



TANEY ENGINEERING

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LAS VEGAS, NV 89118

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December 10, 2020

City of North Las Vegas
Planning and Zoning Department
2250 Las Vegas Blvd N.
North Las Vegas, NV 89030

REVISED

02/16/2021

ZN-000001-2021

Re: Nellis & Belt – Rezoning Application Submittal

Taney Engineering, on behalf of our client Epic Mountains Edge, LLC, is respectfully requesting to submit a rezoning application. It is the intent and purpose of the developer to request a zoning map amendment (rezoning) for APNs 123-20-000-003 (39.41 acres) to (General Industrial) M-2 zoning.

The property in question is presently zoned Open Land O-L, and was recently auctioned by the BLM. The present property owner is proposing to develop the property for use as a concrete batch plant, rock crushing plant, and hot mix asphalt plant, these are shown on the submitted concept site plan. A special use permit for these uses is being requested along with the rezoning of the property. The proposed max height of any equipment on the site would be 60-ft in height allowed by the M-2 zoning, there is planned to be a mechanic shop covered area on the site for regular maintenance on vehicles, there are no plans to have permanent restrooms on site, portable restrooms will be provided, no perimeter fences are planned to be provided, and no perimeter landscape is planned on this site which is matching the other heavy industrial uses in the immediate vicinity.

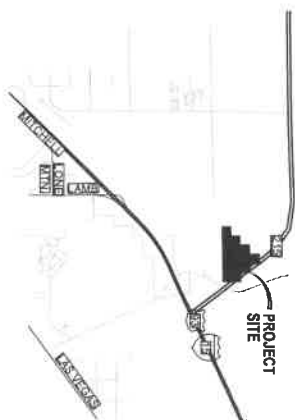
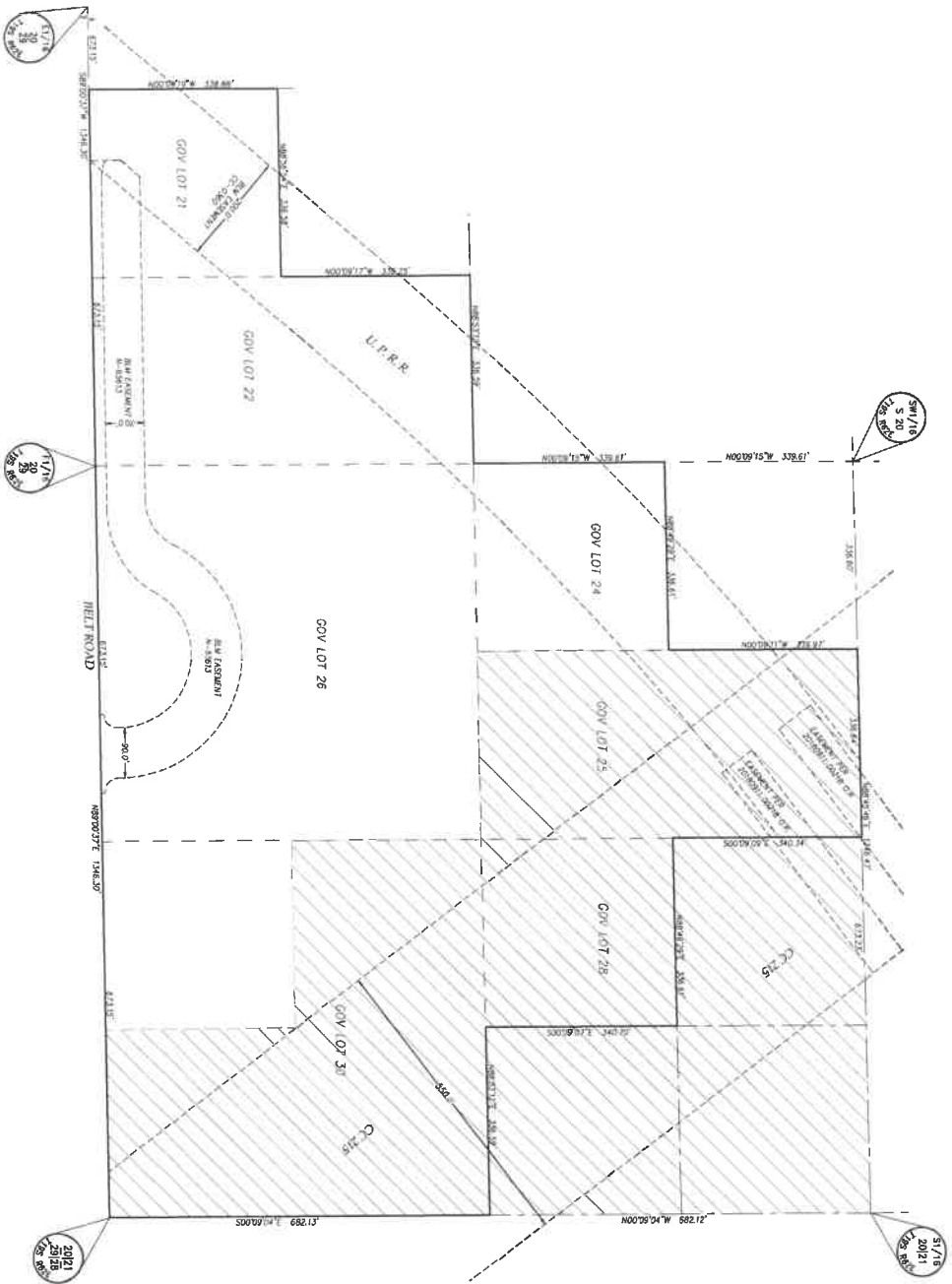
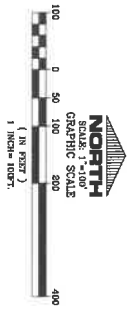
The adjacent and continuous parcels to the south are all zoned General (Industrial) M-2 zoning and some developed with heavy industrial uses. Any traffic impacts from future development will be addressed in a traffic study, the site is directly adjacent to 215 Beltway, railroad tracks, 215 beltway right of way, and nearby Range Road and would take all vehicular access from this roadway. Development of the property would lead to new jobs and economic growth for the city and the general public. It is estimated that any development of the property would take approximately up to 2 years from start to completion.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844.

Respectfully,
TANEY ENGINEERING

Robert Cunningham, PE
Taney Engineering

BOUNDARY MAP



LEGEND
BOUNDARY LINE
STREET CENTERLINE
STREET RIGHT-OF-WAY LINE
ADJOINING PARCELS BOUNDARY
EASEMENT LINE
OPTIONAL CLARK COUNTY RECORDS
AREA OF R.M. EASEMENT M-2123

LEGAL DESCRIPTION
 GOVERNMENT LOTS 21, 22, 24, 26, 28 AND 30 IN SECTION 26, TOWNSHIP 19
 SOUTH, RANGE 22 EAST, MERIDIAN
 PLAT 10, CONTAINS 38.41 ACRES, MORE OR LESS

BASIS OF BEARING
 THE SOUTH LINE OF THE EIGHTH QUARTER (E. 1/4) OF THE SEVENTH
 TOWNSHIP 19 SOUTH, RANGE 22 EAST, MERIDIAN, AS SHOWN IN THE
 PLAT 10, CONTAINS 38.41 ACRES, MORE OR LESS, AND IS THE BASIS OF
 THE BEARINGS AND DISTANCES SHOWN ON THIS MAP.

INNEY ENGINEERING
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Elisha Scrogum

From: Robert Cunningham
Sent: Tuesday, December 29, 2020 6:43 AM
To: Jeff Thomson
Cc: Jeff Thomson; Elisha Scrogum
Subject: Belt & Nellis - neighborhood meeting
Attachments: Presentation.pdf

Jeff,

Last night the required neighborhood meeting was held virtually. Two people attended, Scott Carey with Nevada Division of State Lands representing the NV National Guard site to the east, and Mike Flaherty, who owns a vacant 3 acre property (APN123.23.501.009). Neither of these people had any issues with what was being requested or proposed. Scott, followed up with an email requesting we sent him copies of the exhibits we presented at the neighborhood meeting, I plan on sending these to him today, they are attached to this email for your reference. Let me know if you have any questions on this, the next step is the task force meeting on January 7, 11AM, virtual. After this meeting we will need to make any requested changes to the plans and then submit to CNLV for public hearings and approvals.



Robert Cunningham, PE Director of Engineering Services

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Please consider the environment before printing this e-mail.

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.



MAP LEGEND

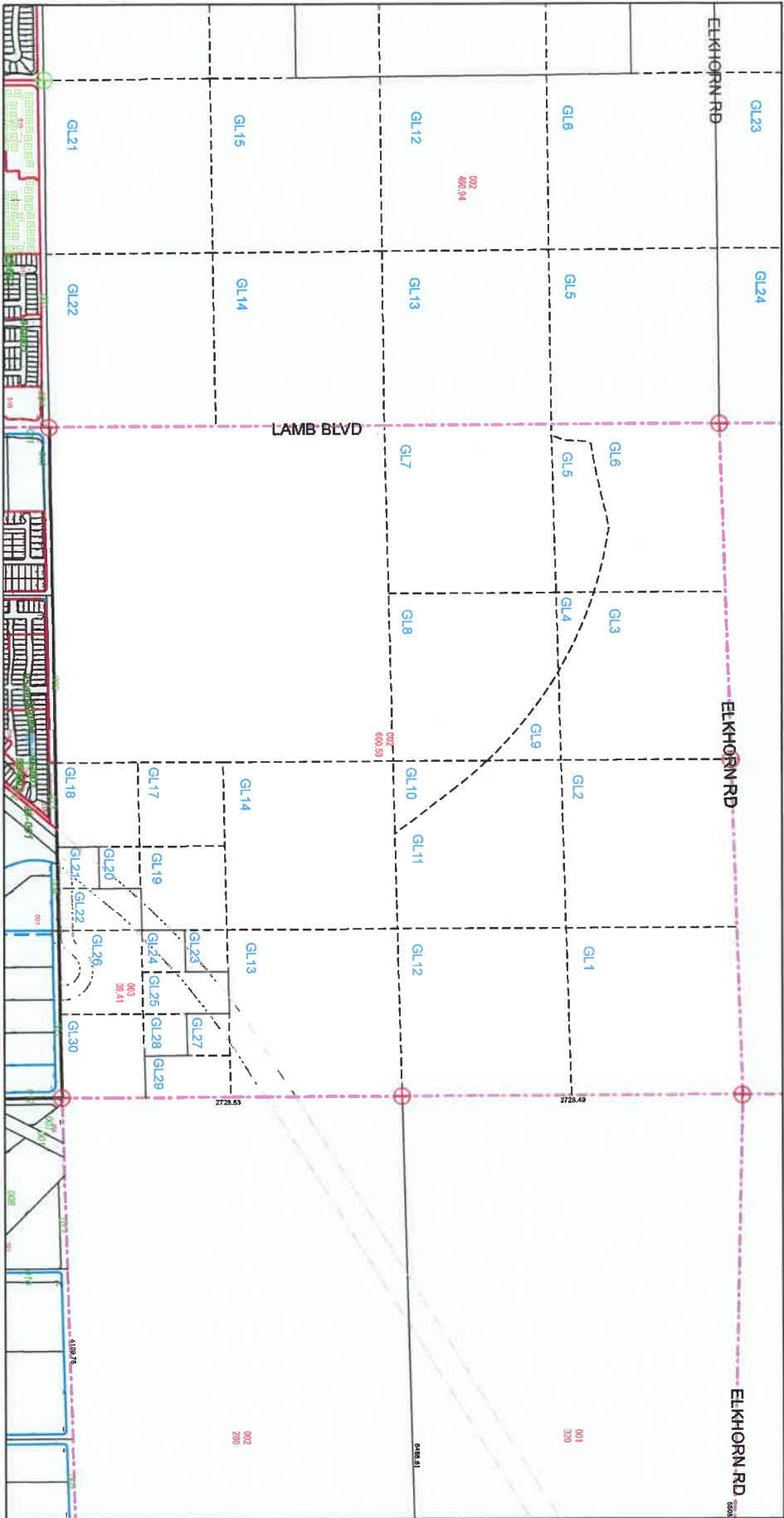
- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EXEMPT
- NON-PARCEL LOT LINE
- PAID SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE POL
- RIGHT OF WAY POL
- SUB-SURFACE POL
- ROAD ID NUMBER
- PARCEL NUMBER
- ACREAGE
- PARCEL SUBSIDED NUMBER
- PLAN RECORDING NUMBER
- BLOCK NUMBER
- LOT NUMBER
- GOV LOT NUMBER

T19S R62E			
101	102	103	
124	123	122	
139	140	141	

20			
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
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25	26	27	28
29	30	31	32

ALL SEC			
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123-20-0

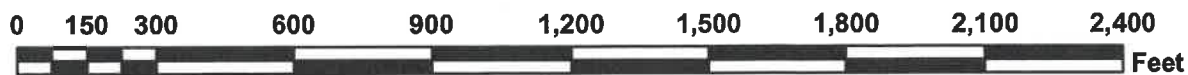
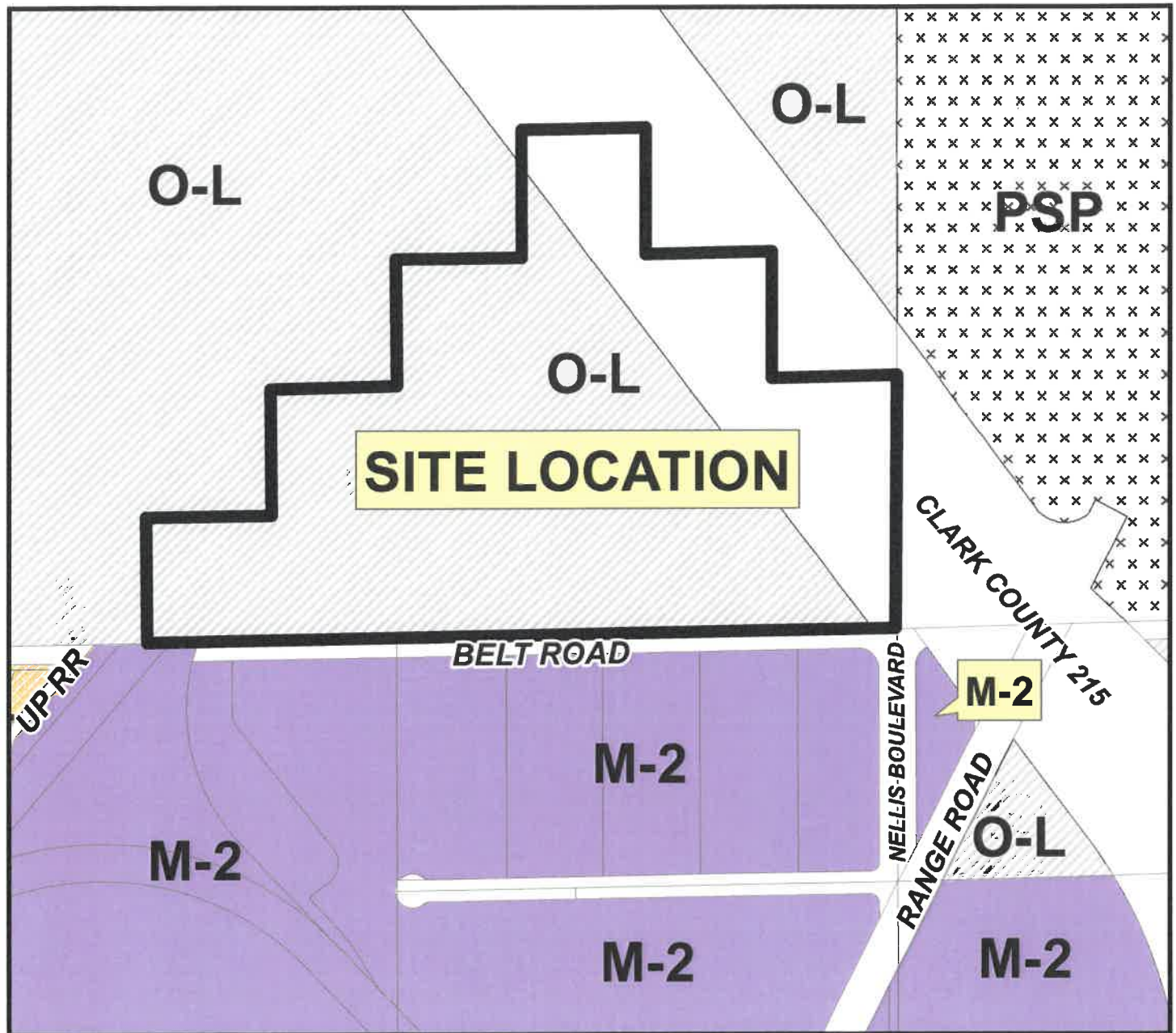


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Epic Development
Application Type: Property Reclassification
Request: From O-L (Open Land District) to M-2 (General Industrial District)
Project Info: North of Belt Road, between Clark County 215 and the Union Pacific Railroad
Case Number: ZN-01-2021

2/18/2021

