

Watch Me Grow

Child Development Center

7/26/2022

Letter of Intent

Property Reclassification for New PUD, Planned Unit Development District

RE: TF-32-2022 – PUD Planned Unit Development for a ghost kitchen (commercial) kitchen with in existing day care

To whom it may concern,

Watch Me Grow Early Child Care Center, is applying for a rezoning classification from PUD, Planned Unit Development District to a new PUD Planned Unit Development District.

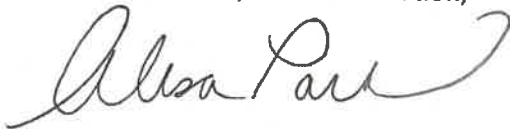
The property is currently zoned PUD, Planned Unit Development District. The parcel is located at 4095 W. Craig Road. Watch Me Grow added a 1242 square foot commercial kitchen (BUILD-001496-2020) to allow dual use for the daycare and takeout/delivery food business.

There would be no change to the site plan, elevation or current floor plan. Additionally, traffic/circulation would also remain the same as this Ghost Kitchen would only offer take out service not a dine option. There will be no trucks to park.

The decision to add a Ghost Kitchen is for the sole purpose of offering an additional revenue stream to a struggling local small business.

Should you require any additional information please do not hesitate to contact me at 702-283-6665.

Thank you for your consideration,



Alisa Park
Owner







Neighborhood Meeting
4095 W. Craig Rd N. Las Vegas, NV 89032
July 28, 2022
6:45pm
Meeting Minutes

Meeting Called to order at 7:00pm

Sign in Sheet Attached

Attendees informed of the purpose of the meeting.

The property has requested a **new rezoning classification** from PUD, Planned Unit Development District to a new PUD. The Rezoning is due to the fact that Watch Me Grow added a 1242 square foot commercial kitchen (BUILD-001496-2020) to allow dual use for the daycare and takeout/delivery food business.

There would be no change to the site plan, elevation or current floor plan. Additionally, traffic/circulation would remain the same as this Ghost Kitchen would only offer take out service not a dine option.

There will be no trucks stored on the property.

The decision to add a Ghost Kitchen is for the sole purpose of offering an additional revenue stream to a struggling local small business.

Meeting adjourned at 7:15pm

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/FIELD WHEN MAP REDUCED FROM 11X17 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 P.O.L.
- Right of Way P.O.L.
- Sub-Surface P.O.L.
- Play Recording Number
- Block Number
- Gov. Lot Number

T20S R61E

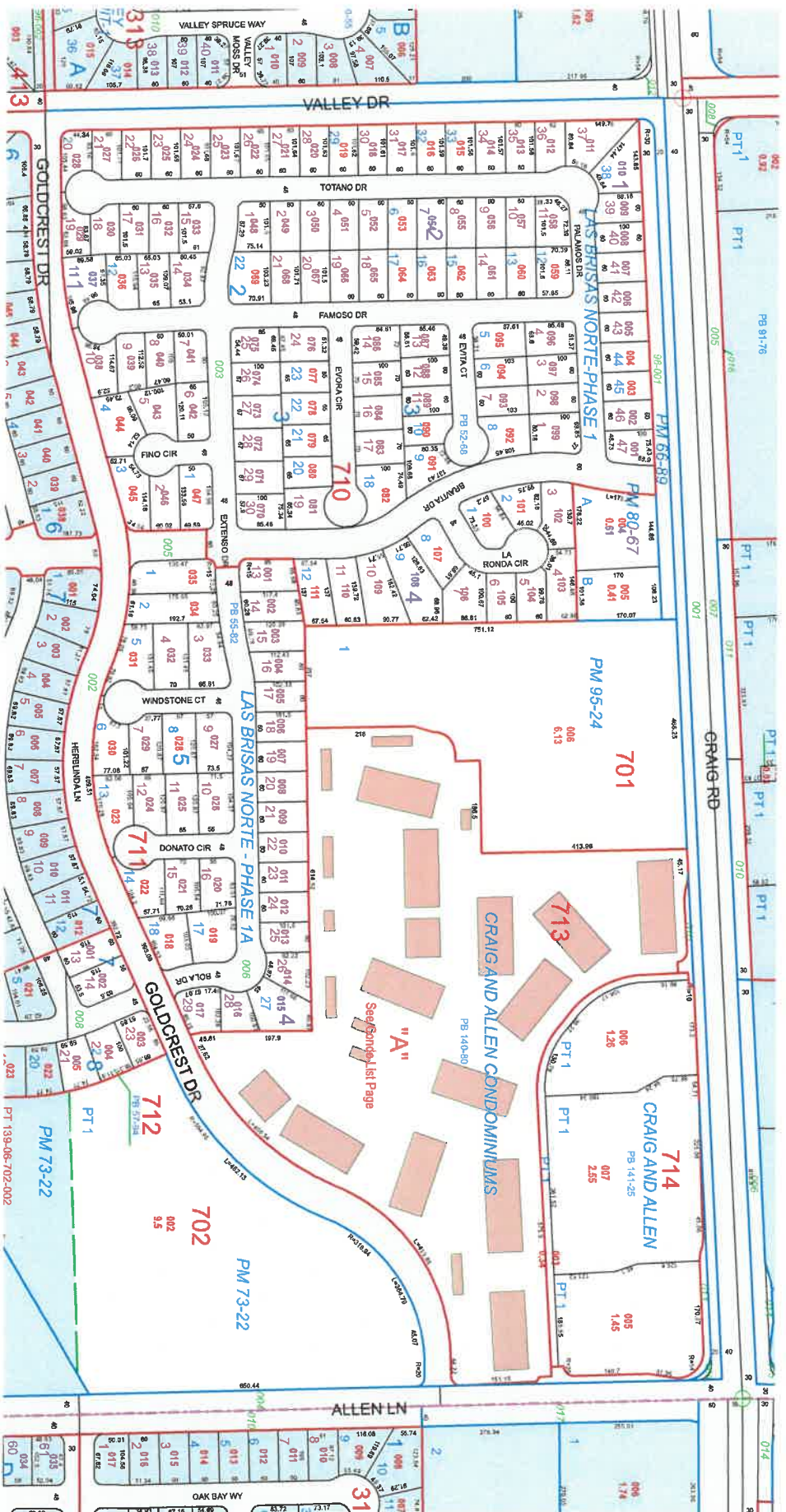
100	101	102
125	124	123
138	139	140
163	162	161

6

1	2	3	4
5	4	3	2
7	3	2	1
9	4	3	2

N 2 SE 4

139-06-7

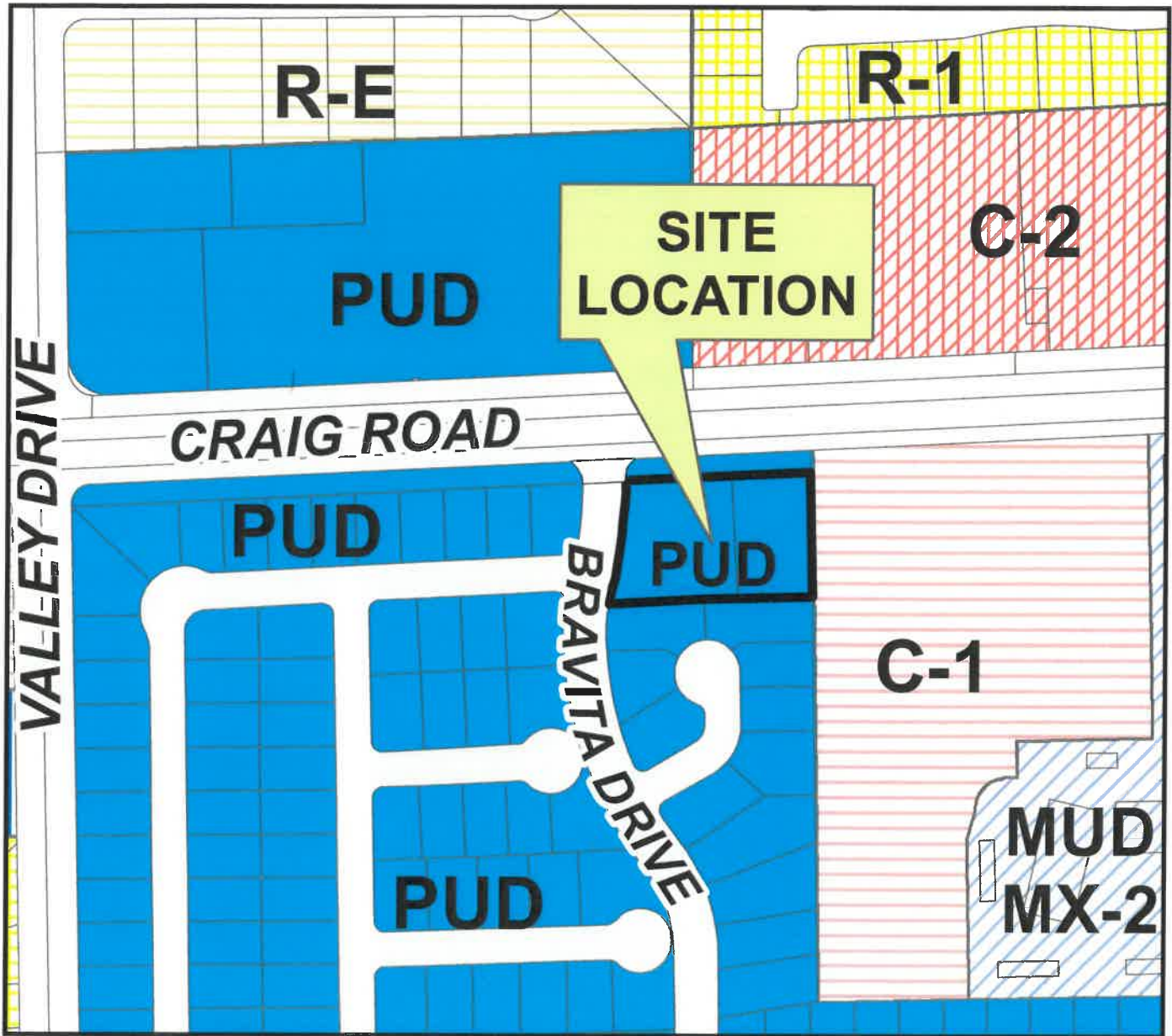



TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Alisa Park
Application Type: Property Reclassification
Request: To Allow a Ghost Kitchen within an Existing Daycare Facility
Project Info: 4095 West Craig Road
Case Number: ZN-000017-2022

8/23/2022

