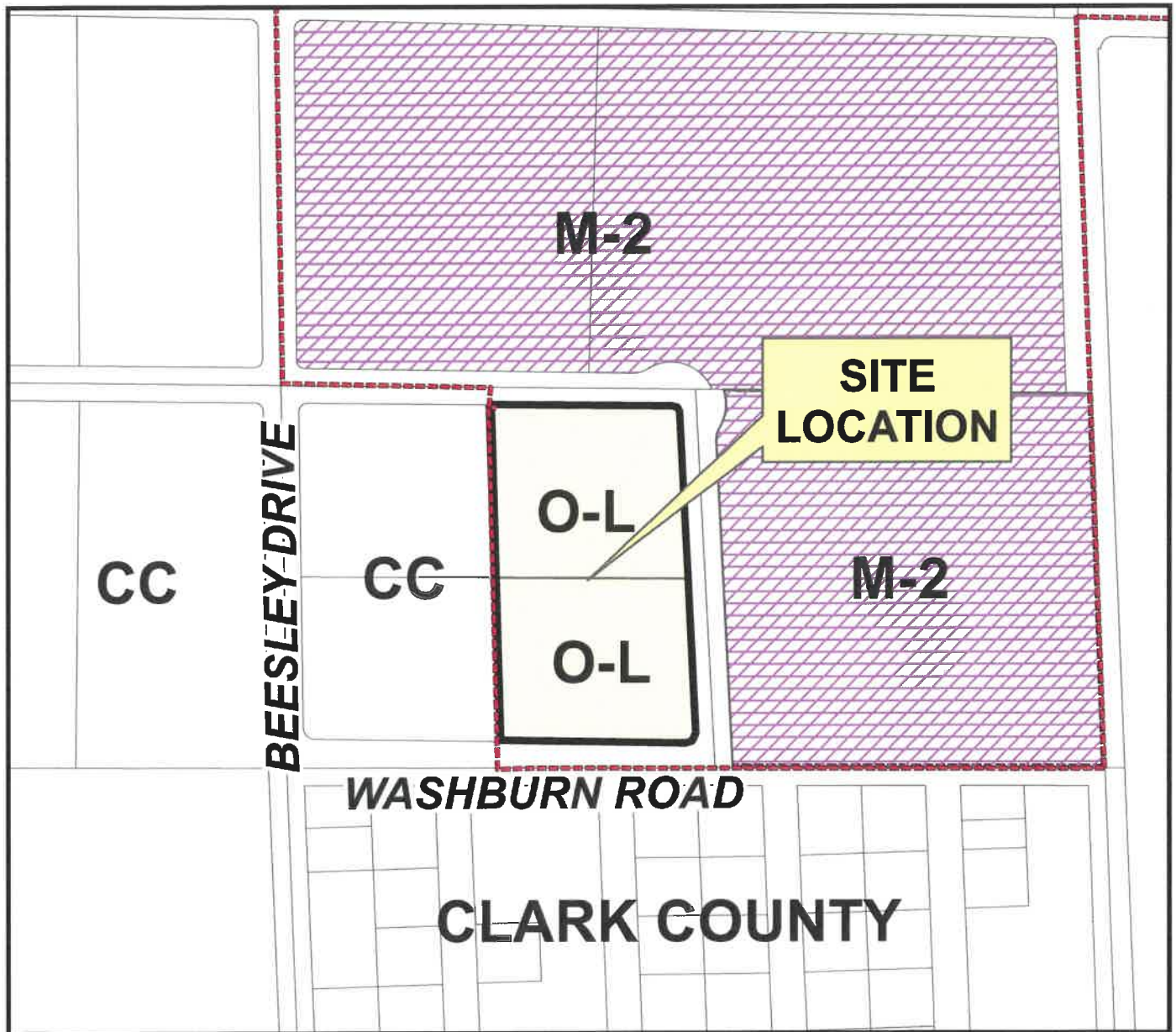



TAX DIST 125



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Prologis
Application Type: Property Reclassification
Request: From O-L (Open Land District) to M-2 (General Industrial District)
Project Info: Approximately 320 Feet East of Beesley Drive Between East Washburn Road and Fisher Avenue
Case Number: ZN-000023-2022

8/18/2022

