LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

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 – Zoning Map Amendment (Re-zoning Classification)
Owner: Centennial 42 LLC
Current Zoning: C-2 (General Commercial)
Proposed Zoning: M-2 (General Industrial)
Existing Comp Plan: Resort Commercial
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 Zoning Map Amendment (rezoning/reclassification) for the above referenced parcel. The parcel is located north of Centennial Parkway and northwest of 1-15 North.

General Description: The site consists of parcel with approximately 42.7 acres and located on the north side of the Centennial Parkway alignment and west of I-5 North. This application is a request for the re-zoning classification of the parcel from C-2 to M-2 for an industrial warehouse project. This project is similar to other existing developed and approved warehousing projects to the south and farther east across I-15 and is proposed as a manufacturing and distribution center/business park.

The parcels located 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 approved warehouse project (Mosaic) zoned M-2. Farther

south are other M-2 zoned parcels developed or planned for the same intensity or higher intensity industrial uses as the future rezoning application. The site plan for the project depicts 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. This 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)

The re-zoning classification to M-2 zoning for the project is appropriate and compatible with existing, approved, and other planned uses in the area. This request has the existing zoning of 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.

The application also conforms to the goals outlined 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

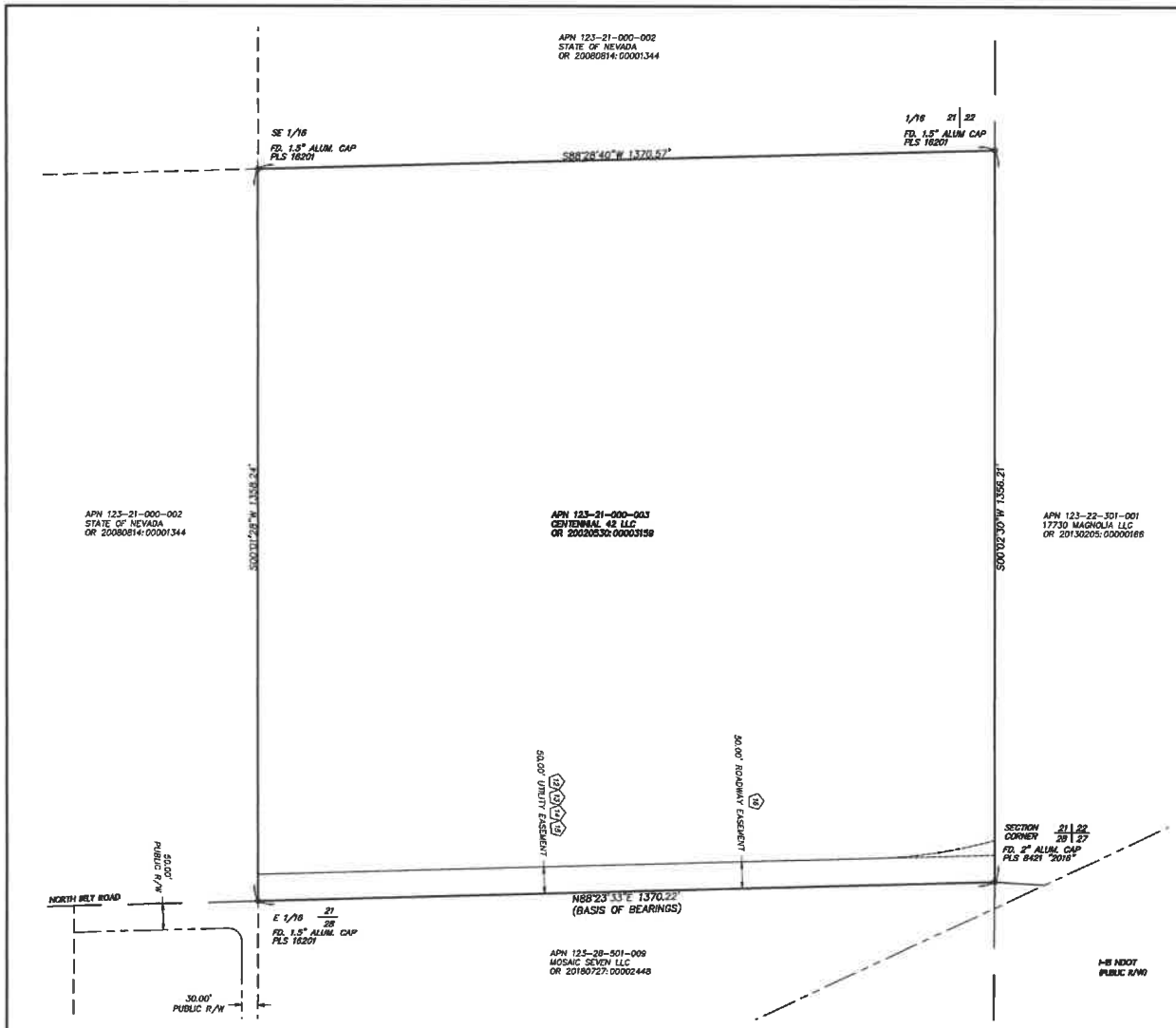
enhance the area; will not have a negative impact on this area and increase the tax base of the City. The request is appropriate and compatible with the area.

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,

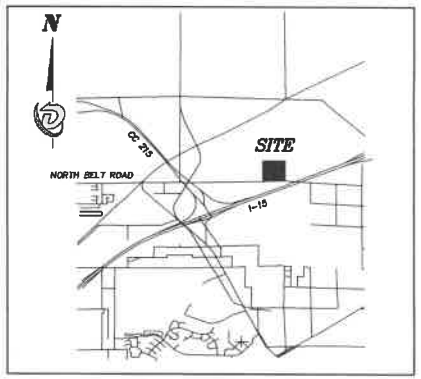
BROWN, BROWN & PREMSRIRUT

Lebene Ohene
Land Use and Development Consultant



LEGEND

- CENTERLINE
- SUBJECT PROPERTY
- RIGHT-OF-WAY LINE
- SECTION LINE
- ONE QUARTER SECTION LINE
- 1/16, 1/64 AND 1/256 SECTION LINE
- ADJOINING PROPERTY
- EASEMENT LINE



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

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.B. & M.

BASIS OF BEARINGS:

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE (LOW DISTORTION PROJECTION), NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

THE BEARING EQUATION FOR THIS PROJECT WOULD BE THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, HAVING A BEARING OF N 88° 23' 33" E. ALSO BEING N 88° 23' 33" E AS SHOWN ON MAP THEREOF ON FILE IN FILE 155 OF SURVEYS, PAGE 60, OFFICIAL RECORDS, CLARK COUNTY NEVADA.

BENCHMARK:

CITY OF NORTH LAS VEGAS BENCHMARK "NLV9220SEE8_1997"

BEING A RIVET AND 2" ROUND ALUMINUM DISK, STAMPED NORTH LAS VEGAS BM NO. NLV9221W6, SET IN 1" DIAMETER CONCRETE CYLINDER LOCATED APPROX. 80' SOUTH OF THE CENTER OF THE RAILROAD TRACKS AND 0.1 MILES EAST OF RANGE RD.

ELEVATION: 2,063.81 (US SURVEY FEET)
629.051 (METERS)

BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED WITHIN A ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 32003C2150E WITH AN EFFECTIVE DATE OF SEPTEMBER 27, 2002. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EASEMENTS

(12) 12. A DOCUMENT ENTITLED "MEMORANDUM OF UNDERSTANDING" RECORDED OCTOBER 14, 2004 IN BOOK 20041014 AS INSTRUMENT NO. 00915 OF OFFICIAL RECORDS.

(13) 13. AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 8, 2004 IN BOOK 20041208 AS INSTRUMENT NO. 00894 OF OFFICIAL RECORDS.

(14) 14. AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 19, 2005 IN BOOK 20050119 AS INSTRUMENT NO. 00939 OF OFFICIAL RECORDS.

(15) 15. AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 19, 2005 IN BOOK 20050119 AS INSTRUMENT NO. 00942 OF OFFICIAL RECORDS.

(16) 16. AN EASEMENT FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 3, 2005 IN BOOK 20051003 AS INSTRUMENT NO. 00796 OF OFFICIAL RECORDS.

PROFESSIONAL LAND SURVEYOR TRENT J. KERNAN EXP. 12/31/21 STATE OF NEVADA No. 16802

3/23/21

DiamondBack Land Surveying
6140 BRENT THURMAN WAY, STE. 230
LAS VEGAS, NEVADA 89148
(c) 702.823.9015 (f) 702.823.9020
www.diamondbacklandsurveying.com

REV	DATE

BOUNDARY AND TOPOGRAPHIC SURVEY OF
APN 123-21-000-003
NORTH BELT ROAD / ' 'NN LANE

DATE: 3/17/2021
DRAWN BY: RDC
CHECKED BY: TK
JOB NO. 210307

1
SHEET
OF 5 SHEETS

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

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: 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:

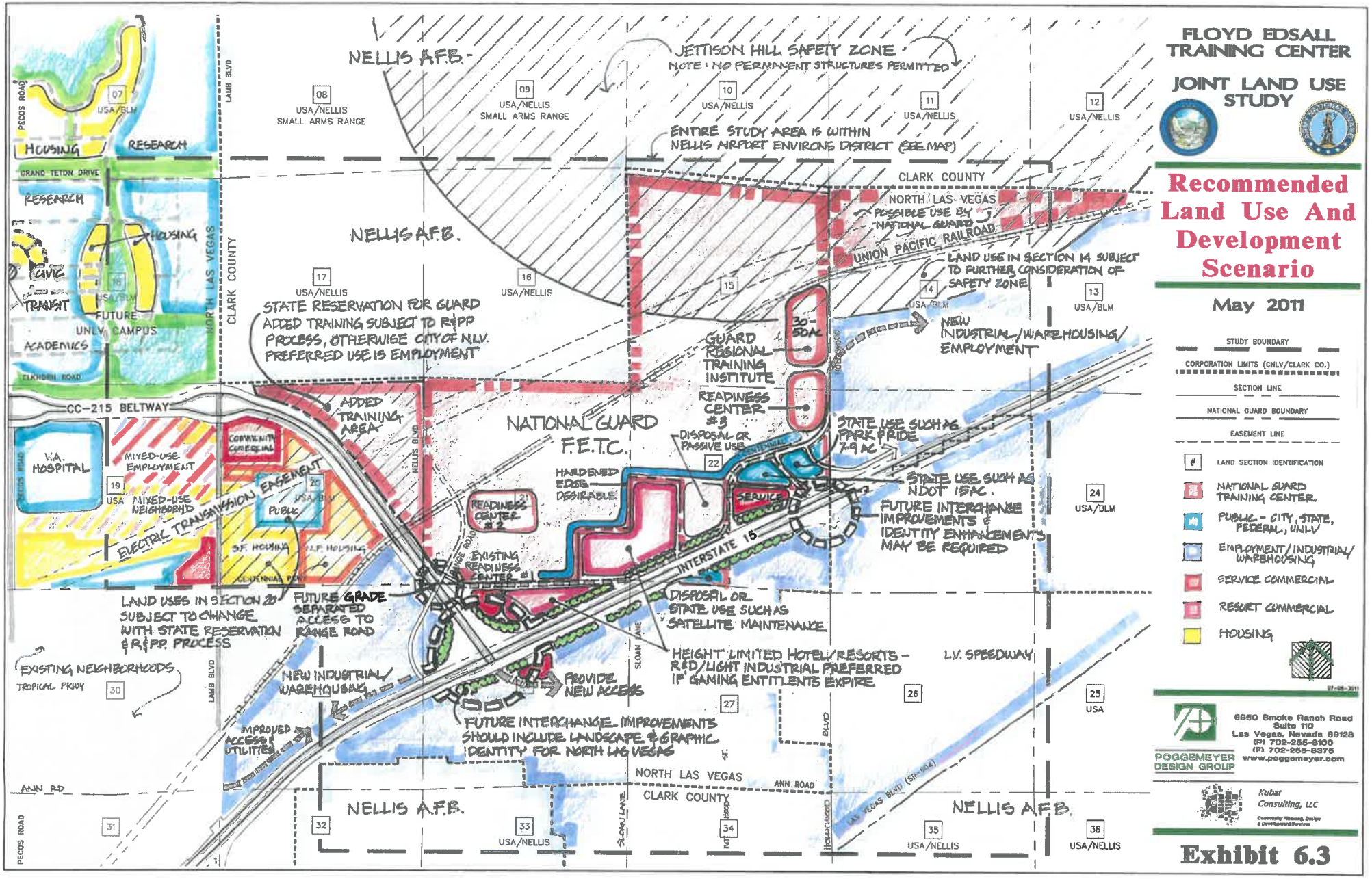
The neighborhood meeting for the subject project consisting of an industrial complex compromised of 2 warehouse buildings totaling 939,960 sf on 42.7 acres was conducted on March 29, 2021 @ 6:30pm virtually on Zoom. A total of 5 people attended the meeting. All of whom are a part of the project. No neighbors 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 (CNLV/CLARK CO.)
SECTION LINE
NATIONAL GUARD BOUNDARY
EASEMENT LINE
LAND SECTION IDENTIFICATION
NATIONAL GUARD TRAINING CENTER
PUBLIC - CITY, STATE, FEDERAL, UNLV
EMPLOYMENT/INDUSTRIAL/WAREHOUSING
SERVICE COMMERCIAL
RESORT COMMERCIAL
HOUSING
NELLIS A.F.B.
JETTISON HILL SAFETY ZONE
NOTE: NO PERMANENT STRUCTURES PERMITTED
ENTIRE STUDY AREA IS WITHIN NELLIS AIRPORT ENVIRONS DISTRICT (SEE MAP)
CLARK COUNTY
NORTH LAS VEGAS
POSSIBLE USE BY NATIONAL GUARD
UNION PACIFIC RAILROAD
LAND USE IN SECTION 14 SUBJECT TO FURTHER CONSIDERATION OF SAFETY ZONE
NEW INDUSTRIAL/WAREHOUSING/EMPLOYMENT
STATE RESERVATION FOR GUARD ADDED TRAINING SUBJECT TO R&PP PROCESS, OTHERWISE CITY OF N.L.V. PREFERRED USE IS EMPLOYMENT
GUARD REGIONAL TRAINING INSTITUTE
30-50AC
READINESS CENTER #3
ADDED TRAINING AREA
NATIONAL GUARD F.E.T.C.
DISPOSAL OR PASSIVE USE
STATE USE SUCH AS PARK & RIDE 7.9 AC
STATE USE SUCH AS NDOT 15AC.
FUTURE INTERCHANGE IMPROVEMENTS & IDENTITY ENHANCEMENTS MAY BE REQUIRED
HARDENED EDGE DESIRABLE
READINESS CENTER #2
EXISTING READINESS CENTER #1
INTERSTATE 15
CC-215 BELTWAY
V.A. HOSPITAL
MIXED-USE EMPLOYMENT
MIXED-USE NEIGHBORHD
COMMUNITY COMMERCIAL
ELECTRIC TRANSMISSION EASEMENT
PUBLIC
S.F. HOUSING
M.F. HOUSING
CENTENNIAL PKWY
LAND USES IN SECTION 20 SUBJECT TO CHANGE WITH STATE RESERVATION & R&PP PROCESS
FUTURE GRADE SEPARATED ACCESS TO RANGE ROAD
DISPOSAL OR STATE USE SUCH AS SATELLITE MAINTENANCE
HEIGHT LIMITED HOTEL/RESORTS - R&D/LIGHT INDUSTRIAL PREFERRED IF GAMING ENTITLENTS EXPIRE
L.V. SPEEDWAY
EXISTING NEIGHBORHOODS
TROPICAL PKWY
NEW INDUSTRIAL/WAREHOUSING
PROVIDE NEW ACCESS
IMPROVED ACCESS & UTILITIES
FUTURE INTERCHANGE IMPROVEMENTS SHOULD INCLUDE LANDSCAPE & GRAPHIC IDENTITY FOR NORTH LAS VEGAS
ANN RD
ANN ROAD
LAS VEGAS BLVD (SR-604)
PECOS ROAD
LAMB BLVD
NELLIS BLVD
SLOAN LANE
HOLLYWOOD BLVD
RANGE ROAD
GRAND TETON DRIVE
ELDORADO ROAD
HOUSING
RESEARCH
CIVIC
TRANSIT
FUTURE UNLV CAMPUS
ACADEMICS
NORTH LAS VEGAS
07 USA/BLM
08 USA/NELLIS SMALL ARMS RANGE
09 USA/NELLIS SMALL ARMS RANGE
10 USA/NELLIS
11 USA/NELLIS
12 USA/NELLIS
13 USA/BLM
14 USA/BLM
15
16 USA/NELLIS
17 USA/NELLIS
18 USA/BLM
19 USA
20 USA/BLM
21
22
24 USA/BLM
25 USA
26
27
30
31
32
33 USA/NELLIS
34
35 USA/NELLIS
36 USA/NELLIS
6980 Smoke Ranch Road
Suite 110
Las Vegas, Nevada 89128
(P) 702-255-8100
(F) 702-255-8375
www.poggemeyer.com
POGGEMEYER DESIGN GROUP
Kubar Consulting, LLC
Community Planning, Design & Development Services
Exhibit 6.3

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data deliniated 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 11X17 ORIGINAL

0 100 200 400 600 800

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- NON-PARCEL LOT LINE
- MATCH / LEADER LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD ID NUMBER
- 001 PARCEL NUMER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

BOOK T19S R62E

101	102	103
124	123	122
139	140	141

Scale: 1" = 800'

SEC 21

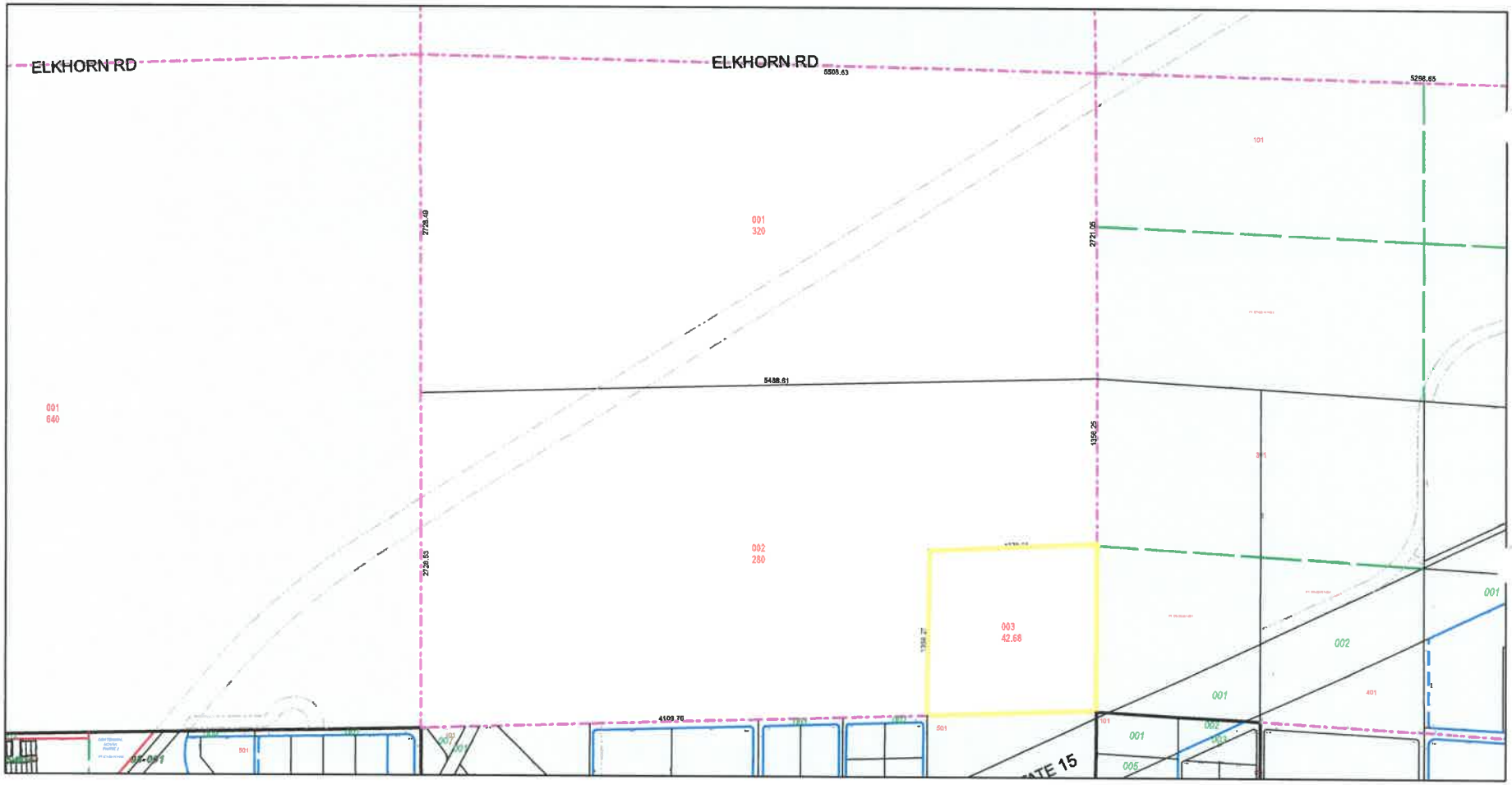
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Rev: 1/7/2019

MAP ALL SEC

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

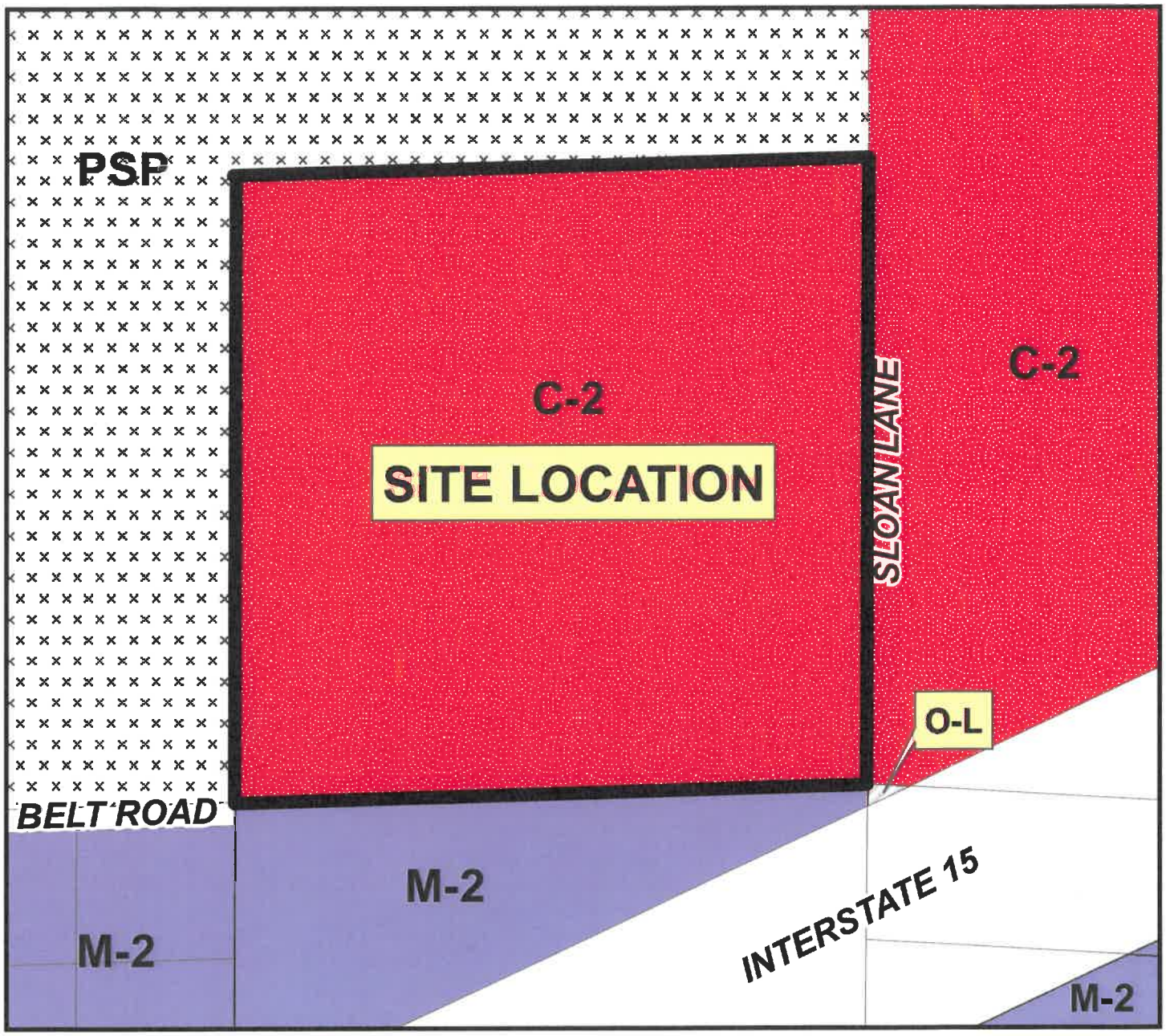
123-21-0



TAX DIST 250

THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600 900 1,200 1,500 1,800 Feet

Applicant: Kelly Lawson - Matter Acquisitions LLC
Application Type: Property Reclassification
Request: From C-2 (General Commercial District) to M-2 (General Industrial District)
Project Info: Northwest corner of North Belt Road and Sloan Lane Alignments
Case Number: ZN-11-2021

4/20/2021

N
W E
S