

November 20, 2024

W.O # 8381

CITY OF NORTH LAS VEGAS
Planning Department
2250 Las Vegas Boulevard
North Las Vegas, Nevada 89130

Attention: Planning Department

Subject: Property Reclassification - (Letter of Intent)
RE: APNs APN's:123-22-801-014 & -015 – 6.43 Gross Acres

On behalf of our client Schnitzer Properties LLC, VTN Nevada is requesting the approval of a Zone Change for the above referenced parcels. Schnitzer Properties LLC is proposing to develop the subject parcels of land as a Light Manufacturing facility within the M-2 district, and within the jurisdiction of the City of North Las Vegas.

The proposed light manufacturing facility will be located north of Centennial Parkway and east of Shatz Street. The area is predominantly M-2 (General Industrial) with existing developed properties directly to the north, south, east and west.

Project Information:

The project consists of 6.43 +-acre (gross).

The project site is bound by properties with planned land use and zoning as follows:

- North: M-2 (General Industrial) Developed.
- South: M-2 (General Industrial) Developed.
- East: PUD (Planned Unit Development) Developed.
- West: M-2 (General Industrial) Developed.

Land Use Cases

1. Property Reclassification

Rezoning from PUD (Planned Unit Development) to M-2 (General Industrial)

The Project

The proposed development will consist of the following uses:

The plans depict two (2) buildings on site. The proposed development will consist of the following:

1. Building-A @ 73,840 square feet
2. Building-B @ 30,780 square feet
3. Total Buildings = 104,620 square feet.

Total site area = 280,065 sf or 6.43 acres.

Parking Requirements:

Parking Required:

1. Access Office	=	10,462 sf. / 300sf. = 35 spaces + 4 assuming 15% (39)
2. Warehouse	=	94,158 sf. / 2,000 (1 per 2,000) = 47.1 (47)
Total Building area	=	104,620 sf. (Total Parking required = 86 spaces)

Parking Provided:

1. Parking = 150 Spaces

Accessible Parking Required: 5 Spaces (per 2024 IBC Chapter 11, sec 1106)

Accessible Parking Provided: 5 Spaces

Van Accessible Parking Required: 1 Space (per 2024 IBC Chapter 11, sec 1106)

Van Accessible Parking Provided: 2 Spaces

Bike parking Required: 8 Spaces

Bike Parking Provided: 8 Spaces

The development will be accessed from both Centennial Parkway and Shatz Street, with private access along the eastern property line (Nascar Street) giving the site three (3) access points. Centennial Parkway is currently a 90-foot public street with full street improvements directly to the east and the west. Shatz Street is currently a 60-foot right of way with full improvements along the western side of the street. The proposed development will provide the required improvements along the property frontages, including full pavement, curbs, gutters, sidewalks, streetlights and landscaping buffers along the property frontages.

Public Utilities

Sanitary Sewer

Sewer service is provided from an existing (8) eight-inch main line sanitary sewer line located in Shatz Street. The applicant is proposing to connect to this line to provide service to the proposed development.

Water

The water service is also located in Centennial Parkway and Shatz Street, which consists of an eighteen (18) inch line in Centennial Parkway and a fourteen (14) inch located in Shatz Street. The applicant is proposing to connect to both the eighteen (18) inch line in Centennial Parkway and the fourteen (14) inch line in Shatz Street to service the development.

Storm Drainage

Drainage from the site will be directed through the internal driveways and conveyed to an existing storm drain line in Centennial Parkway and will conform to City of North Las Vegas standards.

Flood Zone

The subject property is within a shaded Zone "X" per Firm Panel # 32003C1800E.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

Jeffrey Armstrong

Jeffrey Armstrong
Planning Manager

cc: Aaron Yamachika PE, VTN-Nevada

T19S
SE 1/16
S22
R62E

T19S
S 1/16
S22 + S23
R62E

APN: 123-22-801-024
PARCEL 1
FILE 125 OF PARCEL
MAPS, PAGE 53

SHATZ STREET

693.76'

N00°01'13"W

S86°37'25"E

634.06'

APN: 123-22-801-014
PARCEL 1
FILE 98 OF PARCEL
MAPS, PAGE 62

299.86'

S00°03'01"E

APN: 123-22-701-008
PARCEL 1
FILE 96 OF PARCEL
MAPS, PAGE 11

APN: 123-
22-801-015
PARCEL 2
FILE 98 OF
PARCEL
MAPS,
PAGE 62

417.37'
N86°37'46"W

APN:
123-22-801-022
PARCEL 1
FILE 117 OF
PARCEL MAPS,
PAGE 12

417.42'
S00°03'01"E

193.50'

N86°37'46"W

L=37.79'

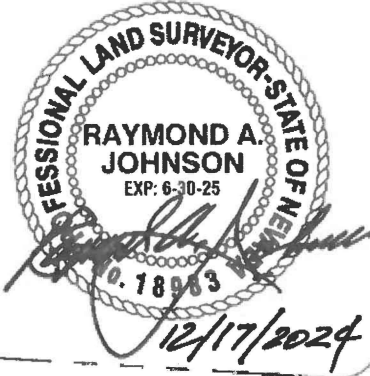
Δ=86°36'33"

R=25.00'

T19S
E 1/16
S22
S27
R62E

CENTENNIAL PARKWAY

6.43 ACRES



HOLLYWOOD BOULEVARD

T19S
22 23
27 26
R62E

G:\8381\Legals\8381 Zoning Legal.dwg

vtm
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NV 89146-5148

BOUNDARY MAP

APN: 123-22-801-014, 015

SCALE	HORZ. 1"= 250'
	VERT.
W.O. NO.	8381
DRAWN BY:	BT
DATE:	12/2024
SHEET	1 OF 1



December 31, 2024

W.O # 8381

CITY OF NORTH LAS VEGAS
Planning Department
2250 Las Vegas Boulevard
North Las Vegas, Nevada 89130

Attention: Planning Department

Subject: Neighborhood Meeting

A Neighborhood Meeting was held on December 30, 2024, at 6:30pm.
There were no attendees at the meeting.

Jeffrey Armstrong
Jeffrey Armstrong
Planning Manager

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.



_____	PAGECCL BOUNDARY	007	ROAD PARCEL NUMBER
_____	PARCEL BOUNDARY	1001	ROAD PARCEL NUMBER
_____	RIGHT OF WAY PCL	1001	AVG AVERAGE
_____	ROAD ENGAGEMENT	2002	PARCEL SUBSEID NUMBER
_____	MATCH / LEADER LINE	Pg 24-6	PLAT RECORDING NUMBER
_____	HISTORIC LOT LINE	5	LOT NUMBER
_____	HISTORIC SUB LOT BOUNDARY	615	GOV. LOT NUMBER
_____	HISTORIC PMAD BOUNDARY		
_____	SECTION LINE		
_____	CONDOMINIUM UNIT		
_____	AIR SPACE PCL		
_____	RIGHT OF WAY PCL		
_____	SUB-SURFACE PCL		

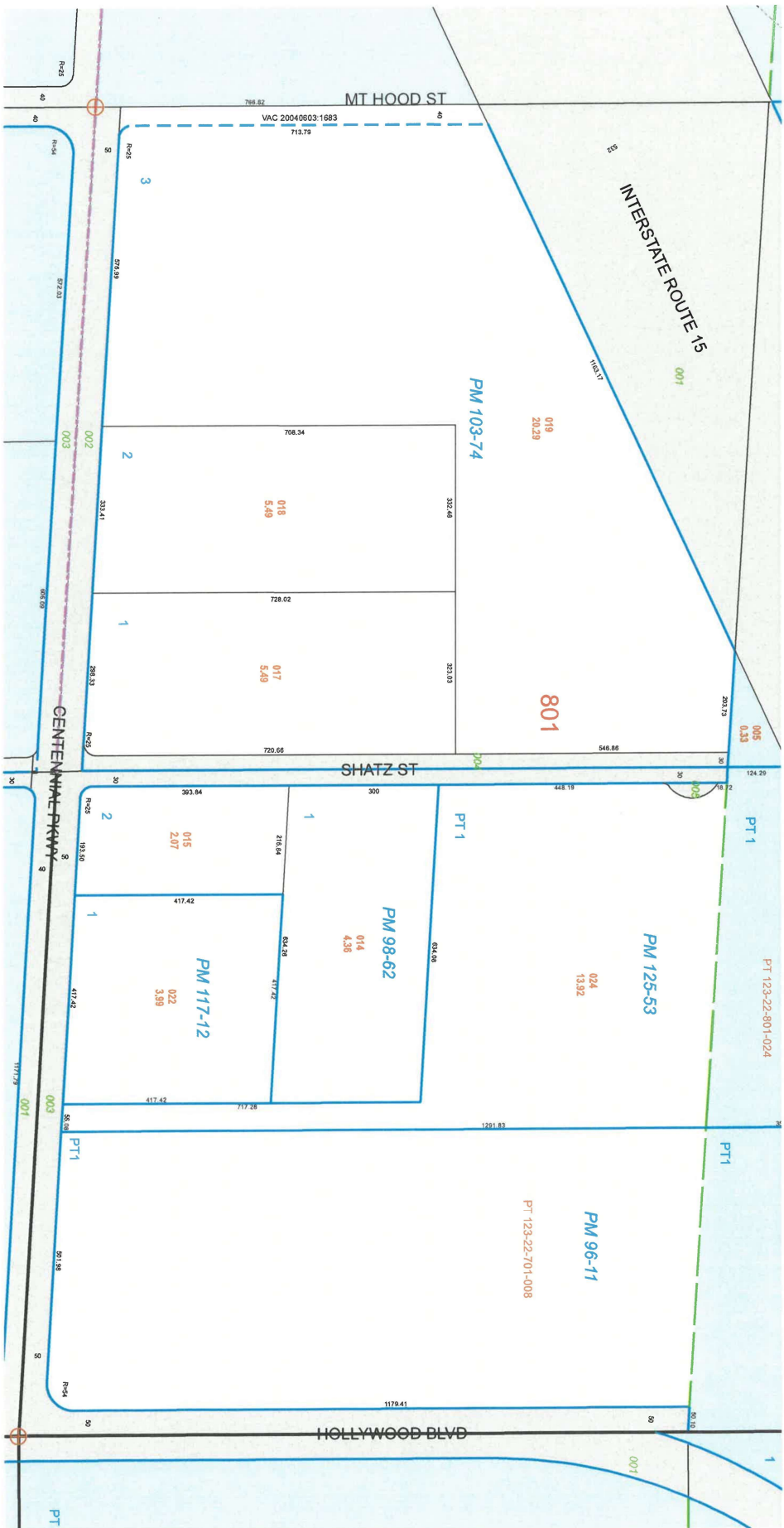
BOOK
T19S R62E

MAP
S 2 SE 4

123-22-8

6	5	4	3	2	1
7	6	0	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

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

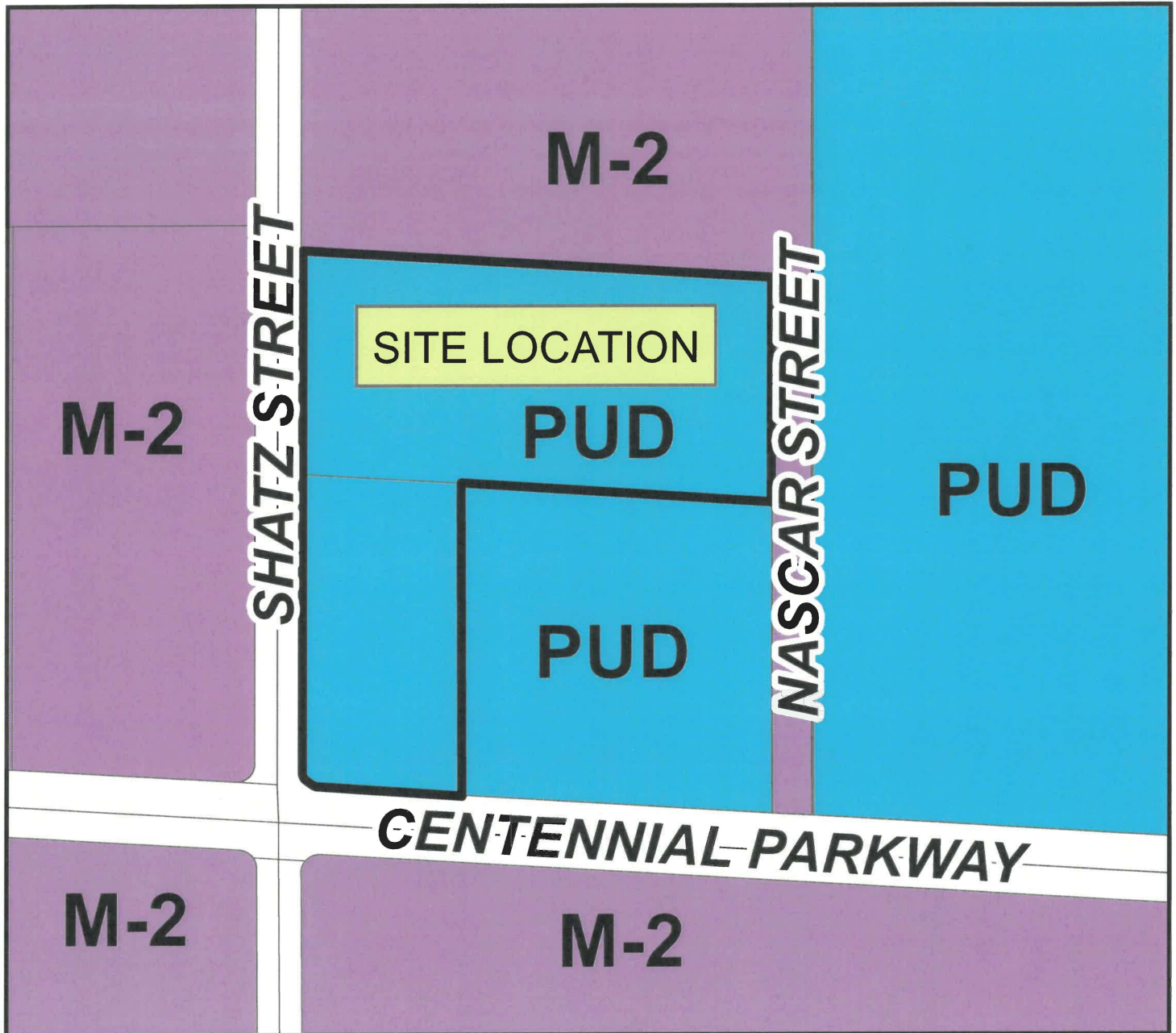


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Schnitzer Properties, LLC.
Application Type: Property Reclassification
Request: From a PUD, Planned Unit Development District
to M-2, General Industrial District
Project Info: Northeast Corner of Centennial Parkway and Shatz Street
Case Number: ZN-19-2024

1/15/2025

