

IBARRA'S Food Truck Builders LLC - Letter of Intent

Request for outdoor manufacturing.

To whom it may concern, IBARRA'S Food Truck Builders LLC is submitting this Letter of Intent for the requested use of outdoor manufacturing, light fabrication and repair in the fully enclosed yard space located at 2942 Brookspark Drive, North Las Vegas, Nevada, 89030 for light fabrication and repair of food trailers.

The proposed use of outdoor yard space will be utilized while the indoor warehouse space is being equipped with the required Fire Sprinkler system needed to operate inside the warehouse. The outdoor light fabrication and repair will not impede any traffic or the surrounding neighborhood as the yard space is fully enclosed and will not cause any disturbance.

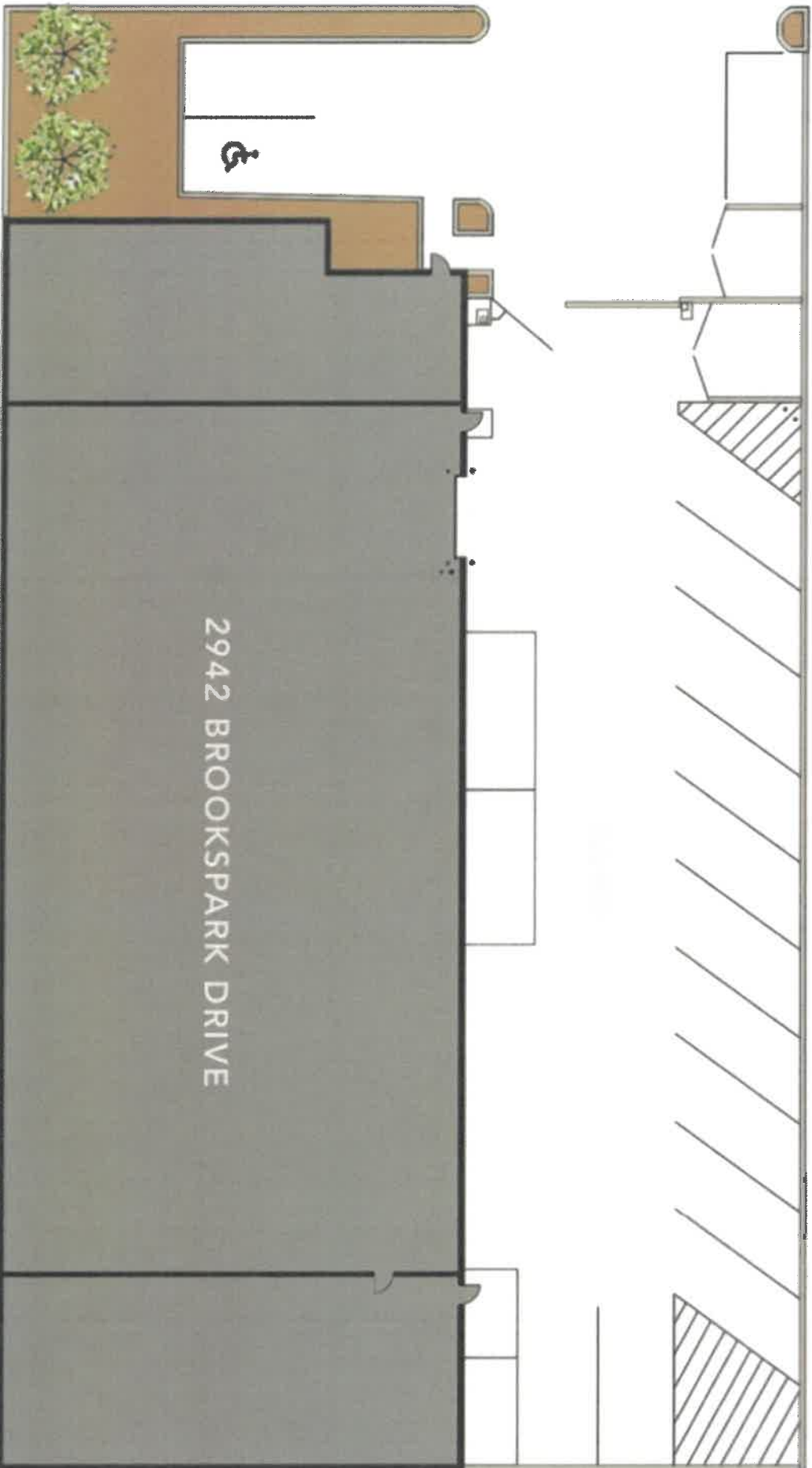
The proposed Special Use Permit will help with the process of the transfer of business for IBARRA'S Food Truck Builders LLC from the City of Las Vegas to the City of North Las Vegas and will help the general public by enabling our current and future clients the ability to continue with or start their food trailer business without a disruption of any services that they may need.

The intended hours of operation would take place Monday to Friday from 9:00 am in the morning to 5:00 pm in the afternoon and would not take place during the weekend. While utilizing the outdoor yard space for the light fabrication and repair of the food trailers during that time, there will be no noise nuisance or otherwise.

Thank you for your time and consideration.

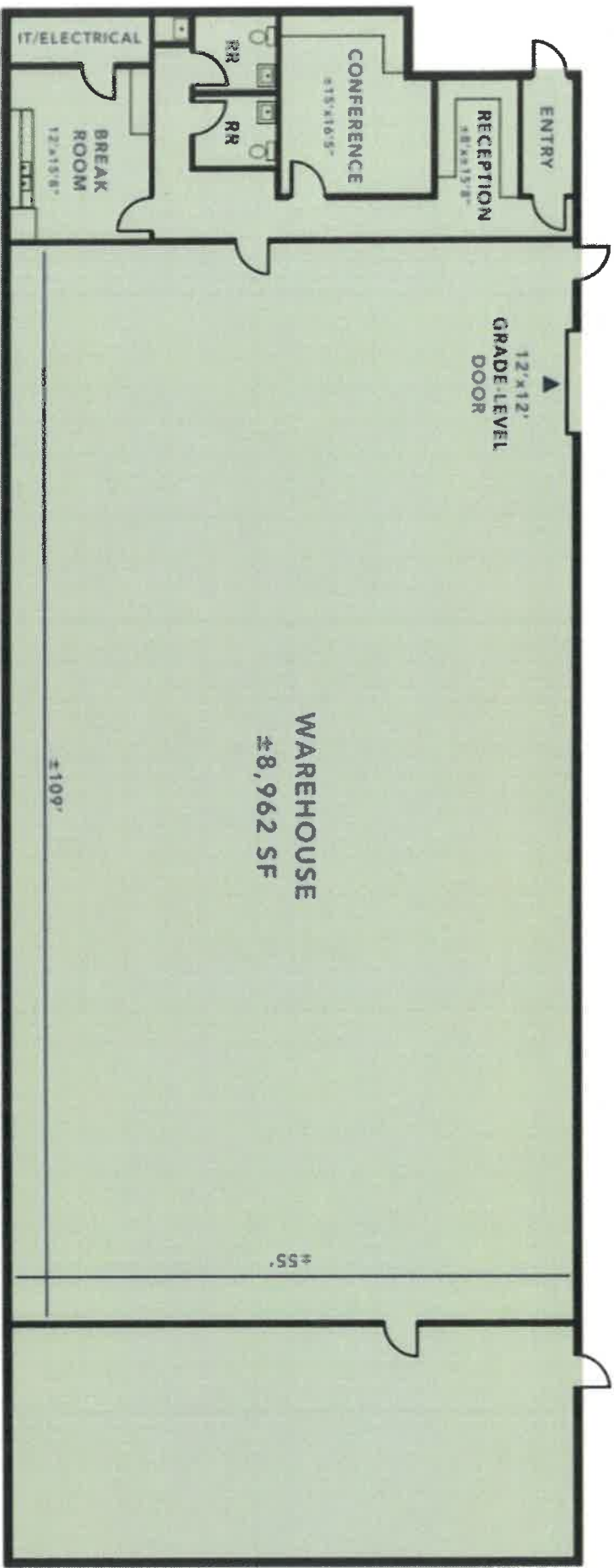
SITE PLAN

CB&E



FLOORPLAN

CBRE



Scale: 1/8" = 1'-0"
All measurements are approximate



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 WHEN MAP REDUCED FROM 11X17 ORIGINAL.

MAP LEGEND

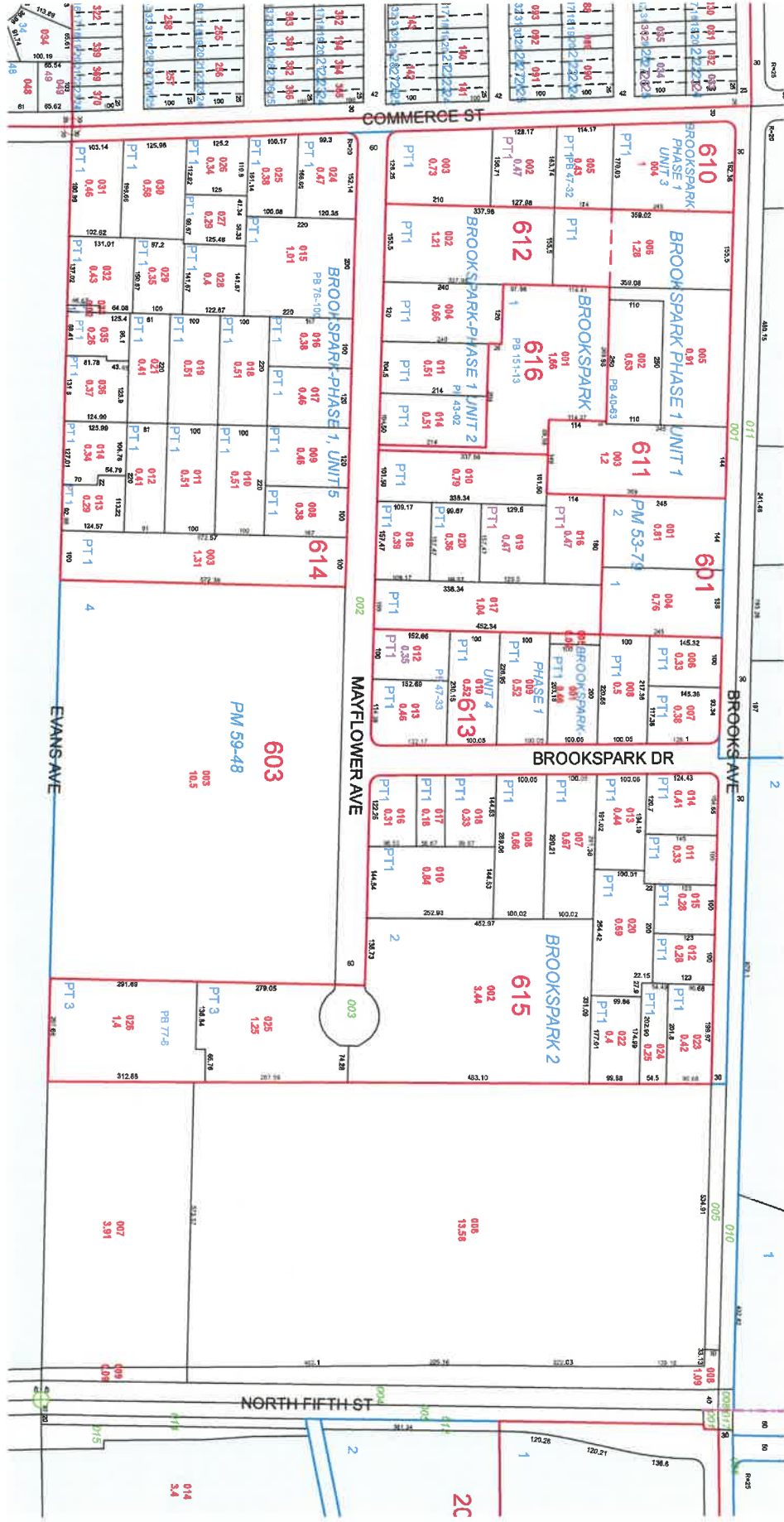
- PARCEL BOUNDARY
- SUB BOUNDARY
- PAID BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAID BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 002 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSECT NUMBER
- PS 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 005 GOV LOT NUMBER

000	T20S R61E
125	124
138	139
163	162
161	161

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MAP	S 2 NE 4
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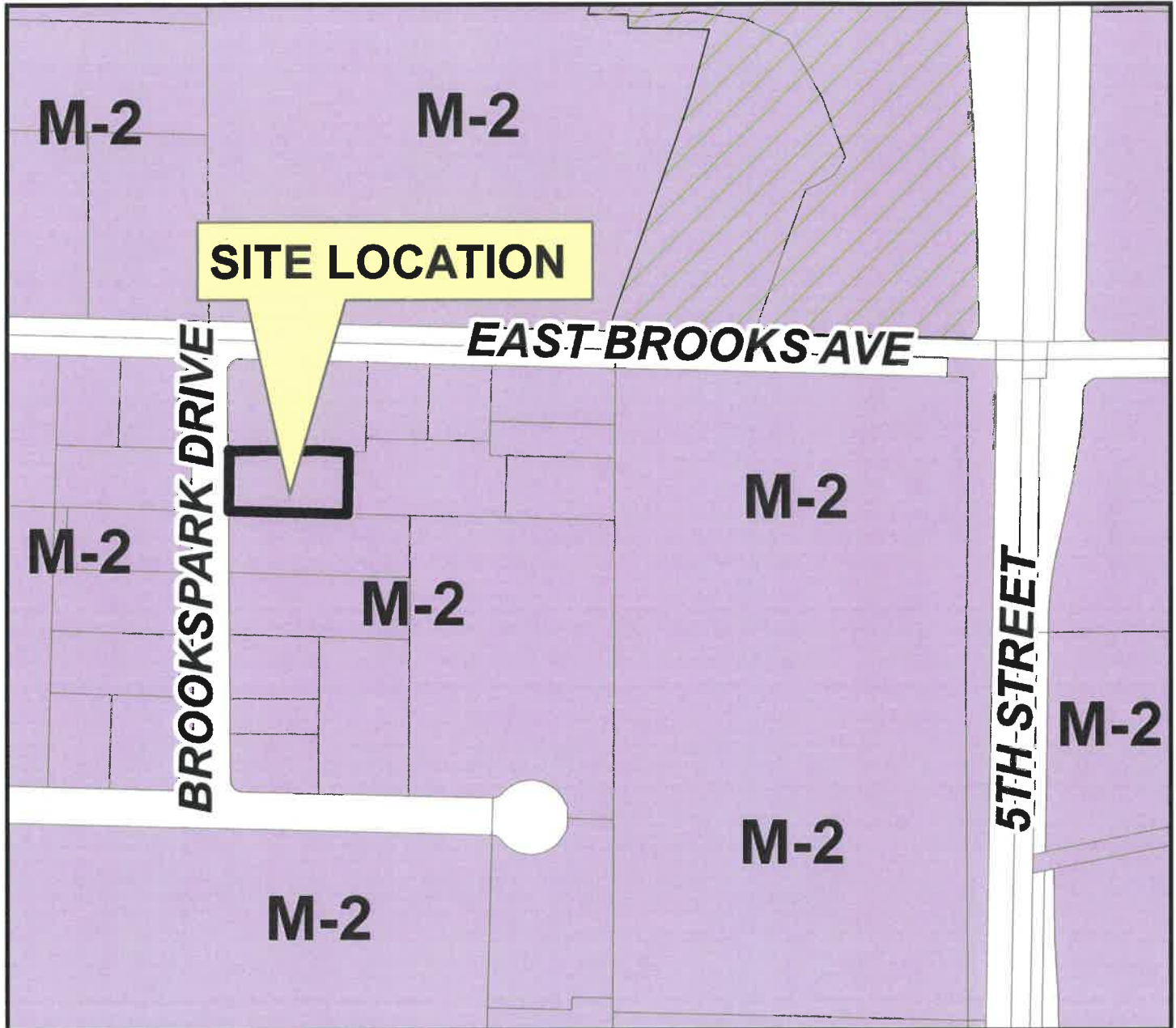


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



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

Applicant: Jonathan Ibarra
Application Type: Special Use Permit
Request: To allow manufacturing and production, outdoors
Project Info: 2942 Brookspark Drive
Case Number: SUP-58-2023

10/04/2023

