

LAW OFFICE

*Brown, Brown & Premsrirut*

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March 30, 2021

Land Development and Community Services  
Planning and Zoning  
City of North Las Vegas City Hall  
2250 Las Vegas Blvd., North  
Las Vegas, Nevada 89030

**Re: Letter of Intent – Comprehensive/ Master Plan (Land Use  
Amendment)  
Owner: Centennial 42 LLC  
Current Comprehensive Plan designation: Resort Commercial  
Proposed Comprehensive designation: Heavy Industrial.  
Applicant: Matter Real Estate  
Assessors' Parcel Number: 123-21-000-003**

**To Whom It May Concern:**

On behalf of Matter Real Estate, we respectfully submit the attached application package for the Comprehensive/Master Plan (Land Use Amendment) for the above referenced parcel. The parcel is located north of Centennial Parkway and northwest of I-15 North.

**General Description:** The site consists of parcel with approximately 42.7 acres and located on the north side of the Centennial Parkway alignment west of I-15 North. This application is an amendment to the Comprehensive/Master Plan from the current designation of Resort Commercial to Heavy Industrial for a manufacturing and distribution center/business park. The parcels to the immediate north and west of the site are owned by the State of Nevada, portions of which are developed as the Nevada National Guard Facility. To the immediate east of the site is an undeveloped C-2 zoned parcel. Immediately South, is an undeveloped M-2 zoned parcels. Farther south are some developed M-2 zoned parcels with developed or planned for the same intensity or higher intensity industrial uses as the future rezoning application. The companion rezoning application for the site is for an industrial complex consisting of two warehouse buildings with a total square footage of 939,960 square foot with a total lot coverage of 50.5%. Building "A" is

635,400 square foot and Building "B" is 304,560 square foot. Access to the site is from four driveways on Centennial Parkway with a total of 471 parking spaces.

The application to amend Comprehensive/Land Plan Amendment to Heavy Industrial is to facilitate the attached application to rezone the site to M-2 for a manufacturing and distribution center/business park. The Heavy Industrial designation to that of the approved site and project to the south and father east and west of the subject site. The proposed warehouse project is similar to the warehouse project developed by this Developer located on Cheyenne Avenue near Simmons Avenue, just north of the North Las Vegas Airport.

A Task Force meeting for the project was conducted with Staff on March 25, 2021. Staff indicated support of the project and provided a letter that outlined discussions and comments from Planning and Zoning and various other City Departments. (Letter Attached)

A Neighborhood Meeting was conducted on March 29, 2021, as required by the submittal requirements. (Neighborhood Meeting Summary Attached)

This land use amendment to Heavy industrial is to a similar designation as sites and parcels to the south, southwest and on both east and west sides of the of I-15 North. This site is also in close proximity to the Las Vegas Speedway and will serve that use and the area. The location on I-15 North a major transportation corridor is optimum for the moving of goods along this intra-state corridor. This project will target ecommerce businesses, 3PL, manufacturing and is planned as regional distribution facilities. Main targets are also Companies from CA seeking lower taxes, cost of living and rents that are willing and planning to relocate to this area.

This land use amendment also conforms to the goals out-lined in the Southern Nevada Strong Plan by improving the economic competitiveness of the Las Vegas Valley area, increasing the employment based to attract other industries and diversify the state and local economy; provide and increase investment opportunities for the City and the surrounding area and improve the infrastructure and services in the area. Additionally, the warehouses proposed will provide employment to the area both during construction and when fully operational. The future uses and building will enhance the area; will not have a negative impact on this area and increase the

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tax base of the City. The future applications are appropriate and compatible with the area.

We will greatly appreciate your review and consideration of the application package. Please contact me at (702-598-1429 or 702-598-1409) if you have any questions or need any additional information.

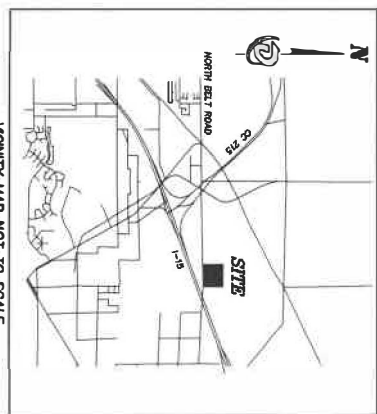
Sincerely,

BROWN, BROWN & PREMSRIRUT

A handwritten signature in dark ink, appearing to read "Lebehene Ohene". The signature is fluid and cursive, with a large initial "L" and "O".

Lebehene Ohene

Land Use and Development Consultant



MIGNITY MAP NOT TO SCALE  
SEC. 21, T.19S, R.62E.

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 62 EAST, N.D.B. & M.

AND NORTH AS JOINED BY THE CENTRAL BRANCH OF THE NEWMA COORDINATE (BETWEEN  
5752ND NORT), LAS VEGAS ZONE (LOW DISTRIBUTION PROTECTION), NORTH AGRICULTURAL  
OF RACE. SAID MODERATION BEING CONDUCTED WITH 1-14-50 THE WEST OF THE GREENHILL MOUNTAIN  
THE REASON LOCATION FOR THIS PROJECT WOULD BE THE SOUTH LINE OF THE SOUTHWEST  
QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 19  
SOUTH, RANGE 26 EAST, MAP 1, CLAY COUNTY, NEWMA, HAVING A BEARING OF N 89° 23'  
32" E, PLAT 80, 1ST 1/2, 1ST 1/2, 1ST 1/2, 1ST 1/2, 1ST 1/2, 1ST 1/2, 1ST 1/2, 1ST 1/2, 1ST 1/2, 1ST 1/2,  
32ND PLAT 80, 1ST 1/2, 1ST 1/2, 1ST 1/2, 1ST 1/2, 1ST 1/2, 1ST 1/2, 1ST 1/2, 1ST 1/2, 1ST 1/2,  
32ND PLAT 80, 1ST 1/2, 1ST 1/2, 1ST 1/2, 1ST 1/2, 1ST 1/2, 1ST 1/2, 1ST 1/2, 1ST 1/2, 1ST 1/2,

## CITY OF NORTH LAS VEGAS EDICIONARY "NLV9220SEEL 1997"

BEING A RIBBY AND 2" ROUND ALUMINUM DOG STAMPED NORTH L.A.S. BEARS BR. NO. 143218. SET IN 1" SQUARE CONCRETE CINDER LOCATED APPROX. 50' SOUTH OF THE CENTER OF THE RAILROAD TRACKS AND 41' N.E. EAST OF RANGE NO. 2.

BASED ON NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD 89).

THE SUBJECT PROPERTY IS LOCATED WITHIN A ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 12005032150E WITH AN EFFECTIVE DATE OF SEPTEMBER 27, 2002. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

[illegible]

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March 30, 2021

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2250 Las Vegas Blvd., North  
Las Vegas, Nevada 89030

**Re: Matter Real Estate  
Neighborhood Meeting Notes (TF-000004-2021)  
March 29, 2021  
6:30pm-7:30pm (Virtual Meeting via Zoom)**

**Assessors' Parcel Numbers: 123-21-000-003**

**To Whom It May Concern:**

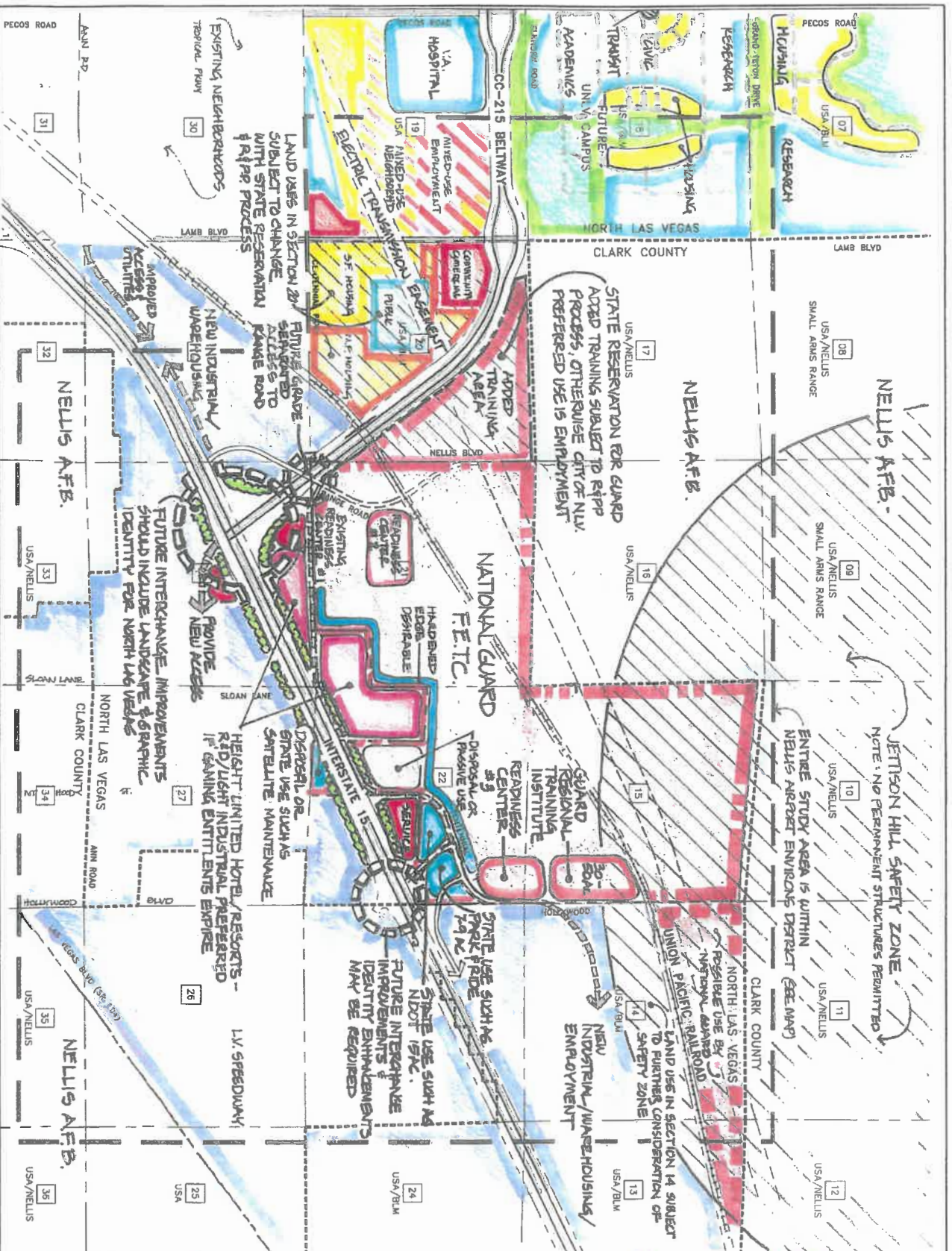
The neighborhood meeting for the subject project consisting of an industrial complex compromised of 2 warehouse buildings totaling 939,960 sf on 42.7 acres was conducted on March 29, 2021 @ 6:30pm virtually on Zoom. A total of 5 people attended the meeting. All of whom are a part of the project. No neighbors who were notified attend this meeting, therefore, there were no attendees to express support or objection to the land use amendment or reclassification of the project.

Please contact me at 702-589-1409, if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT

Cassandra Worrell  
Land Use and Development Coordinator



# FLOYD EDSALL TRAINING CENTER JOINT LAND USE STUDY



## Recommended Land Use And Development Scenario

May 2011

STUDY BOUNDARY  
CORPORATION LIMITS (CML/CLARK CO.)

SECTION LINE

NATIONAL GUARD BOUNDARY

SECTION LINE

LAND SECTION IDENTIFICATION

- #
- NATIONAL GUARD
- TRAINING CENTER
- PUBLIC - CITY, STATE, FEDERAL, UNIV.
- EMPLOYMENT/INDUSTRY
- WAREHOUSING
- SERVICE COMMERCIAL
- RESORT COMMERCIAL
- HOUSING



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Consulting, LLC

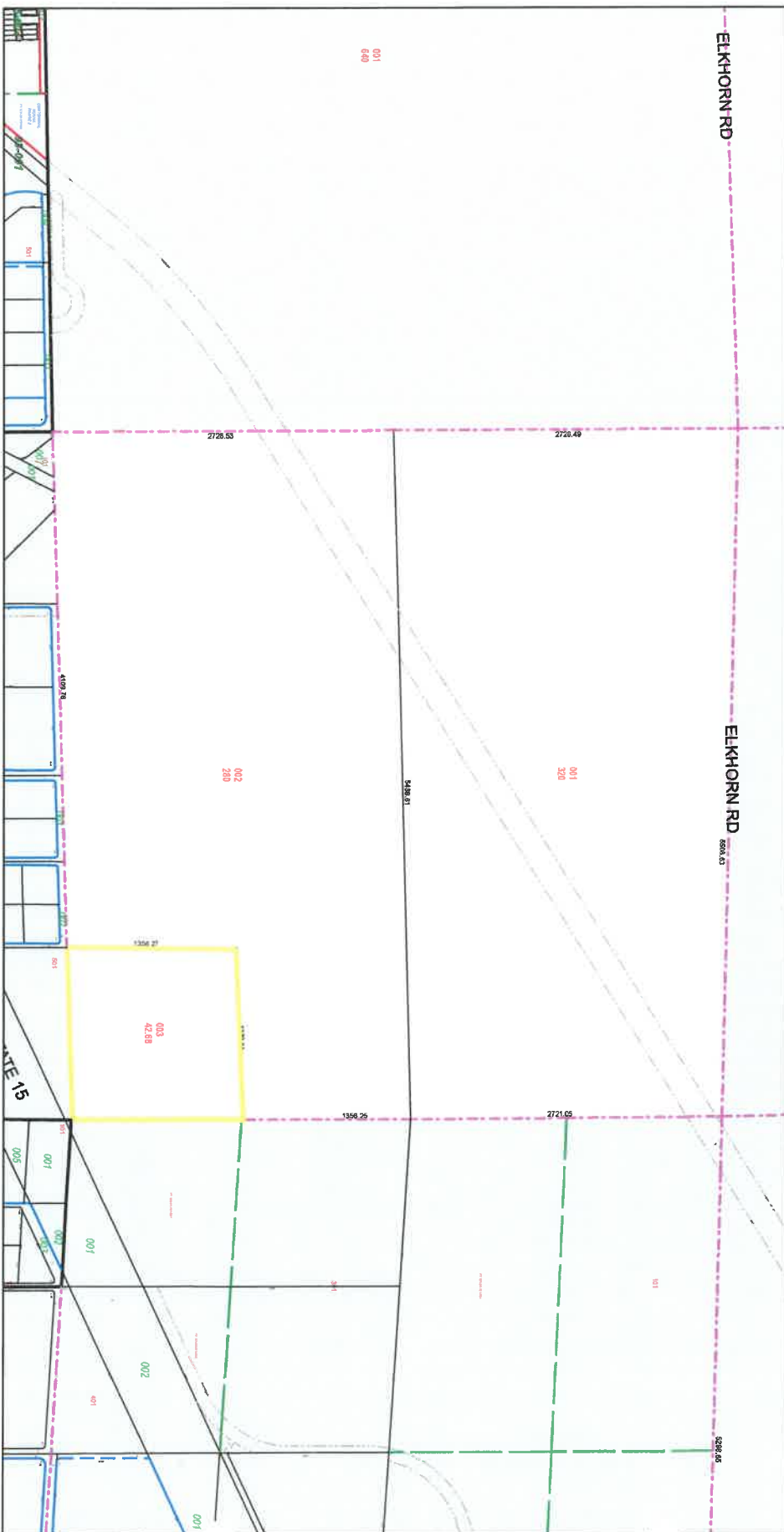
Exhibit 6.3

**Briana Johnson - Assessor**

- |                         |                  |      |                       |
|-------------------------|------------------|------|-----------------------|
| PARCEL BOUNDARY         | CONDOMINIUM UNIT | 001  | ROD ID NUMBER         |
| SUB BOUNDARY            | AIR SPACE POL    | 001  | PARCEL NUMBER         |
| RIGHT OF WAY POL        | RIGHT OF WAY POL | 1.00 | ACREAGE               |
| ROAD EASEMENT           | SUB-SURFACE POL  | 202  | PARCEL, SUBPGE NUMBER |
| NON-PARCEL LOT LINE     |                  | 3    | PLAT RECORDING NUMBER |
| MATCH / LEADER LINE     |                  | 4    | BLOCK NUMBER          |
| HISTORIC SUB BOUNDARY   |                  | 5    | LOT NUMBER            |
| HISTORIC PLATD BOUNDARY |                  | 6    | LOT NUMBER            |
| SECTION LINE            |                  | 7    | GRV. LOT NUMBER       |

|      |    |    |    |    |    |
|------|----|----|----|----|----|
| SEC. | 21 |    |    |    |    |
| 0    | 5  | 4  | 3  | 2  | 1  |
| 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 |

|   |   |   |   |
|---|---|---|---|
| 8 | 4 | 8 | 4 |
| 5 | 1 | 5 | 1 |
| 8 | 2 | 6 | 2 |
| 7 | 3 | 7 | 3 |
| 8 | 4 | 8 | 4 |

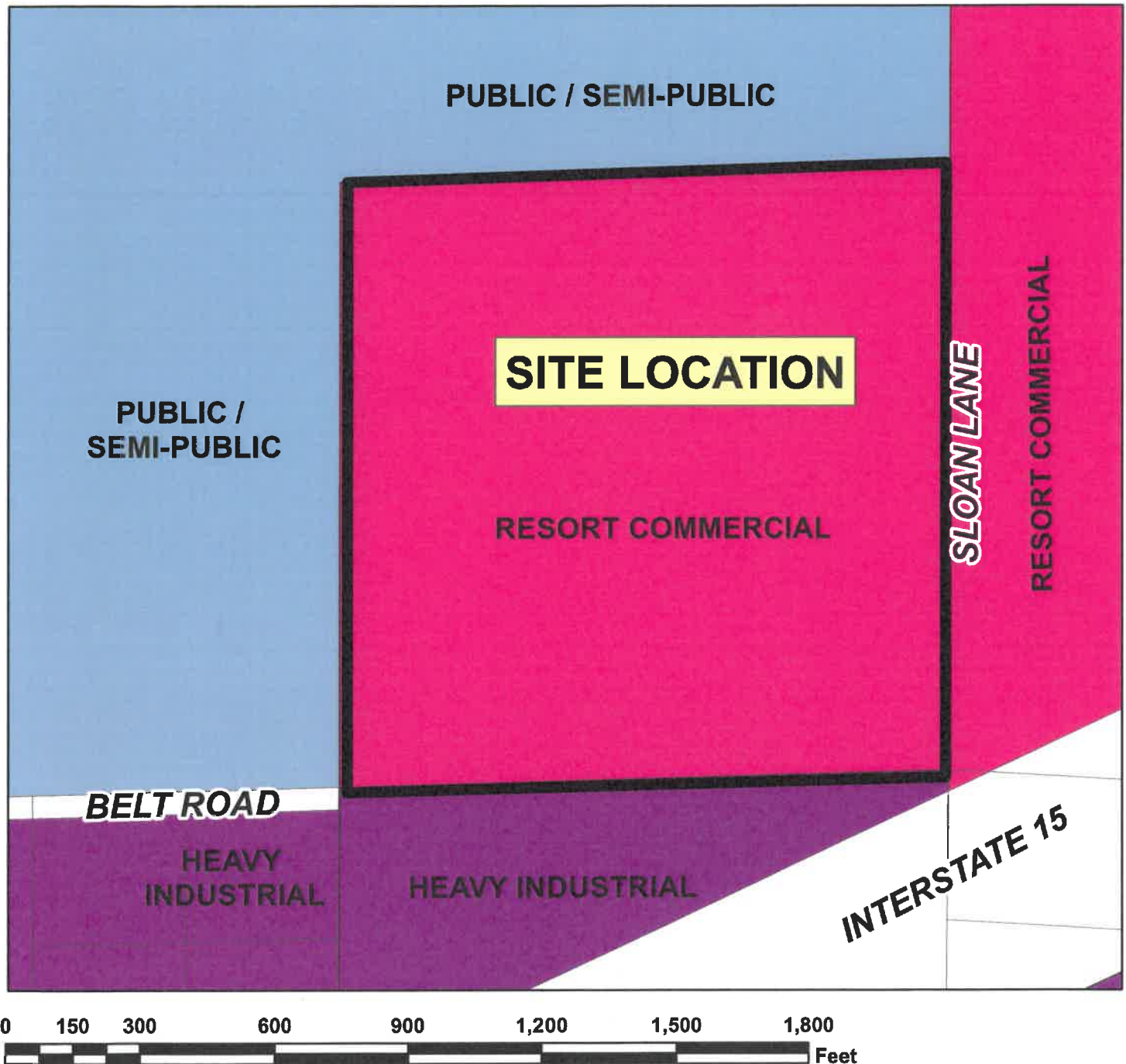


TAX DIST 250



# THE CITY OF NORTH LAS VEGAS

## Comprehensive Plan Map



Applicant: Kelly Lawson - Matter Acquisitions LLC  
Application Type: Comprehensive Plan Amendment  
Request: Change from Resort Commercial to Heavy Industrial  
Project Info: Northwest Corner of North Belt Road and Sloan Lane Alignments  
Case Number: AMP-06-2021

4/20/2021

