

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.

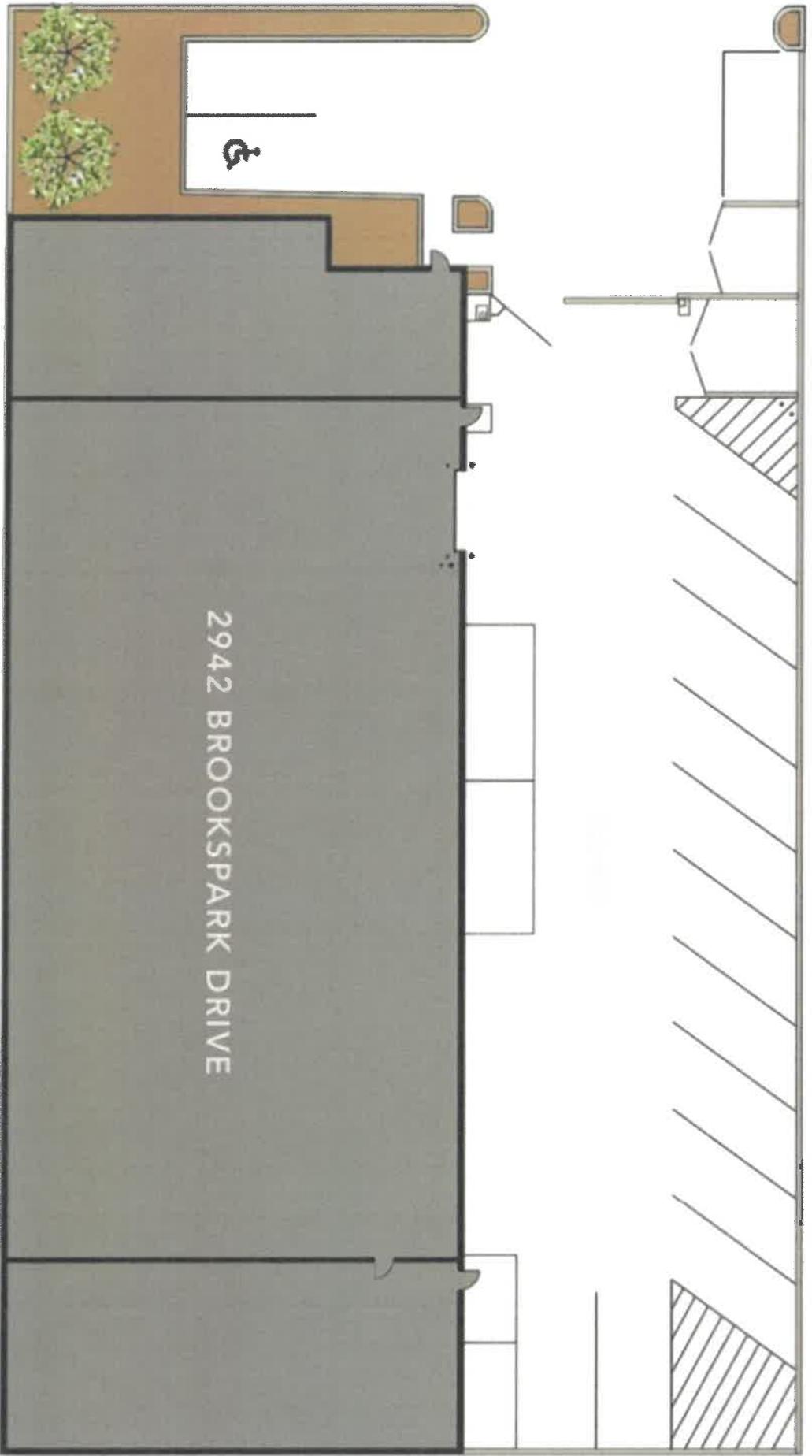
The proposed use of outdoor yard space will be utilized while the indoor warehouse space is being equipped with the required Fire Sprinkler system needed to operate inside the warehouse. The outdoor light fabrication and repair will not impede any traffic or the surrounding neighborhood as the yard space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

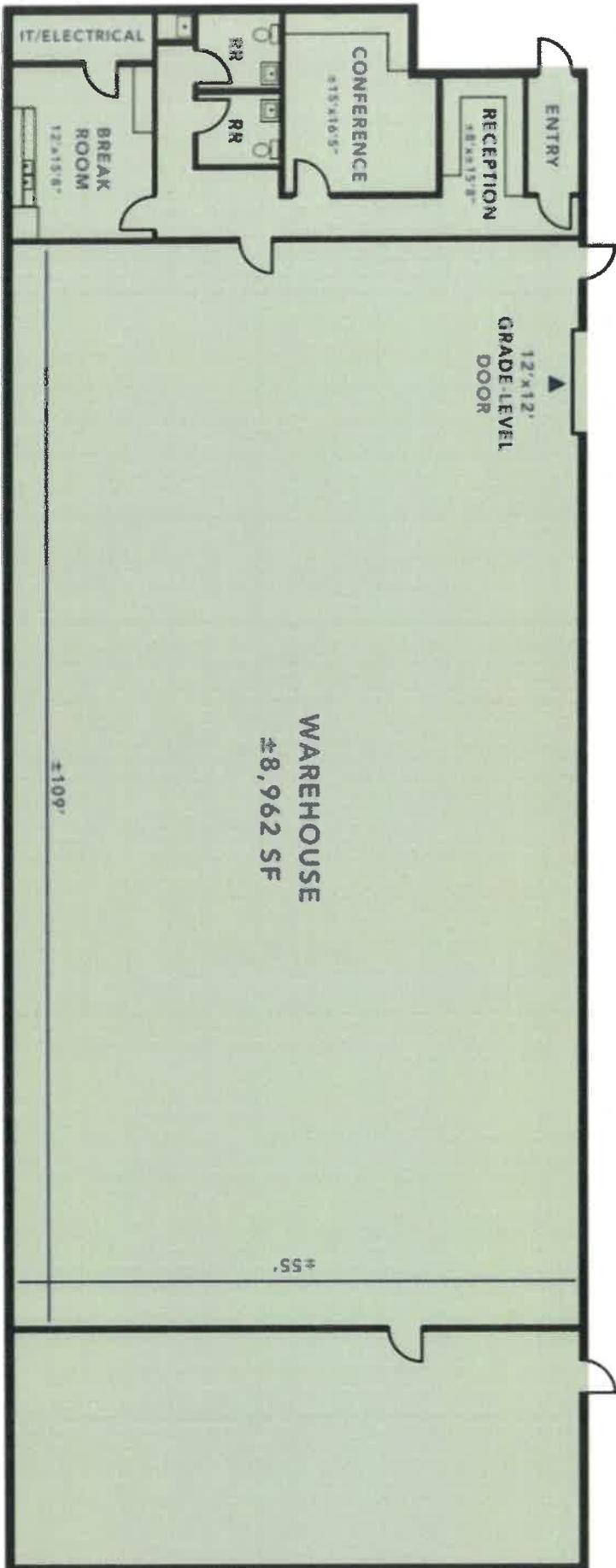
SITE PLAN



Scale: 1/8" = 1'-0"



FLOORPLAN



0021102000
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 (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL.

- MAP LEGEND**
- Parcel Boundary
 - Sub Boundary
 - PLMD Boundary
 - Road Easement
 - Match / Leader Line
 - Historic Lot Line
 - Historic Sub Boundary
 - Historic PLMD Boundary
 - Section Line
 - Condominium Unit
 - Air Space PCL
 - Right of Way PCL
 - Sub-Surface PCL

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

T205 R61E

125	124	123
138	139	140
163	162	161

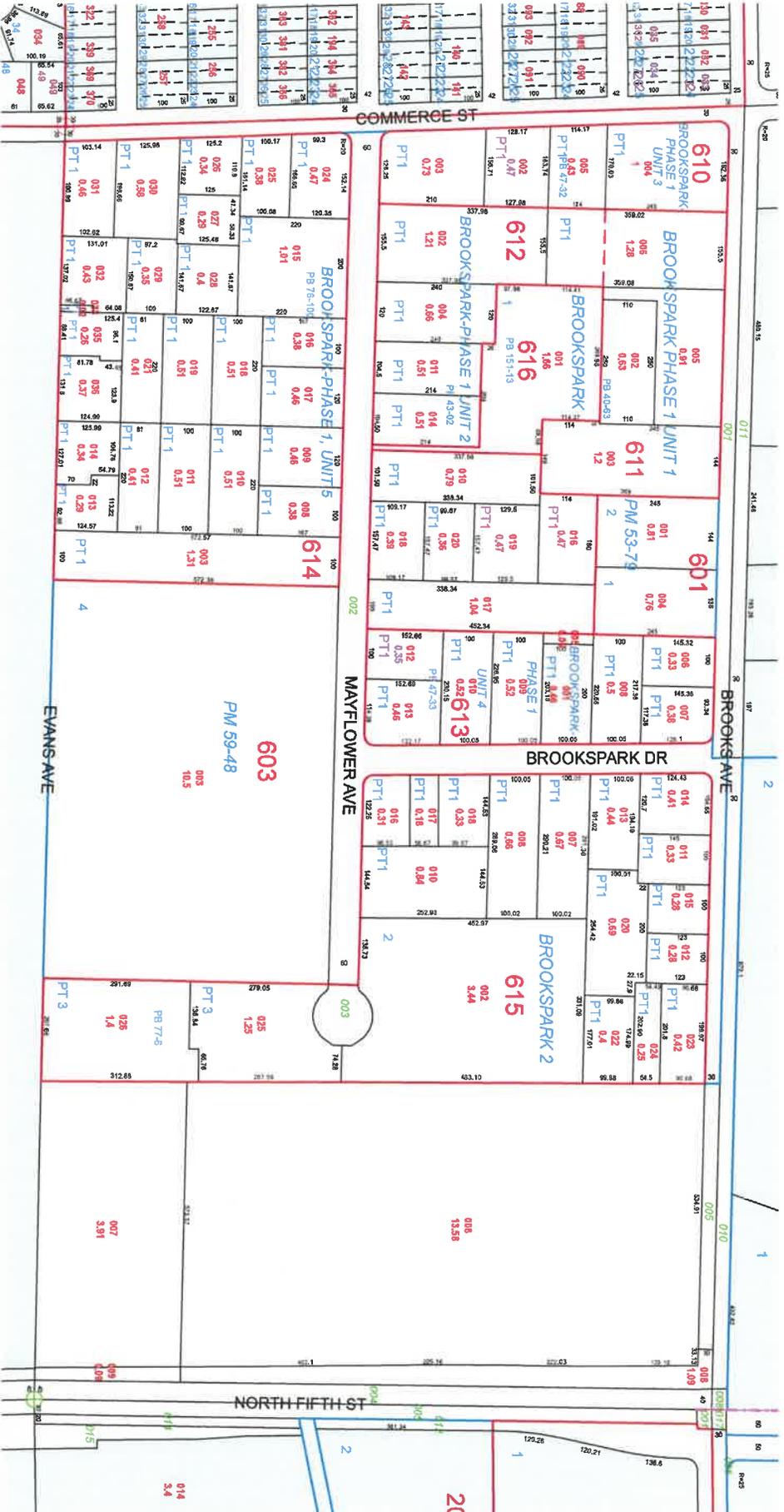
15

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----

S 2 NE 4

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----

139-15-6

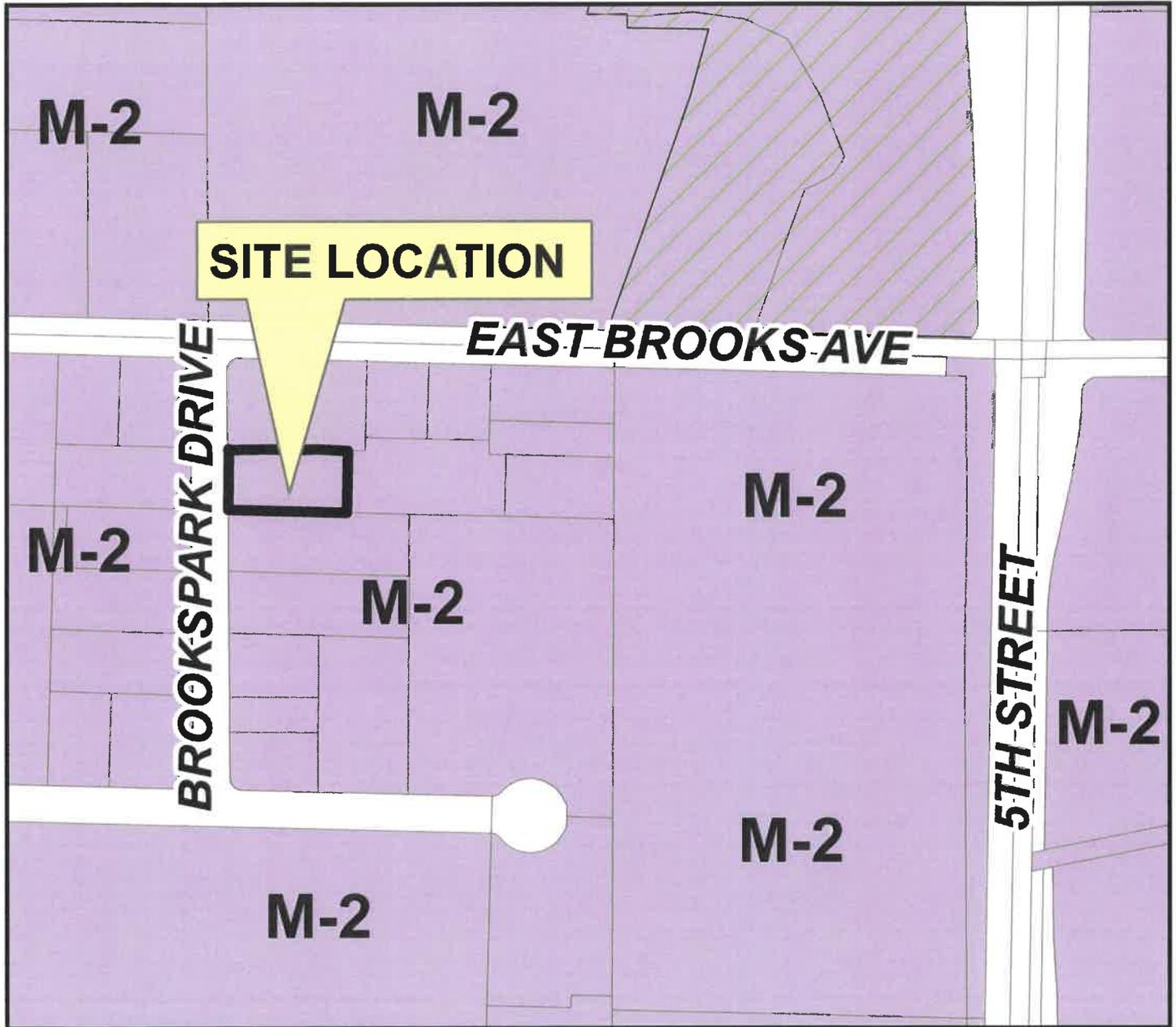



TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



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

